

APPROVALS:
 THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION AS SET FORTH IN THE AGREED JUDGEMENT ENTRY CASE NO. 97M000585, DATED JULY 9, 1999. THIS DAY OF June, 2006.

APPROVED AS TO LEGAL FORM THIS 20th DAY OF June, 2006.
 MICHAEL F. MCINTYRE
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR

APPROVED THIS 13th DAY OF JUNE, 2006.
 MARGARET MUEHLING
 CHAIRMAN, GAUGA COUNTY PLANNING COMMISSION

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWERS, WATER LINES, AND ALL APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02 AND R.C. 711.101 AND HEREBY CERTIFY THAT ALL SANITARY SEWERS, WATER LINES, AND APPURTENANCES SHOWN ON THIS PLAT HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, ARE IN GOOD REPAIR, ARE IN CONFORMITY WITH SAID RULES, AND HAVE MET ALL BONDING REQUIREMENTS FOR MAINTENANCE.

APPROVED THIS 9th DAY OF JUNE, 2006.
 DOUGLAS BOWEN, P.E.
 GAUGA COUNTY SANITARY ENGINEER

UPON THE RECOMMENDATION OF THE GAUGA COUNTY SANITARY ENGINEER, THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS AND APPROVES THE SANITARY SEWERS, WATER LINES, AND ALL APPURTENANCES THERETO AS CONSTRUCTED AND AS SHOWN ON THIS PLAT AND THE PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENTS, IN CONFORMITY WITH THE RULES ADOPTED BY THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02 AND R.C. 711.101. THE WRITTEN AGREEMENT BETWEEN THE BOARD AND THE OWNER REFLECTED ON THIS PLAT, FOR THE CONSTRUCTION OF SAID IMPROVEMENTS, IS CONTAINED IN VOLUME 41, PAGE 398 OF THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS' JOURNAL. THIS PLAT IS HEREBY APPROVED THIS 9th DAY OF JUNE, 2006, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE EASEMENT FOR SANITARY SEWERS, WATER LINES, AND APPURTENANCES AS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN SAID EASEMENTS.

GRACIE S. ALBERT
 GAUGA COUNTY COMMISSIONER

MARY F. SAMIDE
 GAUGA COUNTY COMMISSIONER

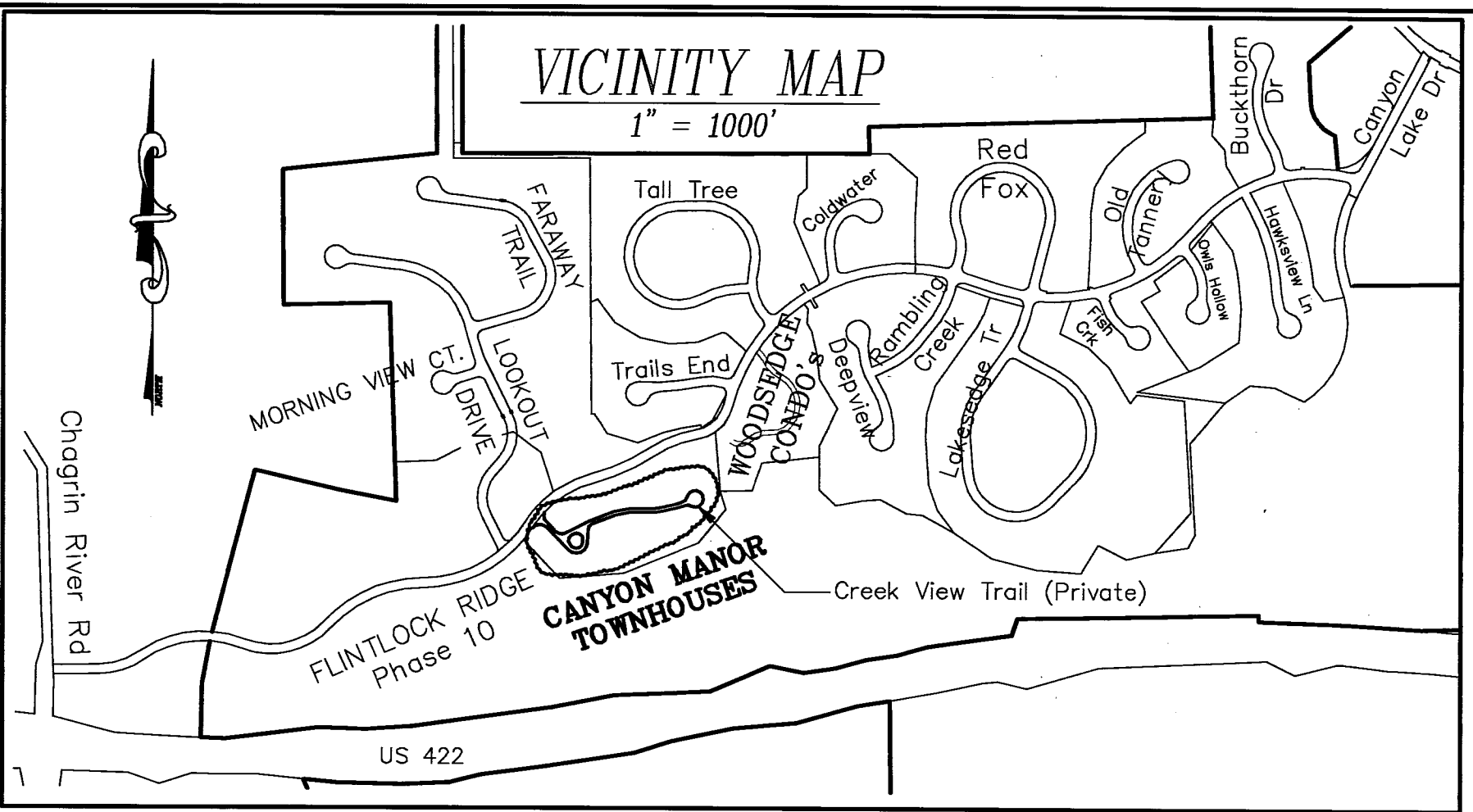
WILLIAM S. YOUNG
 GAUGA COUNTY COMMISSIONER

TRANSFERRED THIS 7th DAY OF July, 2006.
 TRACY A. JEMISON, AAS
 GAUGA COUNTY AUDITOR

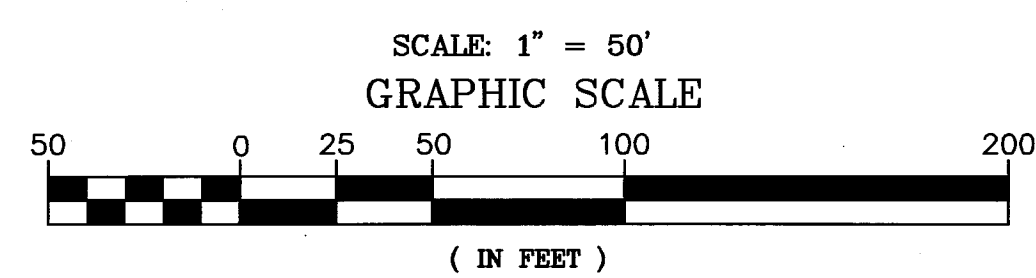
FILED FOR RECORD THIS 7th DAY OF July, 2006 AT 3:50 P.M.

RECORDED THIS 7th DAY OF July, 2006 IN PLAT BOOK VOL. 39 PAGE 61

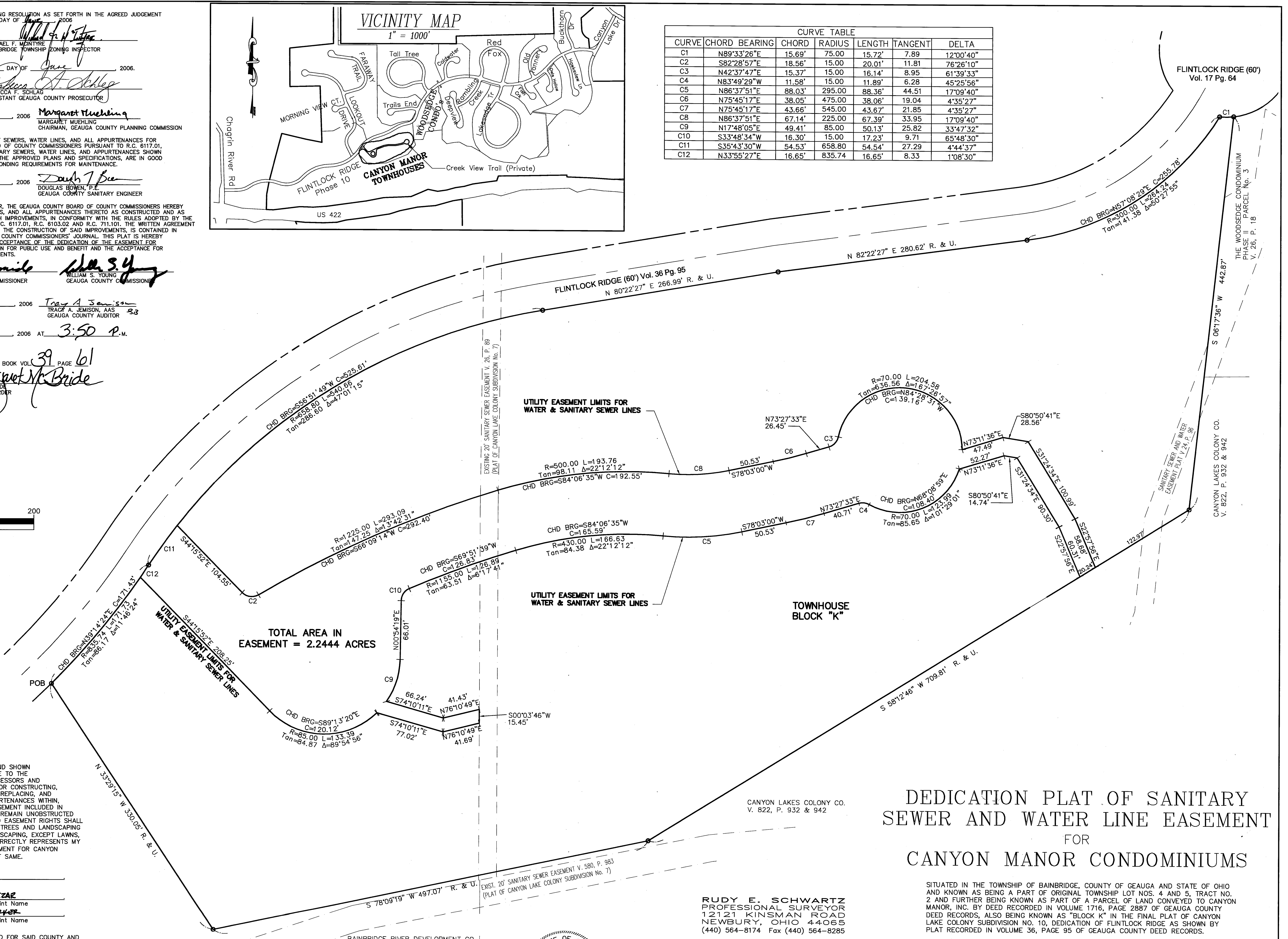
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 Filed for Record in
 GAUGA COUNTY, OHIO
 MARY MARGARET MUEHLING
 07-07-2006 At 03:50 p.m.
 PLAT 40.00
 DR Book 39 Page 61 - 61



CURVE TABLE						
CURVE	CHORD BEARING	CHORD	RADIUS	LENGTH	TANGENT	DELTA
C1	N89°33'26"E	15.69'	75.00	15.72'	7.89	12°00'40"
C2	S82°28'57"E	18.56'	15.00	20.01'	11.81	76°26'10"
C3	N42°37'47"E	15.37'	15.00	16.14'	8.95	61°39'33"
C4	N83°49'29"W	11.58'	15.00	11.89'	6.28	45°25'56"
C5	N86°37'51"E	88.03'	295.00	88.36'	44.51	17°09'40"
C6	N75°45'17"E	38.05'	475.00	38.06'	19.04	4°35'27"
C7	N75°45'17"E	43.66'	545.00	43.67'	21.85	4°35'27"
C8	N86°37'51"E	67.14'	225.00	67.39'	33.95	17°09'40"
C9	N17°48'05"E	49.41'	85.00	50.13'	25.82	33°47'32"
C10	S33°48'34"W	16.30'	15.00	17.23'	9.71	65°48'30"
C11	S35°43'30"W	54.53'	658.80	54.54'	27.29	4°44'37"
C12	N33°55'27"E	16.65'	835.74	16.65'	8.33	1°08'30"



SCALE: 1" = 50'
 GRAPHIC SCALE
 (IN FEET)



TOTAL AREA IN EASEMENT = 2.2444 ACRES

UTILITY EASEMENT LIMITS FOR WATER & SANITARY SEWER LINES

UTILITY EASEMENT LIMITS FOR WATER & SANITARY SEWER LINES

TOWNHOUSE BLOCK "K"

CANYON LAKES COLONY CO.
 V. 822, P. 932 & 942

DEDICATION PLAT OF SANITARY SEWER AND WATER LINE EASEMENT FOR CANYON MANOR CONDOMINIUMS

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GAUGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL TOWNSHIP LOT NOS. 4 AND 5, TRACT NO. 2 AND FURTHER BEING KNOWN AS PART OF A PARCEL OF LAND CONVEYED TO CANYON MANOR, INC. BY DEED RECORDED IN VOLUME 1716, PAGE 2887 OF GAUGA COUNTY DEED RECORDS, ALSO BEING KNOWN AS "BLOCK K" IN THE FINAL PLAT OF CANYON LAKE COLONY SUBDIVISION NO. 10, DEDICATION OF FLINTLOCK RIDGE AS SHOWN BY PLAT RECORDED IN VOLUME 36, PAGE 95 OF GAUGA COUNTY DEED RECORDS.

ACCEPTANCE CERTIFICATION AND DEDICATION:
 I, THE UNDERSIGNED OWNER, CANYON MANOR, INC. OF THE LAND SHOWN HEREIN, HEREBY DEDICATE, GIVE, GRANT, CONVEY AND RELEASE TO THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RENEWING OF SANITARY SEWERS, WATER LINES, AND ALL APPURTENANCES WITHIN, OVER, THROUGH, UNDER AND UPON THE LAND WITHIN SAID EASEMENT INCLUDED IN THIS PLAT AND AS DESCRIBED HEREIN. SAID EASEMENT SHALL REMAIN UNOBSTRUCTED AND SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS AND/OR THE RIGHT TO PROHIBIT SUCH LANDSCAPING, EXCEPT LAWNS, FROM BEING INSTALLED. I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MY "DEDICATION PLAT OF SANITARY SEWER AND WATER LINE EASEMENT FOR CANYON MANOR CONDOMINIUMS" AND DO HEREBY ACCEPT THIS PLAT OF SAME. THIS DAY OF JUNE, 2006.

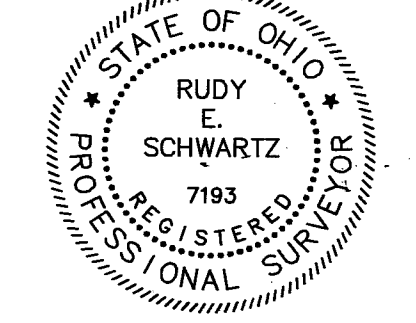
BY: Dino Palmieri, President
 Canyon Manor, Inc.

WITNESS: JAMES A. PEZAR, Print Name
Kelly A. P... .., Print Name

STATE OF OHIO) BEFORE ME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND COUNTY OF Cuyahoga) STATE, PERSONALLY APPEARED THE ABOVE NAMED DINO PALMIERI, PRESIDENT WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS HIS FREE ACT AND DEED OF SAID CORPORATION AND THE FREE ACT AND DEED OF HIM PERSONALLY. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT SOLON, OHIO, THIS 6th DAY OF JUNE, 2006. Notary Public of Canyon Manor, Inc.

Notary Public
 APRIL 23, 2008
 MY COMMISSION EXPIRES (DATE)

V39.P61



SURVEYOR STATEMENT
 We hereby certify that we have surveyed the easement, prepared this plat, and that the dimensions of the same are in feet and decimal parts thereof, all of which are correct, to the best of our knowledge and belief in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Rudy E. Schwartz 6.6.06
 Rudy E. Schwartz P.S. #7193

PLAT PREPARED BY:
HAE HESS & ASSOCIATES ENGINEERING INC.
 12121 Kinsman Rd., Newbury, Ohio 44065
 Tel (440) 564-8008 Fax (440) 564-8176