

**UTILITY EASEMENT**

THE UNDERSIGNED OWNERS, CANYON LAKES COLONY CO., AN OHIO GENERAL PARTNERSHIP, AND BAINBRIDGE RIVER DEVELOPMENT CO., WOODS EDGE CONDOMINIUM HOMEOWNERS ASSOCIATION, PALMERI BUILDERS, OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT AND EXTINGUISH, AS SHOWN ON SHEET 2 OF 2 UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALLTEL CORPORATION, DOMINION EAST OHIO GAS COMPANY AND, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH AS DELINEATED HEREON, UNDER, OVER AND THROUGH ALL LANDS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS 20th DAY OF JUNE, 2006.

# ALTERATION PLAT FOR DEDICATION AND VACATION OF PORTIONS OF FLINTLOCK RIDGE CUL-DE-SAC, TR-799 IN CANYON LAKES COLONY PHASE 1 (Phase 1 Plat Book # 17 Page 64-66)

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL BAINBRIDGE LOT NUMBER 5, TRACT NUMBER 2, AND ADDITIONALLY BEING KNOWN AS PART OF FLINTLOCK RIDGE (60' WIDE) CANYON LAKES COLONY PHASE 1 AS RECORDED IN VOLUME 17 PAGE 64-66, OF GEAGA COUNTY PLAT RECORDS.

I DO CERTIFY THE FOLLOWING:

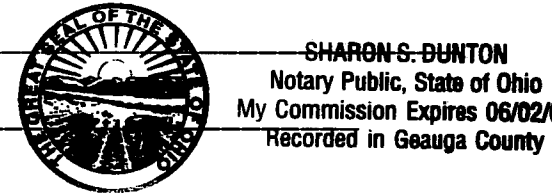
- 1) THIS PLAT REPRESENTS AN ALTERATION OF THE CUL-DE-SAC OF FLINTLOCK RIDGE TR-799 PURSUANT TO SECTION 5553.06 OF THE OHIO REVISED CODE.
- 2) THE GEAGA COUNTY BOARD OF COMMISSIONERS HAS FOUND THAT THE ALTERATION OF SAID ROAD SERVES THE PUBLIC CONVENIENCE AND WELFARE BY RESOLUTION #03-194, AND AFTER A VIEWING AND HEARING RESOLVED TO PROCEED WITH SAID ALTERATION IN RESOLUTION #04-013.
- 3) THAT THE OFFICE OF SCHWARTZ LAND SURVEYING, INC., HAS PREPARED THIS PLAT BASED UPON A SURVEY PERFORMED BY RUDY E. SCHWARTZ, P.S. #7193. ALL DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37. IRON MONUMENTS WERE FOUND OR SET WHERE INDICATED. BEARINGS ARE ARBITRARY AND INTENDED TO DENOTE ANGLES ONLY.
- 4) THAT THE INTENT OF THIS ALTERATION IS TO VACATE THE UNNEEDED PORTIONS OF THE CUL-DE-SAC AS REQUIRED FOR THE PUBLIC CONVENIENCE AND WELFARE.
- 5) THE UTILITY EASEMENT AREAS ARE RELOCATED, EXTINGUISHED AND GRANTED PER THIS PLAT. THE AREAS OF THE EXISTING RIGHT OF WAY NO LONGER NEEDED ARE VACATED PER THIS PLAT TO THE ADJUTING OWNERS AS DENOTED ON SHEET 2 OF 2.

BAINBRIDGE RIVER DEVELOPMENT CO.  
BY: HUGH EDWARDS, PRESIDENT  
and  
CANYON LAKES COLONY CO.  
EDWARDS SILICA INC., GENERAL PARTNER  
BY: HUGH EDWARDS, PRESIDENT

Hugh Edwards  
Hugh Edwards, President  
WITNESS Adam Surckla  
ADAM SURCKLA  
PRINT NAME  
WITNESS Dan I. Powell  
Dan I. Powell  
PRINT NAME

STATE OF OHIO, COUNTY OF GEAGA  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED HUGH EDWARDS, PRESIDENT WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND DEED OF SAID PARTNERSHIP, FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT GEAGA CO. OHIO THIS 20th DAY OF JUNE, 2006.

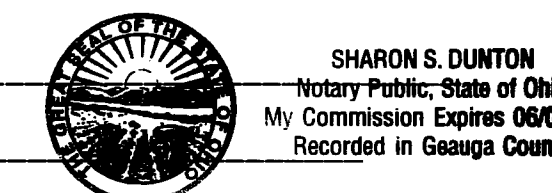
NOTARY PUBLIC Sharon S. Dunton  
MY COMMISSION EXPIRES 06-02-09



THE WOODS EDGE CONDOMINIUM ASSOCIATION INC.  
BY: JAMES J. BALAGUER, PRESIDENT  
WITNESS James A. Pezar  
JAMES A. PEZAR  
PRINT NAME  
WITNESS Sharon S. Dunton  
SHARON S. DUNTON  
PRINT NAME

STATE OF OHIO, COUNTY OF GEAGA  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED JAMES J. BALAGUER, PRESIDENT WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND DEED OF SAID ASSOCIATION, FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT GEAGA CO. OHIO THIS 6th DAY OF SEPTEMBER, 2006.

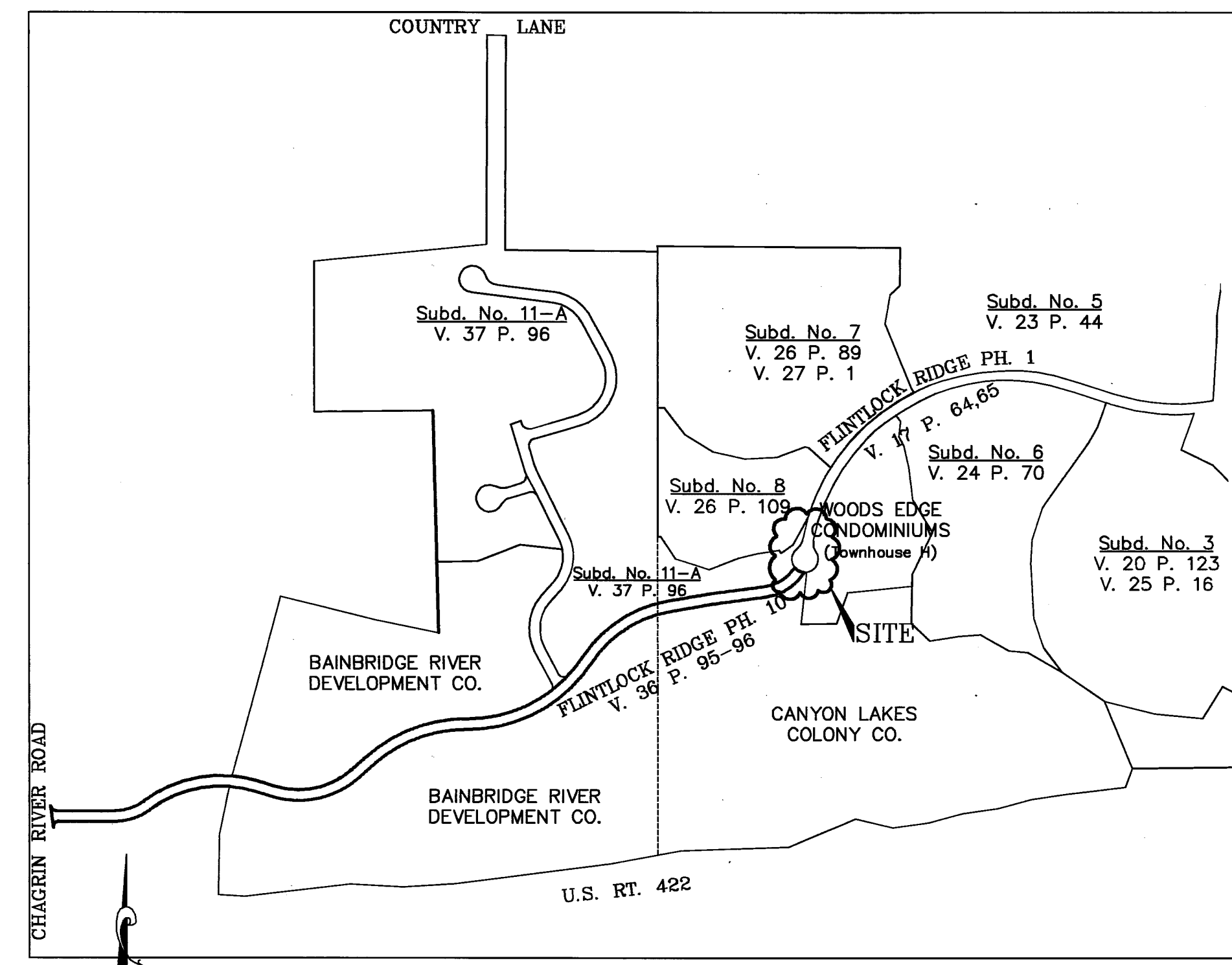
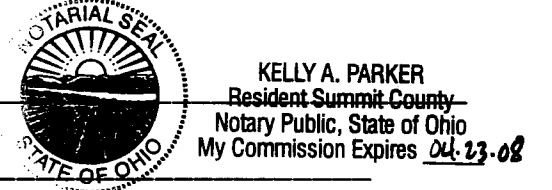
NOTARY PUBLIC Sharon S. Dunton  
MY COMMISSION EXPIRES 06-02-09



PALMERI BUILDERS  
BY: DINO PALMIERI, PRESIDENT  
WITNESS Adam Surckla  
ADAM SURCKLA  
PRINT NAME  
WITNESS Kelly A. Parker  
KELLY A. PARKER  
PRINT NAME

STATE OF OHIO, COUNTY OF CUYAHOGA  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND 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 PERSONALLY AND THE FREE ACT AND DEED OF SAID ASSOCIATION, FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Solon OHIO THIS 20 DAY OF June, 2006.

NOTARY PUBLIC Kelly A. Parker  
MY COMMISSION EXPIRES 04-23-2008



**MASTER PROPERTY MAP**  
Not To Scale

200600749320  
Filed for Record in  
GEAGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
09-26-2006 at 02:10 p.m.  
COUNTY PLAT  
DR Book 39 Page 71 - 72

**THE UTILITY EASEMENT IS ACCEPTED BY THE FOLLOWING:**  
27 Delicatti 9-21-06 LARRY N. DELIGATTI  
Cleveland Electric Illuminating Company  
Steven D. Bartizal 9/22/06 STEVEN D. BARTIZAL  
Dominion East Ohio Gas Company  
Russell 9-20-06 LARRY BOCK  
Adepho Time Warner Cable  
Jon Hobby 9-26-06 Jon Hobby  
Windtream Communications

**Prepared For:**  
**CANYON LAKES COLONY CO.**  
P.O. Box 23429  
Chagrin Falls, Ohio 44023  
Telephone #:(440) 543-4166  
Fax # : (440) 543-9324  
Contact: Mr. Hugh Edwards

**APPROVALS**

ATTEST Robert L. Phillips 9/12/06  
Robert L. Phillips, Geauga County Engineer Date

APPROVED AS TO LEGAL FORM THIS 11th DAY OF September, 2006  
Christopher Sherliff  
CHRISTOPHER SHERLIFF Assistant Prosecuting Attorney

IN CONJUNCTION WITH RESOLUTION # 06-152, THE GEAGA COUNTY BOARD OF COMMISSIONERS ACCEPT THIS PLAT DEPICTING THE ALTERATION OF THE CUL-DE-SAC OF FLINTLOCK RIDGE, TR-799 IN BAINBRIDGE TOWNSHIP.

APPROVED THIS 19th DAY OF September, 2006.  
Mary E. Damide William S. Young  
Mary E. Damide William S. Young  
Craig B. Albert  
Craig B. Albert

NO TRANSFER NECESSARY THIS 26th DAY OF September, 2006.  
Tracy A. Jamison  
Tracy A. Jamison Geauga County Auditor

FILED FOR RECORD THIS 7th DAY OF September, 2006 AT 2:10 P.M.  
RECORDED THIS 26th DAY OF Sept, 2006 IN PLAT BOOK VOLUME 39 PAGE 71-72  
Mary Margaret McBride  
Mary Margaret McBride Geauga County Recorder

ATTEST: I, THE CLERK OF THE BOARD OF COMMISSIONERS, GEAGA COUNTY, OHIO CERTIFY THE FOREGOING IS A TRUE AND CORRECT COPY OF ACTION ADOPTED AT A LEGALLY CONVENED MEETING HELD ON 19 DAY OF September, 2006.  
Clara L. Kunkle  
Clara L. Kunkle Clerk, Geauga County Board Of Commissioners

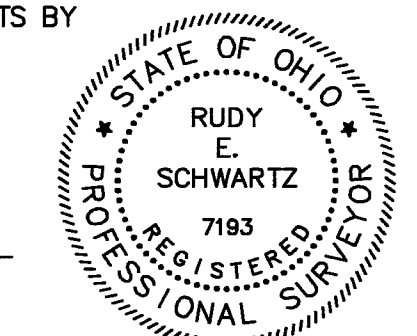
THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR CANYON LAKE COLONY SUBDIVISION IS RECORDED IN DEED VOLUME 881, PAGE 1131 OF THE GEAGA COUNTY DEED RECORDS.

FLINTLOCK RIDGE PHASE 10 PLAT RECORDED IN PLAT BOOK 36 PAGE 95-96.

**SCHWARTZ LAND SURVEYING, INC.**  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
NEWBURY, OHIO 44065  
(440) 564-8174 Fax: (440) 564-8285

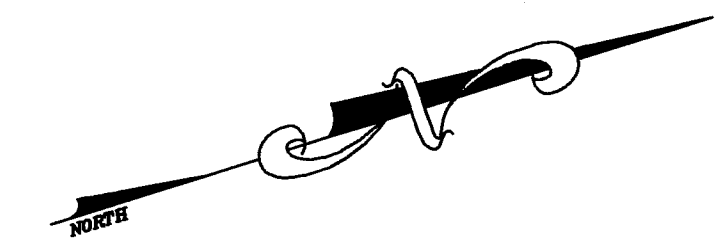
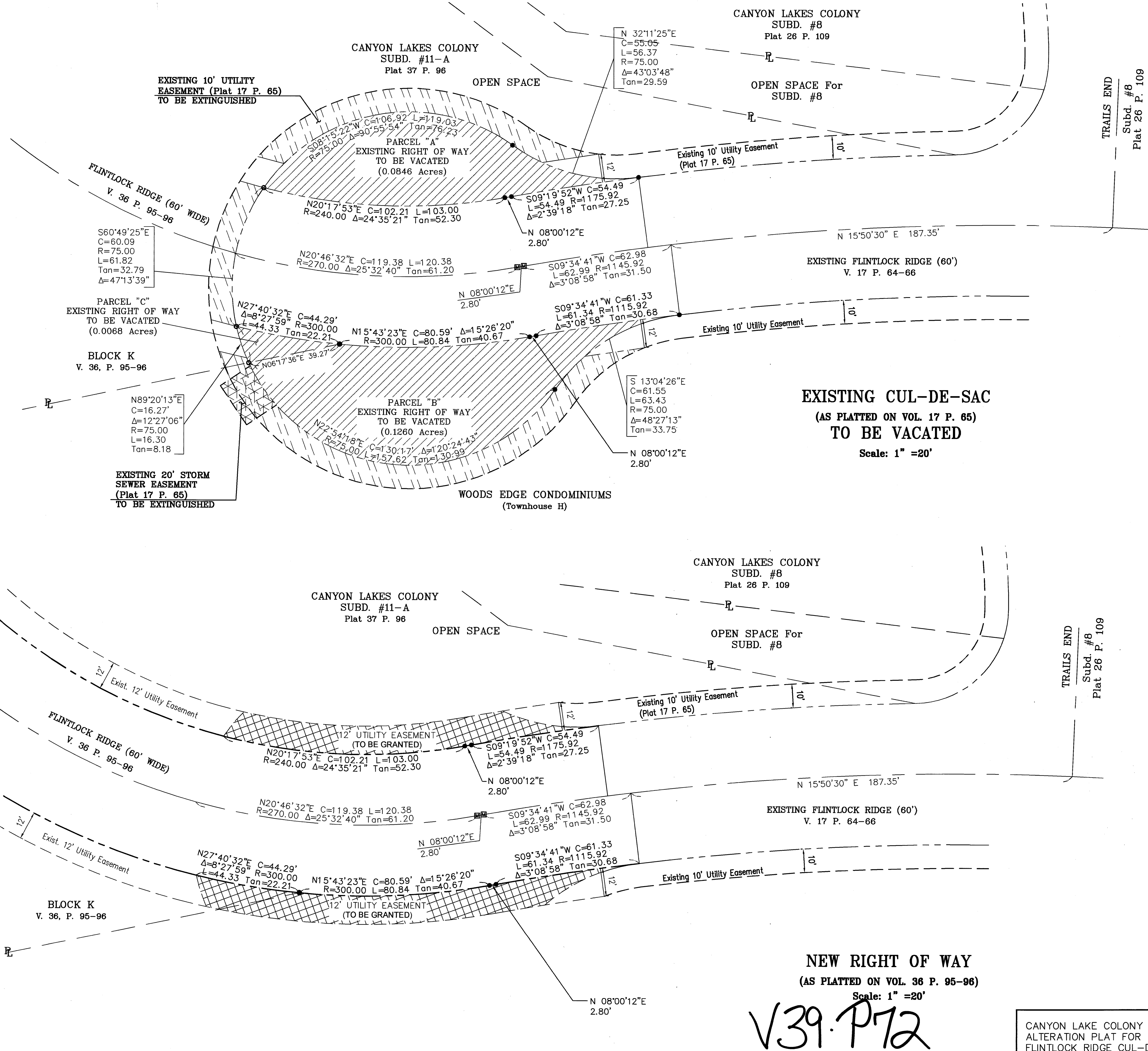
**SURVEYOR CERTIFICATION**  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEAGA COUNTY ENGINEER.

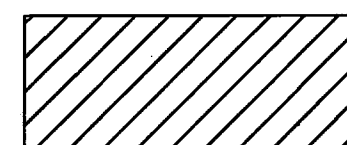
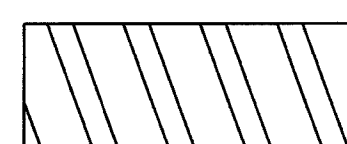
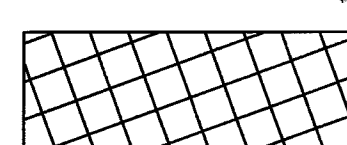
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.  
Rudy E. Schwartz 6.16.06  
RUDY E. SCHWARTZ P.S. 7193 DATE:



V.39.P71

S:\Schwartz Surveying\Schwartz 2003\CANYON PH 10 PLAT\Views\Flintlock Vacation Plat.dwg 6/16/2006 8:58:06 AM EST



-  EXIST. RIGHT OF WAY VACATED
-  EXIST. UTILITY EASEMENT EXTINGUISHED
-  UTILITY EASEMENT GRANTED













**EXISTING CUL-DE-SAC  
(AS PLATTED ON VOL. 17 P. 65)  
TO BE VACATED**

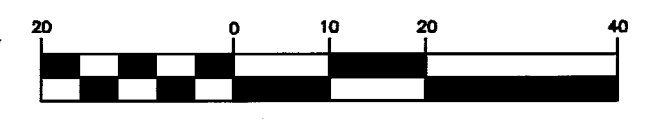
Scale: 1" = 20'

**NEW RIGHT OF WAY  
(AS PLATTED ON VOL. 36 P. 95-96)**

Scale: 1" = 20'

V39.P72

- LEGEND**
-  Monument Box Set (Boxless Pavement Mon)
  -  IPS 5/8" Iron Pin Set (id Schwartz)
  -  IPin 5/8" Iron Pin Fnd
  -  IPipe Iron Pipe Fnd
  -  Mon. Monument Fnd
  -  Fnd. Found
  -  D. Deed
  -  R/Rec Record
  -  M/Msd Measured
  -  O/Obs Observed
  -  C/Calc Calculated
  -  U. Used



1 inch = 20 ft.

DATE: MAY 23, 2006

**SCHWARTZ LAND SURVEYING, INC.**

RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
NEWBURY, OHIO 44065  
(440) 564-8174 Fax: (440) 564-8285

CANYON LAKE COLONY PH. 1  
ALTERATION PLAT FOR  
FLINTLOCK RIDGE CUL-DE-SAC

2/2