

APPROVALS:
THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION AS SET FORTH IN THE AGREED JUDGMENT ENTRY CASE NO. 97M00585, DATED JULY 9, 1999. THIS 7 DAY OF JUNE, 2007.

APPROVED AS TO LEGAL FORM THIS 31ST DAY OF JULY, 2007.
MICHAEL F. MCINTYRE
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

APPROVED THIS 12TH DAY OF JUNE, 2007 Margaret Muehling
MARGARET MUEHLING
CHAIRMAN, GEAGA 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 GEAGA 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 OF THE EASEMENTS FOR SANITARY SEWERS, WATER LINES, AND APPURTENANCES SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS OF THE IMPROVEMENTS, AND HAVE MET ALL FINANCIAL GUARANTEE REQUIREMENTS FOR CONSTRUCTION.

APPROVED THIS 31ST DAY OF JULY, 2007 Douglas Owen, P.E.
DOUGLAS OWEN, P.E.
GEAGA COUNTY SANITARY ENGINEER

UPON THE RECOMMENDATION OF THE GEAGA COUNTY SANITARY ENGINEER, THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS AND APPROVES THE DEDICATION OF THE EASEMENTS FOR SANITARY SEWERS, WATER LINES, AND ALL APPURTENANCES THERETO AS SHOWN ON THIS PLAT AND FOR PUBLIC USE AND BENEFIT. THE PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENTS, IN CONFORMITY WITH THE RULES ADOPTED BY THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02 AND R.C. 711.101 HAVE BEEN APPROVED. 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 GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS' JOURNAL. A FINANCIAL GUARANTEE AS RECOMMENDED BY THE COUNTY SANITARY ENGINEER COVERING THE CONSTRUCTION OF THE IMPROVEMENTS, HAS BEEN APPROVED.

APPROVED THIS 7TH DAY OF AUGUST, 2007

Craig B. Albert Mary E. Staudt Craig S. Young
CRAIG B. ALBERT MARY E. STAUDT CRAIG S. YOUNG
GEAGA COUNTY COMMISSIONER GEAGA COUNTY COMMISSIONER GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS 10TH DAY OF AUGUST, 2007 Tracy A. Jemison
NO TRANSFER NECESSARY TRACY A. JEMISON, AAS
GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 10TH DAY OF AUGUST, 2007 AT 12:53 P.M.

RECORDED THIS 10TH DAY OF AUGUST, 2007 IN PLAT BOOK VOL. 40 PAGE 44-45

GLENN EDWARDS
GEAGA COUNTY RECORDER
200700766716
Filed for Record in
GEAGA COUNTY OHIO
GLENN ERIC OUTGLEY
08-10-2007 At 12:53 pm.
PLAT 80.00
OR Book 40 Page 44 - 45

ACCEPTANCE CERTIFICATION AND DEDICATION:

I, THE UNDERSIGNED OWNER, BAINBRIDGE RIVER DEVELOPMENT CO., OF THE LAND SHOWN HEREIN, HEREBY DEDICATE, GIVE, GRANT, CONVEY AND RELEASE TO THE GEAGA 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 LINE EASEMENT AND WATER LINE EASEMENT FOR CANYON LAKE COLONY", AND DO HEREBY ACCEPT THIS PLAT OF SAME. IN WITNESS WHEREOF, THE UNDERSIGNED SET HIS HAND.

THIS 7TH DAY OF JUNE, 2007.
Hugh Edwards
BY: Hugh Edwards, President
BAINBRIDGE RIVER DEVELOPMENT CO.
Witness James A. Pezar Sharon Dunton
JAMES A. PEZAR SHARON DUNTON
Print Name Print Name

STATE OF OHIO) BEFORE ME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND COUNTY OF GEAGA STATE, PERSONALLY APPEARED THE ABOVE NAMED HUGH EDWARDS, PRESIDENT, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE 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 BAINBRIDGE OHIO, THIS 7TH DAY OF JUNE, 2007.

Sharon Dunton 6/2/2009
SHARON S. DUNTON
Notary Public, State of Ohio
My Commission Expires 06/02/09
Recorded in Geaga County

ACCEPTANCE CERTIFICATION AND DEDICATION:

I, THE UNDERSIGNED OWNER, CANYON LAKES COLONY CO., OF THE LAND SHOWN HEREIN, HEREBY DEDICATE, GIVE, GRANT, CONVEY AND RELEASE TO THE GEAGA 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 LINE EASEMENT AND WATER LINE EASEMENT FOR CANYON LAKE COLONY" AND DO HEREBY ACCEPT THIS PLAT OF SAME. IN WITNESS WHEREOF, THE UNDERSIGNED SET HIS HAND.

THIS 7TH DAY OF JUNE, 2007.
Hugh A. Edwards
BY: Hugh Edwards, President
Canyon Lakes Colony Co.
Witness James A. Pezar Sharon Dunton
JAMES A. PEZAR SHARON DUNTON
Print Name Print Name

STATE OF OHIO) BEFORE ME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND COUNTY OF GEAGA STATE, PERSONALLY APPEARED THE ABOVE NAMED HUGH EDWARDS, PRESIDENT, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE 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 BAINBRIDGE OHIO, THIS 7TH DAY OF JUNE, 2007.

Sharon Dunton 6/2/2009
SHARON S. DUNTON
Notary Public, State of Ohio
My Commission Expires 06/02/09
Recorded in Geaga County

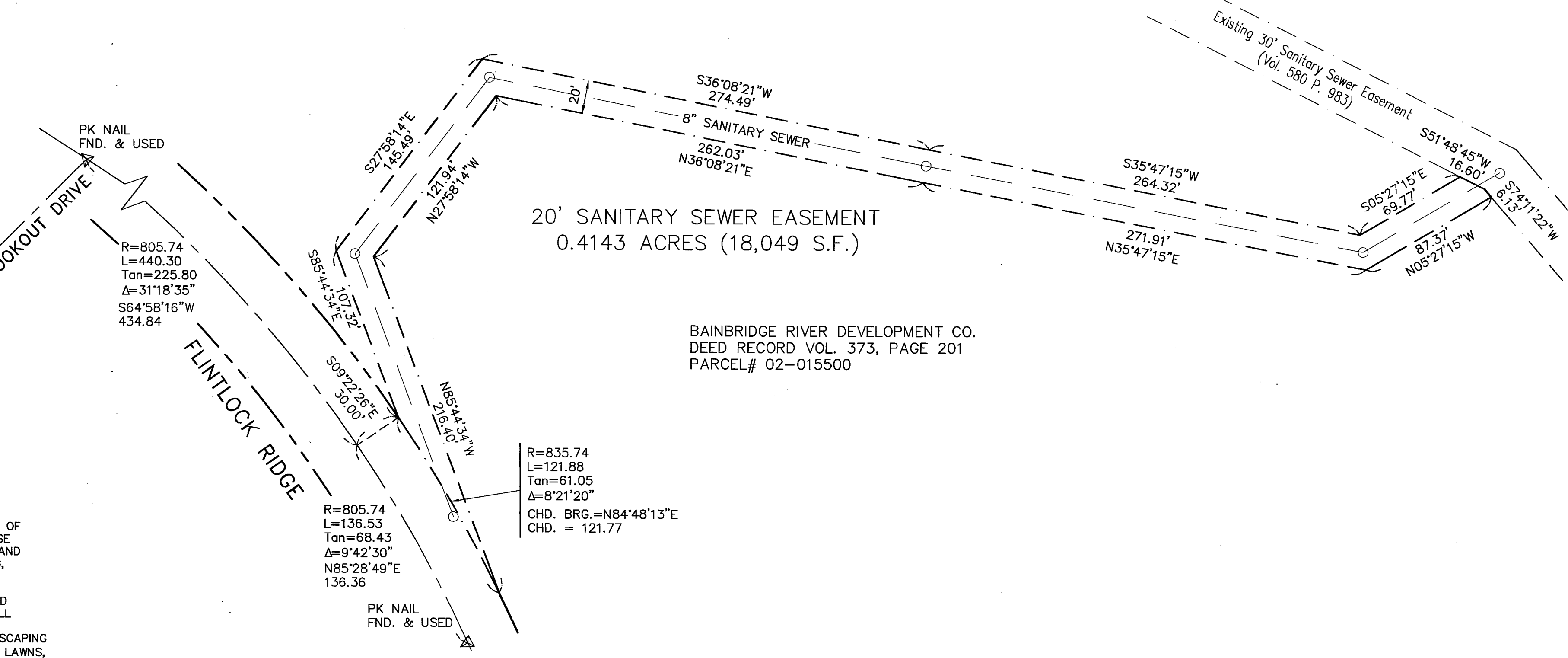
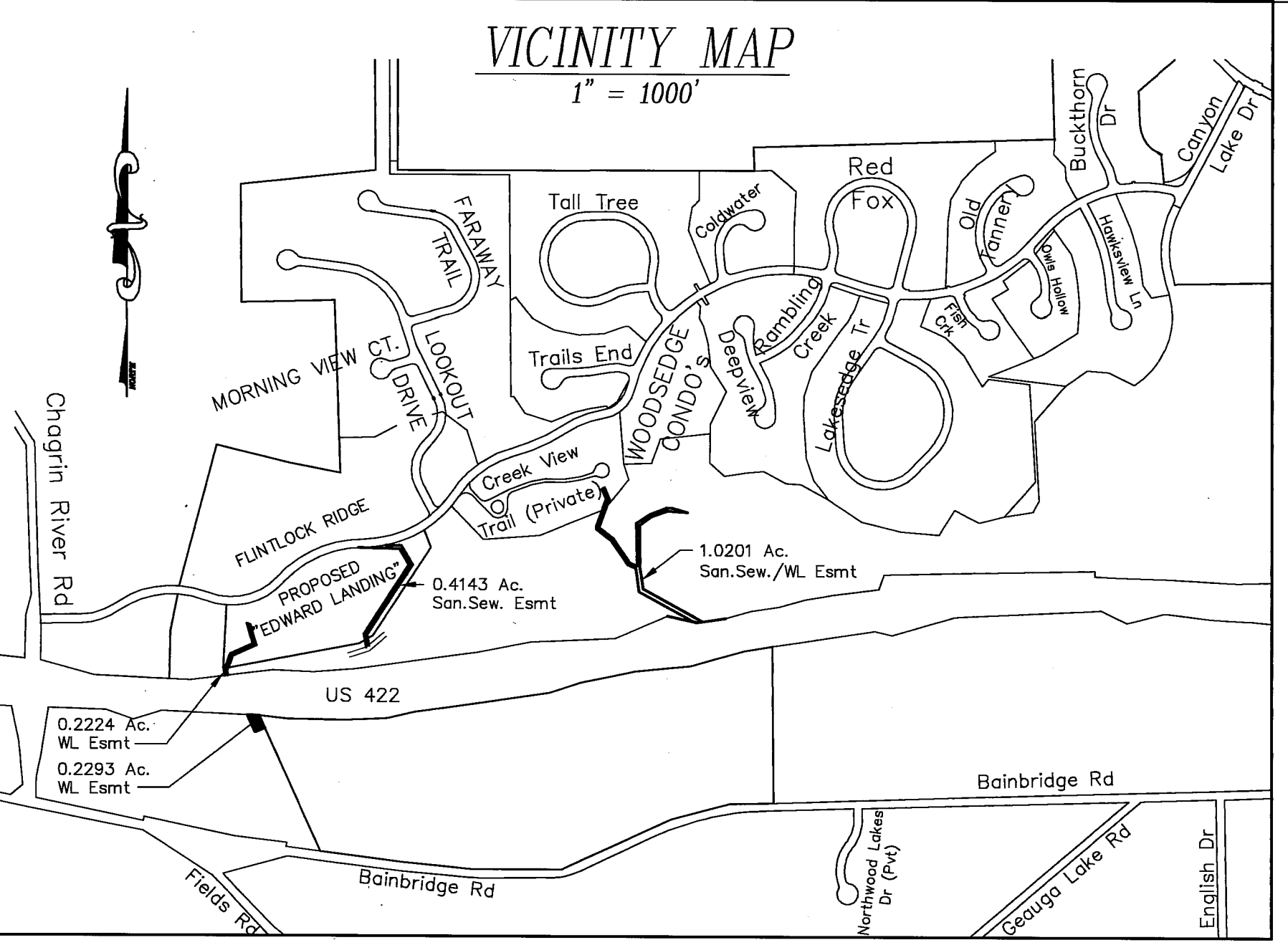
ACCEPTANCE CERTIFICATION AND DEDICATION:

WE, THE UNDERSIGNED OWNER, THE BAINBRIDGE TOWNSHIP BOARD OF TRUSTEES, OF THE LAND SHOWN HEREIN, HEREBY DEDICATE, GIVE, GRANT, CONVEY AND RELEASE TO THE GEAGA 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 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. WE HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE "DEDICATION PLAT OF SANITARY SEWER LINE EASEMENT AND WATER LINE EASEMENT FOR CANYON LAKE COLONY", AND DO HEREBY ACCEPT THIS PLAT OF SAME. IN WITNESS WHEREOF, THE UNDERSIGNED SET THEIR HANDS.

THIS 8 DAY OF JUNE, 2007.
BY: Christopher Horn, Bainbridge Township Trustee
Witness Michael F. McIntyre Linda L. Zimmerman
MICHAEL F. MCINTYRE LINDA L. ZIMMERMAN
Print Name Print Name
Witness Jeffrey S. Markley Michael F. McIntyre
JEFFREY S. MARKLEY MICHAEL F. MCINTYRE
Print Name Print Name
Witness Sharon Dunton Shane Wrench
SHARON DUNTON SHANE WRENCH
Print Name Print Name
Witness Linda W. White Linda L. Zimmerman
LINDA W. WHITE LINDA L. ZIMMERMAN
Print Name Print Name
Witness Michael F. McIntyre Michael F. McIntyre
MICHAEL F. MCINTYRE MICHAEL F. MCINTYRE
Print Name Print Name

STATE OF OHIO) BEFORE ME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND COUNTY OF GEAGA STATE, PERSONALLY APPEARED THE ABOVE NAMED CHRISTOPHER HORN, JEFFREY S. MARKLEY AND LINDA W. WHITE, BAINBRIDGE TOWNSHIP TRUSTEES, WHO ACKNOWLEDGES THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID TRUSTEES AND THE FREE ACT AND DEED OF THEM PERSONALLY. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT BAINBRIDGE OHIO, THIS 8 DAY OF JUNE, 2007.

Linda L. Zimmerman August 29, 2007
LINDA L. ZIMMERMAN
Notary Public, State of Ohio
My Commission Expires 8-29-07
Recorded in Geaga County



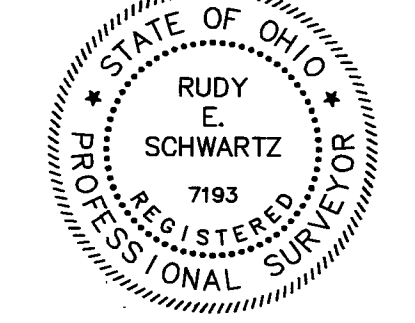
BAINBRIDGE RIVER DEVELOPMENT CO.
DEED RECORD VOL. 373, PAGE 201
PARCEL# 02-015500

**DEDICATION PLAT OF
SANITARY SEWER LINE EASEMENT
and WATER LINE EASEMENT
FOR
CANYON LAKE COLONY**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL TOWNSHIP LOT NOS. 3, 4 AND 5, TRACT NO. 2 AND BEING PART OF THE LAND HELD BY BAINBRIDGE RIVER DEVELOPMENT COMPANY, VOL. 373, PAGE 201, PPN 02-015500; AND BEING PART OF THE LAND HELD BY CANYON LAKES COLONY CO., VOL. 822, PAGE 932 AND 942, PPN 02-247300; AND BEING PART OF THE LAND HELD BY THE BAINBRIDGE TOWNSHIP BOARD OF TRUSTEES VOL. 1278, PAGE 20, PPN 02-729362 OF THE GEAGA COUNTY DEED RECORDS.

RUDY E. SCHWARTZ, P.S.
SCHWARTZ LAND SURVEYING, INC.
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax (440) 564-8285

SURVEYOR STATEMENT
I hereby certify that I 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 my knowledge and belief in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

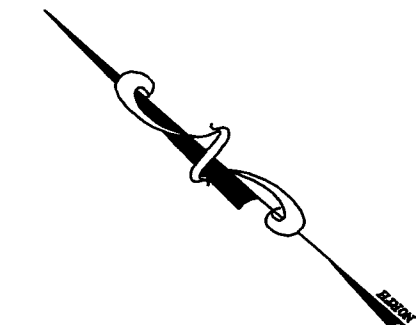
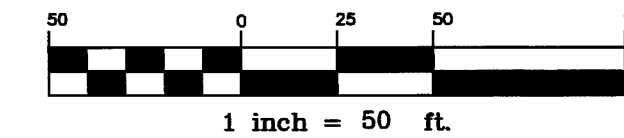


Rudy E. Schwartz 5.8.07
Rudy E. Schwartz P.S. #7193

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

05-08-2007 REVISED AS PER GEAGA COUNTY PLANNING COMMISSION STAFF COMMENTS, DATED: APRIL 25, 2007

V.40 P.44



EXISTING 20' SANITARY EASEMENT (Plat Vol. 24 P. 96)

POB

5/8" LPIN FND. CAPPED "SCHWARTZ"

EXISTING 20' WATER EASEMENT (Plat Vol. 39 P. 61)

PPOB

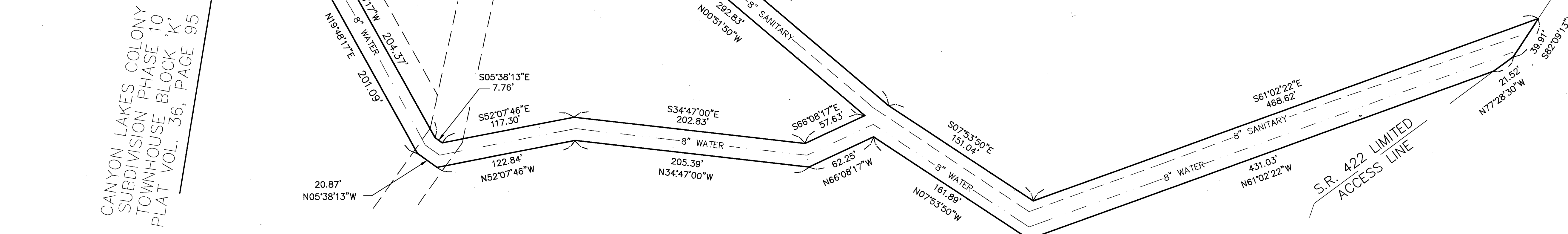
CANYON MANOR INC. VOL. 1716, PAGE 2887 PARCEL# 02-420992

CANYON LAKES COLONY SUBDIVISION PHASE 10 TOWNHOUSE BLOCK 'K' PLAT VOL. 36, PAGE 95

EXISTING 30' SEWER EASEMENT (Vol. 580 P. 98.3)

SANITARY SEWER & WATER LINE EASEMENT AREA 1.0201 ACRES (44,435 S.F.)

CANYON LAKES COLONY CO. VOL. 822, PAGES 932 & 942 PARCEL# 02-247300



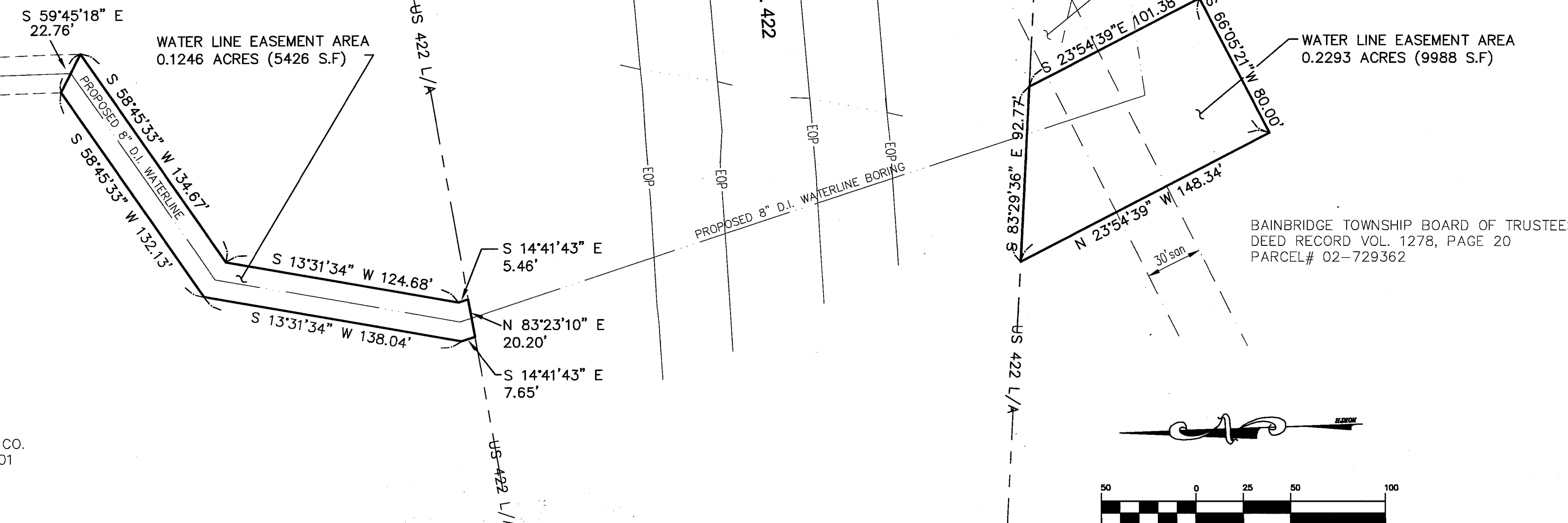
BAINBRIDGE RIVER DEVELOPMENT CO. DEED RECORD VOL. 373, PAGE 201 PARCEL# 02-015500

CANYON WOODS INC. DEED RECORD VOL. 1716, PAGE 2868 PARCEL# 02-420813

WATER LINE EASEMENT AREA 0.1246 ACRES (5426 S.F.)

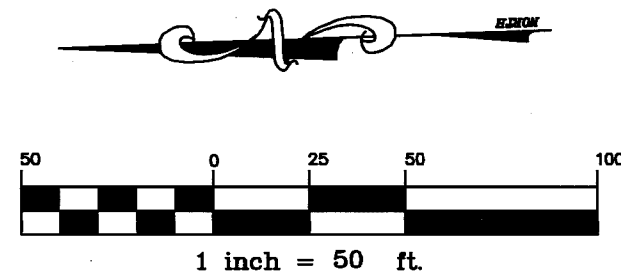
WATER LINE EASEMENT AREA 0.2293 ACRES (9988 S.F.)

ALTERNATE U.S. 422



BAINBRIDGE RIVER DEVELOPMENT CO. DEED RECORD VOL. 373, PAGE 201 PARCEL# 02-015500

BAINBRIDGE TOWNSHIP BOARD OF TRUSTEES DEED RECORD VOL. 1278, PAGE 20 PARCEL# 02-729362



PLAT PREPARED BY:

HA HESS & ASSOCIATES ENGINEERING INC.
 12121 Kinsman Rd., Newbury, Ohio 44065
 Tel (440) 564-8008 Fax (440) 564-8176

V.40 P.45