

DEDICATION AND VACATION PLAT OF WATER LINE EASEMENT FOR BAINBRIDGE RIVER DEVELOPMENT CO. IN CANYON LAKE COLONY SUBDIVISION

Sited in the Township of Bainbridge, County of Geauga, State of Ohio and known as being part of Original Bainbridge Township, Lot Nos. 2, 3 and 4, Tract No. 2 and additionally being known as part of the land conveyed to Bainbridge-River Development Co. by deed recorded in Volume 373, Page 201 (PPN. 02-015500 and 02-015400) of Geauga County Records.

OWNER'S ACCEPTANCE, CERTIFICATION AND DEDICATION

THE UNDERSIGNED OWNER, BAINBRIDGE RIVER DEVELOPMENT CO., OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE "DEDICATION AND VACATION PLAT OF WATER LINE EASEMENT FOR BAINBRIDGE RIVER DEVELOPMENT CO. IN CANYON LAKE COLONY SUBDIVISION", AND HEREBY ACCEPT THIS PLAT OF SAME. THE UNDERSIGNED OWNER, BAINBRIDGE RIVER DEVELOPMENT CO., HEREBY DEDICATE, GIVE, GRANT, CONVEY AND RELEASE TO THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, A PERPETUAL 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.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 7th DAY OF November, 2007.

Hugh A. Edwards
HUGH EDWARDS, PRESIDENT
BAINBRIDGE RIVER DEVELOPMENT CO.

COUNTY OF Geauga
STATE OF OHIO

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 THE FREE ACT AND DEED OF SAID COMPANY AND THE FREE AND DEED OF HIM PERSONALLY.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Chardon, OHIO
THIS 7 DAY OF November, 2007.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES

JOSEPH R. ZNIDARISIC, Attorney
Notary Public - State of Ohio
My commission has no expiration date
Sec 147.03 R.C.

VACATION OF EXISTING WATER LINE EASEMENT

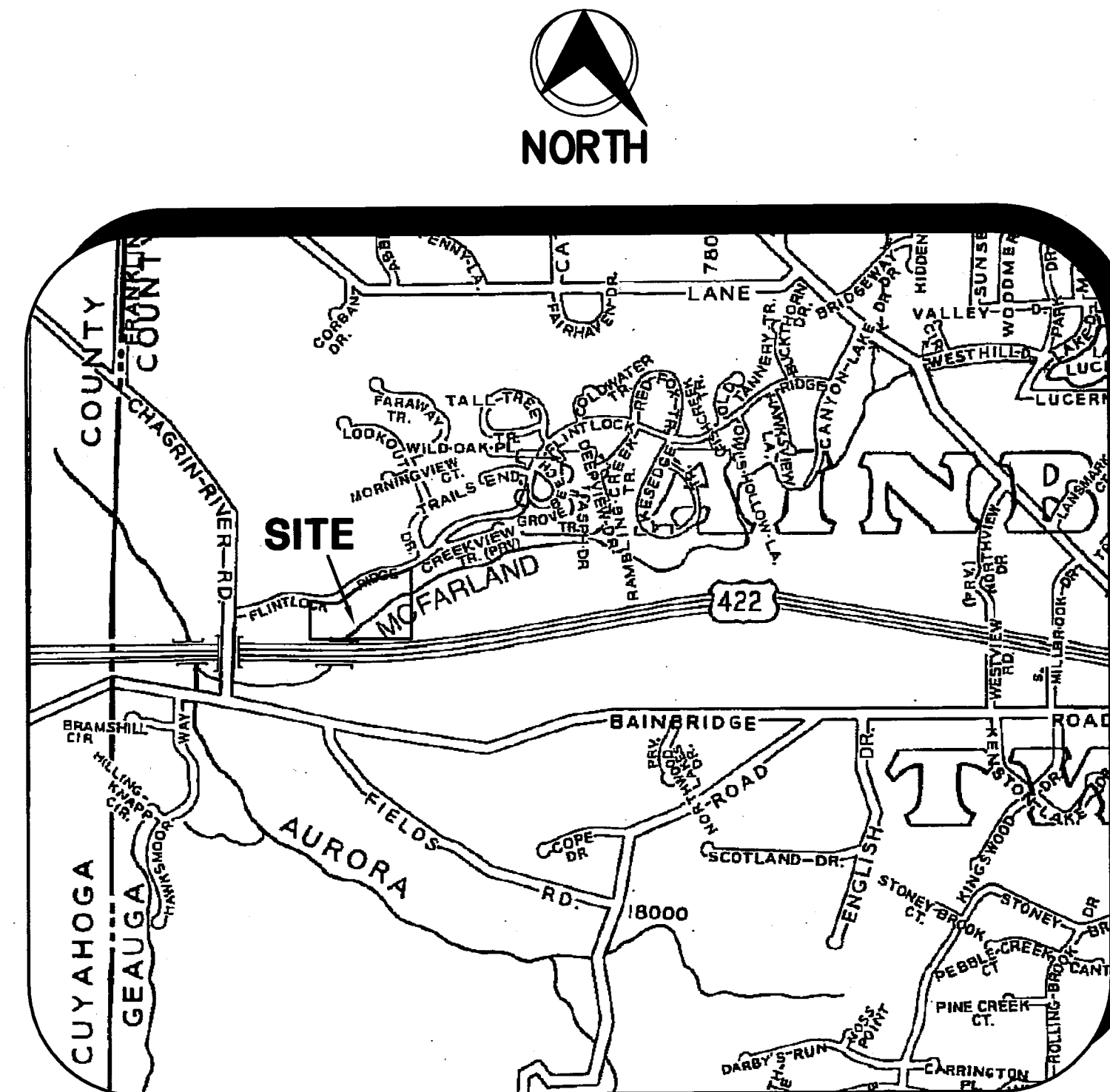
THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS DOES HEREBY RELEASE, RESCIND AND FOREVER VACATE THE WATER LINE EASEMENT AS DESIGNATED AND SHOWN HEREON WITH "DOTTED HATCH" AND LABELED AS "VACATED PORTION OF EXISTING WATER LINE EASEMENT" AND AS PREVIOUSLY PLATTED IN THE DEDICATION PLAT OF SANITARY SEWER LINE EASEMENT AND WATER LINE EASEMENT FOR CANYON LAKE COLONY AS SHOWN BY THE RECORDED PLAT IN PLAT VOLUME 40, PAGE 44 OF GEAGA COUNTY RECORDS.

APPROVED THIS 27th DAY OF November, 2007.

Mary E. Samide
MARY E. SAMIDE
GEAGA COUNTY COMMISSIONER

Craig S. Albert
CRAIG S. ALBERT
GEAGA COUNTY COMMISSIONER

William S. Young
WILLIAM S. YOUNG
GEAGA COUNTY COMMISSIONER



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF SURVEYOR

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 AND ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. BEARINGS WERE BASED ON THE CENTER LINE OF FLINTLOCK RIDGE AS SHOWN BY THE RECORDED PLAT IN PLAT VOLUME 36, PAGE 95 OF GEAGA COUNTY RECORDS.

Thomas J. Neff, Jr.
THOMAS J. NEFF, JR.
REGISTERED SURVEYOR NO. 7065-OHIO

11-02-07
DATE

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 6 DAY OF November, 2007.

Shane Wrench
BAINBRIDGE TOWNSHIP ZONING INSPECTOR
Shane Wrench

APPROVED AS TO LEGAL FORM THIS 14th DAY OF November, 2007.

Rebecca F. Schlag
REBECCA F. SCHLAG
ASSISTANT GEAGA COUNTY PROSECUTOR

APPROVED THIS 13th DAY OF November, 2007.

Margaret Muehling
MARGARET MUEHLING
CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE WATER FACILITIES AND 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 WATER FACILITIES 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 19th DAY OF NOVEMBER, 2007.

Douglas Bowen, P.E.
DOUGLAS BOWEN, 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 WATER FACILITIES 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 GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02, AND R.C. 711.101. FURTHER, THIS PLAT IS HEREBY APPROVED CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE EASEMENT(S) FOR WATER LINES AND APPURTENANCES AS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN SAID EASEMENT(S).

APPROVED THIS 27th DAY OF November, 2007.

Mary E. Samide
MARY E. SAMIDE
GEAGA COUNTY COMMISSIONER

Craig S. Albert
CRAIG S. ALBERT
GEAGA COUNTY COMMISSIONER

William S. Young
WILLIAM S. YOUNG
GEAGA COUNTY COMMISSIONER

NO TRANSFER OF THIS 29th DAY OF November, 2007.
NECESSARY

Tracy A. Jamison
TRACY A. JAMISON
GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 27th DAY OF November, 2007 AT 10:30 A.M.

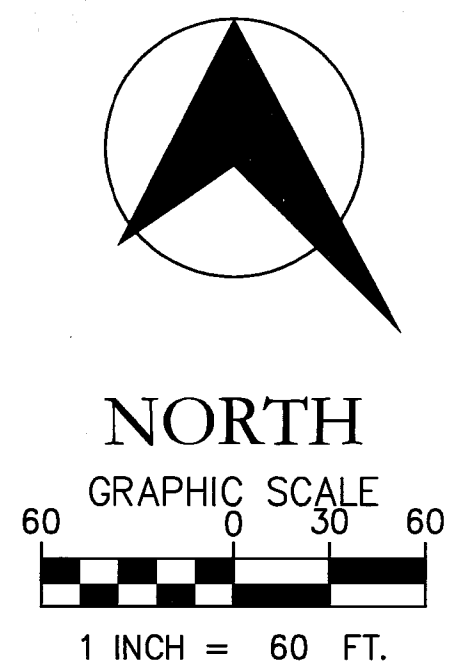
RECORDED THIS 29th DAY OF November, 2007 IN PLAT BOOK VOLUME 40 PAGE 69-70

Glen E. Quigley
GLEN E. QUIGLEY
GEAGA COUNTY RECORDER

200700772140
Filed for Record in
GEAGA COUNTY OHIO
GLEN ERIC QUIGLEY
11-29-2007 AT 10:30 am.
PLAT 80.00
OR Book 40 Page 69 - 70



VOL. 40 PG 69



FLINTLOCK RIDGE 60'
(DEDICATED PLAT VOL. 36 PG. 95 G.C.P.R.)

TRACT
O.L. 2
O.L. 3
2

**VACATED PORTION OF
EXISTING WATER LINE EASEMENT**
2,386 sq.ft.
0.0548 acres

20' WATER LINE EASEMENT
36,562 sq.ft.
0.8393 acres

LOOKOUT DRIVE 60'
(DEDICATED PLAT VOL. 37 PG. 96 G.C.P.R.)

CANYON LAKE COLONY SUBDIVISION NO. 10
PLAT VOL. 36 PG. 95 G.C.P.R.

BLOCK K

U.S. ROUTE 422

VOL 40 PG 70



Civil Engineers • Landscape Architects • Planners • Surveyors
6405 York Road | Parma Heights, Ohio 44130
Tel: 440.884.3100 | Fax: 440.884.6443



EDWARDS LANDING, FILE NO. 12920-plot-water

Parcel Nos. 02-015500 and 02-015400
Bathbridge-River Development Co.
Vol. 373 Pg. 201 G.C.D.R.

