

P.N. 02-421089
CANYON WOODS INC.
VOL. 1716, PG. 2868

P.N. 02-420813
CANYON WOODS INC.
VOL. 1716, PG. 2868

**FUTURE
PHASE
12-B**

**1.5944 ACRES
SUBLOT NO. 264-A**
FORMERLY
S/L 264
P.N. 02-421060
(0.8413 Ac.)

S/L 265
FORMERLY
S/L 265
P.N. 02-421061
(0.7531 Ac.)

S/L 266
P.N. 02-421062
CANYON WOODS
DEVELOPMENT, INC.
VOL. 1839, PG. 3337

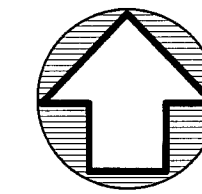
S/L 263
P.N. 02-421059
7545 COTTONWOOD TRAIL LLC
VOL. 1850, PG. 2501

REPLAT OF SUBLOT NOS. 264 and 265 OF CANYON LAKE COLONY SUBDIVISION NO. 12-A

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NUMBER 4, TRACT NO. 2, AND ADDITIONALLY BEING KNOWN AS LAND CONVEYED TO BOB R. COOK AND PAMELA A. COOK, BY DEEDS RECORDED IN VOLUME 1848, PAGE 3065 AND VOLUME 1849, PAGE 3342 OF GEAGA COUNTY DEED RECORDS, REPRESENTING PERMANENT PARCEL NUMBERS 02-421060 AND 02-421061, AND CONTAINING 1.5944 ACRES.
NOTE: THIS PLAT AMENDS THE PLAT OF CANYON LAKE COLONY SUBDIVISION NO. 12-A AS RECORDED IN VOLUME 40, PAGES 67 AND 68 OF GEAGA COUNTY PLAT RECORDS.

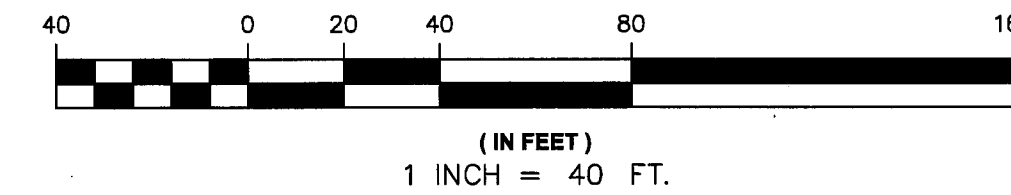
SUBDIVISION TABULATION:

AREA IN SUBLOTS: 1.5944 ACRES
AREA IN TOTAL SUBDIVISION: 1.5944 ACRES



NORTH

GRAPHIC SCALE



DECEMBER 22, 2008

REVISED: JANUARY 2, 2009

LEGEND:

⊙	5/8" IRON PIN FOUND
■	IRON PIN MONUMENT TO BE SET BY OTHERS (P.K. NAIL FD. & USED)

ACCEPTANCE

WE, THE UNDERSIGNED, BOB R. COOK AND PAMELA A. COOK, OWNERS OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR REPLAT OF SUBLot NUMBERS 264 AND 265 OF CANYON LAKE COLONY SUBDIVISION NO. 12-A, CONTAINING SUBLot 264-A, AND DO HEREBY ACCEPT THIS PLAT OF SAME. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. IN WITNESS WHEREOF THE UNDERSIGNED HEREBY SET THEIR HANDS THIS 5th DAY OF JANUARY, 2009.

Bob R. Cook
BOB R. COOK

Chris W. Brown
WITNESS

Michele R. Twardzik
WITNESS

Pamela A. Cook
PAMELA A. COOK

Chris W. Brown
WITNESS

Michele R. Twardzik
WITNESS

STATE OF OHIO)
Summit) S.S.
COUNTY OF GEAGA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BOB R. COOK AND PAMELA A. COOK WHO ACKNOWLEDGE THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN WITNESS, WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Hudson, OHIO, THIS 5th DAY OF January, 2009.

Patricia G. Brown
NOTARY PUBLIC

Chris W. Brown
PRINT NAME
MICHELE R. TWARDZIK
PRINT NAME

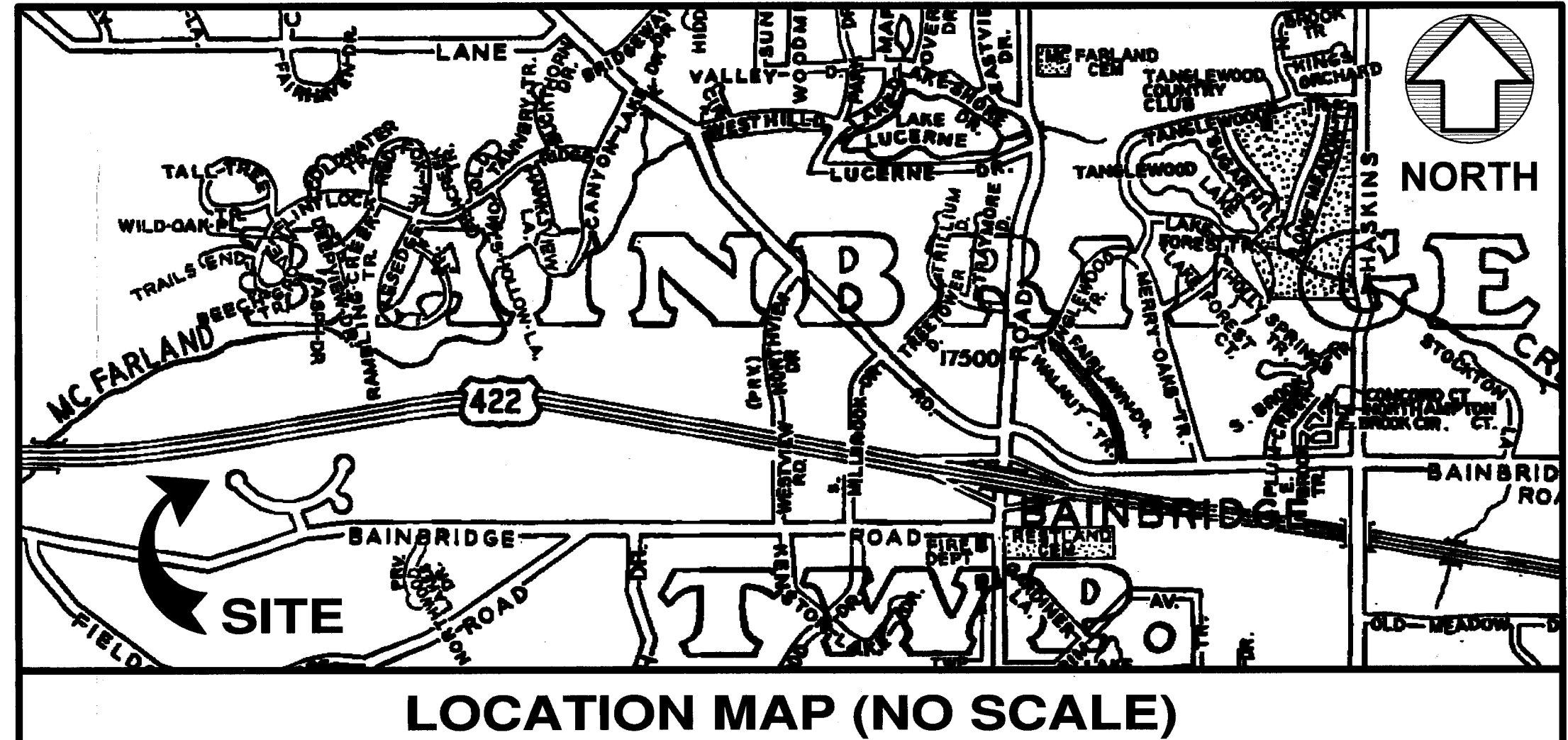
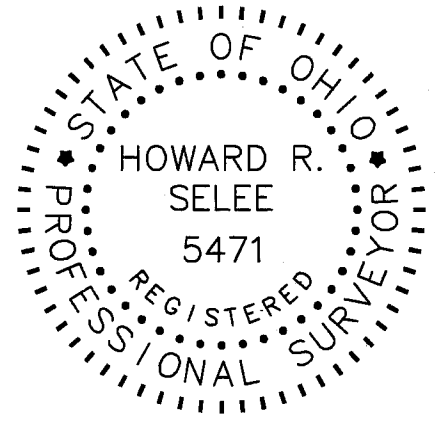
CHRIS W. BROWN
PRINT NAME
MICHELE R. TWARDZIK
PRINT NAME

MY COMMISSION EXPIRES March 1, 2011

CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 5/8" IRON PINS FOUND AT ALL PROPERTY CORNERS AS SHOWN HEREON.

Howard R. Selee
HOWARD R. SELEE, REGISTERED SURVEYOR #5471
JAN. 2, 2009
DATE



COVENANTS & RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR CANYON LAKE COLONY SUBDIVISION NO. 12-A IS RECORDED IN DEED VOLUME 1832, PAGE 1909 OF GEAGA COUNTY DEED RECORDS.

BASIS OF BEARINGS:

THE VALUE OF NORTH 50° 37' 13" WEST ASSIGNED TO THE CENTERLINE OF COTTONWOOD TRAIL AS SHOWN IN CANYON LAKE COLONY SUBDIVISION NO. 12-A, RETRACED BETWEEN MONUMENTS AS ILLUSTRATED.

APPROVALS

APPROVED AS TO LEGAL FORM
THIS 21st DAY OF January, 2009.

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

APPROVED THIS 20th DAY OF January, 2009.

Jeffrey H. Houtz
JEFFREY H. HOUTZ, CHAIRPERSON (ACTING)
GEAGA COUNTY PLANNING COMMISSION

THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTIONS AS SET FORTH IN THE AGREED JUDGEMENT ENTRY CASE NO. 97M000585, DATED JULY 9, 1999. THIS 5th DAY OF JANUARY, 2009.

Michael J. Joyce
MICHAEL J. JOYCE, BAINBRIDGE TWP. ZONING INSPECTOR

THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THIS 21st DAY OF January, 2009.

Robert L. Phillips
ROBERT L. PHILLIPS, P.E., P.S., GEAGA COUNTY ENGINEER

THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 23rd DAY OF January, 2009.

Tracy A. Jewison
TRACY A. JEWISON, GEAGA COUNTY COMMISSIONER

Mary E. Seaside
MARY E. SEASIDE, GEAGA COUNTY COMMISSIONER

William S. Young
WILLIAM S. YOUNG, GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS 23 DAY OF Jan, 2009.

Beth A. McCallahan
BETH A. MCCALLAHAN, GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 23rd DAY OF January, 2009, AT 11:45 A.M.

RECORDED THIS 23rd DAY OF January, 2009.
IN PLAT BOOK VOLUME 40, PAGE 113.

Sharon C. Gingerich
SHARON C. GINGERICH, GEAGA COUNTY RECORDER

200900789239
Filed for Record in
GEAGA COUNTY OHIO
SHARON C GINGERICH
01-23-2009 At 11:45 am.
PLAT 40.00
DR Book 40 Page 113 - 113

V 40 pg 113