

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	485.31	300.00	92°41'17"	N72°16'00"E 434.10	314.42
C2	125.09	330.00	21°43'05"	S89°51'12"E 124.34	63.30
C3	112.15	330.00	19°28'16"	N69°33'08"E 111.61	56.62
C4	112.15	330.00	19°28'16"	N50°04'51"E 111.61	56.62
C5	83.07	330.00	14°25'21"	N33°08'02"E 82.85	41.75

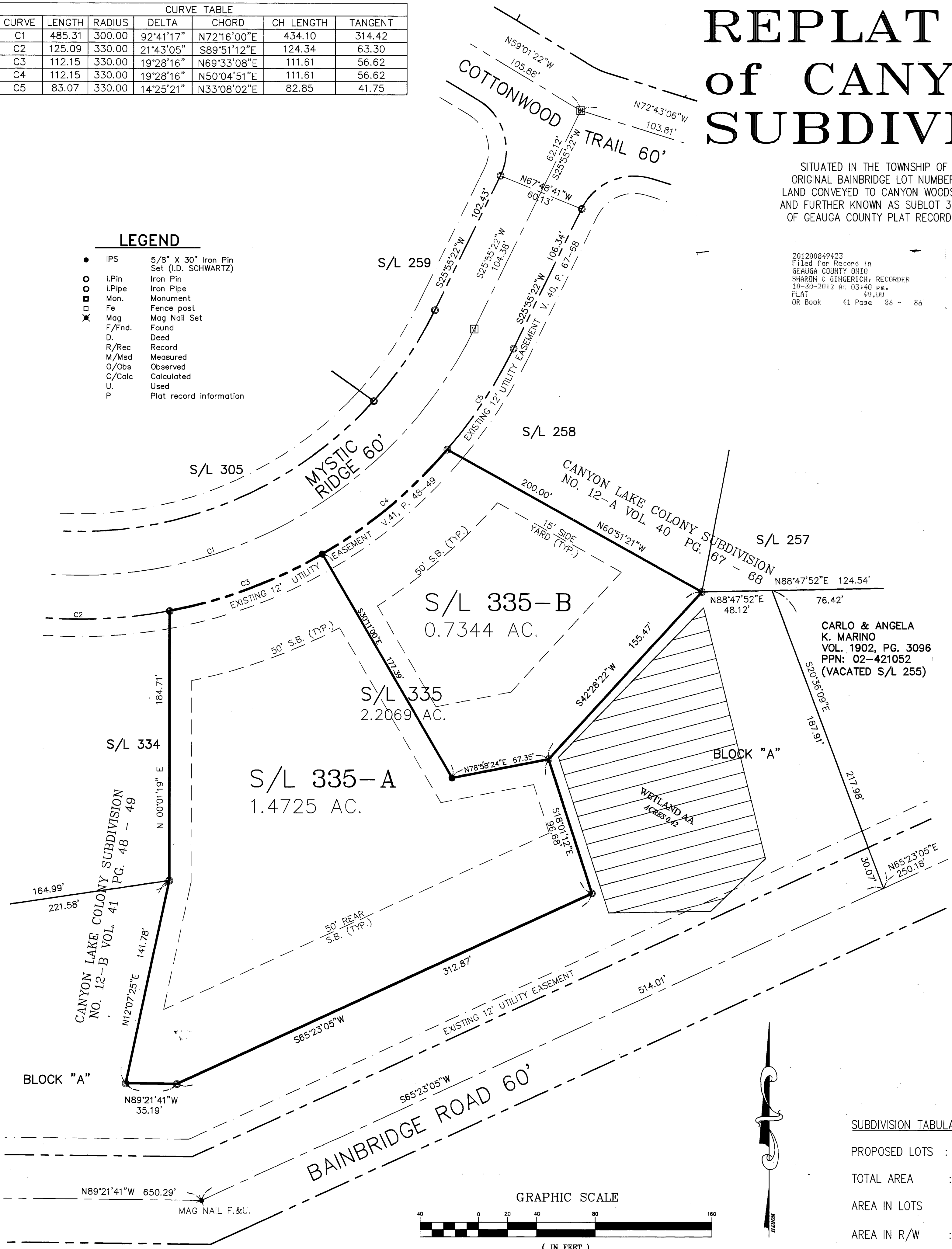
# REPLAT of SUBLLOT 335 of CANYON LAKE COLONY SUBDIVISION NO. 12-B

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL BAINBRIDGE LOT NUMBERS 4, 5, 24 AND 25, TRACT NUMBER 2, AND ADDITIONALLY BEING KNOWN AS PART OF THE LAND CONVEYED TO CANYON WOODS INC., BY DEED RECORDED IN VOLUME 1716 PAGE 2868 OF GEAGA COUNTY DEED RECORDS, AND FURTHER KNOWN AS SUBLLOT 335 OF CANYON LAKE COLONY SUBDIVISION NO. 12-B AS RECORDED IN VOLUME 41, PG 48-49 OF GEAGA COUNTY PLAT RECORDS, AND CONTAINING 2.2069 ACRES, REPRESENTING PERMANENT PARCEL NUMBER 02-421228.

201200849423  
Filed for Record in  
GEAGA COUNTY OHIO  
SHARON C GINGERICH, RECORDER  
10-30-2012 AT 03:40 pm.  
PLAT 69.00  
OR Book 41 Page 86 - 86

### LEGEND

- IPS 5/8" X 30" Iron Pin
- I.Pin Iron Pin
- I.Pipe Iron Pipe
- Mon. Monument
- ⊕ Fe Fence post
- ⊕ Mag Mag Nail Set
- ⊕ F/Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- P. Plat record information



### ACCEPTANCE CERTIFICATION

BE IT KNOWN THAT CANYON WOODS INC., OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS "REPLAT OF SUBLLOT 335 OF CANYON LAKE COLONY SUBDIVISION NO. 12-B" A SUBDIVISION CONTAINING SUBLOTS 335-A AND 335-B, 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 ITSELF AND ALL SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

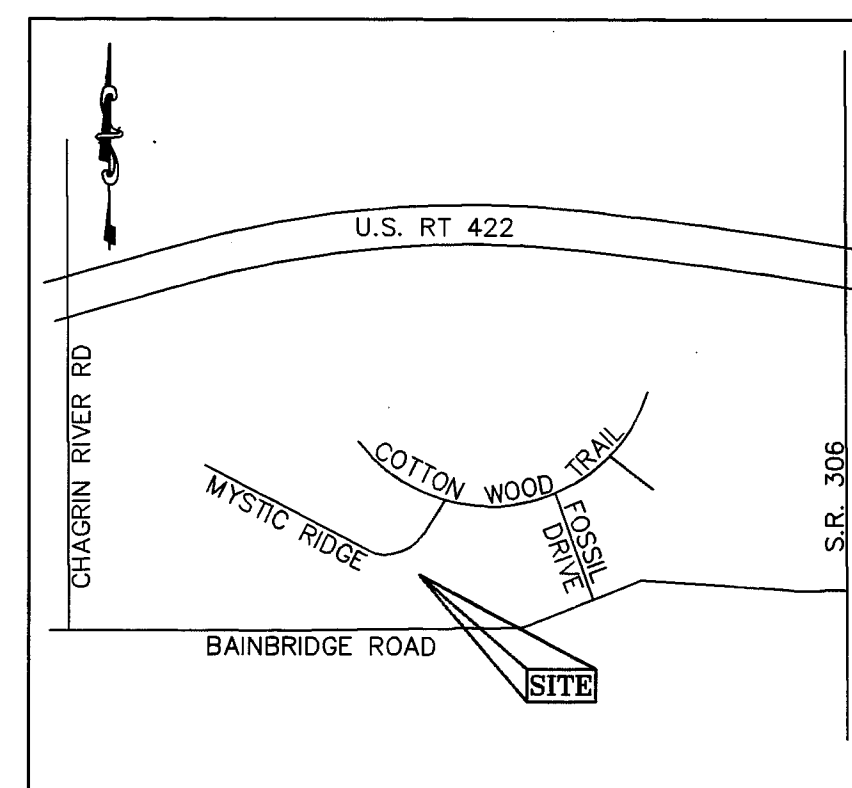
IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET HIS HAND THIS 3 DAY OF Oct, 2012

*Dino Palmieri*  
DINO PALMIERI, PRESIDENT, CANYON WOODS INC.  
*Rudy E. Schwartz*  
RUDY E. SCHWARTZ  
WITNESS PRINT NAME  
*Daniel Conzatti*  
DANIEL CONZATTI  
WITNESS PRINT NAME

STATE OF OHIO, COUNTY OF \_\_\_\_\_  
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 CANYON WOODS INC. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL

AT Solon OHIO THIS 3 DAY OF October, 2012

NOTARY PUBLIC *Tamara L. Soltis* TAMARA L. SOLTIS, Notary Public  
State of Ohio  
My Commission Expires Nov. 1, 2014  
MY COMMISSION EXPIRES Nov. 1, 2014



VICINITY MAP  
Not To Scale

### SUBDIVISION TABULATION

PROPOSED LOTS : 2  
TOTAL AREA : 2.2069 ACRES  
AREA IN LOTS : 2.2069 ACRES  
AREA IN R/W : 0.0000 ACRES

PREPARED FOR:  
CANYON MANOR INC.  
31005 BAINBRIDGE RD #5  
SOLON, OHIO 44139

THE DECLARATION OF RESTRICTIVE COVENANTS FOR INSPECTION AND MAINTENANCE OF STORMWATER DETENTION FACILITIES IS RECORDED IN DEED VOLUME 1822, PAGE 2913 OF THE GEAGA COUNTY DEED RECORDS.  
THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR CANYON LAKE COLONY SUBDIVISION NO. 12-B IS RECORDED IN DEED VOLUME 1894, PAGE 691 OF THE GEAGA COUNTY DEED RECORDS.

### APPROVALS

APPROVED AS TO LEGAL FORM THIS 11<sup>th</sup> DAY OF October, 2012  
*Rebecca F. Schlag*  
Geauga County Prosecutor PRINT NAME: Rebecca F. Schlag, APA

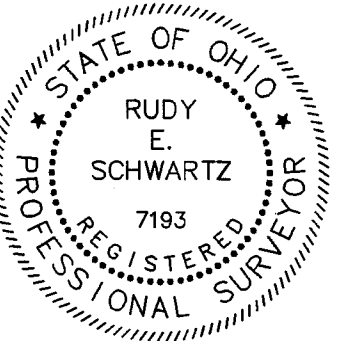
APPROVED THIS 9<sup>th</sup> DAY OF October, 2012  
*Margaret Muehling*  
Margaret Muehling (Chairperson) Geauga County Planning Commission

APPROVED THIS 3<sup>rd</sup> DAY OF OCTOBER, 2012  
*Mary E. Smith*  
Mary E. Smith Geauga County Commissioner  
*Walter Claypool*  
WALTER CLAYPOOL Geauga County Commissioner

ZONING STATEMENT  
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 3 DAY OF October, 2012  
*Joseph Orlovski*  
Joseph Orlovski  
Bainbridge Township Zoning Inspector Print Name

THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.  
THIS 15<sup>th</sup> DAY OF October, 2012  
*Robert L. Phillips*  
Robert L. Phillips  
Geauga County Engineer  
Print Name: Robert L. Phillips

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 LOTS AND 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 BY THE GEAGA COUNTY ENGINEER. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.



*Rudy E. Schwartz* 10.3.12  
RUDY E. SCHWARTZ P.S. 7193 DATE:

### APPROVALS

TRANSFERRED THIS 30<sup>th</sup> DAY OF OCT., 2012  
*Frank J. Gliha*  
Frank J. Gliha Geauga County Auditor

FILED FOR RECORD THIS 30<sup>th</sup> DAY OF October, 2012 AT 3:40 PM.  
RECORDED THIS 30<sup>th</sup> DAY OF October, 2012

IN PLAT BOOK VOLUME 41 PAGE 86  
*Sharon C. Gingerich*  
Sharon C. Gingerich Geauga County Recorder

V.41 P.86

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

