

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	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 SUBLOTS 335-A and 335-B of 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 LANDS CONVEYED TO CANYON WOODS INC., BY DEED RECORDED IN VOLUME 1716 PAGE 2868 OF GEAGA COUNTY DEED RECORDS, AND FURTHER KNOWN AS SUBLOTS 335-A AND 335-B OF THE REPLAT OF SUBLLOT 335 OF CANYON LAKE COLONY SUBDIVISION NO. 12-B AS RECORDED IN VOLUME 41, PG 86 OF GEAGA COUNTY PLAT RECORDS, AND CONTAINING 2.2069 ACRES, REPRESENTING PERMANENT PARCEL NUMBERS 02-421228, AND 02-421242.

APPROVALS
APPROVED AS TO LEGAL FORM THIS 11th DAY OF September, 2013.
Rebecca F. Schlag
Geauga County Prosecutor PRINT NAME: Rebecca F. Schlag

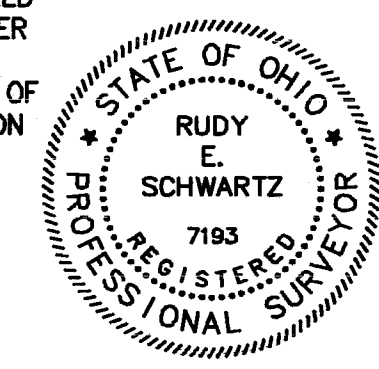
APPROVED THIS 10th DAY OF September, 2013.
Margaret Muehling
Margaret Muehling (Chairperson) Geauga County Planning Commission

APPROVED THIS 24th DAY OF September, 2013.
Mary E. Samer
Mary E. Samer Geauga County Commissioner
Ralph Spidari
Ralph Spidari 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 4th DAY OF September, 2013.
Karen Endres
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 13th DAY OF September, 2013.
Joe Cattell
Geauga County Engineer
Print Name JOE CATTELL

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 9.5.13
RUDY E. SCHWARTZ P.S. 7193 DATE:



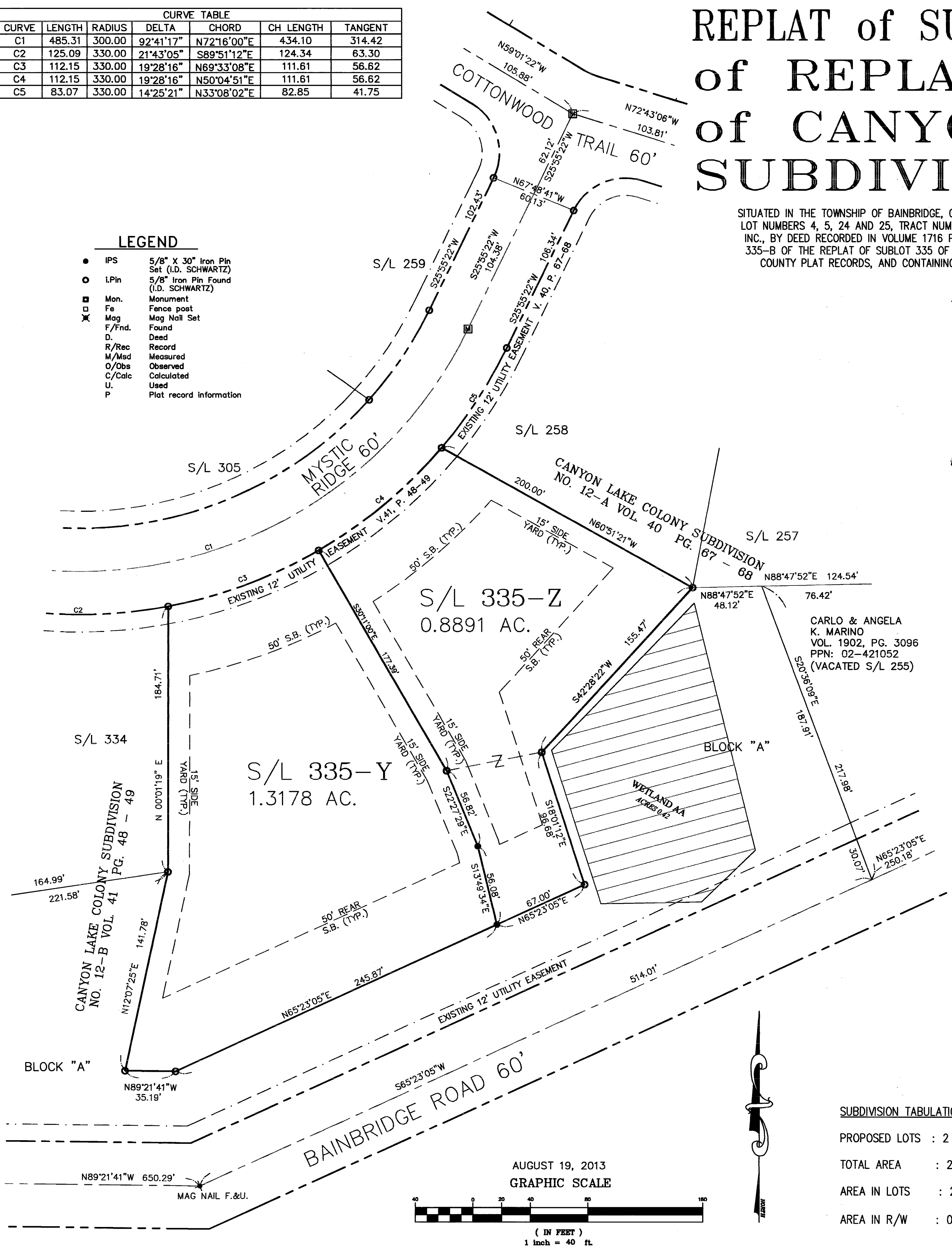
APPROVALS
TRANSFERRED THIS 24th DAY OF SEPT, 2013.
Frank J. Gliha
Frank J. Gliha Geauga County Auditor
FILED FOR RECORD THIS 24th DAY OF September, 2013 AT 2:01 PM.
RECORDED THIS 24th DAY OF September, 2013
IN PLAT BOOK VOLUME 41 PAGE 113
Sharon C. GINGERICH
Sharon C. GINGERICH Geauga County Recorder

20130086162
Filed for Record in
GEAGA COUNTY OHIO
SHARON C. GINGERICH, RECORDER
09-24-2013 At 02:01 pm.
PLAT
OR Book 41 Page 113 - 113

V.41 P.113
SCHWARTZ LAND SURVEYING, INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8774 Fax: (440) 564-8285

LEGEND

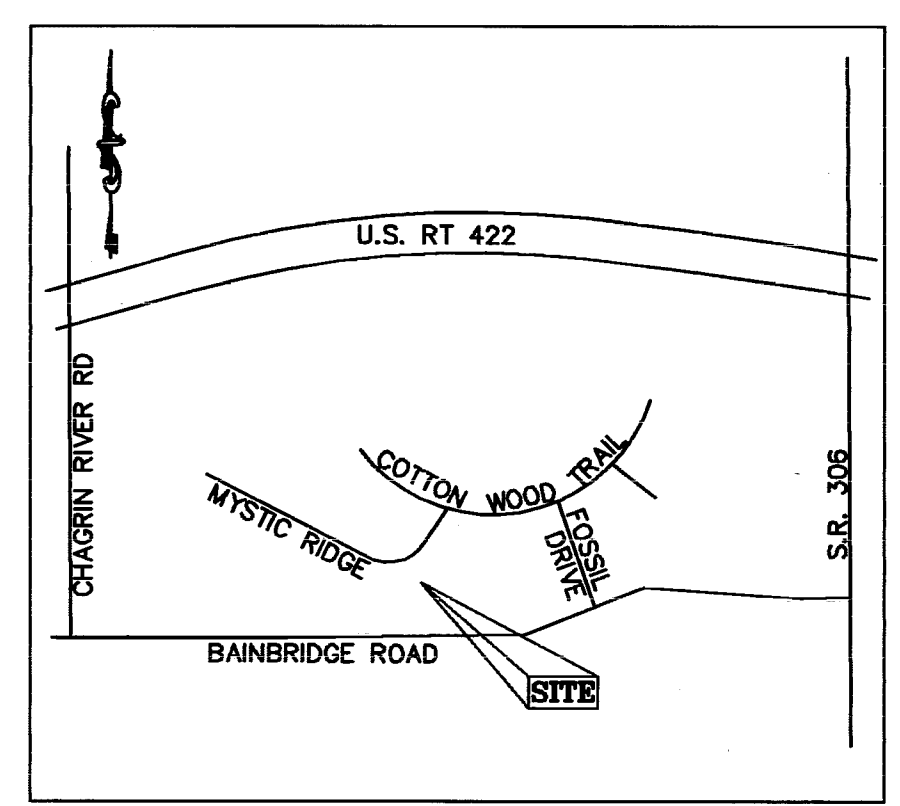
●	IPS	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	IPin	5/8" Iron Pin Found (I.D. SCHWARTZ)
■	Mon.	Monument
+	Fe	Fence post
×	Mag	Mag Nail Set
F	F/Fnd.	Found
D	D	Dead
R/Rec	R/Rec	Record
M/Msd	M/Msd	Measured
O/Obs	O/Obs	Observed
C/Calc	C/Calc	Calculated
U.F.	U.F.	Used
P	P	Plat record information



ACCEPTANCE CERTIFICATION
BE IT KNOWN THAT CANYON WOODS INC., OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS "REPLAT OF SUBLOTS 335-A, AND 335-B OF REPLAT OF SUBLLOT 335 OF CANYON LAKE COLONY SUBDIVISION NO. 12-B" A SUBDIVISION CONTAINING SUBLOTS 335-Y AND 335-Z, 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 HEREUNTO SET HIS HAND THIS 5th DAY OF SEPTEMBER, 2013.
Dino Palmieri
DINO PALMIERI, PRESIDENT CANYON WOODS INC.
WITNESS *Rudy E. Schwartz* RUDY E. SCHWARTZ PRINT NAME
WITNESS *Kandice Lechner* KANDICE LECHNER 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 CANYON WOODS INC. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL
AT SOLON OHIO THIS 5 DAY OF SEPTEMBER, 2013.
NOTARY PUBLIC *Patricia A. Kosovich* PATRICIA A. KOBOVICH
MY COMMISSION EXPIRES OCTOBER 22, 2015 My Commission Expires October 22, 2015



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 WOODS 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.

