

LOT SPLIT FOR:  
**CANYON LAKE COLONY CO.**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT 2, TRACT TWO, COUNTY OF GEauga AND STATE OF OHIO AND CONTAINING 14.856 ACRES OF LAND.

DEEDS OF REFERENCE: BAINBRIDGE RIVER DEVELOPMENT CO. V. 373, P. 201

V. & P. MERSOL  
V. 705 P. 34



**BRAUN-PRENOSIL ASSOCIATES, INC.**  
ENGINEERS, SURVEYORS, LAND PLANNING & WETLAND SERVICES  
4640 Richmond Road Suite 100 Warrensville Hts., Ohio 44128 Tel:(216)378-1490 Fax:(216)378-1497 braun@opk.net

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THIS SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Kevin S. Braun* 1-19-2000  
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 12/21/2000  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

CANYON LAKE COLONY CO.  
VOL. 822 PG. 932

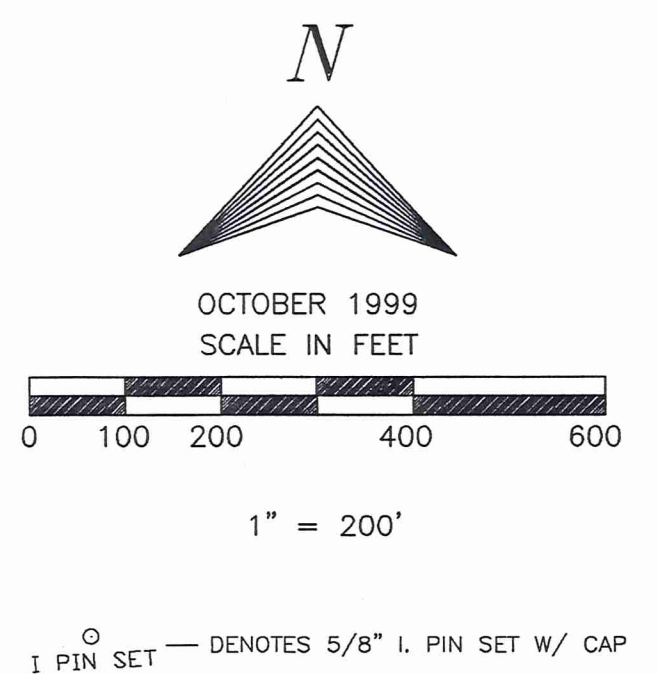
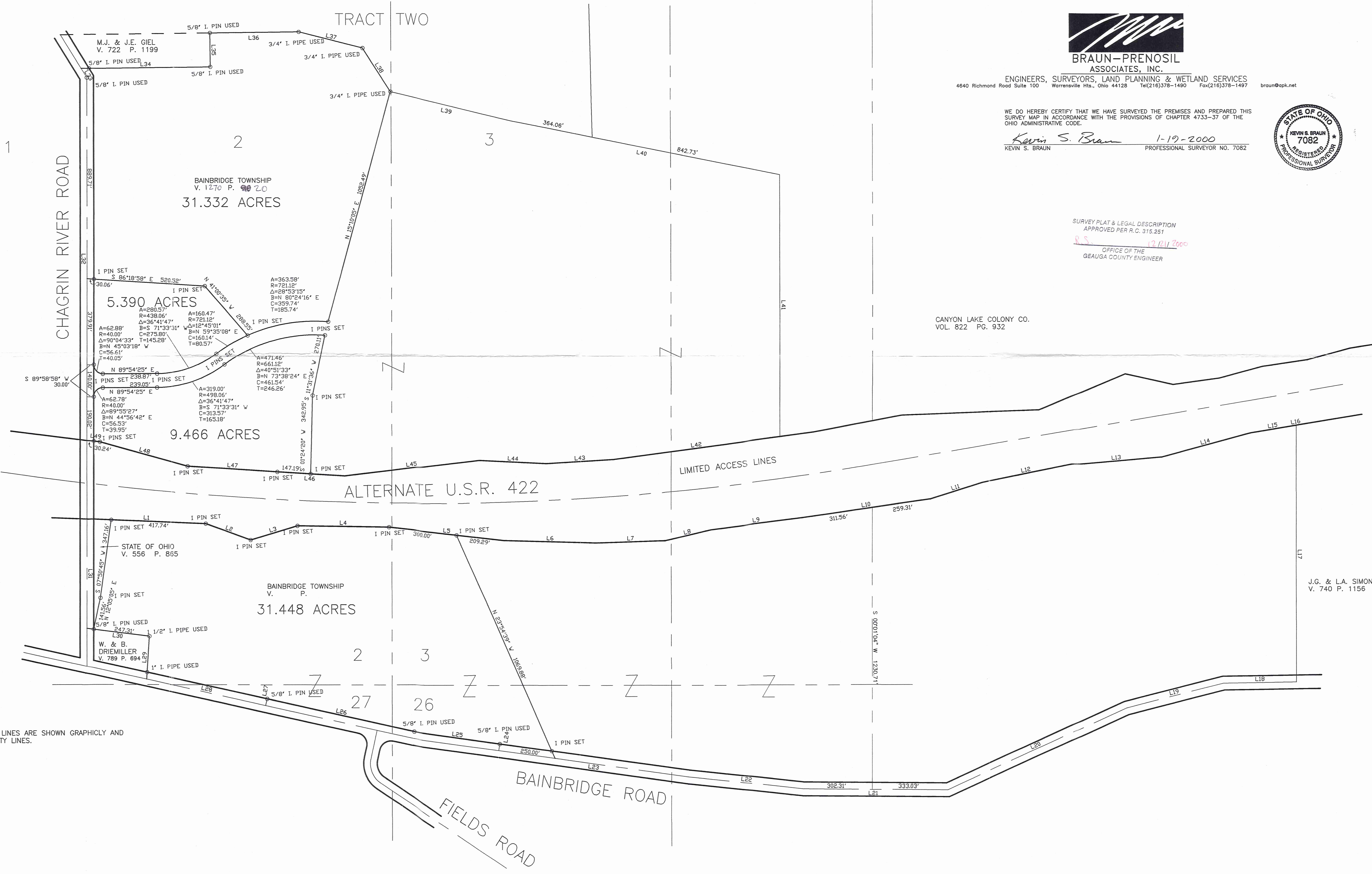
J.G. & L.A. SIMON  
V. 740 P. 1156

**SOUTHERN PARCEL**

LINE#	BEARING	DISTANCE
L1	S 87°34'54" E	525.01'
L2	S 70°04'09" E	210.65'
L3	N 73°10'55" W	215.15'
L4	S 89°05'39" E	403.55'
L5	S 83°29'36" E	509.25'
L6	S 88°21'28" E	407.02'
L7	N 88°13'23" E	305.24'
L8	N 77°02'50" W	204.98'
L9	N 82°56'01" E	405.92'
L10	N 82°00'04" E	570.87'
L11	N 72°43'22" E	237.17'
L12	N 78°45'31" E	400.18'
L13	N 89°03'04" E	401.28'
L14	N 74°54'30" E	401.90'
L15	N 80°53'33" E	204.10'
L16	N 80°54'07" E	0.91'
L17	S 00°02'52" E	1121.80'
L18	S 89°07'08" E	320.08'
L19	N 75°45'11" E	440.66'
L20	N 89°43'05" E	863.55'
L21	N 89°43'05" E	635.33'
L22	N 89°51'26" E	507.94'
L23	N 82°05'16" E	845.25'
L24	N 07°54'45" E	30.00'
L25	N 82°05'15" E	379.84'
L26	N 77°38'15" E	664.06'
L27	S 12°21'45" E	30.00'
L28	N 77°38'15" E	538.06'
L29	N 03°43'19" E	188.45'
L30	N 82°51'25" E	277.54'
L31	N 00°01'02" E	483.10'

**NORTHERN PARCEL**

LINE#	BEARING	DISTANCE
L32	N 00°01'02" E	1599.64'
L33	N 31°29'54" E	47.89'
L34	N 89°24'37" E	570.89'
L35	N 00°25'23" E	150.00'
L36	N 89°24'37" E	390.92'
L37	N 75°39'24" E	290.02'
L38	S 82°22'16" E	229.59'
L39	N 76°04'25" E	548.24'
L40	N 78°29'39" E	1206.79'
L41	N 00°01'02" E	1152.62'
L42	N 82°37'31" E	738.32'
L43	N 87°03'20" E	296.07'
L44	S 83°23'10" E	596.87'
L45	N 86°31'39" E	297.19'
L46	N 86°29'05" E	396.13'
L47	N 86°29'05" E	401.81'
L48	N 82°51'34" E	57.83'



**NOTES:**  
ORIGINAL BAINBRIDGE TOWNSHIP LOT LINES ARE SHOWN GRAPHICLY AND DO NOT REPRESENT ACTUAL PROPERTY LINES.

BAL-0002A

Canyon Area Colony  
send to Auditor's 12-21-2000  
02-420668  
OBSOLETE



**BRAUN-PRENOSIL  
ASSOCIATES, INC.**

**ENGINEERS, SURVEYORS, LAND PLANNING & WETLAND SERVICES**

**LEGAL DESCRIPTION OF 5.390 ACRE PARCEL OF LAND ON EAST SIDE OF  
CHAGRIN RIVER ROAD**

Page 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 2, Tract Two, and bounded and described as follows:

Beginning in the centerline of Chagrin River Road at a Southwest corner of a newly created 31.332 acre parcel of land to be deeded to Bainbridge Township;

*as recorded in Vol. 1270, Page 20*

Thence South 86°18'58" East, along a Southerly line of said 31.332 acre parcel of land passing through a capped 5/8" iron pin set at 30.06 feet, a total distance of 520.52 feet to a capped 5/8" iron pin set;

Thence South 41°00'35" East, along a Southwesterly line of said 31.332 acre parcel of land a distance of 288.55 feet to a capped 5/8" iron pin set;

Thence along a curved line deflecting to the left, having a radius of 721.12 feet, a chord of 160.14 feet, which bears South 59°35'08" West, an arc distance of 160.47 feet to a point of reverse curvature, to a capped 5/8" iron pin set;

Thence along a curved line deflecting to the right, having a radius of 438.06 feet, a chord of 275.80 feet, which bears South 71°33'31" West, an arc distance of 280.57 feet to a point of tangency, and a capped 5/8" iron pin set;

Thence South 89°54'25" West, a distance of 238.87 feet to a point of curvature, and a capped 5/8" iron pin set;

Thence along a curved line deflecting to the right, having a radius of 40.00 feet, a chord of 56.61 feet, which bears North 45°03'18" West, an arc distance of 62.88 feet to the West line of Chagrin River Road, and a capped 5/8" iron pin set;

Thence South 89°58'58" West, a distance of 30.00 feet to the centerline of Chagrin River Road;

BAI 0002A

**LEGAL DESCRIPTION OF 5.390 ACRE PARCEL OF LAND ON EAST SIDE OF  
CHAGRIN RIVER ROAD**

Page 2

Thence North 0°01'02" West, along the centerline of Chagrin River Road, a distance of 379.91 feet to the place of beginning and containing 5.390 Acres of land according to the survey of January 2000 by Braun-Prenosil Associates, Inc., Kevin S. Braun Professional Surveyor No. 7082, be the same more or less but subject to all legal highways.

Bearings are to an assumed meridian and are used to denote angles only.

Deed of Reference: Bainbridge River Development, Inc., Volume 373, Page 201

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 12/21/2000

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



**BRAUN-PRENOSIL  
ASSOCIATES, INC.**

**ENGINEERS, SURVEYORS, LAND PLANNING & WETLAND SERVICES**

**LEGAL DESCRIPTION OF 9.466 ACRE PARCEL OF LAND ON EAST SIDE OF  
CHAGRIN RIVER ROAD NORTH OF USR 422**

Page 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 2, Tract Two, and bounded and described as follows:

Beginning in the centerline of Chagrin River Road at its intersection with the North Limited Access line of USR 422;

Thence North 0°01'02" West along the centerline of Chagrin River Road, a distance of 190.02 feet;

Thence North 89°58'58" East a distance of 30.00 feet to the East line of Chagrin River Road, and a capped 5/8" iron pin set;

Thence along a curved line deflecting to the right, having a radius of 40.00 feet, a chord of 56.53 feet, which bears North 44°56'42" East, an arc distance of 62.78 feet to a point of tangency, and a capped 5/8" iron pin set;

Thence North 89°54'25" East a distance of 239.05 feet to a point of curvature, and a capped 5/8" iron pin set;

Thence along a curved line deflecting to the left, having a radius of 498.06 feet, a chord of 313.57 feet, which bears North 71°33'31" East, an arc distance of 319.00 feet to a point of reverse curvature, and a capped 5/8" iron pin set;

Thence along a curved line deflecting to the right, having a radius of 661.12 feet, a chord of 461.54 feet, which bears North 73°38'24" East, an arc distance of 471.46 feet to a capped 5/8" iron pin set;

Thence South 11°31'36" West, a distance of 270.11 feet to a capped 5/8" iron pin set;

Thence South 1°24'20" West, a distance of 342.95 feet to a capped 5/8" iron pin set in the Northerly Limited Access line of USR 422;

BA100024

**LEGAL DESCRIPTION OF 9.466 ACRE PARCEL OF LAND ON EAST SIDE OF  
CHAGRIN RIVER ROAD NORTH OF USR 422**

Page 2

Thence along the broken Northerly Limited Access line of USR 422, all to capped 5/8" iron pins set;

North 86°31'39" West	147.19 feet;
North 86°29'05" West	396.13 feet;
North 74°29'05" West	401.81 feet;

Thence North 82°51'34" West, continuing along the Northerly Limited Access line of USR 422 passing through a capped 5/8" iron pin set at 27.59 feet, a total distance of 57.83 feet to the place of beginning and containing 9.466 Acres of land according to the survey of January 2000 by Braun-Prenosil Associates, Inc., Kevin S. Braun Professional Surveyor No. 7082, be the same more or less but subject to all legal highways.

Bearings are to an assumed meridian and are used to denote angles only.

Deed of Reference: Bainbridge River Development, Inc., Volume 373, Page 201

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 12/21/2000

OFFICE OF THE  
GEAUGA COUNTY ENGINEER