

LOT SPLIT FOR:
CANYON LAKE COLONY CO.

SITUATED IN THE TOWNSHIP OF BAINBRIDGE AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS 34, TRACT ONE AND NOS. 6 & 7, TRACT TWO, COUNTY OF GAUGA AND STATE OF OHIO AND CONTAINING 17.444 ACRES OF LAND.

DEEDS OF REFERENCE: CANYON LAKE COLONY CO. V. 822, P. 942

CANYON LAKE SUBD. NO. 1
V. 17 P. 64

CANYON LAKE SUBD. NO. 3
V. 20 P. 123

CANYON LAKE SUBD. NO. 1
V. 17 P. 64

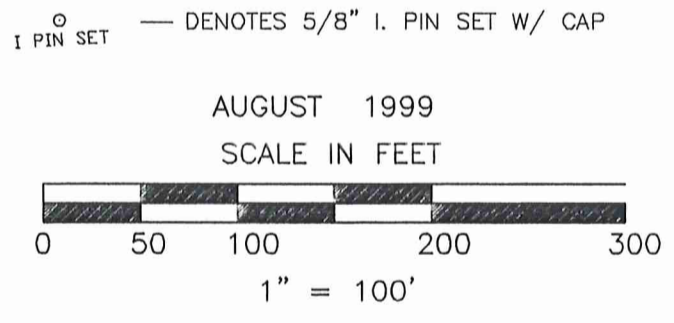
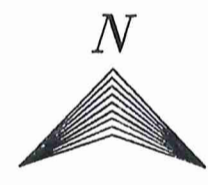
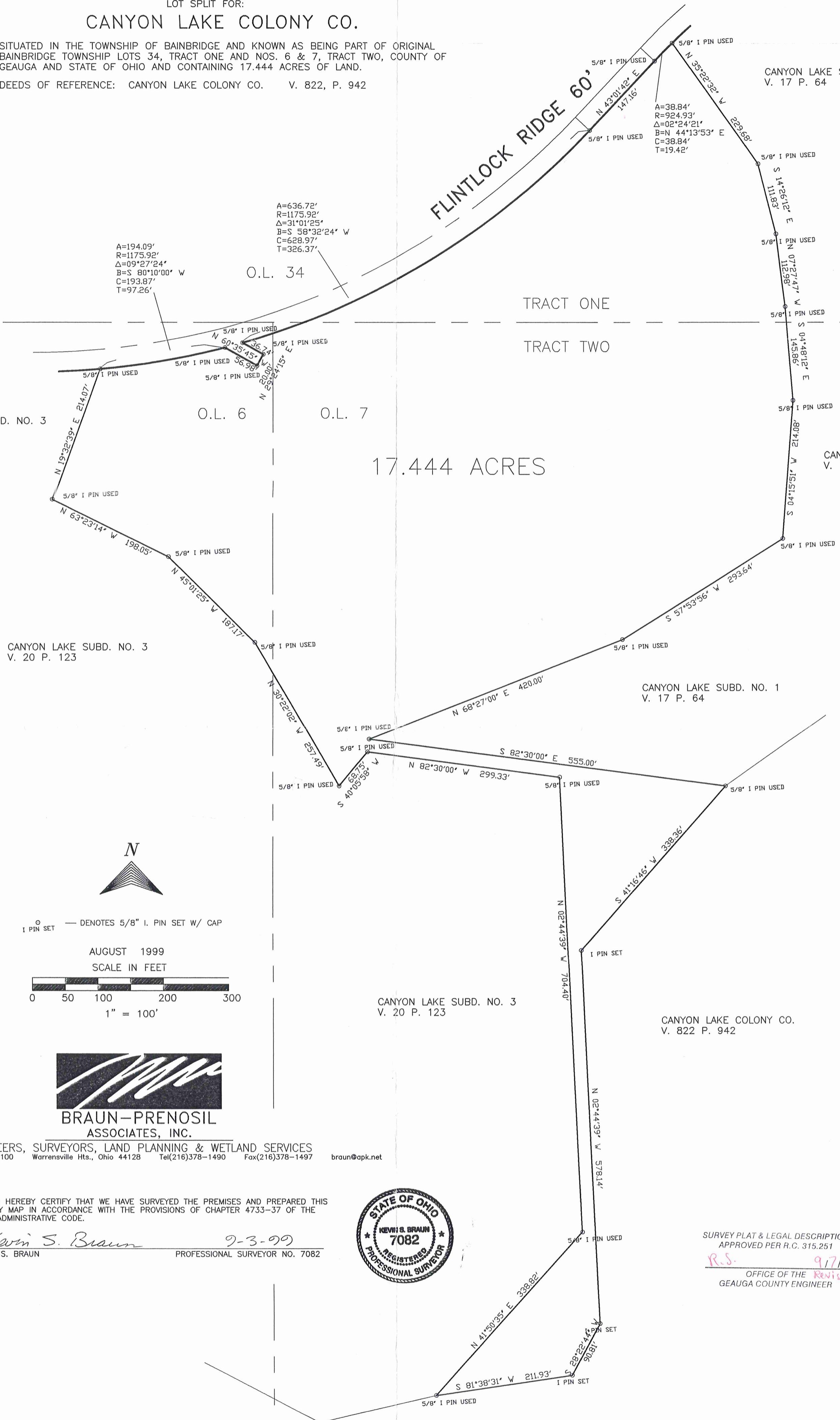
CANYON LAKE SUBD. NO. 3
V. 20 P. 123

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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@apk.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 9-3-99
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082



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

R.S. 9/7/99
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

**BRAUN-PRENOSIL
ASSOCIATES, INC.**

ENGINEERS, SURVEYORS, LAND PLANNING & WETLAND SERVICES

August 27, 1999

**LEGAL DESCRIPTION OF LAND CONTAINED IN CANYON LAKE COLONY
SUBDIVISION NO. 9**

Page 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lots No. 34, Tract One and Nos. 6 & 7, Tract Two and bounded and described as follows:

Beginning in the curved Southerly line of Flintlock Ridge in Canyon Lakes Colony Subdivision No. 1, recorded in Volume 17, Page 64 at Geauga County Records at its intersection with an Easterly line of Canyon Lake Colony Subdivision No. 3, recorded in Volume 20, Page 123 of Geauga County Records and a 5/8" iron pin used;

Thence Easterly, along the said curved line of Flintlock Ridge, deflecting to the left, having a radius of 1175.92 feet, a chord of 193.87 feet which bears North 80°10'00" East, an arc of 194.09 feet to an angle therein and a 5/8" iron pin used;

Thence South 60°35'45" East, along the broken Southerly line of said Flintlock Ridge, 56.98 feet to a 5/8" iron pin used;

Thence North 29°24'15" East, along the broken Southerly line of said Flintlock Ridge, 20.00 feet to a 5/8" iron pin used;

Thence North 60°35'45" West, along the broken Southerly line of said Flintlock Ridge, 36.74 feet to the said curved Southerly line of Flintlock Ridge, to a 5/8" iron pin used;

Thence Easterly, along the said curved Southerly line of Flintlock Ridge, deflecting to the left, have a radius of 1175.92 feet, a chord of 628.97 feet which bears North 58°32'24" East, an arc of 636.72 feet to a point of tangency and a 5/8" iron pin used;

Thence North 43°01'42" East, along the Southerly line of said Flintlock Ridge 147.16 feet to a point of curvature and a 5/8" iron pin used;

**LEGAL DESCRIPTION OF LAND CONTAINED IN CANYON LAKE COLONY
SUBDIVISION NO. 9**

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Thence Easterly, along the said curve Southerly line of Flintlock Ridge, deflecting to the right, having a radius of 924.93 feet, a chord of 38.84 feet which bears North 44°13'53" East, an arc of 38.84 feet to its intersection with a Westerly line of said Canyon Lakes Colony Subdivision No. 1, and a 5/8" iron pin used;

Thence Southerly along a broken Westerly line of Canyon Lake Colony Subdivision No. 1 the following courses and distances, all to 5/8" iron pins used:

- South 35°22'32" East 229.68 feet;
- South 14°26'12" East 111.83 feet;
- South 7°27'47" East 112.98 feet;
- South 4°48'12" East 145.86 feet;
- South 4°15'51" West 214.08 feet;
- South 57°53'56" West 293.64 feet;
- South 68°27'00" West 420.00 feet;

Thence South 82°30'00" East 555.00 feet to a 5/8" iron pin used;

Thence South 41°16'46" West 338.36 feet to a capped 5/8" iron pin set;

Thence South 2°44'39" East 578.14 feet to a capped 5/8" iron pin set;

Thence South 28°22'44" West 90.81 feet to a capped 5/8" iron pin set;

Thence South 81°38'31" West 211.93 feet to a Southeasterly corner of said Canyon Lake Colony Subdivision No. 3, and a 5/8" iron pin used;

Thence Northerly along a broken Easterly line of said Canyon Lake Colony Subdivision No. 3 the following courses and distances, all to 5/8" iron pins used:

- North 41°50'35" East 338.82 feet;
- North 2°44'39" West 704.40 feet;
- North 82°30'00" West 299.33 feet;

Thence South 40°05'58" West, along a Northerly line of said Canyon Lake Colony Subdivision No. 3, 68.75 feet to a 5/8" iron pin used;

Thence Northerly along a broken Easterly line of said Canyon Lake Colony Subdivision No. 3 the following courses and distances, all to 5/8" iron pins used:

**LEGAL DESCRIPTION OF LAND CONTAINED IN CANYON LAKE COLONY
SUBDIVISION NO. 9**

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North 30°22'02" West	257.49 feet;
North 45°01'25" West	187.17 feet;
North 63°23'14" West	198.05 feet;

Thence North 19°32'39" East 214.07 feet to the place of beginning and containing 17.444 acres of land according to the survey of August, 1999 by Braun-Prenosil Associates, Inc., Kevin S. Braun Professional Surveyor No. 7082, be the same more or less but subject to all legal highways and easements of record.

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

Deed of Reference: Canyon Lake Colony Co. Volume 822, Page 942

The following acreage are coming out of parcels noted as follows:

- #02-105500 – 11.000 Ac.
- #02-104500 – 0.244 Ac.
- #02-104900 – 4.800 Ac.
- #02-105000 – 0.200 Ac.
- #02-104600 – 0.800 Ac.
- #02-104100 – 0.400 Ac.

SURVEY PLAT & LEGAL DESCRIPTION
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