





----- DENOTES L.C.A. LIMIT LINES



CANYON LAKE COLONY CO.  
V. 822 P.932

PHASE III  
PARCEL NO. 5  
0.495 ACRES  
V. 27 P. 42

I DO HEREBY STATE THE UNIT NOS. 14 AND 15 OF THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WOODSEDGE CONDOMINIUM IS LOCATED AS SHOWN ON THIS DRAWING, CONSISTING OF SHEETS 1 THRU 4 AND THE ELEVATIONS ABOVE SEA LEVEL ARE CORRECT AND SAID DRAWINGS ACCURATELY SHOW THE UNITS AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Kevin S. Braun*  
KEVIN S. BRAUN  
3-9-99  
PROFESSIONAL SURVEYOR NO. 7082



L.C.A. DENOTES "LIMITED COMMON AREA" FOR FIRST FLOOR ONLY. ALL LAND NOT OCCUPIED BY UNITS OR DESIGNATED AS "LIMITED COMMON AREA" IS "COMMON AREA"

SURVEY NOT APPROVED BY TAX MAP DEPT.  
REQUESTED REVISIONS NOT MADE

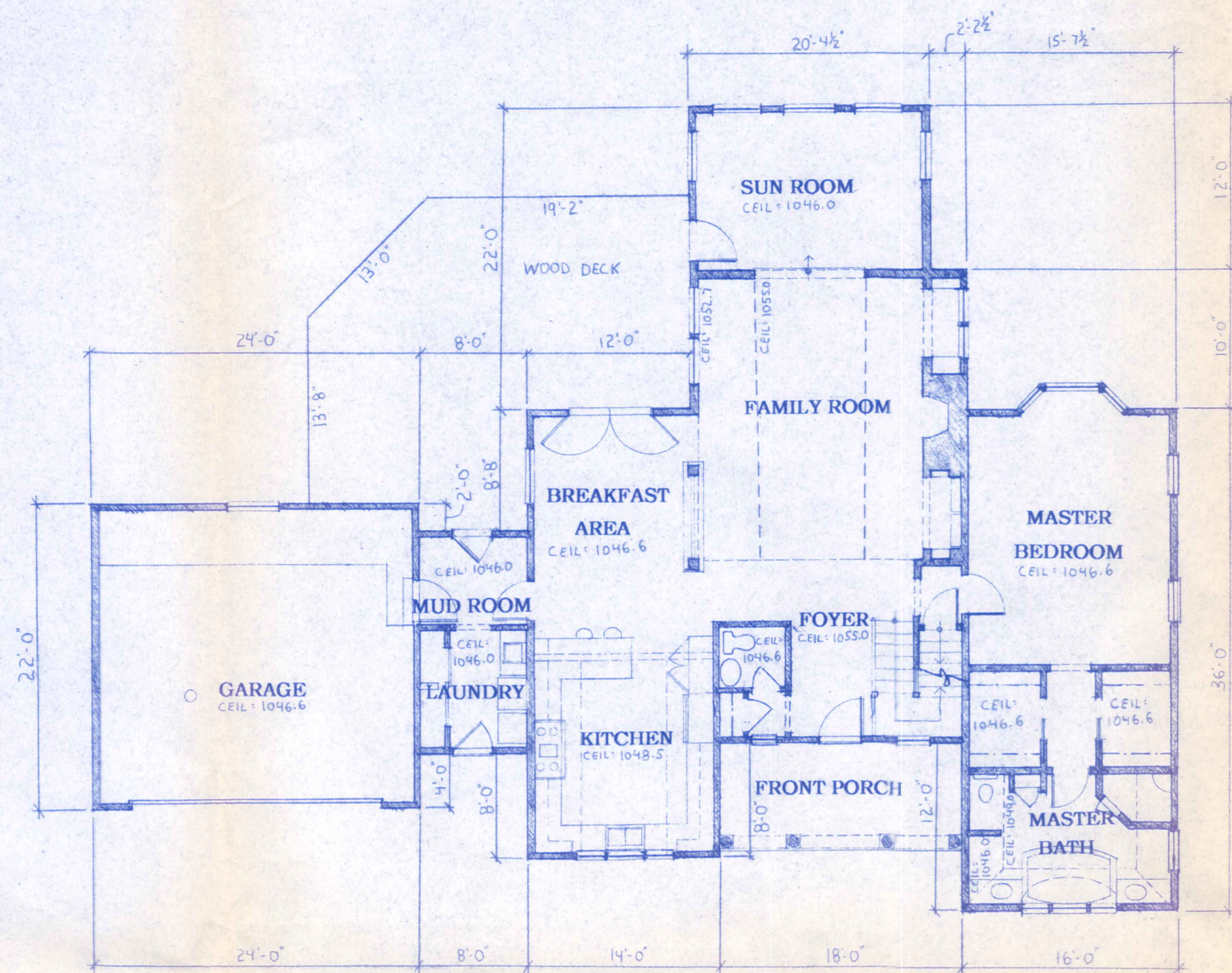
ALLOTTED DRAWINGS FOR  
DECLARATION OF CONDOMINIUM OWNERSHIP  
**THE WOODSEGE CONDOMINIUM**  
PHASE IV

SITUATED IN BAINBRIDGE TOWNSHIP, GAUGA COUNTY AND KNOWN AS PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT 5, TRACT TWO

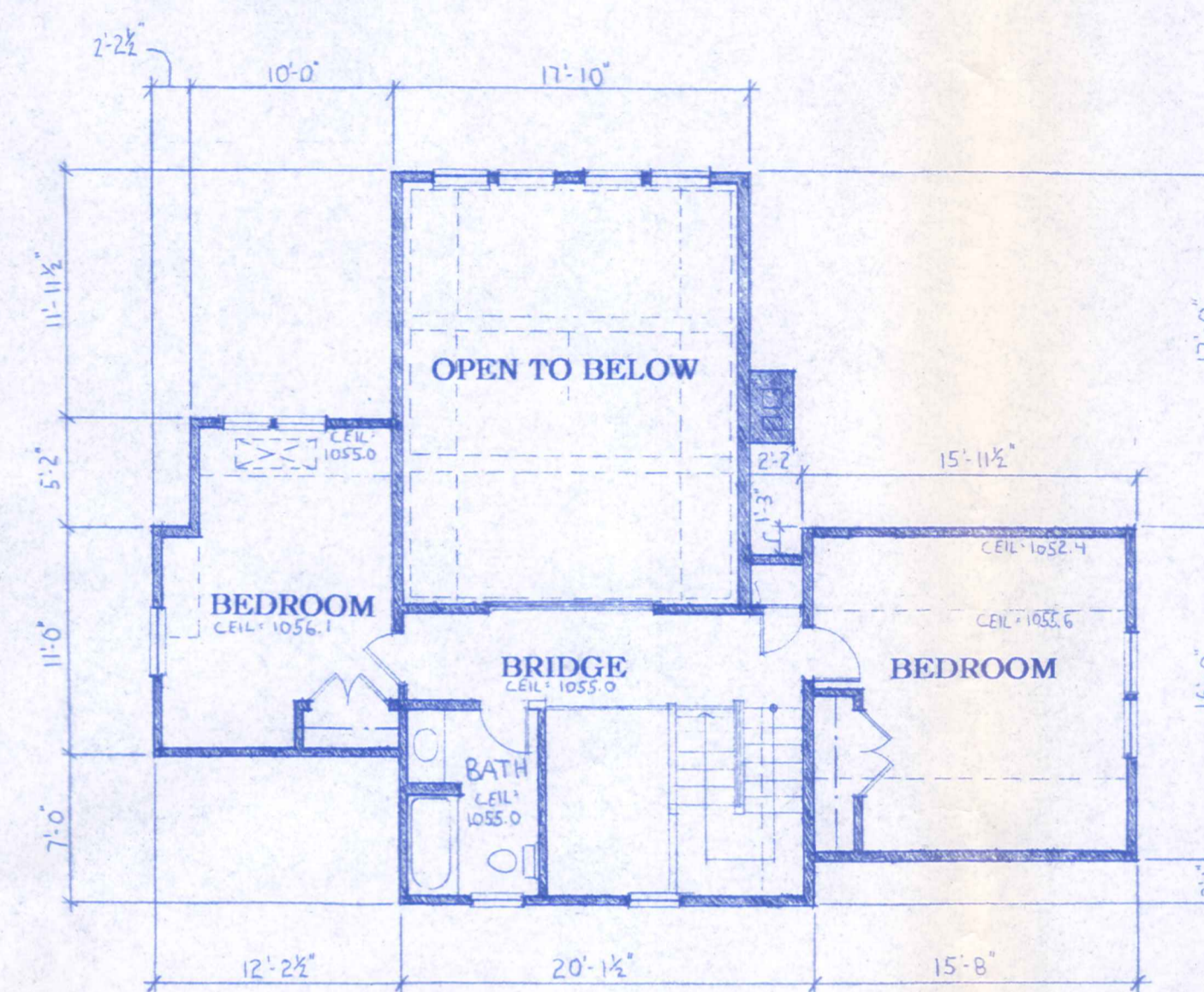
**BRAUN-PRENOSIL ASSOCIATES INC.**  
ENGINEERS...SURVEYORS  
4640 RICHMOND ROAD SUITE 100  
WARRENSVILLE HTS., OHIO 44128  
(216) 378-1490 378-1497 FAX

ALLOTTED DRAWINGS		
DECLARATION OF CONDOMINIUM OWNERSHIP THE WOODSEGE CONDOMINIUM		
BUILDINGS 14 & 15 LOCATION PLAT		
SCALE: 1"=20'	FEB. 1999	SHEET 2 OF 4
BRAUN-PRENOSIL ASSOCIATES INC. ENGINEERS-SURVEYORS WARRENSVILLE HTS., OHIO		

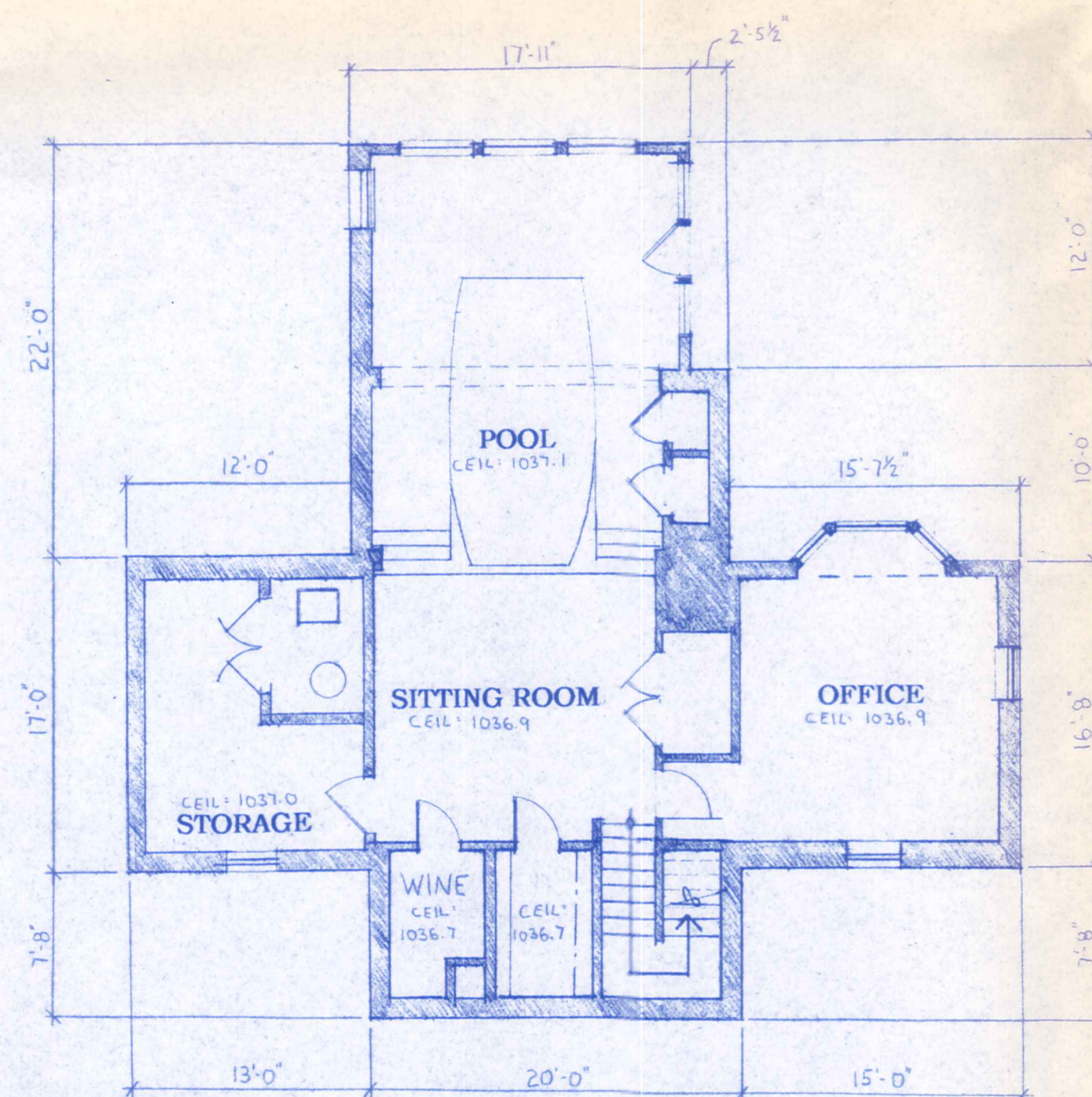
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FIRST FLOOR



SECOND FLOOR



BASEMENT

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THIS BUILDING OF THE DECLARATION OF CONDOMINIUM FOR THE WOODSEDGE CONDOMINIUM HOMES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSION OF EACH FAMILY UNIT AND BUILDING AS CONSTRUCTED.

RICHARD C. KAWALEK, ARCHITECT  
CERTIFICATE No. 5383

DECLARATION OF CONDOMINIUM FOR  
WOODSEDGE CONDOMINIUM HOMES

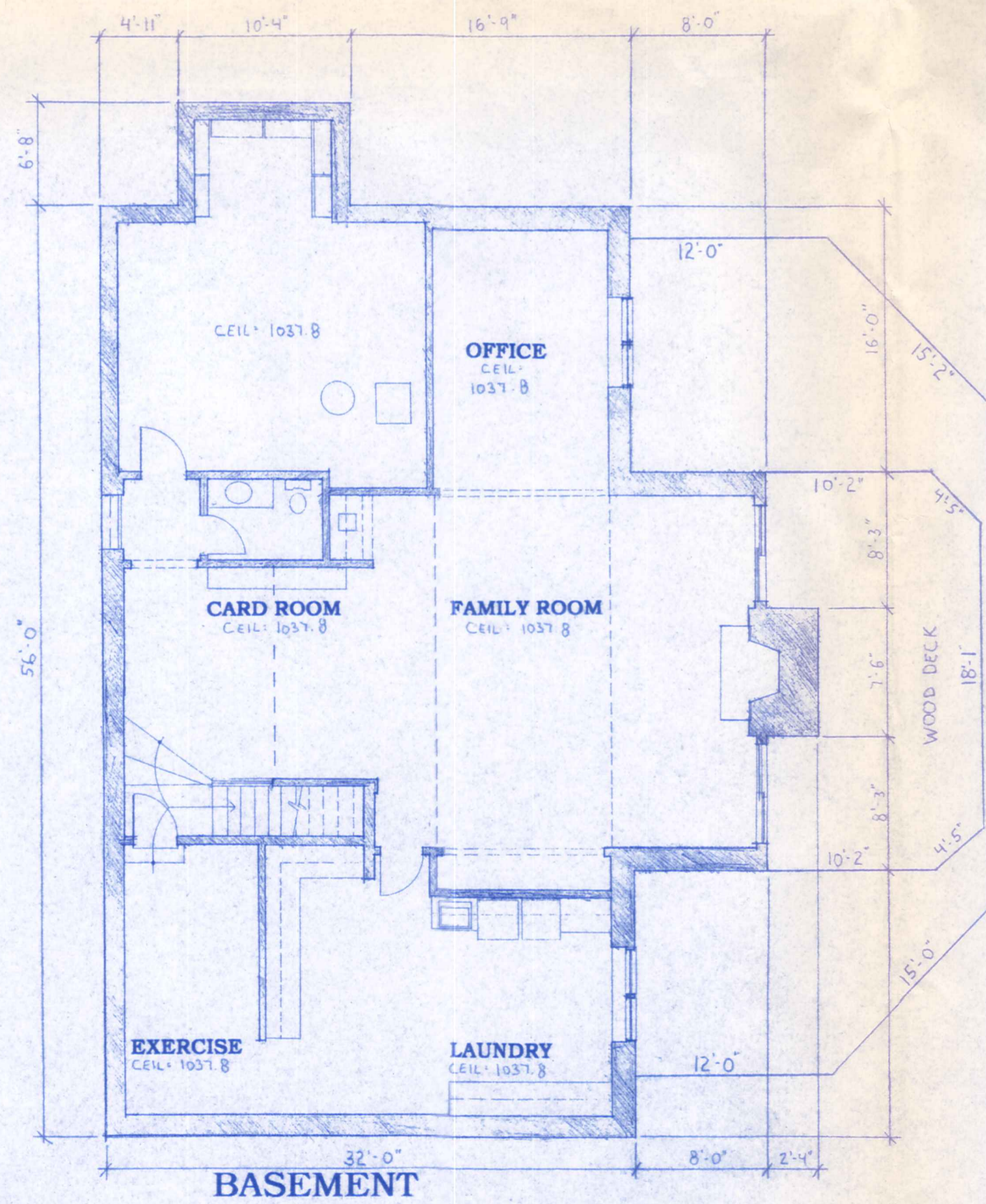
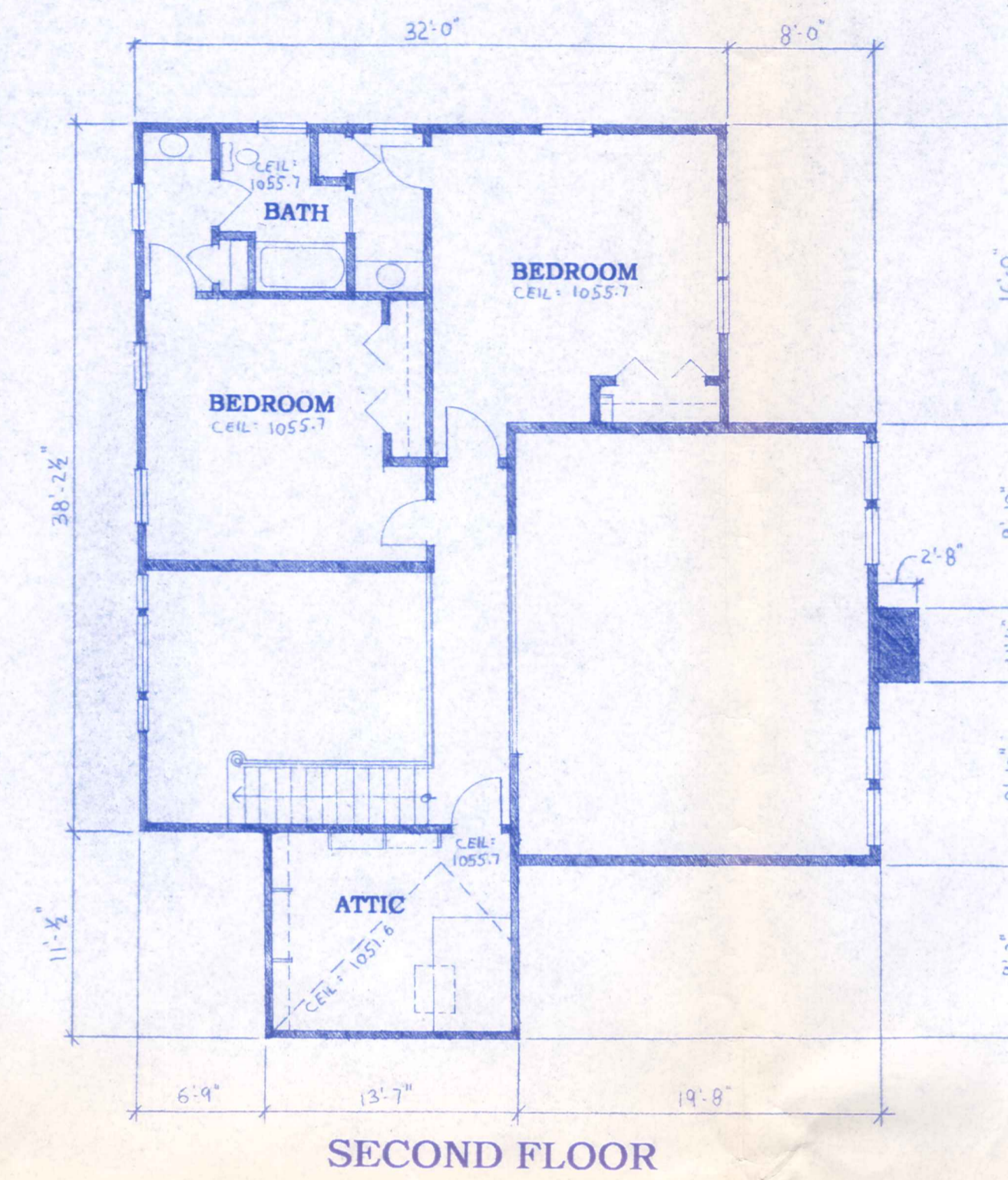
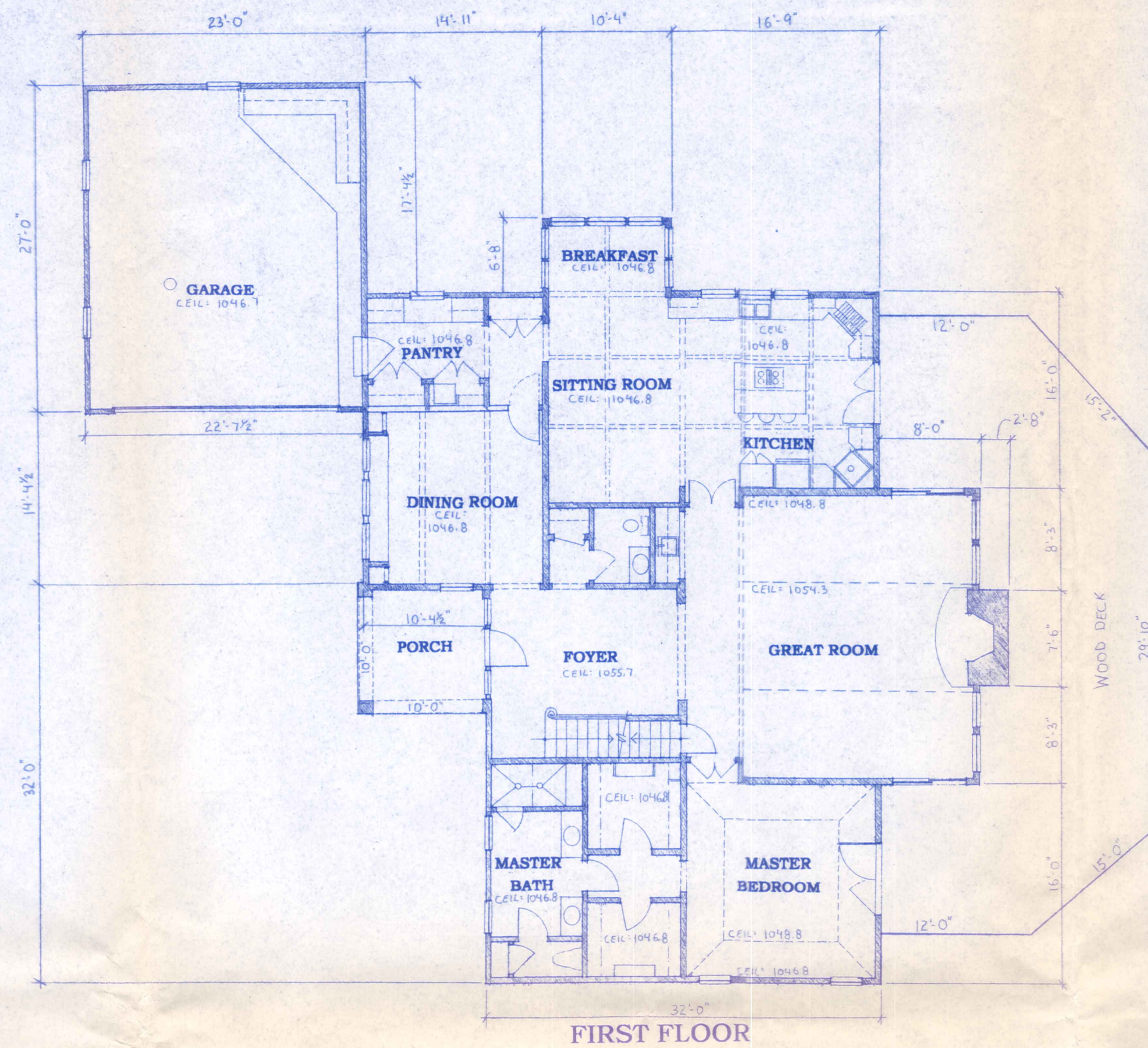
**BUILDING 14**

SCALE: 1/8"=1'-0" 3 FEB., 1999 SHEET OF

RICHARD C. KAWALEK ARCHITECT  
35100 MILES ROAD MORELAND HILLS, OHIO 44022 (216) 248-2579

UNIT	BASEMENT ELEV.		[1/3] SQ. FT.	GARAGE ELEV.		SQ. FT.	1st FLOOR ELEV.		SQ. FT.	2nd FLOOR ELEV.		SQ. FT.	TOTAL SQ. FT.
	FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		
14	1029.3	SEE PLAN	395	1037.2	1046.6	528 *	1038.6	SEE PLAN	2018	1047.5	SEE PLAN	614	3027

\* GARAGE SQ. FT. IS NOT INCLUDED IN TOTAL SQ. FT.



I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THIS BUILDING OF THE DECLARATION OF CONDOMINIUM FOR THE WOODSEGE CONDOMINIUM HOMES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSION OF EACH FAMILY UNIT AND BUILDING AS CONSTRUCTED.

RICHARD C. KAWALEK, ARCHITECT  
CERTIFICATE No. 5383

DECLARATION OF CONDOMINIUM FOR  
WOODSEGE CONDOMINIUM HOMES

**BUILDING 15**

SCALE: 1/8"=1'-0" 3 FEB., 1999 SHEET OF

RICHARD C. KAWALEK ARCHITECT  
35100 MILES ROAD MORELAND HILLS, OHIO 44022 (216) 249-2979

UNIT	BASEMENT ELEV.		(1/3) SQ. FT.	GARAGE ELEV.		SQ. FT.	1st FLOOR ELEV.		SQ. FT.	2nd FLOOR ELEV.		SQ. FT.	TOTAL SQ. FT.
	FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		
15	1029.3	SEE PLAN	625	1037.4	1046.7	621*	1039.7	SEE PLAN	2287	1047.6	SEE PLAN	1004	3916

\* GARAGE SQ. FT. IS NOT INCLUDED IN TOTAL SQ. FT.



**BRAUN-PRENOSIL  
ASSOCIATES, INC.**

ENGINEERS, SURVEYORS, LAND PLANNING & WETLAND SERVICES

November 18, 1998

**EXHIBIT "1" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR THE WOODSEDGE CONDOMINIUM FOR PARCEL NO. 6.**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 5, Tract Two and bounded and described as follows:

Beginning in curved centerline of Beech Grove Trail (a 30 foot private right-of-way) at a Northeast corner of the 0.495 acre Phase III, Parcel No. 5 recorded in Volume 27, Page 42 of Geauga County Records;

Thence Northeasterly, along the said curved centerline of Beech Grove Trail, deflecting to the left, having a radius of 74.67 feet, a chord of 23.39 feet which bears North  $58^{\circ}42'56''$  East, an arc distance of 23.49 feet to a point of reverse curvature;

Thence Northeasterly, along the curved centerline of Beech Grove Trail, deflecting to the right, having a radius of 229.78 feet, a chord of 171.74 feet which bears North  $71^{\circ}38'50''$  East, an arc distance of 176.01 feet to a point of reverse curvature;

Thence Northeasterly, along the curved centerline of Beech Grove Trail, deflecting to the left, having a radius of 134.11 feet, a chord of 45.00 feet which bears North  $83^{\circ}55'58''$  East, an arc distance of 45.21 feet;

Thence South  $0^{\circ}17'23''$  East, 185.61 feet;

Thence South  $84^{\circ}11'14''$  West, 114.92 feet;

Thence South  $19^{\circ}51'40''$  West, 52.88 feet to the most Easterly corner of said 0.495 acre Phase III, Parcel No. 5;

Thence North  $45^{\circ}43'27''$  West, along a Northeasterly line of said 0.495 acre parcel, 114.92 feet;

**EXHIBIT "1" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR THE WOODSEGE CONDOMINIUM FOR PARCEL NO. 6**

Pg.2

Thence North 8°19'54" West, along an Easterly line of said 0.495 acre parcel, 96.71 feet to the place of beginning and containing 0.912 acres of land be the same more or less but subject to all legal highways.

Legal description prepared by Braun-Prenosil Kevin S. Braun, P.S. No. 7082, from survey records.

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