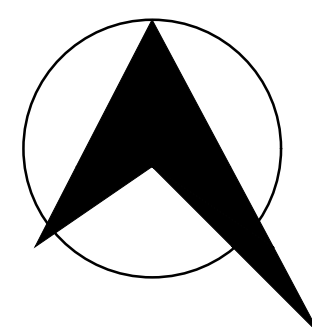


NOTES:

- PRIVATE ROAD RIGHT-OF-WAY, STORM WATER MANAGEMENT EASEMENT, STORM SEWER EASEMENTS AND STORM WATER INFILTRATION SWALE EASEMENT ARE GRANTED TO THE CANYON RIDGE HOMEOWNERS ASSOCIATION, INC.
- 12' UTILITY EASEMENTS ARE GRANTED TO THE FIRST ENERGY CORP., SPECTRUM, WINDSTREAM COMMUNICATIONS AND DOMINION ENERGY OHIO.
- MINIMUM BUILDING SETBACKS:
 - FRONT SETBACK IS 25' FROM ROAD RIGHT-OF-WAY OR 25' FROM ROAD PAVEMENT, WHICHEVER IS GREATER.
 - SIDE SETBACK = 7.5'
 - REAR SETBACK AS NOTED ON SHEET 4 PLAN.
- SEE SHEET 4 FOR SUBLT AREAS, BLOCKS "N", "M" AND CURVE DATA TABLE.
- MINIMUM REAR BUILDING SETBACK FOR SUBLT'S ABUTTING THE OUTER BOUNDARY SHALL BE 50'. MINIMUM REAR BUILDING SETBACK FOR INTERIOR SUBLT'S SHALL BE 25'. EASEMENTS IN REAR AND SIDE YARDS SHALL CONSTITUTE BUILDING SETBACK IF GREATER THAN LISTED MINIMUM.

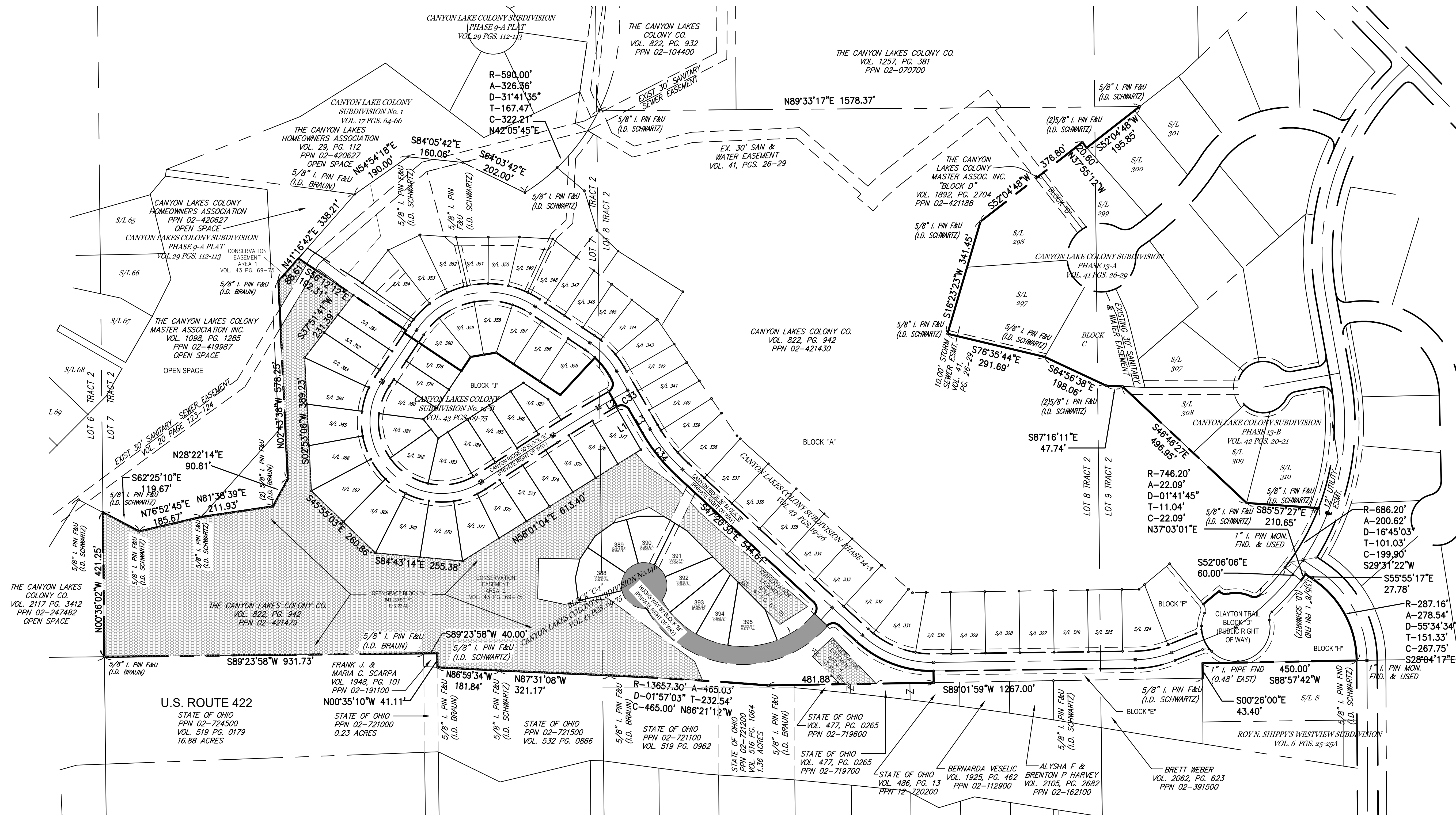
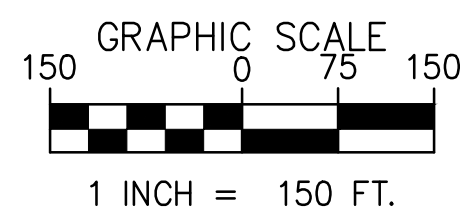
LEGEND OF SYMBOLS:

- ⊙ IRON PIN OR PIPE FOUND AS DESCRIBED
- ⊙ 5/8" X 30" LONG IRON PIN W/ CAP MARKED NEFF & ASSOC.-8622 SET.
- ⊙ MONUMENT BOX AND PIN FOUND AS DESCRIBED
- ⊙ 5/8" IRON PIN W/ CAP MARKED NEFF & ASSOC.-8622 SET.
- ⊙ STORM SEWER EASEMENT
- ⊙ 12' UTILITY EASEMENT
- ⊙ CONSERVATION EASEMENT
- ⊙ STORM WATER INFILTRATION SWALE EASEMENT
- ⊙ STORM WATER MANAGEMENT EASEMENT
- ⊙ PRIVATE ROAD RIGHT-OF-WAY



NORTH

BASIS OF BEARINGS FOR THIS PLAT IS THE CENTERLINE OF CANYON RIDGE (PRIVATE RIGHT OF WAY) BEING S47°20'30"E PER CANYON LAKE COLONY SUBDIVISION NO. 14-A RECORDED IN PLAT VOL. 43 PGS. 19-26



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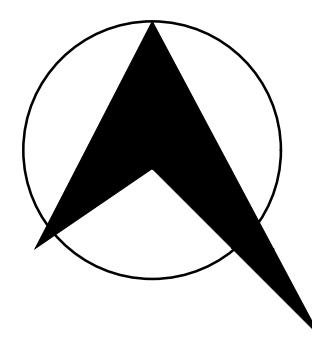
CANYON LAKES COLONY, SUBDIVISION No. 14-C,
REV. 5 - 2023-03-08 - FILE No. 13716C-PLAT-PH3

NOTES:

- 1) PRIVATE ROAD RIGHT-OF-WAY, STORM WATER MANAGEMENT EASEMENT, STORM SEWER EASEMENTS AND STORM WATER INFILTRATION SWALE EASEMENT ARE GRANTED TO THE CANYON RIDGE HOMEOWNERS ASSOCIATION, INC.
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- 3) MINIMUM BUILDING SETBACKS:
 - a) FRONT SETBACK IS 25' FROM ROAD RIGHT-OF WAY OR 25' FROM ROAD PAVEMENT, WHICHEVER IS GREATER.
 - b) SIDE SETBACK = 7.5'
 - c) REAR SETBACK AS NOTED ON SHEET 4 PLAN.
- 4) SEE SHEET 4 FOR SUBLOT AREAS, BLOCKS "N", "M" AND CURVE DATA TABLE.
- 5) MINIMUM REAR BUILDING SETBACK FOR SUBLOTS ABUTTING THE OUTER BOUNDARY SHALL BE 50'. MINIMUM REAR BUILDING SETBACK FOR INTERIOR SUBLOTS SHALL BE 25'. EASEMENTS IN REAR AND SIDE YARDS SHALL CONSTITUTE BUILDING SETBACK IF GREATER THAN LISTED MINIMUM.

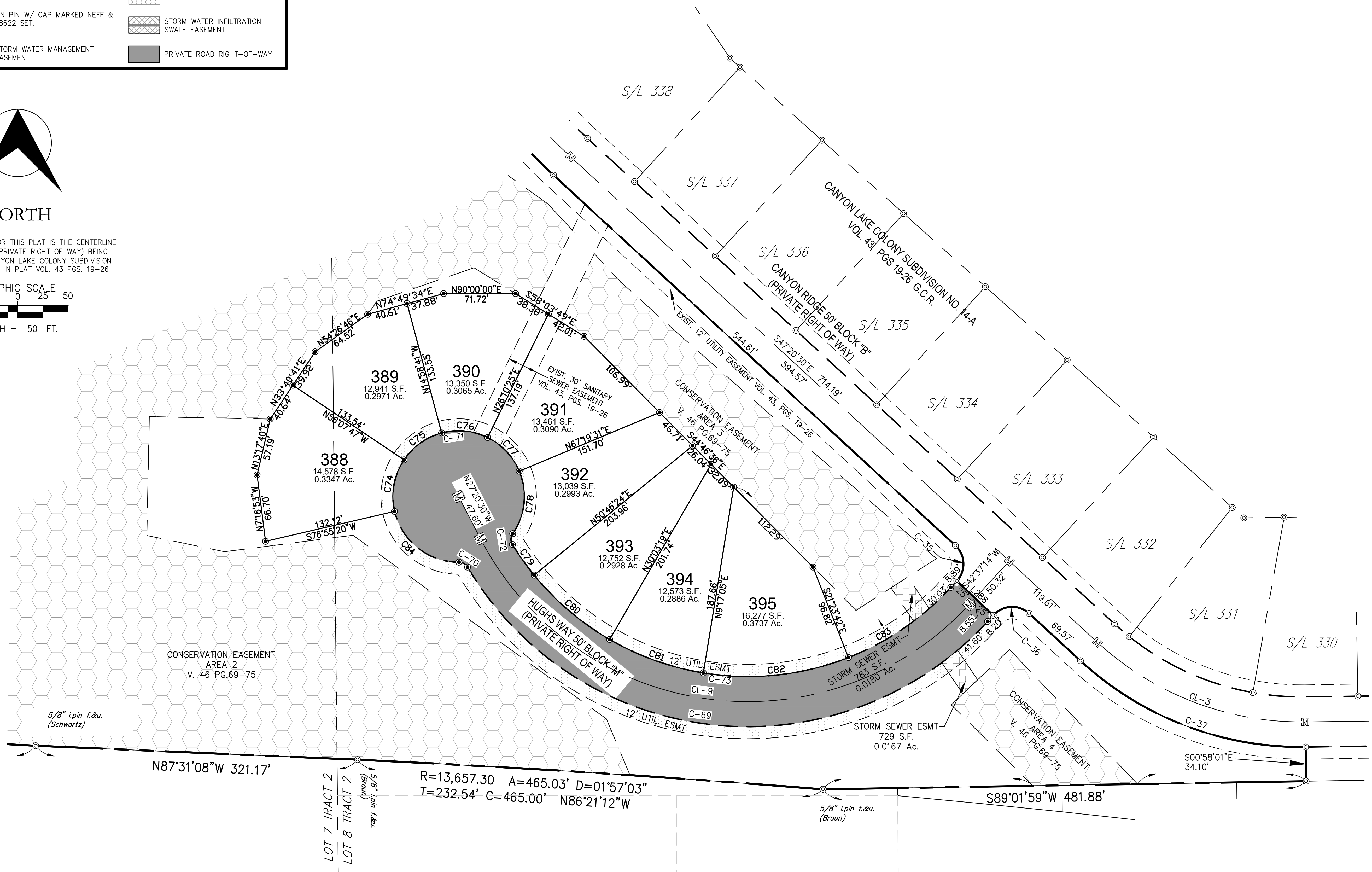
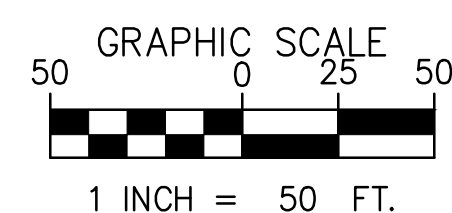
LEGEND OF SYMBOLS:

| | | |
|---|--|---|
| ⊙ IRON PIN OR PIPE FOUND AS DESCRIBED | | STORM SEWER EASEMENT |
| ⊙ 5/8" X 30" LONG IRON PIN W/ CAP | | 12' UTILITY EASEMENT |
| ⊙ MARKED NEFF & ASSOC.-8622 SET. | | CONSERVATION EASEMENT |
| ⊙ MONUMENT BOX AND PIN FOUND AS DESCRIBED | | STORM WATER INFILTRATION SWALE EASEMENT |
| ⊙ 5/8" IRON PIN W/ CAP MARKED NEFF & ASSOC.-8622 SET. | | STORM WATER MANAGEMENT EASEMENT |
| | | PRIVATE ROAD RIGHT-OF-WAY |



NORTH

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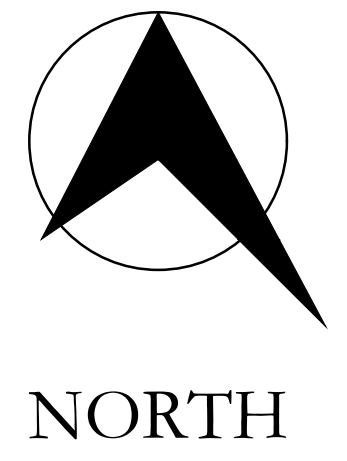
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NOTES:

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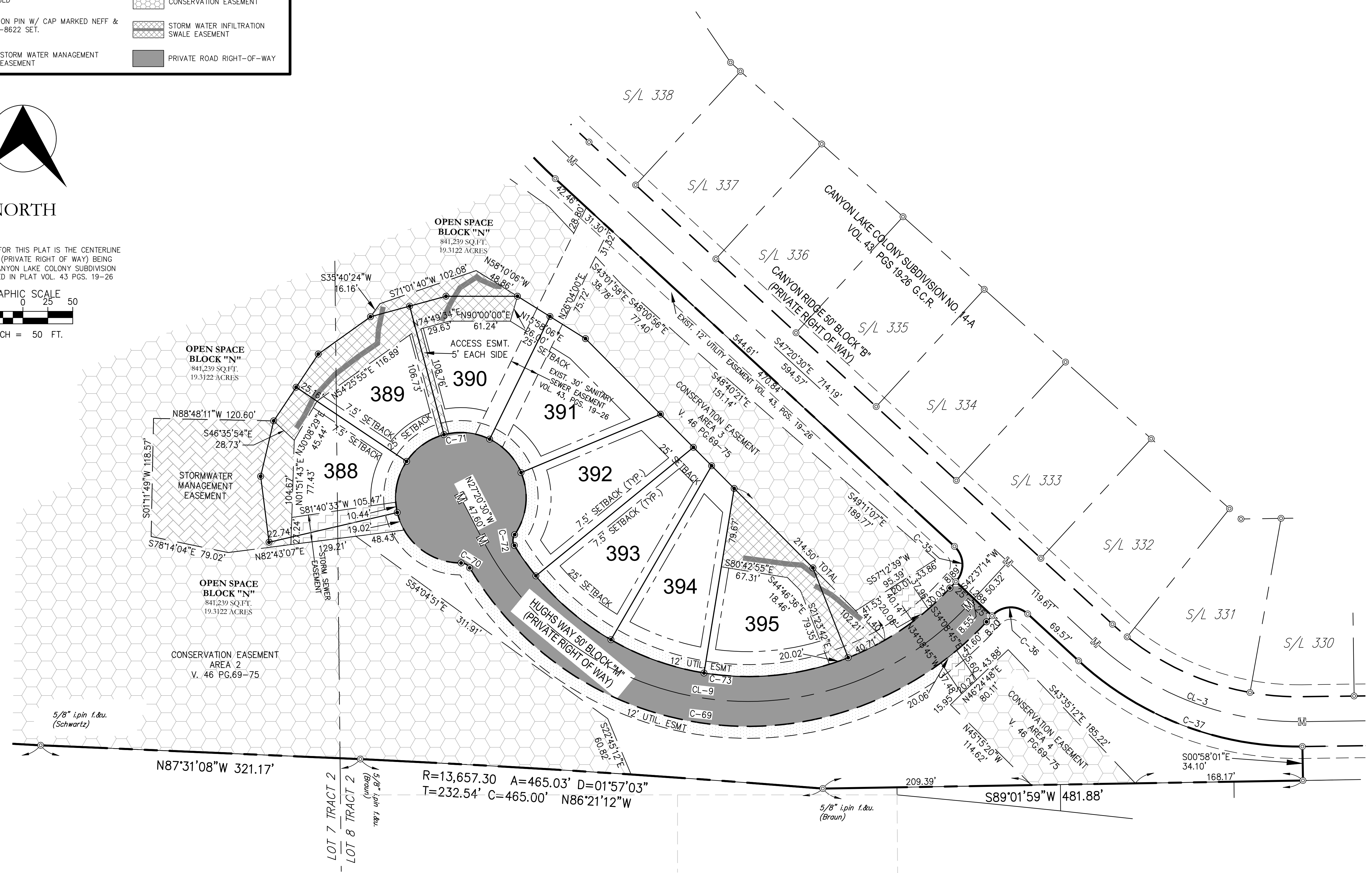
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BASIS OF BEARINGS FOR THIS PLAT IS THE CENTERLINE OF CANYON RIDGE (PRIVATE RIGHT OF WAY) BEING S47°20'30"E PER CANYON LAKE COLONY SUBDIVISION NO. 14-A RECORDED IN PLAT VOL. 43 PGS. 19-26

GRAPHIC SCALE
0 25 50
1 INCH = 50 FT.



| CURVE DATA | | | | | | |
|------------|----------|---------|---------|------------|---------------|-------------|
| CURVE | RADIUS | ARC | CHORD | TANGENT | CENTRAL ANGLE | BEARING |
| CL-1 | 716.20' | 228.90' | 227.92' | 115.43' | 18°18'42" | S47°03'14"W |
| CL-2 | 300.00' | 109.27' | 108.67' | 55.25' | 20°52'07" | S78°48'43"W |
| CL-3 | 300.00' | 227.31' | 221.91' | 119.42' | 43°24'43" | N69°02'52"W |
| CL-4 | 500.00' | 151.02' | 150.45' | 76.09' | 17°18'20" | N38°41'21"W |
| CL-5 | 250.00' | 115.20' | 114.18' | 58.64' | 26°24'03" | N43°14'12"W |
| CL-6 | 250.00' | 391.68' | 352.83' | 248.98' | 89°45'59" | S78°40'47"W |
| CL-7 | 210.00' | 574.74' | 411.43' | 1023.49' | 156°48'35" | S44°36'30"E |
| CL-8 | 3000.00' | 155.87' | 155.85' | 77.95' | 02°58'37" | N58°28'31"E |
| CL-9 | 300.00' | 576.16' | 491.61' | 428.75' | 110°02'16" | N82°21'38"W |
| C-31 | 225.00' | 67.26' | 67.01' | 33.88' | 17°07'37" | S38°35'59"E |
| C-32 | 25.00' | 39.27' | 35.36' | 25.00' | 90°00'00" | S14°57'49"W |
| C-33 | 25.00' | 39.27' | 35.36' | 25.00' | 90°00'00" | S75°02'11"E |
| C-34 | 525.00' | 158.57' | 157.97' | 79.89' | 17°18'20" | S38°41'21"E |
| C-35 | 25.00' | 39.25' | 35.34' | 24.98' | 89°57'44" | S02°21'38"E |
| C-36 | 25.00' | 39.93' | 35.82' | 25.67' | 91°31'16" | N86°56'29"E |
| C-37 | 325.00' | 246.25' | 240.40' | 129.37' | 43°24'43" | S69°02'52"E |
| C-45 | 185.00' | 506.32' | 362.45' | 901.64' | 156°48'35" | S44°36'30"E |
| C-46 | 3025.00' | 157.17' | 157.15' | 78.60' | 02°58'37" | N58°28'31"E |
| C-47 | 235.00' | 643.16' | 460.41' | 1145.33' | 156°48'35" | N44°36'30"W |
| C-48 | 2975.00' | 154.57' | 154.55' | 77.30' | 02°58'37" | S58°28'31"W |
| C-49 | 185.00' | 85.74' | 84.98' | 43.66' | 26°33'17" | N20°31'09"E |
| C-50 | 185.00' | 136.70' | 133.61' | 71.64' | 42°20'13" | N13°55'36"W |
| C-51 | 185.00' | 136.70' | 133.61' | 71.64' | 42°20'13" | N56°15'49"W |
| C-52 | 185.00' | 136.70' | 133.61' | 71.64' | 42°20'13" | S81°23'58"W |
| C-53 | 185.00' | 10.48' | 10.47' | 5.24' | 03°14'40" | S58°36'32"W |
| C-54 | 3025.00' | 44.24' | 44.24' | 22.12' | 00°50'17" | S57°24'21"W |
| C-55 | 3025.00' | 112.93' | 112.92' | 56.47' | 02°08'20" | S58°53'39"W |
| C-56 | 235.00' | 36.20' | 36.17' | 18.14' | 08°49'37" | S29°22'59"W |
| C-57 | 235.00' | 72.31' | 72.02' | 36.44' | 17°37'46" | S16°09'18"W |
| C-58 | 235.00' | 72.31' | 72.02' | 36.44' | 17°37'46" | S01°28'29"E |
| C-59 | 235.00' | 72.31' | 72.02' | 36.44' | 17°37'46" | S19°06'15"E |
| C-60 | 235.00' | 72.31' | 72.02' | 36.44' | 17°37'46" | S36°44'01"E |
| C-61 | 235.00' | 72.31' | 72.02' | 36.44' | 17°37'46" | S54°21'47"E |
| C-62 | 235.00' | 72.31' | 72.02' | 36.44' | 17°37'46" | S71°59'33"E |
| C-63 | 235.00' | 72.31' | 72.02' | 36.44' | 17°37'46" | S89°37'19"E |
| C-64 | 235.00' | 72.31' | 72.02' | 36.44' | 17°37'46" | N72°44'55"E |
| C-65 | 235.00' | 28.49' | 28.48' | 14.26' | 06°56'50" | N60°27'37"E |
| C-66 | 2975.00' | 38.73' | 38.73' | 19.37' | 00°44'46" | N57°21'35"E |
| C-67 | 2975.00' | 80.68' | 80.68' | 40.34' | 01°33'14" | N58°30'35"E |
| C-68 | 2975.00' | 35.16' | 35.16' | 17.58' | 00°40'38" | N59°37'30"E |
| C-69 | 325.00' | 605.15' | 521.44' | 436.70' | 106°41'03" | N84°02'15"W |
| C-70 | 10.00' | 10.39' | 9.93' | 5.72' | 59°31'06" | N60°27'16"W |
| C-71 | 65.50' | 348.30' | 60.82' | 304.40'19" | N62°07'21"E | |
| C-72 | 10.00' | 11.50' | 10.88' | 6.48' | 65°53'52" | S01°30'34"W |
| C-73 | 275.00' | 508.48' | 439.08' | 364.54' | 105°56'24" | S84°24'34"E |
| C-74 | 65.50' | 53.67' | 52.18' | 28.45' | 46°56'53" | S10°23'46"W |
| C-75 | 65.50' | 47.04' | 46.04' | 24.59' | 41°09'06" | S54°26'46"W |
| C-76 | 65.50' | 47.04' | 46.04' | 24.59' | 41°09'06" | N84°24'08"W |
| C-77 | 65.50' | 47.04' | 46.04' | 24.59' | 41°09'06" | N43°15'02"W |
| C-78 | 65.50' | 65.31' | 62.64' | 35.66' | 57°07'59" | N05°53'31"E |
| C-79 | 275.00' | 37.38' | 37.35' | 18.72' | 07°47'13" | N35°19'59"W |
| C-80 | 275.00' | 99.44' | 98.90' | 50.27' | 20°43'05" | N49°35'08"W |
| C-81 | 275.00' | 99.69' | 99.15' | 50.40' | 20°46'14" | N70°19'48"W |
| C-82 | 275.00' | 147.25' | 145.50' | 75.44' | 30°40'47" | S83°56'41"W |
| C-83 | 275.00' | 124.72' | 123.65' | 63.45' | 25°59'04" | S55°36'46"W |
| C-84 | 65.50' | 88.18' | 81.67' | 52.23' | 77°08'09" | S51°38'45"E |

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L288 | 50.00' | S30° 02' 11"E |
| L289 | 50.00' | S56° 12' 12"E |

| Block "N" Line Table | | |
|----------------------|---------|---------------|
| Line # | Length | Direction |
| L1 | 144.08' | N30° 02' 11"W |
| L2 | 3.59' | N59° 57' 49"E |
| L3 | 81.17' | S30° 02' 11"E |

| MISCELLANEOUS AREAS | |
|---|---|
| OPEN SPACE BLOCK "N" 841,239 S.F. 19.3122 acres | BLOCK "M" HUGHS WAY PRIVATE RIGHT-OF-WAY 41,911 S.F. 0.9621 acres |
| OPEN SPACE BLOCK "N" AREA NOT WITHIN CONSERVATION EASEMENTS 110,782 S.F. 2.5432 acres | |

| Easement Line Table | | |
|---------------------|--------|---------------|
| Line # | Length | Direction |
| L175 | 29.47 | N32° 01' 06"E |
| L176 | 45.79 | N40° 33' 16"E |
| L177 | 113.70 | N44° 54' 37"E |
| L178 | 18.70 | N7° 27' 56"E |
| L179 | 32.96 | N75° 15' 37"E |
| L180 | 35.38 | N20° 10' 17"E |
| L181 | 45.69 | N2° 10' 05"E |
| L182 | 51.59 | N22° 55' 12"W |
| L183 | 25.67 | N13° 51' 49"W |
| L184 | 53.34 | N10° 47' 57"E |
| L185 | 37.62 | N14° 55' 21"W |
| L186 | 59.01 | N28° 27' 50"W |
| L187 | 15.79 | S61° 32' 10"W |
| L188 | 57.13 | S28° 27' 50"E |
| L189 | 32.14 | S14° 55' 21"E |
| L190 | 53.19 | S10° 47' 57"W |
| L191 | 19.65 | S13° 51' 49"E |
| L192 | 117.07 | N82° 39' 35"W |
| L193 | 10.00 | S7° 20' 25"W |
| L194 | 120.95 | S82° 39' 35"E |

| Easement Line Table | | |
|---------------------|--------|---------------|
| Line # | Length | Direction |
| L195 | 49.33 | S22° 55' 12"E |
| L196 | 39.68 | S2° 10' 05"W |
| L197 | 24.65 | S20° 10' 17"W |
| L198 | 36.05 | S75° 14' 12"W |
| L199 | 24.53 | S7° 27' 56"W |
| L200 | 107.23 | S44° 54' 37"W |
| L201 | 120.10 | N56° 12' 12"W |
| L202 | 10.00 | S33° 47' 48"W |
| L203 | 118.87 | S56° 12' 12"E |
| L204 | 38.12 | S40° 33' 16"W |
| L205 | 30.16 | S32° 01' 06"W |
| L206 | 15.79 | S56° 12' 12"E |
| L207 | 38.08 | N62° 58' 19"W |
| L208 | 35.54 | N43° 30' 29"W |
| L209 | 21.19 | N12° 16' 16"W |
| L210 | 27.26 | N24° 07' 57"W |
| L211 | 32.47 | N5° 04' 56"W |
| L212 | 32.79 | N39° 23' 34"W |
| L213 | 30.83 | N18° 58' 48"W |
| L214 | 50.86 | N47° 36' 56"W |

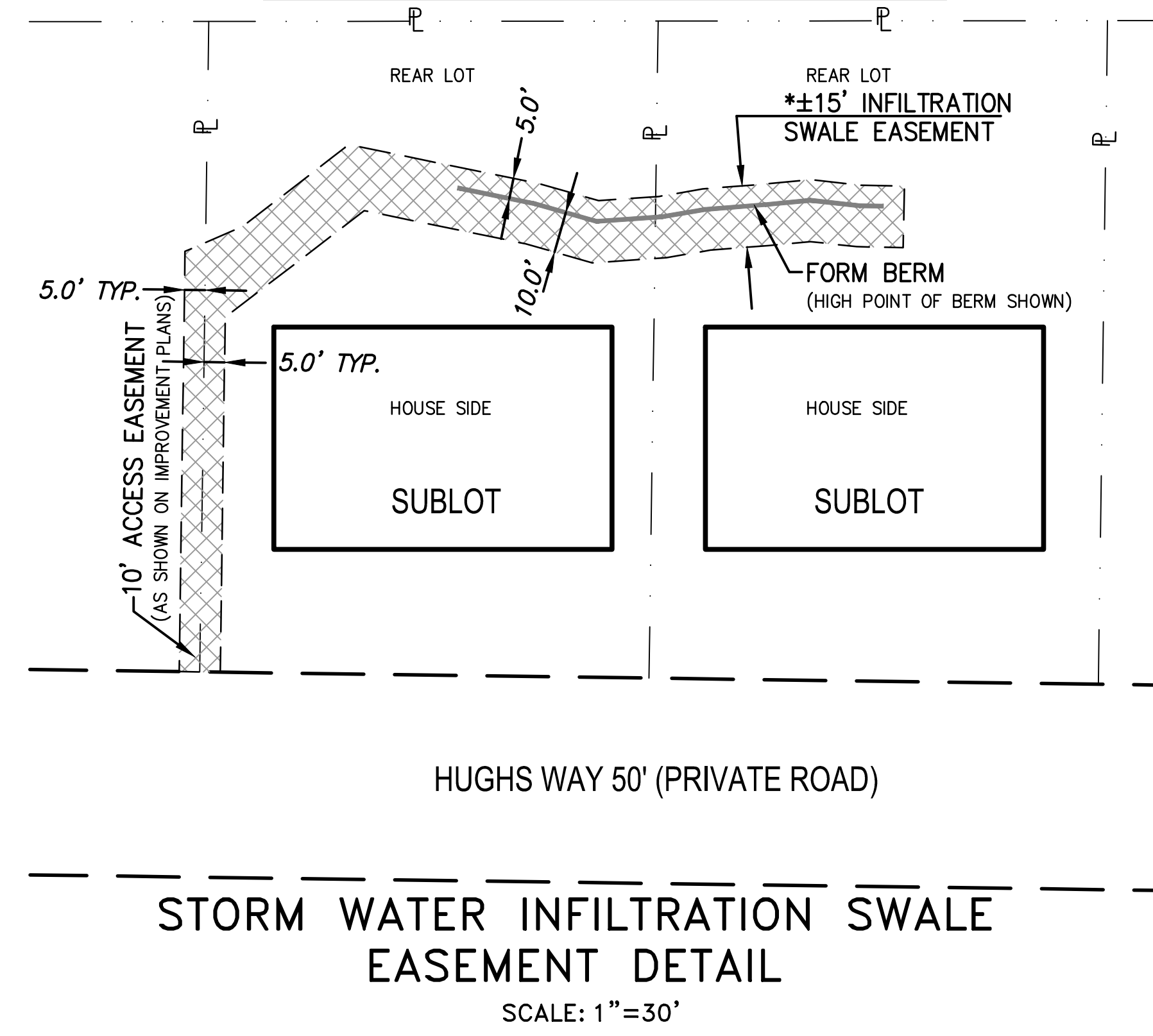
| Easement Line Table | | |
|---------------------|--------|---------------|
| Line # | Length | Direction |
| L215 | 76.64 | N68° 17' 01"W |
| L216 | 14.32 | S22° 09' 35"W |
| L217 | 24.94 | S87° 04' 13"W |
| L218 | 32.27 | N82° 11' 38"W |
| L219 | 29.35 | N56° 57' 16"W |
| L220 | 21.43 | N71° 53' 59"W |
| L221 | 14.46 | S23° 36' 22"W |
| L222 | 23.56 | N77° 34' 32"W |
| L223 | 91.63 | N66° 25' 19"W |
| L224 | 39.63 | S77° 23' 27"W |
| L225 | 49.46 | S14° 30' 12"E |
| L226 | 49.12 | S78° 53' 31"W |
| L227 | 49.44 | N86° 13' 12"W |
| L228 | 15.00 | S7° 50' 57"W |
| L229 | 53.44 | S86° 22' 16"E |
| L230 | 64.83 | N79° 06' 53"E |
| L231 | 106.90 | S8° 26' 12"E |
| L232 | 10.00 | N81° 33' 48"E |
| L233 | 158.07 | N8° 26' 12"W |
| L234 | 92.43 | S68° 11' 50"E |

| Easement Line Table | | |
|---------------------|--------|---------------|
| Line # | Length | Direction |
| L235 | 37.35 | S77° 34' 32"E |
| L236 | 13.17 | N23° 36' 22"E |
| L237 | 36.41 | S59° 19' 25"E |
| L238 | 36.65 | S82° 11' 38"E |
| L239 | 55.21 | N86° 32' 21"E |
| L240 | 46.41 | S67° 54' 57"E |
| L241 | 49.15 | S35° 37' 32"E |
| L242 | 154.53 | S44° 26' 43"W |
| L243 | 10.00 | S45° 32' 54"E |
| L244 | 152.28 | N44° 27' 06"E |
| L245 | 39.15 | S38° 00' 06"E |
| L246 | 30.36 | S5° 04' 56"E |
| L247 | 51.77 | S18° 42' 16"E |
| L248 | 42.35 | S43° 30' 29"E |
| L249 | 40.62 | S63° 16' 12"E |
| L250 | 14.80 | N27° 01' 41"E |
| L251 | 58.50 | S76° 27' 46"E |
| L252 | 54.34 | N44° 59' 56"E |
| L253 | 13.45 | N61° 42' 44"W |
| L254 | 15.00 | N28° 17' 16"E |

| Easement Line Table | | |
|---------------------|--------|---------------|
| Line # | Length | Direction |
| L255 | 20.26 | S61° 42' 44"E |
| L256 | 44.35 | N57° 16' 32"E |
| L257 | 121.24 | N32° 48' 54"W |
| L258 | 10.00 | N56° 59' 12"E |
| L259 | 122.72 | S33° 00' 48"E |
| L260 | 35.42 | N73° 06' 53"E |
| L261 | 12.65 | N50° 05' 42"E |
| L262 | 6.01 | N14° 15' 26"E |
| L263 | 19.52 | N49° 24' 51"E |
| L264 | 10.93 | S76° 09' 19"E |
| L265 | 22.09 | N43° 25' 38"E |
| L266 | 25.05 | N72° 30' 29"E |
| L267 | 25.07 | N59° 39' 54"E |
| L268 | 134.88 | N32° 12' 58"W |
| L269 | 10.00 | N57° 43' 58"E |
| L270 | 135.22 | S32° 15' 28"E |
| L271 | 72.01 | N59° 00' 07"E |
| L272 | 15.02 | S30° 42' 49"E |
| L273 | 60.63 | S58° 02' 40"W |
| L274 | 19.26 | S64° 01' 58"W |

| Easement Line Table | | |
|---------------------|--------|---------------|
| Line # | Length | Direction |
| L275 | 11.68 | S86° 42' 47"W |
| L276 | 19.92 | S58° 59' 16"W |
| L277 | 11.84 | S27° 12' 18"W |
| L278 | 7.62 | S61° 42' 44"W |
| L279 | 10.63 | N76° 09' 19"W |
| L280 | 7.05 | S49° 24' 51"W |
| L280A | 6.11 | S14° 15' 26"W |
| L281 | 34.36 | S50° 08' 59"W |
| L282 | 34.71 | S79° 22' 24"W |
| L283 | 50.67 | S57° 15' 22"W |
| L284 | 66.53 | S44° 59' 56"W |
| L285 | 45.46 | N80° 24' 54"W |
| L286 | 23.73 | N70° 09' 17"W |
| L287 | 15.00 | N19° 50' 43"E |
| L288 | 50.00 | S46° 35' 04"E |

*NOTE: DETAIL SHOWN FOR GENERAL REPRESENTATION ONLY. REFER TO EASEMENT SHEETS FOR DETAILED DESCRIPTIONS. BERM SHALL BE PLACED WITHIN EASEMENT WITH 5' OF EASEMENT ON REAR LOT SIDE AND 10' ON HOUSE SIDE.



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