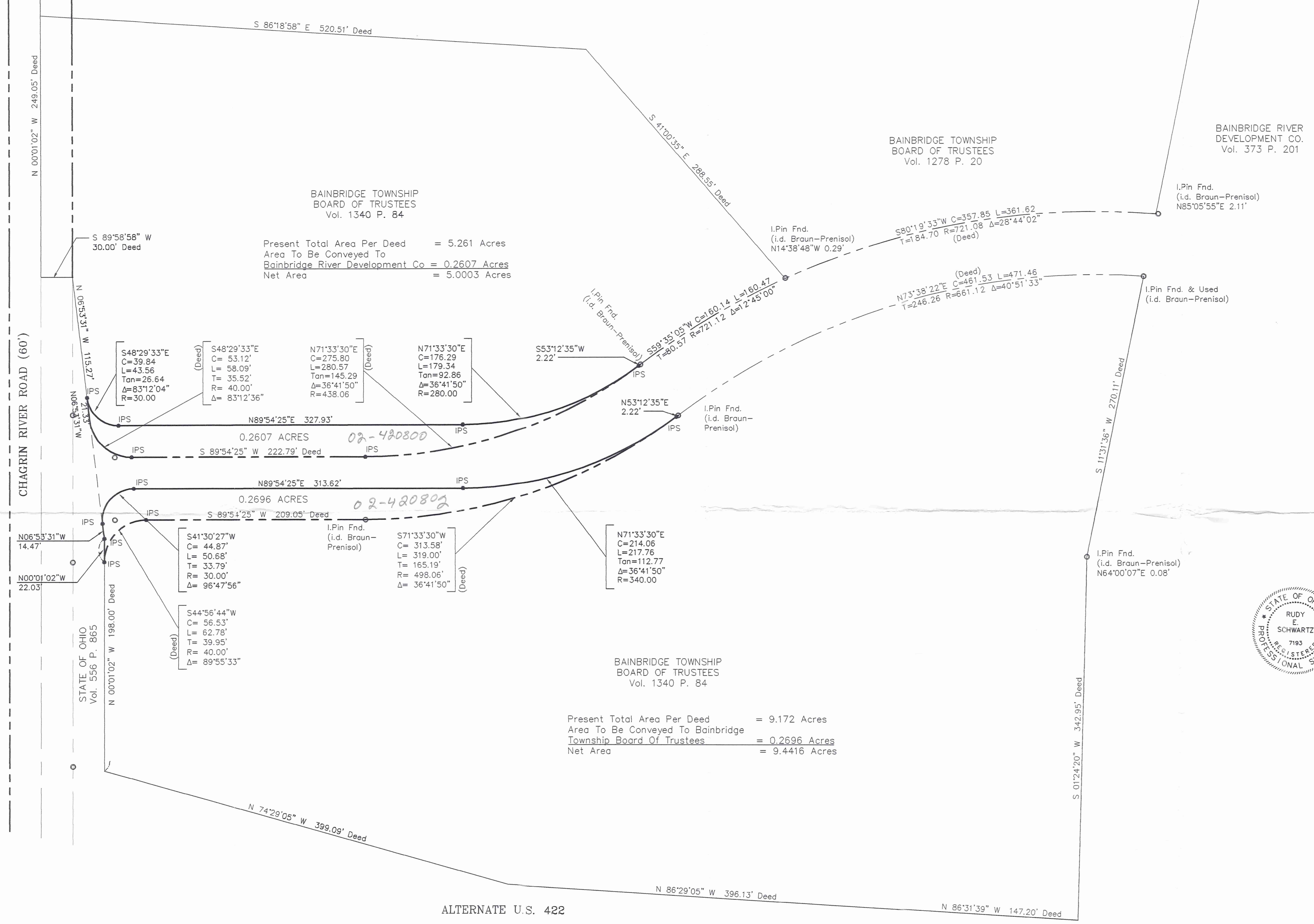




LEGEND

- IPS 5/8" Iron Pipe Set
- I.Pin 5/8" Iron Pin Found
- I.Pipe Iron Pipe Found
- Mon. Monument
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement



BAINBRIDGE TOWNSHIP
BOARD OF TRUSTEES
Vol. 1340 P. 84

Present Total Area Per Deed = 5.261 Acres
Area To Be Conveyed To
Bainbridge River Development Co = 0.2607 Acres
Net Area = 5.0003 Acres

BAINBRIDGE TOWNSHIP
BOARD OF TRUSTEES
Vol. 1340 P. 84

Present Total Area Per Deed = 9.172 Acres
Area To Be Conveyed To Bainbridge
Township Board Of Trustees = 0.2696 Acres
Net Area = 9.4416 Acres

BAINBRIDGE RIVER
DEVELOPMENT CO.
Vol. 373 P. 201



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

RUDY E. SCHWARTZ, P.S. NO. 7193 DATE 2-24-03

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

R.K. 2/21/03
OFFICE OF THE REGISTERED
GEAUGA COUNTY ENGINEER

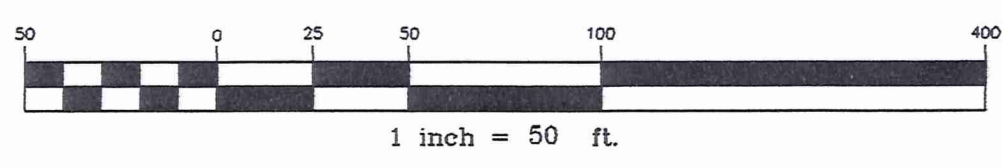
**BOUNDARY SURVEY and
LOT SPLIT For
CANYON LAKES COLONY and
BAINBRIDGE TOWNSHIP**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT 2, TRACT TWO IN BAINBRIDGE TOWNSHIP

PREPARED FOR:
CANYON LAKES COLONY COMPANY
1750 HIGHLAND ROAD
TWINSBURG, OHIO 44087
Tele. (330)425-7861

PREPARED BY:
SCHWARTZ LAND SURVEYING

RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
440-564-7528 Fax: 440-564-5675



Scale: 1"=50' Date: February 4, 2003

BA100023

Canyon
Picked UP 2-25-03
VOL 1677 P6630
02-420802

LEGAL DESCRIPTION
OF A
0.2696 ACRE PARCEL
TO BE CONVEYED TO
BAINBRIDGE TOWNSHIP BOARD OF TRUSTEES

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot No. 2 in Tract No. 2 and further being known as part of lands conveyed to Bainbridge River Development Co. by deed recorded in Volume 373, Page 201 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the Easterly line of land conveyed to the State of Ohio by deed recorded in Volume 556, Page 865 of Geauga County Deed Records at its intersection with the Northerly Limited Access Line of USR 422 at the Southwesterly corner of a 9.172 acre parcel of land conveyed to Bainbridge Township Board of Trustees by deed recorded in Volume 1340, Page 84 of Geauga County Deed Records;

Thence North 00° 01' 02" West along said Easterly line of land so conveyed to the State of Ohio a distance of 198.00 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 00° 01' 02" West along said Easterly line of land so conveyed to the State of Ohio a distance of 22.03 feet to a 5/8 inch iron pin set;

COURSE II Thence North 6° 53' 31" West along said Easterly line of land so conveyed to the State of Ohio a distance of 14.47 feet to a 5/8 inch iron pin set at a point of curvature;

COURSE III Thence Northeasterly along the arc of a curve deflecting to the right 50.68 feet, said curve having a radius of 30.00 feet and a chord which bears North 41° 30' 27" East 44.87 feet to a 5/8 inch iron pin set at a point of tangency;

COURSE IV Thence North 89° 54' 25" East a distance of 313.62 feet to a 5/8 inch iron pin set at a point of curvature;

COURSE V Thence Northeasterly along the arc of a curve deflecting to the left 217.76 feet, said curve having a radius of 340.00 feet and a chord which bears North 71° 33' 30" East 214.06 feet to a 5/8 inch iron pin set at a point of tangency;

Good
closure

BA100023

LEGAL DESCRIPTION

0.2696 Acre Parcel

Bainbridge Township Board of Trustees

Page Two

COURSE VI Thence North 53° 12' 35" East a distance of 2.22 feet to a 5/8 inch iron pin found (I.D. Braun and Prenisol) in the Northerly line of said 9.172 acre parcel;

Courses VII through IX are along said Northerly line of the 9.172 acre parcel.

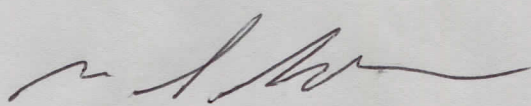
COURSE VII Thence Southwesterly along the arc of a curve deflecting to the right 319.00 feet, said curve having a radius of 498.06 feet and a chord which bears South 71° 33' 30" West 313.58 feet to a 5/8 inch iron pin found (I.D. Braun and Prenisol) at a point of tangency;

COURSE VIII Thence South 89° 54' 25" West a distance of 209.05 feet to a 5/8 inch iron pin set at a point of curvature;

COURSE IX Thence Southwesterly along the arc of a curve deflecting to the left 62.78 feet, said curve having a radius of 40.00 feet and a chord which bears South 44° 56' 44" West 56.53 feet to the Principal Place of Beginning and containing 0.2696 acres of land as surveyed, calculated and described on January 28, 2003 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

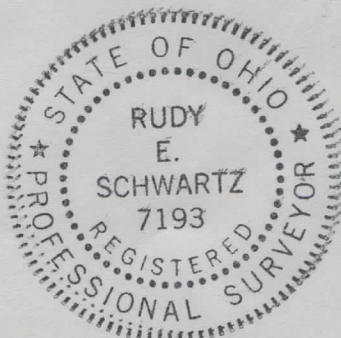
2-10-03

DATE



RUDY E. SCHWARTZ, P.S. 7193

RECEIVED
FEB 14 2003
BAINBRIDGE TOWNSHIP ENGINEERS



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

RK-

2/25/03

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

good closure

BA100023

Canyon
picked up 2/25/03
Vol 1677 pg 635
02-420800

LEGAL DESCRIPTION
OF A
0.2607 ACRE PARCEL
TO BE CONVEYED TO
BAINBRIDGE RIVER DEVELOPMENT CO.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot No. 2, Tract No. 2 and further being known as part of a 5.261 acre parcel of land conveyed to Bainbridge Township Board of Trustees by deed recorded in Volume 1340, Page 84 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Chagrin River Road, 60 feet wide, at the Northwesterly corner of said 5.261 acre parcel;

Thence South 00° 01' 02" East along said centerline of Chagrin River Road a distance of 249.05 feet to a point;

Thence North 89° 58' 58" East a distance of 30.00 feet to a point;

Thence South 06° 53' 31" East along the Easterly line of land conveyed to the State of Ohio by deed recorded in Volume 556, Page 865 of Geauga County Deed Records a distance of 115.27 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence Southeasterly along the arc of a curve deflecting to the left 43.56 feet, said curve having a radius of 30.00 feet and a chord which bears South 48° 29' 33" East 39.84 feet to a 5/8 inch iron pin set at a point of tangency;
- COURSE II Thence North 89° 54' 25" East a distance of 327.93 feet to a 5/8 inch iron pin set at a point of curvature;
- COURSE III Thence Northeasterly along the arc of a curve deflecting to the left 179.34 feet, said curve having a radius of 280.00 feet and a chord which bears North 71° 33' 30" East 176.29 feet to a 5/8 inch iron pin set at a point of tangency;
- COURSE IV Thence North 53° 12' 35" East a distance of 2.22 feet to a 5/8 inch iron pin found (I.D. Braun and Prenisol) in the Southerly line of said 5.261 acre parcel;

Courses V through VII are along said Southerly line of said 5.261 acre parcel.

closed Good

BA1,00023

LEGAL DESCRIPTION
0.2607 Acre Parcel
Bainbridge River Development Co.
Page Two

COURSE V Thence Southwesterly along the arc of a curve deflecting to the right 280.57 feet, said curve having a radius of 438.06 feet and a chord which bears South 71° 33' 30" West 275.80 feet to a 5/8 inch iron pin set at a point of tangency;

COURSE VI Thence South 89° 54' 25" West a distance of 222.79 feet to a 5/8 inch iron pin set at a point of curvature;

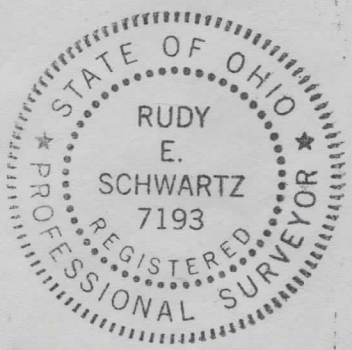
COURSE VII Thence Northwesterly along the arc of a curve deflecting to the right 58.09 feet, said curve having a radius of 40.00 feet and a chord which bears North 48° 29' 33" West 53.12 feet to a 5/8 inch iron pin set in said Easterly line of land so conveyed to the State of Ohio;

COURSE VIII Thence North 6° 53' 31" West along said Easterly line of land so conveyed to the State of Ohio a distance of 21.33 feet to the Principal Place of Beginning and containing 0.2607 acres of land as surveyed, calculated and described on January 28, 2003 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

RECEIVED
FEB 20 2003
GEAUGA COUNTY
ENGINEERS
2-10-03

DATE

RUDY E. SCHWARTZ, P.S. 7193



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
RK. 2/25/03
OFFICE OF THE
GEAUGA COUNTY ENGINEER