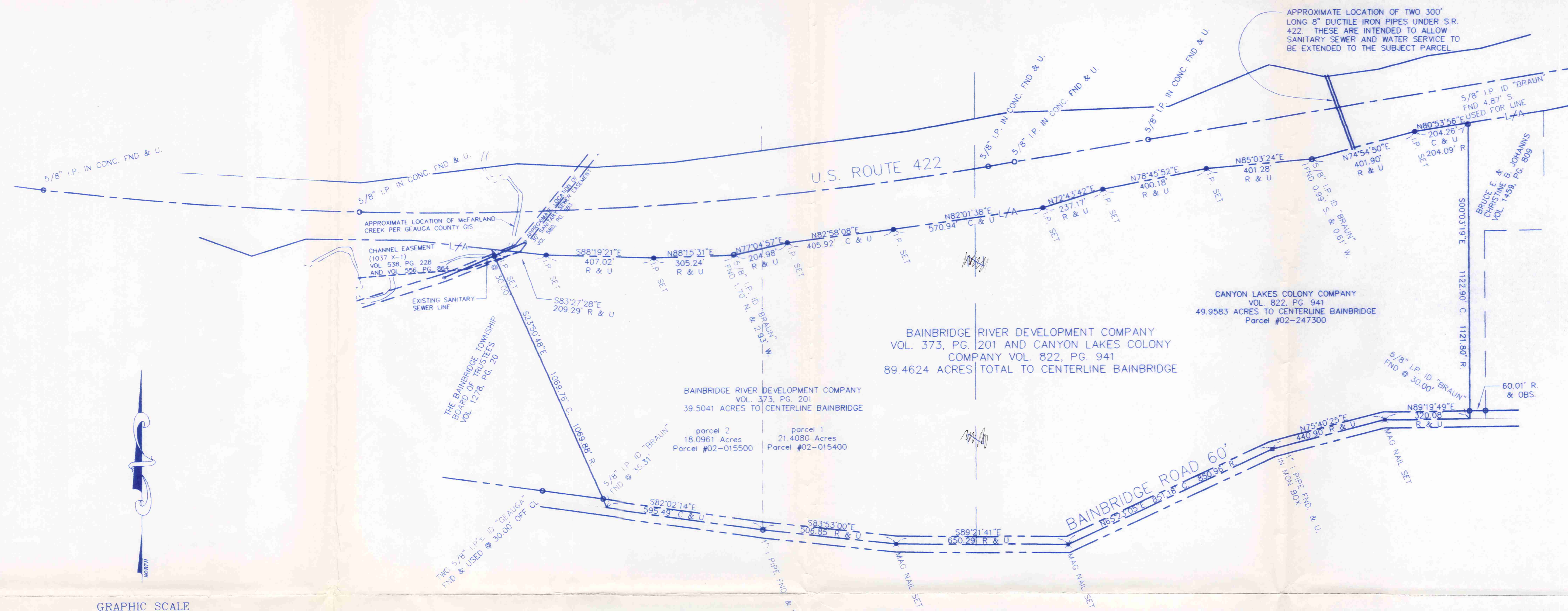
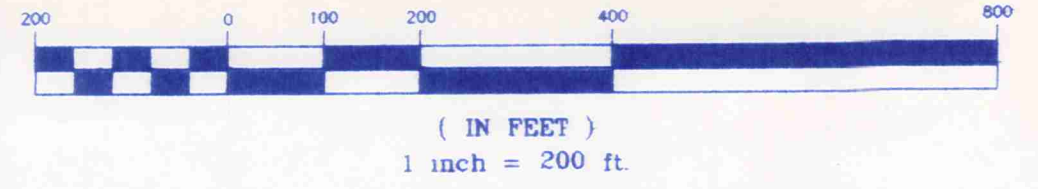


APPROXIMATE LOCATION OF TWO 300' LONG 8" DUCTILE IRON PIPES UNDER S.R. 422. THESE ARE INTENDED TO ALLOW SANITARY SEWER AND WATER SERVICE TO BE EXTENDED TO THE SUBJECT PARCEL.



GRAPHIC SCALE



DECEMBER 10, 2003

LEGEND

- ip set 5/8" Iron Pin Set (I.D. "Schwartz")
- iPin Iron Pin
- iPipe Iron Pipe
- Mon Monument
- Mon Stone or Highway Monument
- Mag Mag Nail Set
- 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
- L/A Limited Access Line

SURVEYOR'S CERTIFICATION

To: CANYON WOODS INC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.

Rudy E. Schwartz 12-29-03
Rudy E. Schwartz, P.S. No. 7193 Date



LEGAL DESCRIPTION OF A 89.4624 ACRE PARCEL FOR CANYON WOODS, INC.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lots No. 3, 4, 5, 24, 25 and 26 in Tract No. 2 and further being known as part of lands conveyed to Bainbridge River Development Company by deed recorded in Volume 373, Page 201 and Volume 822, Page 941 of Geauga County Deed Records, further bounded and described as follows:

- COURSE I Thence South 89° 19' 49" West along said centerline of Bainbridge Road a distance of 320.08 feet to a mag nail set at an angle point therein;
- COURSE II Thence South 75° 40' 25" West along said centerline of Bainbridge Road a distance of 440.90 feet to a monument box with a 1 inch iron pipe found at an angle point therein;
- COURSE III Thence South 65° 23' 05" West along said centerline of Bainbridge Road a distance of 851.18 feet to a mag nail set at an angle point therein;
- COURSE IV Thence North 89° 21' 41" West along said centerline of Bainbridge Road a distance of 650.29 feet to a mag nail set at an angle point therein;
- COURSE V Thence North 83° 53' 00" West along said centerline of Bainbridge Road a distance of 506.85 feet to a 1 inch iron pipe found at an angle point therein;
- COURSE VI Thence North 82° 02' 14" West along said centerline of Bainbridge Road a distance of 595.49 feet to the Southeastly corner of land conveyed to the Bainbridge Township Board of Trustees by deed recorded in Volume 1278, Page 20 of Geauga County Deed Records;
- COURSE VII Thence North 23° 50' 48" West along the Easterly line of land so conveyed to the Bainbridge Township Board of Trustees passing through a 5/8 inch iron pin found at 35.31 feet (I.D. Braun) a total distance of 1069.73 feet to a 5/8 inch iron pin set at the Northeastly corner thereof in the Southerly limited access line of U.S. Route 422 (width varies).
- Courses VIII through XVIII are along said Southerly limited access line of U.S. Route 422:
- COURSE VIII Thence South 83° 27' 28" East a distance of 209.29 feet to a 5/8 inch iron pin set;
- COURSE IX Thence South 88° 19' 21" East a distance of 407.02 feet to a 5/8 inch iron pin set;

LEGAL DESCRIPTION CONTINUED

- COURSE X Thence North 88° 15' 31" East a distance of 305.24 feet to a point (witness a 5/8 inch iron pin found 1.70 feet North and 2.93 feet West I.D. Braun);
- COURSE XI Thence North 77° 04' 57" East a distance of 204.98 feet to a 5/8 inch iron pin set;
- COURSE XII Thence North 82° 58' 08" East a distance of 405.92 feet to a 5/8 inch iron pin set;
- COURSE XIII Thence North 82° 01' 38" East a distance of 570.94 feet to a 5/8 inch iron pin set;
- COURSE XIV Thence North 72° 43' 42" East a distance of 237.17 feet to a 5/8 inch iron pin set;
- COURSE XV Thence North 78° 45' 52" East a distance of 400.18 feet to a 5/8 inch iron pin set;
- COURSE XVI Thence North 85° 03' 24" East a distance of 401.28 feet to a point (witness a 5/8 inch iron pin found 0.99 feet South and 0.61 feet West I.D. Braun);
- COURSE XVII Thence North 74° 54' 50" East a distance of 401.90 feet to a 5/8 inch iron pin set;
- COURSE XVIII Thence North 80° 53' 56" East a distance of 204.26 feet to the Northwestly corner of land so conveyed to Bruce E. and Christine B. Johanns (witness a 5/8 inch iron pin found 4.87 feet South I.D. Braun);
- COURSE XIX Thence South 00° 03' 19" East along the Westerly line of land so conveyed to Bruce E. and Christine B. Johanns passing through a 5/8 inch iron pin found (I.D. Braun) at 1092.90 feet a total distance of 1122.90 feet to the Place of Beginning and containing 89.4624 acres of land as surveyed, calculated and described on November 19, 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. 18.0961 acres come from parcel # 02-015500, 21.4080 acres come from parcel # 02-015400, and 49.9583 acres come from parcel # 02-247300.

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

R.S. 12/29/03
OFFICE OF THE REGISTERED SURVEYOR
GEAUGA COUNTY ENGINEER

EXCEPTIONS AFFECTING PROPERTY PER SCHEDULE B - SECTION 2 OF THE LANDAMERICA LAWYERS TITLE CASE No. 88688e

- 8) Judgement Verdict from P. E. Masheter, Director of Highways, State of Ohio Plaintiff vs The Bainbridge River Development Company, et al, Defendant dated August 29, 1973 and filed for record September 19, 1973 and recorded in deed records Volume 556, Page 864 Geauga County Records. Easement 1037 X-1 (channel) plotted.
- 9) Judgement Verdict from P. E. Masheter, Director of Highways, State of Ohio Plaintiff vs The Bainbridge River Development Company, et al, Defendant dated August 29, 1973 and filed for record September 19, 1973 and recorded in deed records Volume 556, Page 864 Geauga County Records. Easement 1037 X-1 (channel) plotted.
- 10) Easement to Board of County Commissioners, Geauga County, Ohio recorded in Volume 568, Page 1087 Geauga County Records. Unable to plot.
- 11) Easement to Board of County Commissioners, Geauga County, Ohio recorded in Volume 580, Page 983 Geauga County Records. Easement plotted per ALTA survey by Braun and Prenisol dated February 22, 2000.
- 12) Warranty Deed to Board of County Commissioners, Geauga County, Ohio recorded in Volume 737, Page 899 Geauga County Records. Does not affect subject parcel.
- 13) Easement to Board of County Commissioners, Geauga County, Ohio recorded in Volume 794, Page 30 Geauga County Records. Easement does not affect subject parcel.
- 14) Easement to Board of County Commissioners, Geauga County, Ohio recorded in Volume 847, Page 1230 Geauga County Records. Easement does not affect subject parcel.
- 15) Restictions for Canyon Lakes Colony Co. dated May 29, 1990 and filed for record September 6, 1991 and recorded in Volume 881, Page 1131 Geauga County Records. Unable to plot.
- 16) Affidavit of facts by Walker H. Edwards dated November 5, 1999 and filed for record November 5, 1999 and recorded in Volume 1267, Page 542 Geauga County Records. Unable to plot.
- 17) Court Case No. 97M000585 from Bainbridge River Development Company, Plaintiff vs The Bainbridge Township, Defendant filed for record August 14, 2003. Unable to plot.

GENERAL NOTES & REFERENCES:

ODOT RIGHT-OF-WAY PLAN CU-422-(18.40) GEA-422-(0.00)

EXISTING UNDERGROUND UTILITIES NOTE:

THE LOCATION BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A DILIGENT AND COMPREHENSIVE SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RUDY E. SCHWARTZ, P.S. NO. 7193 DOES NOT GUARANTEE THE COMPLETENESS, NOR ACCURACY THEREOF.

ALTA/ACSM SURVEY For: CANYON WOODS INC.

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, GEAUGA COUNTY AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT Nos. 3, 4, 5, 24, 25 AND 26, TRACT No. 2

PREPARED FOR:
BAINBRIDGE RIVER DEVELOPMENT COMPANY
P.O. BOX 23429
CHAGRIN FALLS, OHIO 44023

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

BA1 00025

Canyon Woods
pic ked up 12-30-03
02-420813
Vol. 1716-Pg. 2868

LEGAL DESCRIPTION
OF A
89.4624 ACRE PARCEL
FOR
CANYON WOODS, INC.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lots No. 3, 4, 5, 24, 25 and 26 in Tract No. 2 and further being known as part of lands conveyed to Bainbridge River Development Company by deed recorded in Volume 373, Page 201 and Volume 822, Page 941 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Bainbridge Road, 60 feet wide, at the Southwesterly corner of land conveyed to Bruce E. and Christine B. Johanns by deed recorded in Volume 1459, Page 809 of Geauga County Deed Records;

COURSE I Thence South 89° 19' 49" West along said centerline of Bainbridge Road a distance of 320.08 feet to a mag nail set at an angle point therein;

COURSE II Thence South 75° 40' 25" West along said centerline of Bainbridge Road a distance of 440.90 feet to a monument box with a 1 inch iron pipe found at an angle point therein;

COURSE III Thence South 65° 23' 05" West along said centerline of Bainbridge Road a distance of 851.18 feet to a mag nail set at an angle point therein;

COURSE IV Thence North 89° 21' 41" West along said centerline of Bainbridge Road a distance of 650.29 feet to a mag nail set at an angle point therein;

COURSE V Thence North 83° 53' 00" West along said centerline of Bainbridge Road a distance of 506.85 feet to a 1 inch iron pipe found at an angle point therein;

COURSE VI Thence North 82° 02' 14" West along said centerline of Bainbridge Road a distance of 595.49 feet to the Southeasterly corner of land conveyed to the Bainbridge Township Board of Trustees by deed recorded in Volume 1278, Page 20 of Geauga County Deed Records;

COURSE VII Thence North 23° 50' 48" West along the Easterly line of land so conveyed to the Bainbridge Township Board of Trustees passing through a 5/8 inch iron pin found at 35.31 feet (I.D. Braun) a total

good
closure

LEGAL DESCRIPTION

89.4624 Acre Parcel

Canyon Woods, Inc.

Page Two

distance of 1069.76 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof in the Southerly limited access line of U.S. Route 422 (width varies);

Courses VIII through XVIII are along said Southerly limited access line of U.S. Route 422;

- | | |
|-------------|---|
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| COURSE IX | Thence South 88° 19' 21" East a distance of 407.02 feet to a 5/8 inch iron pin set; |
| COURSE X | Thence North 88° 15' 31" East a distance of 305.24 feet to a point (witness a 5/8 inch iron pin found 1.70 feet North and 2.93 feet West I.D. Braun); |
| COURSE XI | Thence North 77° 04' 57" East a distance of 204.98 feet to a 5/8 inch iron pin set; |
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| COURSE XVI | Thence North 85° 03' 24" East a distance of 401.28 feet to a point (witness a 5/8 inch iron pin found 0.99 feet South and 0.61 feet West I.D. Braun); |
| COURSE XVII | Thence North 74° 54' 50" East a distance of 401.90 feet to a 5/8 inch iron pin set; |

LEGAL DESCRIPTION

89.4624 Acre Parcel
Canyon Woods, Inc.
Page Three

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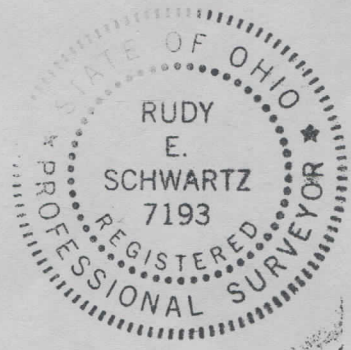
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12.29.03

DATE



RUDY E. SCHWARTZ, P.S. 7193



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

R.S. 12/30/03
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

DEC 30 2003