

FINAL PLAT of CANYON MANOR SUBDIVISION

ACCEPTANCE CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED OWNERS, CANYON MANOR INC., MARY D. SCHWARTZ, DAVID B. KRAMER AND NANCY W. KRAMER, TRUSTEE, GRETCHEN HAMANN, TRUSTEE, DAVID STITH AND GLORIA STITH, OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS OUR "CANYON MANOR SUBDIVISION" A SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 27 BOTH INCLUSIVE AND OPEN SPACE BLOCK "A", AND DO HEREBY ACCEPT THIS PLAT OF SAME. THE CANYON MANOR HOME OWNERS ASSOCIATION INC., A NON-PROFIT CORPORATION HAS BEEN FORMED UNDER THE LAWS OF THE STATE OF OHIO AND SHALL BE SOLELY RESPONSIBLE FOR THE AREA DESIGNATED AS CREEK VIEW TRAIL (50'). WE HEREBY ACKNOWLEDGE AND THE GRANTEEES SHALL ACKNOWLEDGE IN THEIR RESPECTIVE DEEDS THAT THEY UNDERSTAND THAT THE PREMISES DESCRIBED HEREIN IS LOCATED UPON A NON-DEDICATED (PRIVATE) RIGHT-OF-WAY. WE HEREBY ACKNOWLEDGE AND THE GRANTEEES SHALL FURTHER ACKNOWLEDGE THAT THEY UNDERSTAND THAT NO GOVERNMENTAL BODY IS RESPONSIBLE FOR CARE AND MAINTENANCE OF SAID RIGHT-OF-WAY. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. WE HEREBY GRANT THE WETLAND CONSERVATION EASEMENT SHOWN HEREIN AND DESIGNATED AS WETLAND CONSERVATION EASEMENT, AND A PERPETUAL STORM EASEMENT OVER THE LAND SHOWN HEREIN AND DESIGNATED AS DETENTION POND AND STORM SEWER EASEMENT, TO THE CANYON MANOR HOME OWNERS ASSOCIATION INC. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL THIS 9 DAY OF August, 2007.

[Signature]
Dino Palmieri, President of Canyon Manor Inc.
WITNESS: [Signature] PRINT NAME: KELLY A PARKER WITNESS: [Signature] PRINT NAME: BARBARA STITZ

STATE OF OHIO, COUNTY OF CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DINO PALMIERI, PRESIDENT, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND DEED OF SAID CANYON MANOR INC., FOR THE PURPOSES THEREIN EXPRESSED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Solon OHIO THIS 9 DAY OF August, 2007.

[Signature] MY COMMISSION EXPIRES April 23, 2008
KELLY A. PARKER
Resident Summit County
Notary Public, State of Ohio
My Commission Expires 04-23-2008

[Signature] WITNESS: [Signature] PRINT NAME: KELLY A PARKER WITNESS: [Signature] PRINT NAME: BARBARA STITZ

STATE OF OHIO, COUNTY OF CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED MARY D. SCHWARTZ, OWNER, WHO ACKNOWLEDGES THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Solon OHIO THIS 9 DAY OF August, 2007.

[Signature] MY COMMISSION EXPIRES April 23, 2008
KELLY A. PARKER
Resident Summit County
Notary Public, State of Ohio
My Commission Expires 04-23-2008

[Signature] WITNESS: [Signature] PRINT NAME: KELLY A PARKER WITNESS: [Signature] PRINT NAME: BARBARA STITZ
[Signature] WITNESS: [Signature] PRINT NAME: KELLY A PARKER WITNESS: [Signature] PRINT NAME: BARBARA STITZ

STATE OF OHIO, COUNTY OF CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DAVID B. KRAMER AND NANCY W. KRAMER, OWNERS, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Solon OHIO THIS 9 DAY OF August, 2007.

[Signature] MY COMMISSION EXPIRES April 23, 2008
KELLY A. PARKER
Resident Summit County
Notary Public, State of Ohio
My Commission Expires 04-23-2008

[Signature] WITNESS: [Signature] PRINT NAME: KELLY A PARKER WITNESS: [Signature] PRINT NAME: BARBARA STITZ

STATE OF OHIO, COUNTY OF GEAUGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED KAREN A. MILLER, TRUSTEE, WHO ACKNOWLEDGES THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Bainbridge OHIO THIS 1 DAY OF August, 2007.

[Signature] MY COMMISSION EXPIRES April 23, 2008
KELLY A. PARKER
Resident Summit County
Notary Public, State of Ohio
My Commission Expires 04-23-2008

[Signature] WITNESS: [Signature] PRINT NAME: KELLY A PARKER WITNESS: [Signature] PRINT NAME: BARBARA STITZ

STATE OF OHIO, COUNTY OF CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED GRETCHEN HAMANN, TRUSTEE, WHO ACKNOWLEDGES THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Solon OHIO THIS 10 DAY OF August, 2007.

[Signature] MY COMMISSION EXPIRES April 23, 2008
KELLY A. PARKER
Resident Summit County
Notary Public, State of Ohio
My Commission Expires 04-23-2008

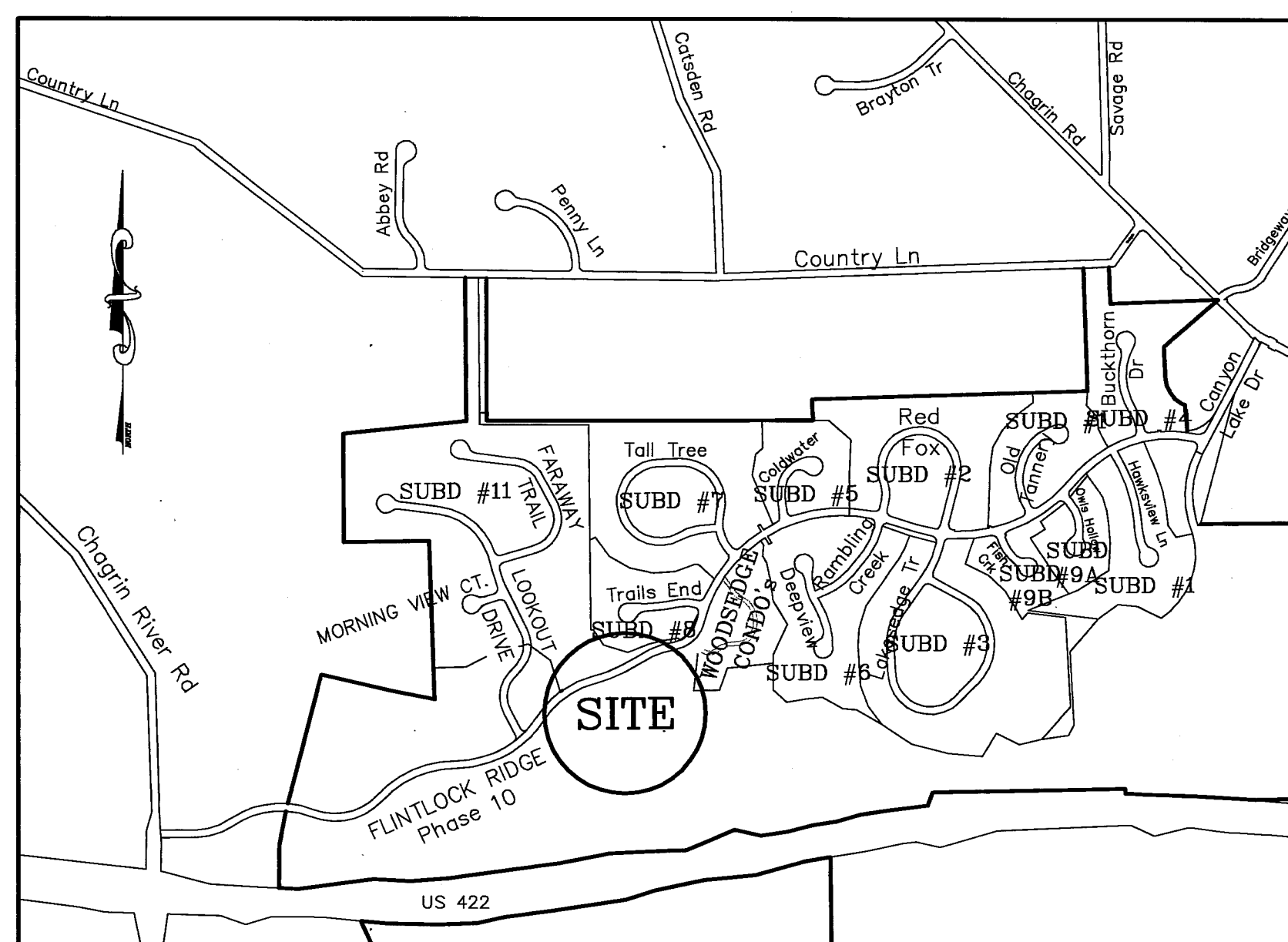
[Signature] WITNESS: [Signature] PRINT NAME: KELLY A PARKER WITNESS: [Signature] PRINT NAME: BARBARA STITZ
[Signature] WITNESS: [Signature] PRINT NAME: KELLY A PARKER WITNESS: [Signature] PRINT NAME: BARBARA STITZ

STATE OF OHIO, COUNTY OF GEAUGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DAVID STITH AND GLORIA STITH, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Bainbridge OHIO THIS 9 DAY OF August, 2007.

[Signature] MY COMMISSION EXPIRES April 23, 2008
KELLY A. PARKER
Resident Summit County
Notary Public, State of Ohio
My Commission Expires 04-23-2008

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL TOWNSHIP LOT NOS. 4 AND 5, TRACT NO. 2 AND FURTHER BEING KNOWN AS PARCELS OF LAND CONVEYED TO CANYON MANOR, INC. BY DEED RECORDED IN VOLUME 1716, PAGE 2887 AND VOLUME 1805, PAGE 524 OF GEAUGA COUNTY DEED RECORDS. ALSO BEING KNOWN AS "BLOCK K" IN THE FINAL PLAT OF CANYON LAKE COLONY SUBDIVISION NO. 10, DEDICATION OF FLINTLOCK RIDGE AS SHOWN BY PLAT RECORDED IN VOLUME 36, PAGE 95 OF GEAUGA COUNTY PLAT RECORDS. ALSO KNOWN AS LANDS CONTAINED IN CANYON MANOR CONDOMINIUMS PHASE 1 PLAT RECORDED IN VOLUME 39, PAGES 25-37 OF GEAUGA COUNTY PLAT RECORDS. ALSO KNOWN AS LANDS CONTAINED IN CANYON MANOR CONDOMINIUMS PHASE 2 PLAT RECORDED IN VOLUME 40, PAGES 1-14 OF GEAUGA COUNTY PLAT RECORDS. CONTAINING 14.5132 ACRES AND REPRESENTING PERMANENT PARCEL NUMBERS 02-420994, 02-420991, 02-420998, 02-420992, 02-420997, 02-420993, 02-420996, 02-420969, 02-420970, 02-420995, 02-420971, 02-420987.

* ALSO KNOWN AS PARCELS OF LAND CONVEYED BY DEED RECORDED IN VOL. 1817, PG. 1736, VOL. 1796, PG. 272, VOL. 1807, PG. 1218, VOL. 1822, PG. 2395, AND VOL. 1825, PG. 1390 OF GEAUGA COUNTY DEED RECORDS.



VICINITY MAP
August 3, 2007

SUBDIVISION TABULATION

AREA IN SUBLOTS	= 7.2238 ACRES
AREA IN OPEN SPACE BLOCK A	= 5.6712 ACRES
AREA IN ROAD RIGHT OF WAYS	= 1.6182 ACRES
TOTAL SUBDIVISION AREA	= 14.5132 ACRES
CREEK VIEW TRAIL LENGTH	= 1245.84 L.F.
TOTAL SUBLOTS IN SUBDIVISION	= 27 LOTS

200700769981
Filed for Record in
GEAUGA COUNTY OHIO
GLEN ERIC OUTIGLEY
10-12-2007 at 04:22 pm.
PLAT 120.00
OR Book 40 Page 57 - 59

CREEK VIEW TRAIL RIGHT-OF-WAY, STORM EASEMENT, AND WETLAND CONSERVATION EASEMENT ACCEPTED BY:

[Signature] 8-9-07
CANYON MANOR HOMEOWNERS ASSOCIATION INC. DATE
Dino Palmieri, President

STATE OF OHIO, COUNTY OF CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DINO PALMIERI, PRESIDENT, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND DEED OF SAID CANYON MANOR HOMEOWNERS ASSOCIATION INC., FOR THE PURPOSES THEREIN EXPRESSED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Solon OHIO THIS 9 DAY OF August, 2007.

NOTARY PUBLIC [Signature] MY COMMISSION EXPIRES April 23, 2008

[Signature]
KELLY A. PARKER
Resident Summit County
Notary Public, State of Ohio
My Commission Expires 04-23-08

APPROVALS

THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
THIS 4th DAY OF October, 2007.
[Signature]
GEAUGA COUNTY ENGINEER
ROBERT L. PHILLIPS, P.E., P.S.

APPROVALS

APPROVED AS TO LEGAL FORM THIS 4th DAY OF October, 2007.
[Signature]
REGGIE F. SCHLAG, P.A.
Geauga County Prosecutor

APPROVED THIS 11th DAY OF September, 2007.
[Signature]
Margaret Muehling (Chairperson)
Geauga County Planning Commission

APPROVED THIS 11th DAY OF OCTOBER, 2007.
[Signature]
Craig S. Miller
Geauga County Commissioner
[Signature]
Mary E. Sammis
Geauga County Commissioner
[Signature]
William S. Young
Geauga County Commissioner

ZONING STATEMENT
THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTIONS AS SET FORTH IN THE AGREED JUDGMENT ENTRY, CASE NO. 97M00585, DATED JULY 9, 1999, AND THIRD SUPPLEMENTAL JUDGMENT ENTRY, CASE NO. 97M00585 DATED APRIL 4, 2007.
THIS 17 DAY OF August, 2007.

[Signature]
Bainbridge Township Zoning Inspector

APPROVALS

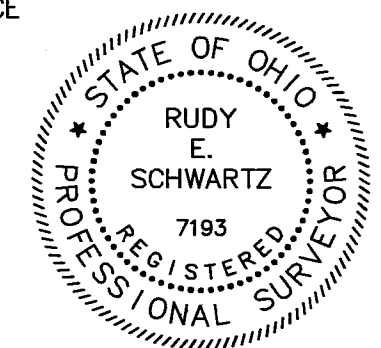
TRANSFERRED THIS 12th DAY OF Oct, 2007.
[Signature]
Tracy A. Jernison
Geauga County Auditor

FILED FOR RECORD THIS 12th DAY OF October, 2007 AT 4:22 PM.

RECORDED THIS 12th DAY OF October, 2007 IN PLAT BOOK VOLUME 40 PAGE 52-59
[Signature] by [Signature]
Glen E. Quigley
Geauga County Recorder

SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE BY THE GEAUGA COUNTY ENGINEER.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.
[Signature] 8-2-07
RUDY E. SCHWARTZ P.S. 7193 DATE:



PREPARED FOR:
CANYON MANOR INC.
31875 SOLON ROAD #6
SOLON, OHIO 44139

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR CANYON MANOR SUBDIVISION, IS RECORDED IN VOLUME 385 PAGE 2015-2183 OF THE GEAUGA COUNTY DEED RECORDS.

SCHWARTZ LAND SURVEYING, INC.

RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax: (440) 564-8285

FINAL PLAT of CANYON MANOR SUBDIVISION

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL TOWNSHIP LOT NOS. 4 AND 5, TRACT NO. 2 AND FURTHER BEING KNOWN AS PARCELS OF LAND CONVEYED TO CANYON MANOR, INC. BY DEED RECORDED IN VOLUME 1716, PAGE 2887 AND VOLUME 1805, PAGE 524 OF GEAGA COUNTY DEED RECORDS, ALSO BEING KNOWN AS "BLOCK K" IN THE FINAL PLAT OF CANYON LAKE COLONY SUBDIVISION NO. 10, DEDICATION OF FLINTLOCK RIDGE AS SHOWN BY PLAT RECORDED IN VOLUME 36, PAGE 95 OF GEAGA COUNTY PLAT RECORDS. ALSO KNOWN AS LANDS CONTAINED IN CANYON MANOR CONDOMINIUMS PHASE 1 PLAT RECORDED IN VOLUME 39, PAGES 25-37 OF GEAGA COUNTY PLAT RECORDS. ALSO KNOWN AS LANDS CONTAINED IN CANYON MANOR CONDOMINIUMS PHASE 2 PLAT RECORDED IN VOLUME 40, PAGES 1-14 OF GEAGA COUNTY PLAT RECORDS. CONTAINING 14.5132 ACRES AND REPRESENTING PERMANENT PARCEL NUMBERS 02-420994, 02-420991, 02-420998, 02-420992, 02-420997, 02-420993, 02-420996, 02-420969, 02-420970, 02-420995, 02-420971, 02-420987.

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UTILITY EASEMENT

WE, CANYON MANOR INC., MARY D. SCHWARTZ, DAVID B. KRAMER AND NANCY W. KRAMER, KAREN A. MILLER, TRUSTEE, GRETCHEN HAMANN, TRUSTEE, DAVID STITH AND GLORIA STITH, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, WINDSTREAM COMMUNICATIONS, DOMINION EAST OHIO GAS COMPANY AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH AS DELINEATED HEREON, UNDER, OVER AND THROUGH ALL BLOCKS AND ALL LANDS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO THE GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES, INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL LOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS _____ DAY OF _____, 2007.

IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS 9 DAY OF August, 2007

 Dino Palmieri, President of Canyon Manor Inc. Kelly A Parker Barbara Stitz
 WITNESS PRINT NAME: KELLY A PARKER WITNESS PRINT NAME: BARBARA STITZ



STATE OF OHIO, COUNTY OF CUYAHOGA
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DINO PALMIERI, PRESIDENT, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT OF SAID CANYON MANOR INC., FOR THE PURPOSES THEREIN EXPRESSED.
 IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Solon OHIO THIS 9 DAY OF August, 2007.

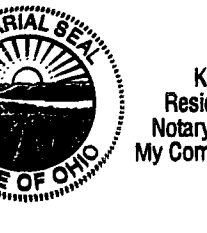
 Kelly A Parker My Commission Expires April 23, 2008



 Mary D. Schwartz, Mary Schwartz Casamento, M.A.
 WITNESS PRINT NAME: KELLY A PARKER WITNESS PRINT NAME: BARBARA STITZ

STATE OF OHIO, COUNTY OF CUYAHOGA
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED MARY D. SCHWARTZ, OWNER, WHO ACKNOWLEDGES THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED.
 IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Solon OHIO THIS 9 DAY OF August, 2007.

 Kelly A Parker My Commission Expires April 23, 2008



 David B. Kramer

 Nancy W. Kramer
 WITNESS PRINT NAME: KELLY A PARKER WITNESS PRINT NAME: BARBARA STITZ

STATE OF OHIO, COUNTY OF CUYAHOGA
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DAVID B. KRAMER AND NANCY W. KRAMER, OWNERS, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.
 IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Solon OHIO THIS 9 DAY OF August, 2007.

 Kelly A Parker My Commission Expires April 23, 2008



 Karen A. Miller, Trustee
 WITNESS PRINT NAME: KELLY A PARKER WITNESS PRINT NAME: BARBARA STITZ

STATE OF OHIO, COUNTY OF GEAUGA
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED KAREN A. MILLER, TRUSTEE, WHO ACKNOWLEDGES THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED.
 IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Bainbridge OHIO THIS 7 DAY OF August, 2007.

 Kelly A Parker My Commission Expires April 23, 2008



 Gretchen Hamann, Trustee
 WITNESS PRINT NAME: KELLY A PARKER WITNESS PRINT NAME: BARBARA STITZ

STATE OF OHIO, COUNTY OF CUYAHOGA
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED GRETCHEN HAMANN, TRUSTEE, WHO ACKNOWLEDGE THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED.
 IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Solon OHIO THIS 19 DAY OF August, 2007.

 Kelly A Parker My Commission Expires April 23, 2008



 David Stith

 Gloria Stith
 WITNESS PRINT NAME: KELLY A PARKER WITNESS PRINT NAME: BARBARA STITZ

STATE OF OHIO, COUNTY OF GEAUGA
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DAVID AND GLORIA STITH, WHO ACKNOWLEDGES THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.
 IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Bainbridge OHIO THIS 9 DAY OF August, 2007.

 Kelly A Parker My Commission Expires April 23, 2008

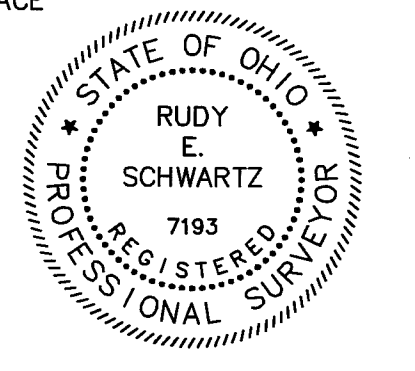
THE UTILITY EASEMENT IS ACCEPTED BY THE FOLLOWING:

<u>A.N. Dewaratti</u> Cleveland Electric Illuminating Company	Print Name	<u>10/1/07</u> Date
<u>Steven Bartizal</u> Dominion East Ohio Gas Company	Print Name	<u>9/11/07</u> Date
<u>Guy Campbell</u> Time Warner Cable	Print Name	<u>9-13-07</u> Date
<u>Jon Hobby</u> Windstream Communications	Print Name	<u>9-15/07</u> Date

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE BY THE GEAGA COUNTY ENGINEER.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.
Rudy E. Schwartz 8.2.07
 RUDY E. SCHWARTZ P.S. 7193 DATE:



PREPARED FOR:
 CANYON MANOR INC.
 31875 SOLON ROAD #6
 SOLON, OHIO 44139

July 25, 2007

SCHWARTZ LAND SURVEYING, INC.

RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 (440) 564-8174 Fax: (440) 564-8285

V.40 P.58

S:\Schwartz Surveying\Schwartz 2007\Palmeri F&G fee simple.dwg Canyon Manor PLAT.dwg 8/9/2007 11:32:38 AM EST

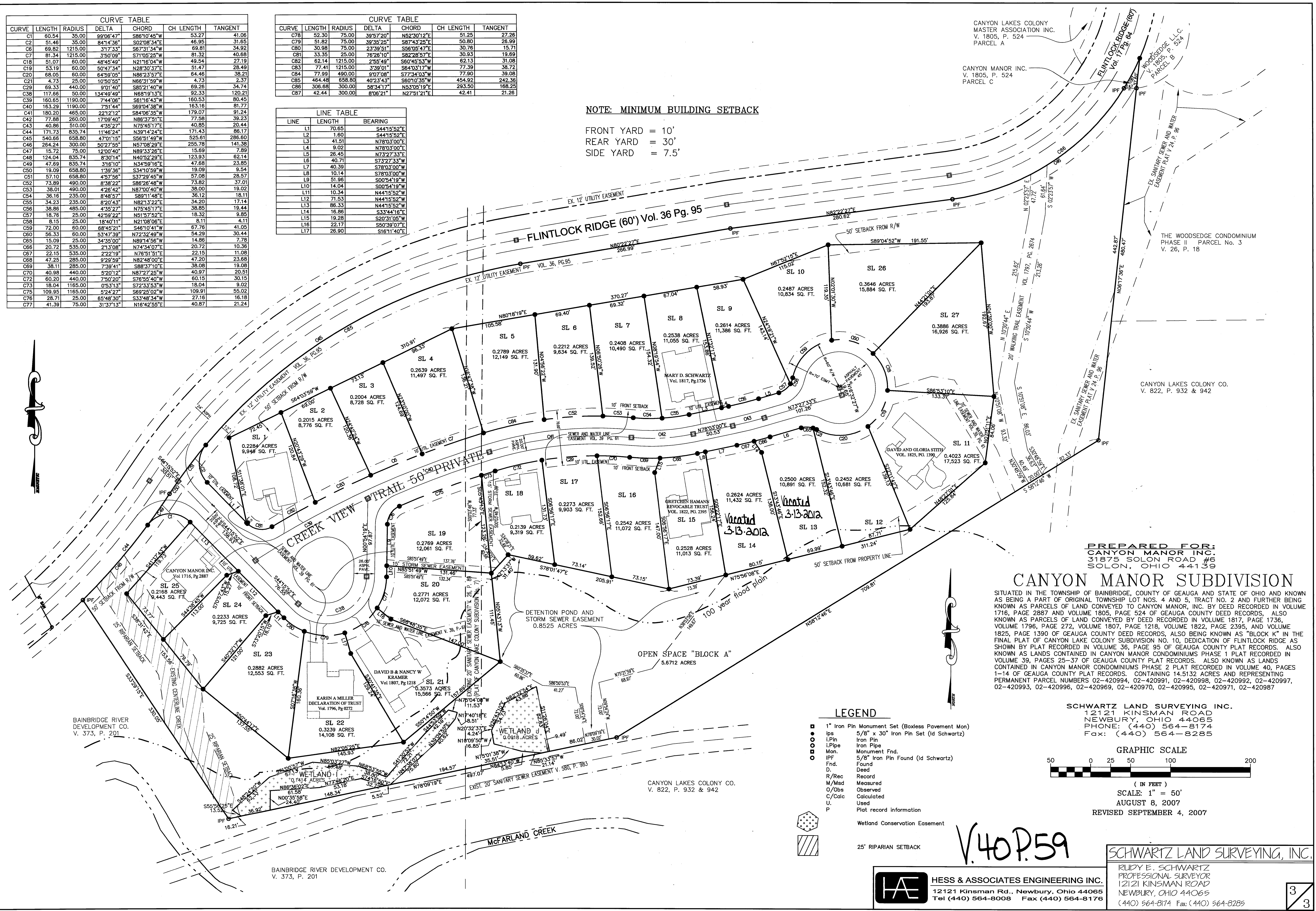
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	60.54	35.00	89°06'47"	S86°10'45"W	53.27	41.06
C2	51.46	35.00	84°14'36"	S02°08'34"E	48.95	31.65
C3	69.82	1215.00	3°17'33"	S87°31'34"W	69.81	34.92
C4	81.34	1215.00	3°50'09"	S71°05'25"W	81.32	40.68
C5	51.07	60.00	48°45'49"	N21°16'04"W	49.54	27.19
C6	53.19	60.00	50°47'34"	N28°30'37"E	51.47	28.49
C7	68.05	60.00	64°59'05"	N86°23'57"E	64.46	38.21
C8	4.73	25.00	10°50'55"	N66°31'59"W	4.73	2.37
C9	69.33	440.00	9°01'40"	S85°21'40"W	69.26	34.74
C10	117.66	50.00	134°49'49"	N63°19'13"E	92.33	120.21
C11	160.65	1190.00	7°44'06"	S81°16'43"W	160.53	80.45
C12	163.29	1190.00	7°51'44"	S69°04'38"W	163.16	81.77
C13	180.20	465.00	22°12'12"	S84°06'35"W	179.07	91.24
C14	77.88	260.00	17°09'40"	N86°37'51"E	77.58	39.23
C15	40.86	510.00	4°35'27"	N75°45'17"E	40.85	20.44
C16	171.73	835.74	11°48'24"	N39°14'24"E	171.43	86.17
C17	540.66	658.80	47°01'15"	S56°51'49"W	525.61	286.60
C18	264.24	300.00	50°27'55"	N57°08'29"E	255.78	141.38
C19	15.72	75.00	12°00'40"	N89°33'26"E	15.69	7.89
C20	124.04	835.74	8°30'14"	N40°52'29"E	123.93	62.14
C21	47.69	835.74	3°16'10"	N34°59'16"E	47.68	23.85
C22	19.09	658.80	1°39'36"	S34°10'59"W	19.09	9.54
C23	57.10	658.80	4°57'56"	S37°29'45"W	57.08	28.57
C24	73.89	490.00	8°38'22"	S86°26'48"W	73.82	37.01
C25	38.01	490.00	4°26'42"	N87°00'40"W	38.00	19.02
C26	36.16	235.00	8°48'57"	S89°11'48"E	36.12	18.11
C27	34.23	235.00	8°20'43"	N82°13'22"E	34.20	17.14
C28	38.86	485.00	4°35'27"	N75°45'17"E	38.85	19.44
C29	18.76	25.00	42°59'22"	N51°57'52"E	18.32	9.85
C30	8.15	25.00	18°40'11"	N108°09'06"E	8.11	4.11
C31	72.00	60.00	88°45'21"	S46°10'41"W	67.76	41.05
C32	56.33	60.00	53°47'39"	N72°32'49"W	54.29	30.44
C33	15.09	25.00	34°35'00"	N89°14'56"W	14.86	7.78
C34	20.72	535.00	2°13'08"	N74°34'07"E	20.72	10.36
C35	22.15	535.00	2°22'19"	N76°51'51"E	22.15	11.08
C36	47.25	285.00	9°29'59"	N82°48'00"E	47.20	23.68
C37	38.11	285.00	7°39'41"	S88°37'10"E	38.08	19.08
C38	40.98	440.00	5°20'12"	N87°27'25"W	40.97	20.51
C39	60.20	440.00	7°50'20"	S76°55'40"W	60.15	30.15
C40	18.04	1165.00	0°53'13"	S72°33'53"W	18.04	9.02
C41	109.95	1165.00	5°24'27"	S69°25'02"W	109.91	55.02
C42	28.71	25.00	65°48'30"	S33°48'34"W	27.16	16.18
C43	41.39	75.00	31°37'13"	N16°42'55"E	40.87	21.24

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C78	52.30	75.00	39°57'20"	N82°30'12"E	51.25	27.28
C79	51.82	75.00	39°36'26"	S87°43'26"E	50.80	26.99
C80	30.98	75.00	23°39'51"	S86°10'47"E	30.76	15.71
C81	33.35	25.00	76°26'10"	S82°28'57"E	30.93	19.69
C82	62.14	1215.00	2°55'49"	S60°45'53"W	62.13	31.08
C83	77.41	1215.00	3°39'01"	S64°03'17"W	77.39	38.72
C84	77.99	490.00	9°07'08"	S77°34'03"W	77.90	39.08
C85	464.48	658.80	40°23'43"	S60°10'35"W	454.92	242.36
C86	306.69	300.00	98°34'17"	N53°05'19"E	293.50	168.25
C87	42.44	300.00	8°08'21"	N27°31'21"E	42.41	21.28

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.65	S44°15'52"E
L2	1.60	S44°15'52"E
L3	41.51	N78°03'00"E
L4	9.02	N78°03'00"E
L5	26.45	N73°27'33"E
L6	40.71	S73°27'33"W
L7	40.39	S78°03'00"W
L8	10.14	S78°03'00"W
L9	51.96	S00°54'19"W
L10	14.04	S00°54'19"W
L11	10.34	N44°15'52"W
L12	71.53	N44°15'52"W
L13	86.33	N44°15'52"W
L14	16.86	S33°44'16"E
L15	19.28	S20°31'05"W
L16	22.17	S50°39'07"E
L17	26.90	S16°11'40"E

NOTE: MINIMUM BUILDING SETBACK

FRONT YARD = 10'
REAR YARD = 30'
SIDE YARD = 7.5'



CANYON LAKES COLONY MASTER ASSOCIATION INC. V. 1805, P. 524 PARCEL A

CANYON MANOR INC. V. 1805, P. 524 PARCEL C

FLINTLOCK RIDGE (60') Vol. 17 Pg. 84

WOODSEDGE LLC V. 1805, P. 524 PARCEL B

THE WOODSEDGE CONDOMINIUM PHASE II PARCEL No. 3 V. 26, P. 18

CANYON LAKES COLONY CO. V. 822, P. 932 & 942

PREPARED FOR:
CANYON MANOR INC.
31875 SOLON ROAD #6
SOLON, OHIO 44139

CANYON MANOR SUBDIVISION

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL TOWNSHIP LOT NOS. 4 AND 5, TRACT NO. 2 AND FURTHER BEING KNOWN AS PARCELS OF LAND CONVEYED TO CANYON MANOR, INC. BY DEED RECORDED IN VOLUME 1716, PAGE 2887 AND VOLUME 1805, PAGE 524 OF GEAGA COUNTY DEED RECORDS, ALSO KNOWN AS PARCELS OF LAND CONVEYED IN VOLUME 1817, PAGE 1736, VOLUME 1796, PAGE 272, VOLUME 1807, PAGE 1218, VOLUME 1822, PAGE 2395, AND VOLUME 1825, PAGE 1300 OF GEAGA COUNTY DEED RECORDS, ALSO BEING KNOWN AS "BLOCK K" IN THE FINAL PLAT OF CANYON LAKES COLONY SUBDIVISION NO. 10, DEDICATION OF FLINTLOCK RIDGE AS SHOWN BY PLAT RECORDED IN VOLUME 36, PAGE 95 OF GEAGA COUNTY PLAT RECORDS, ALSO KNOWN AS LANDS CONTAINED IN CANYON MANOR CONDOMINIUMS PHASE 1 PLAT RECORDED IN VOLUME 39, PAGES 25-37 OF GEAGA COUNTY PLAT RECORDS, ALSO KNOWN AS LANDS CONTAINED IN CANYON MANOR CONDOMINIUMS PHASE 2 PLAT RECORDED IN VOLUME 40, PAGES 1-14 OF GEAGA COUNTY PLAT RECORDS, CONTAINING 14,5132 ACRES AND REPRESENTING PERMANENT PARCEL NUMBERS 02-420994, 02-420991, 02-420998, 02-420992, 02-420997, 02-420993, 02-420996, 02-420969, 02-420970, 02-420995, 02-420971, 02-420987

SCHWARTZ LAND SURVEYING INC.
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
PHONE: (440) 564-8174
Fax: (440) 564-8285

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
SCALE: 1" = 50'
AUGUST 8, 2007
REVISED SEPTEMBER 4, 2007

- LEGEND**
- 1" Iron Pin Monument Set (Boxless Pavement Mon)
 - ips 5/8" x 30" Iron Pin Set (Id Schwartz)
 - I.P.in Iron Pin
 - I.Pipe Iron Pipe
 - Mon. Monument Fnd.
 - IPF 5/8" Iron Pin Found (Id Schwartz)
 - Fnd. Found
 - Deed Deed
 - R/Rec Record
 - M/Med Measured
 - O/Obs Observed
 - C/Calc Calculated
 - U. Used
 - P. Plat record information
 - Wetland Conservation Easement
 - 25' RIPARIAN SETBACK

HA HESS & ASSOCIATES ENGINEERING INC.
12121 Kinsman Rd., Newbury, Ohio 44065
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V.40P.59