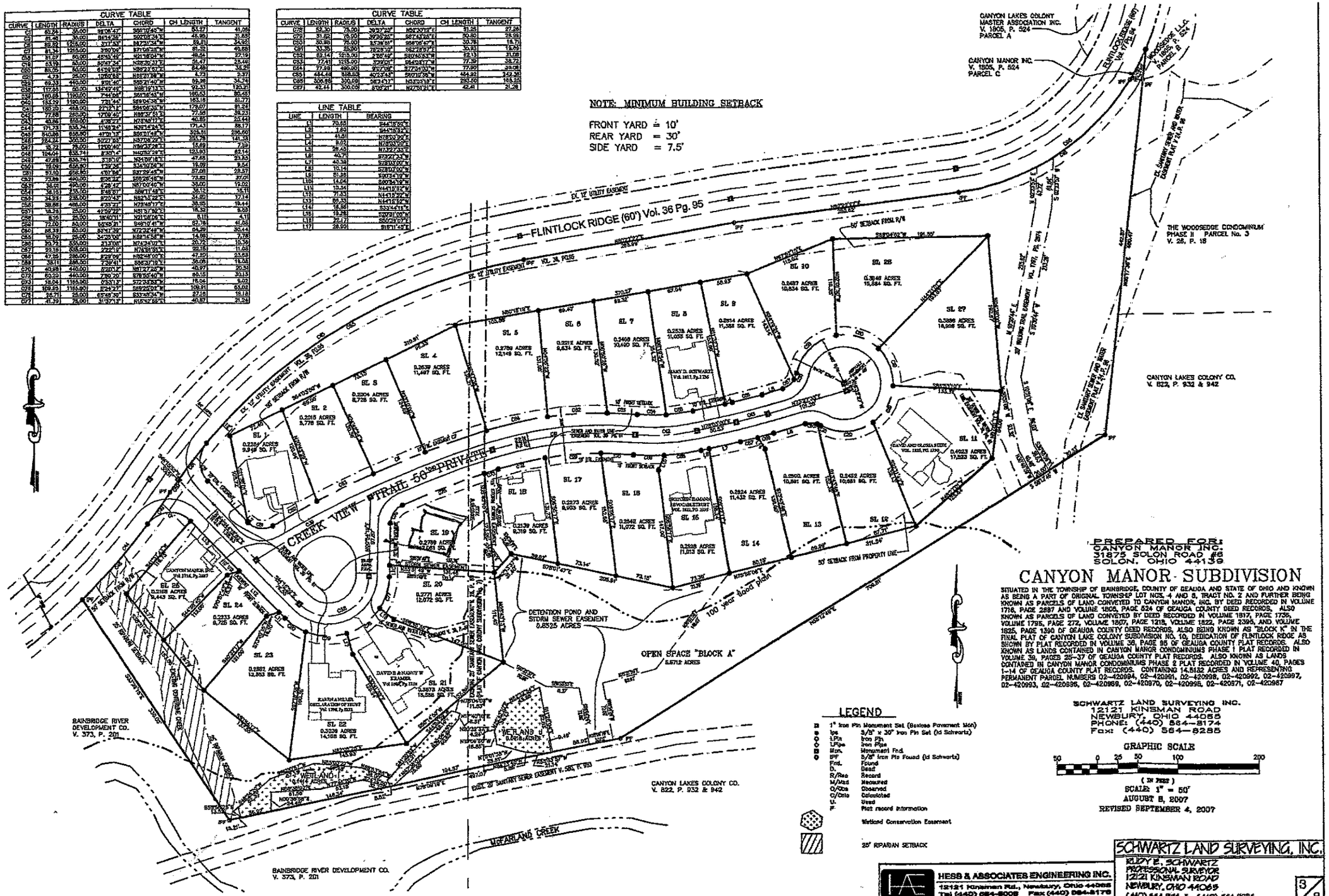
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	60.84	35.00	98°08'47"	S68°10'45"W	53.27	41.05
C2	61.46	35.00	98°14'56"	S70°08'24"E	54.16	41.53
C3	88.82	125.00	41°11'53"	S47°20'34"W	86.91	24.92
C4	81.34	125.00	37°16'06"	S71°06'26"W	81.32	42.22
C5	81.07	60.00	48°43'42"	N21°18'04"W	78.64	27.19
C6	63.19	60.00	60°37'34"	N26°20'31"E	60.27	34.44
C7	86.05	60.00	82°12'03"	N82°21'50"E	78.89	52.75
C8	4.73	25.00	10°50'52"	N16°21'38"W	4.73	2.37
C9	69.33	440.00	9°01'46"	S68°21'40"W	69.26	34.74
C10	117.54	50.00	134°42'42"	N88°19'13"E	92.43	130.21
C11	160.88	110.00	83°47'45"	S61°54'31"W	146.53	98.45
C12	181.29	110.00	94°44'42"	S69°04'36"W	161.18	81.77
C13	180.20	110.00	93°51'11"	S64°08'05"W	160.67	81.24
C14	77.68	250.00	17°08'40"	N88°37'51"E	77.37	39.33
C15	40.06	510.00	4°30'21"	N78°46'17"E	40.05	20.04
C16	171.73	835.74	11°46'24"	N39°14'24"E	171.43	86.17
C17	640.08	835.90	43°90'13"	S66°31'48"W	328.31	295.60
C18	224.24	300.00	51°27'53"	N37°09'20"E	216.78	121.31
C19	15.22	75.00	12°00'40"	N66°23'28"E	15.69	7.59
C20	104.04	835.74	6°51'4"	N42°52'29"E	103.93	52.14
C21	47.68	835.74	3°15'10"	N34°55'18"E	47.68	23.85
C22	19.00	835.90	1°30'35"	S34°10'04"W	19.00	9.54
C23	57.18	835.90	4°00'56"	S37°29'45"W	57.08	28.57
C24	73.88	490.00	8°38'24"	S88°28'46"W	73.82	37.00
C25	38.01	490.00	4°26'42"	N67°10'40"W	38.00	19.00
C26	36.16	235.00	8°48'57"	S88°11'48"E	36.12	18.11
C27	34.93	235.00	8°31'43"	N82°12'22"E	34.90	17.14
C28	38.88	485.00	4°33'27"	N78°48'17"E	38.95	19.44
C29	16.73	25.00	42°50'22"	N81°57'50"E	16.32	8.63
C30	8.16	25.00	18°42'11"	N21°58'04"E	8.11	4.11
C31	72.00	50.00	82°52'21"	S46°10'41"W	67.76	41.86
C32	88.39	50.00	101°32'38"	N72°32'48"W	84.29	58.44
C33	30.52	25.00	34°53'00"	N82°52'58"W	14.98	7.78
C34	39.71	530.00	4°17'06"	N76°24'07"E	20.72	10.36
C35	99.18	505.00	22°12'17"	N76°19'33"E	98.15	11.66
C36	47.22	285.00	9°29'06"	N82°48'00"E	47.17	23.63
C37	38.11	285.00	7°39'41"	S86°37'10"E	38.08	19.08
C70	40.98	440.00	5°20'12"	N81°27'26"W	40.97	20.50
C71	60.20	440.00	7°50'20"	S78°55'40"W	60.15	30.13
C72	19.04	1165.90	0°55'18"	S72°25'53"W	19.04	9.52
C73	109.81	1165.90	5°24'27"	S69°23'04"W	109.81	55.00
C74	28.71	25.00	65°49'30"	S33°45'34"W	27.16	16.18
C75	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
C76	52.30	75.00	39°57'20"	N52°30'12"E	51.25	27.28
C77	51.62	75.00	39°36'25"	S67°43'25"E	50.60	26.98
C78	30.98	75.00	23°38'55"	S56°35'47"E	30.76	15.71
C81	33.35	25.00	76°28'10"	S67°15'07"E	30.93	19.69
C82	62.14	1215.00	2°55'49"	S80°45'53"W	62.13	31.08
C83	77.41	1215.00	3°39'05"	S84°04'17"W	77.39	38.72
C84	77.59	490.00	9°07'06"	S73°06'03"W	77.50	38.81
C85	484.48	838.50	40°33'43"	S61°10'36"W	474.92	252.38
C86	306.66	300.00	58°31'17"	N53°03'19"E	293.50	168.25
C87	42.44	300.00	8°06'21"	N27°51'21"E	42.41	21.28

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.88	S44°35'26"E
L2	1.60	S45°35'21"E
L3	41.51	N78°55'04"E
L4	9.02	N78°55'09"E
L5	28.40	N74°27'33"E
L6	40.72	S73°27'33"W
L7	40.38	S78°07'00"W
L8	10.14	S78°07'00"W
L9	51.28	S90°34'19"W
L10	14.64	S60°34'19"W
L11	10.34	N44°19'32"W
L12	71.33	N44°19'32"W
L13	55.35	N44°19'32"W
L14	16.88	S33°44'16"E
L15	19.28	S29°01'05"W
L16	22.17	S50°03'07"E
L17	28.90	S18°17'43"E

NOTE: MINIMUM BUILDING SETBACK

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



PREPARED FOR:
CANYON MANOR INC.
31875 SOLON ROAD #46
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 1718, PAGE 2887 AND VOLUME 1805, PAGE 524 OF GEAUGA COUNTY DEED RECORDS. ALSO KNOWN AS PARCELS OF LAND CONVEYED BY DEED RECORDED IN VOLUME 1817, PAGE 1735, VOLUME 1795, PAGE 272, VOLUME 1807, PAGE 1218, VOLUME 1822, PAGE 2395, AND VOLUME 1825, PAGE 1390 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, 02-420981, 02-420998, 02-420992, 02-420997, 02-420993, 02-420995, 02-420969, 02-420970, 02-420996, 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 (Boisse Pavement Mon)
- Ips 5/8" x 30" Iron Pin Set (Id Schwartz)
- I.Pin Iron Pin
- I.Pipe Iron Pipe
- Mon. Monument Fnd.
- IPF 5/8" Iron Pin Found (Id Schwartz)
- Fnd. Found
- D. Dead
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- P. Plat record information
- Wetland Conservation Easement
- 25' RIPARIAN SETBACK

HESS & ASSOCIATES ENGINEERING INC.
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