

JOHN A. & MARY L. HOPE
D.B. 485, PG. 425

N 88°28'12" E 1671.63'

ROBERT W. HESTON
O.R. 1576, PG. 380

JOHN R. & AGNES M. HESTON
O.R. 734, PG. 182

GARY M. & ANNA M. McDONALD
O.R. 938, PG. 687

DILLARD S. HOLT & RONNIE L. HOLT
O.R. 1259, PG. 114

S 01°27'09" E 131.89'

N 88°28'12" E 82.51'

DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF GEauga, TOWNSHIP OF THOMPSON, BEING PART OF LOT NO. 39.

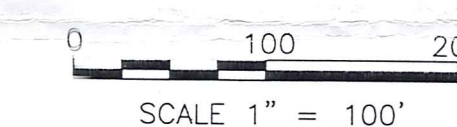
LEGEND

- | | | |
|-------|-----|------------------------------|
| FOUND | SET | |
| ○ | ● | 5/8" IRON PIN, UNLESS NOTED |
| ⊗ | ⦿ | 5/8" IRON PIPE, UNLESS NOTED |
| △ | ▲ | RAILROAD SPIKE |
| □ | ■ | PK NAIL |

ACREAGE SUMMARY

TRACT 1	31.179 ACRES
TRACT 2	42.890 ACRES
TOTAL TRACT	74.069 ACRES

N



REFERENCES

- SURVEY BY RICHARD K. HUDNUT DATED DECEMBER, 1991.
 D.B. 485, PG. 425
 O.R. 734, PG. 182
 O.R. 873, PG. 394
 O.R. 938, PG. 687
 O.R. 1259, PG. 114
 O.R. 1440, PG. 361
 O.R. 1576, PG. 380

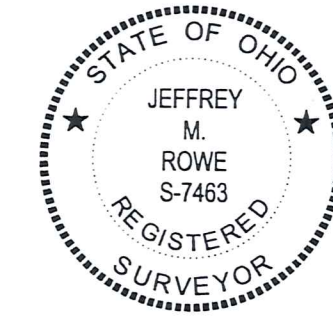
NOTES

- ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

SURVEYOR'S STATEMENT

WE HEREBY STATE TO RUSTIC PINES COMMUNITY, LLC, THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN JUNE, 2003, BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEFFREY M. ROWE, P.S.
PROFESSIONAL SURVEYOR NO. 7463
DATE: 6-30-2003



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 7/3/03
OFFICE OF THE
GEAUGA COUNTY ENGINEER

TRACT 2
42.890 ACRES

RUSTIC PINES COMMUNITY, LLC.
74.075 AC. (TOTAL)
PARCEL NO. 30-062690
O.R. 1440, PG. 361

30-095822

30-062690

PINEWOOD TRAIL (PRIVATE)

TRACT 1
31.179 ACRES

SPRUCE LANE (PRIVATE)

EVERGREEN DRIVE (PRIVATE)

PINEWAY DRIVE (PRIVATE)

PROPOSED UTILITY EASEMENT
0.347 ACRES

ASPH. BASKETBALL CT.

P.O.B.-UTILITY EASE
P.O.B.-TRACT 1
P.O.B.-TRACT 2

N 88°28'12" E 1497.71'
S 88°28'12" W 1024.32'
ROCK CREEK ROAD - S.R. 166 (60' R/W)

S 88°28'12" W 729.45'

S 01°36'46" E 7714.04'

FRANCES C. LOWERY
O.R. 873, PG. 394

SIDLEY ROAD
P.O.C.

PLAT OF SURVEY FOR: **RUSTIC PINES COMMUNITY, LLC. 111**

SCALE: 1" = 100'
FILE NO: 2001-170-005
DATE: 6-20-2003

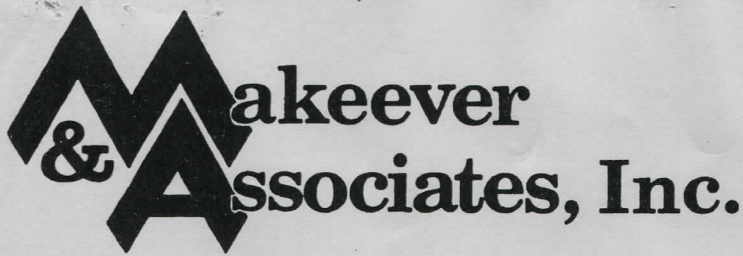
DESIGNED BY: JMR
DRAWN BY: JMR
CHECKED BY: JMR
APPROVED BY: RLM

REVISIONS:

ENGINEERS * SURVEYORS
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P.O. BOX 325, 1810 E. WANSFIELD ST.
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30-062690

**LEGAL DESCRIPTION FOR RUSTIC PINES COMMUNITY, LLC.
31.179 ACRES – TRACT 1
TOWNSHIP OF THOMPSON, GEAUGA COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF GEAUGA COUNTY, TOWNSHIP OF THOMPSON, BEING PART OF LOT 39 OF SAID THOMPSON TOWNSHIP, BEING A 31.179 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO RUSTIC PINES COMMUNITY, LLC. OF RECORD IN OFFICIAL RECORD 1440, PAGE 361, RECORDS REFER TO RECORDER'S OFFICE, GEAUGA COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 5/8" IRON PIN FOUND AT THE CENTERLINE INTERSECTION OF SIDLEY ROAD AND STATE ROUTE 166 – ROCK CREEK ROAD (60 FEET IN WIDTH);

THENCE NORTH 88°28'12" EAST, A DISTANCE OF 1497.71 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 166 – ROCK CREEK ROAD TO A RAILROAD SPIKE SET MARKING THE SOUTHWEST CORNER OF SAID RUSTIC PINES COMMUNITY, LLC. TRACT AND THE SOUTHEAST CORNER OF A TRACT CONVEYED TO DILLARD S. & RONNIE L. HOLT OF RECORD IN OFFICIAL RECORD 1259, PAGE 114, SAID RAILROAD SPIKE SET MARKING THE POINT OF BEGINNING;

THENCE NORTH 01°36'46" WEST, A DISTANCE OF 1325.93 FEET WITH THE WEST LINE OF SAID RUSTIC PINES COMMUNITY, LLC. TRACT AND THE EAST LINE OF SAID HOLT TRACT, THE EAST LINE OF A TRACT CONVEYED TO GARY M. & ANNA M. McDONALD OF RECORD IN OFFICIAL RECORD 938, PAGE 687 AND THE EAST LINE OF A TRACT CONVEYED TO JOHN R. & AGNES M. HESTON OF RECORD IN OFFICIAL RECORD 734, PAGE 182 (PASSING AN IRON PIPE FOUND AT A DISTANCE OF 30.00 FEET AND AN IRON PIPE FOUND AT A DISTANCE OF 586.48 FEET) TO AN IRON PIN SET;

THENCE NORTH 88°28'12" EAST, A DISTANCE OF 1024.32 FEET OVER AND ACROSS SAID RUSTIC PINES COMMUNITY, LLC. TRACT WITH A NEW LINE TO AN IRON PIN SET;

THENCE SOUTH 01°36'46" EAST, A DISTANCE OF 1325.93 FEET OVER AND ACROSS SAID RUSTIC PINES COMMUNITY, LLC. TRACT WITH A NEW LINE (PASSING AN IRON PIN SET AT A DISTANCE OF 1295.93 FEET) TO A RAILROAD SPIKE SET IN THE CENTERLINE OF SAID STATE ROUTE 166 – ROCK CREEK ROAD AND IN THE SOUTH LINE OF SAID RUSTIC PINES COMMUNITY, LLC. TRACT;

THENCE SOUTH 88°28'12" WEST, A DISTANCE OF 1024.32 FEET WITH THE CENTERLINE OF STATE ROUTE 166 – ROCK CREEK ROAD AND THE SOUTH LINE OF SAID RUSTIC PINES, LLC. TRACT TO THE POINT OF BEGINNING, CONTAINING 31.179 ACRES OF LAND, MORE OR LESS.

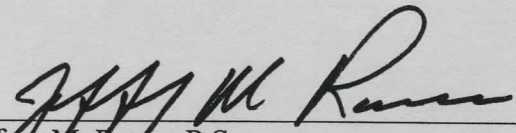
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFREY M. ROWE, P.S. PROFESSIONAL SURVEYOR NUMBER 7463, IN JUNE, 2003, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARING SHOWN HEREIN ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: OFFICIAL RECORD 1440, PAGE 361.

PERMANENT PARCEL NO. 30-062690



Jeffrey M. Rowe, P.S.
Professional Surveyor No. 7463
Date: **6-30-2003**



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

R.S. 7/3/03
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

1710 00183



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*VOL 1680 PG 416
 30-095822*

**LEGAL DESCRIPTION FOR RUSTIC PINES COMMUNITY, LLC.
 42.890 ACRES – TRACT 2
 TOWNSHIP OF THOMPSON, GEAUGA COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF GEAUGA COUNTY, TOWNSHIP OF THOMPSON, BEING PART OF LOT 39 OF SAID THOMPSON TOWNSHIP, BEING A 42.890 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO RUSTIC PINES COMMUNITY, LLC. OF RECORD IN OFFICIAL RECORD 1440, PAGE 361, RECORDS REFER TO RECORDER'S OFFICE, GEAUGA COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 5/8" IRON PIN FOUND AT THE CENTERLINE INTERSECTION OF SIDLEY ROAD AND STATE ROUTE 166 – ROCK CREEK ROAD (60 FEET IN WIDTH);

THENCE NORTH 88°28'12" EAST, A DISTANCE OF 1497.71 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 166 – ROCK CREEK ROAD TO A RAILROAD SPIKE SET MARKING THE SOUTHWEST CORNER OF SAID RUSTIC PINES COMMUNITY, LLC. TRACT AND THE SOUTHEAST CORNER OF A TRACT CONVEYED TO DILLARD S. & RONNIE L. HOLT OF RECORD IN OFFICIAL RECORD 1259, PAGE 114;

THENCE CONTINUING NORTH 88°28'12" EAST, A DISTANCE OF 1024.32 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 166 – ROCK CREEK ROAD AND THE SOUTH LINE OF SAID RUSTIC PINES COMMUNITY, LLC. TRACT TO A RAILROAD SPIKE SET MARKING THE POINT OF BEGINNING;

THENCE NORTH 01°36'46" WEST, A DISTANCE OF 1325.93 FEET OVER AND ACROSS SAID RUSTIC PINES COMMUNITY, LLC. TRACT WITH A NEW LINE (PASSING AN IRON PIN SET AT A DISTANCE OF 30.00 FEET) TO AN IRON PIN SET;

THENCE SOUTH 88°28'12" WEST, A DISTANCE OF 1024.32 CONTINUING OVER AND ACROSS SAID RUSTIC PINES COMMUNITY, LLC. TRACT WITH A NEW LINE TO AN IRON PIN SET IN THE WEST LINE OF SAID RUSTIC PINES COMMUNITY, LLC. TRACT AND IN THE EAST LINE OF A TRACT CONVEYED TO JOHN R. & AGNES M. HESTON OF RECORD IN OFFICIAL RECORD 734, PAGE 182;

THENCE NORTH 01°36'46" WEST, A DISTANCE OF 520.00 FEET WITH THE WEST LINE OF SAID RUSTIC PINES COMMUNITY, LLC. TRACT THE EAST LINE OF SAID JOHN HESTON TRACT AND THE EAST LINE OF A TRACT CONVEYED TO ROBERT W. HESTON OF RECORD IN OFFICIAL RECORD 1576, PAGE 380 TO AN IRON PIN FOUND IN THE SOUTH LINE OF A TRACT CONVEYED TO JOHN A. & MARY L. HOPE OF RECORD IN DEED BOOK 485, PAGE 425;

THENCE NORTH 88°28'12" EAST, A DISTANCE OF 1671.63 FEET WITH THE NORTH LINE OF SAID RUSTIC PINES COMMUNITY, LLC. TRACT AND THE SOUTH LINE OF SAID HOPE TRACT TO A 5/8" IRON PIN FOUND MARKING THE NORTHWEST CORNER OF A TRACT CONVEYED TO FRANCES G. LOWERY OF RECORD IN OFFICIAL RECORD 873, PAGE 394;

THENCE SOUTH 01°27'09" EAST, A DISTANCE OF 131.89 FEET WITH THE EAST LINE OF SAID RUSTIC PINES COMMUNITY, LLC. TRACT AND THE WEST LINE OF SAID LOWERY TRACT TO A 5/8" IRON PIN FOUND;

THENCE NORTH 88°28'12" EAST, A DISTANCE OF 82.51 FEET WITH A NORTH LINE OF SAID RUSTIC PINES COMMUNITY, LLC. TRACT AND A SOUTH LINE OF SAID LOWERY TRACT TO A 5/8" IRON PIN FOUND;

THENCE SOUTH 01°36'46" EAST, A DISTANCE OF 1714.04 WITH THE EAST LINE OF SAID RUSTIC PINES COMMUNITY, LLC. TRACT AND THE WEST LINE OF SAID LOWERY TRACT (PASSING A 5/8" IRON PIN FOUND AT A DISTANCE OF 1679.66 FEET) TO A RAILROAD SPIKE SET IN THE CENTERLINE OF SAID STATE ROUTE 166 - ROCK CREEK ROAD AND MARKING THE SOUTHEAST CORNER OF SAID RUSTIC PINES COMMUNITY, LLC. TRACT;

THENCE SOUTH 88°28'12" WEST, A DISTANCE OF 729.45 FEET WITH THE CENTERLINE OF STATE ROUTE 166 - ROCK CREEK ROAD AND THE SOUTH LINE OF SAID RUSTIC PINES, LLC. TRACT TO THE POINT OF BEGINNING, CONTAINING 42.890 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFREY M. ROWE, P.S. PROFESSIONAL SURVEYOR NUMBER 7463, IN JUNE, 2003, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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PRIOR DEED REFERENCE: OFFICIAL RECORD 1440, PAGE 361.

PERMANENT PARCEL NO. 30-062690

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 7/3/03
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GEAUGA COUNTY ENGINEER

Jeffrey M. Rowe
Jeffrey M. Rowe, P.S.
Professional Surveyor No. 7463
Date: *6-30-2003*

