06-23-030-104-018

Legal Description

Old Republic National Title Insurance Company and Louisville Title
Commitment No. 820425, Effective September 06, 2018

Situated in the City of Elyria, County of Lorain and State of Ohio and being known as parts of Original Elyria Township Lots Nos. 29 and 30 of the Brace Tract, bounded and described as follows:

Beginning at an iron pin set in the Easterly line of lands conveyed to The H & J Development Corp., Trustee, by Deed dated June 13, 1960 and recorded in Volume 778, Page 544 of Lorain County Records, said pin being 59.49 feet Southerly from the Northeasterly corner thereof;

thence South 88 degrees 45' East, a distance of 49.49 feet to an iron pin set;

thence North 2 degrees 23' East, a distance of 64.84 feet to an iron pin set;

thence South 87 degrees 22' East, a distance of 291.72 feet to an iron pin set;

thence North 0 degrees 37' East, a distance of 299.03 feet to the South line of lands conveyed to G. B. and Jennie C. Findley by Deed recorded in Volume 251, Page 375 of Lorain County Records;

thence South 87 degrees 05' East along Findley's South line a distance of 227.67 feet to a point;

thence South 0 degrees 37' West, a distance of 428.85 feet to a point;

thence South 88 degrees 48' 30" East, a distance of 420 feet to a point;

thence south 45 degrees 10' East, a distance of 318.82 feet to a point on the Northerly line of Falcon Homes Estates Subdivision, as recorded in Plat Book Volume 23, Page 46 of Lorain County Records;

thence North 88 degrees 48' 30" West, a distance of 558.35 feet to a point at the Northwesterly corner of Sublot No. 131 in said Subdivision;

thence South 0 degrees 47' 30" West in the Westerly line of said Sublot No. 131, a distance of 142.58 feet to a point on the Northerly line of Rosewood Drive;

thence North 89 degrees 12' 30" West in the Northerly line of Rosewood Drive, a distance of 60 feet to a point on the Easterly line of Sublot No. 32, in said Subdivision;

thence North 0 degrees 47' 30" East, a distance of 143 feet to a point at the Northeast corner of said Sublot No. 32;

thence Westerly in the Northerly line of said Subdivision, a distance of 418.01 feet to a point at the Northwesterly corner of Sublot No. 26 in said Subdivision;

thence South 0 degrees 47' 30" West in the Westerly line of said Sublot No. 26, a distance of 144.99 feet to a point on the Northerly line of Rosewood Drive;

thence North 89 degrees 12' 30" West in the Northerly line of Rosewood Drive, a distance of 60 feet tin point on the Easterly line of Sublot No. 25 in said Subdivision;

thence North 0 degrees 47' 30" East, a distance of 144.99 feet to a point at the Northeast corner of Sublot No. 25 in said Subdivision;

thence North 89 degrees 12' 30" West in the Northerly line of said Subdivision, a distance of 120 feet to a point on the Easterly line of Thornwood Estates Subdivision No. 1, as recorded in Plat Book Volume 23, Page 26 of Lorain County Records;

thence North 0 degrees 10' East in the Easterly line of Thornwood Estates Subdivision No. 1, a distance of 301.41 feet to the place of beginning.

Containing 9.19 acres.

820 Rosewood Drive, Elyria, OH 44035

Permanent Parcel No.: 06-23-030-104-018

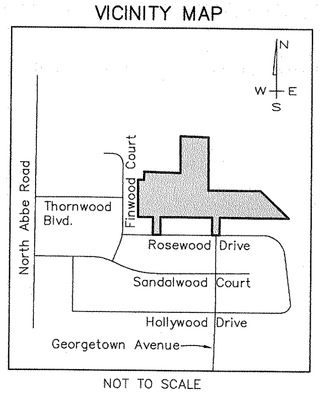
Deed of Record

Land conveyed to Rosewood Park, LTD, an Ohio limited liability company by deed dated July 31, 1995 and recorded in Volume 1121, Page 221 of Lorain County Records.

Property Area

9.2630 Acres 403,495 Sq.Ft.

VICINITY MAP



NOT TO SCALE

Schedule B, Section II Items

Table of Exceptions
Old Republic National Title Insurance Company and Louisville Title
Commitment No. 820425, Effective September 06, 2018

19. Easement for the purpose of lines granted to Richard Donahue and Jeanne B. Donahue from Ohio Edison Company, recorded on April 11, 1957 as Volume 692 page 750 of the Lorain County, Ohio Records. (THE LOCATION OF UTILITY POLES FROM 1957 IN DOCUMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT SHOWN HEREON.)

20. Right-of-way for the purpose of lines granted to The Elyria Telephone Company from Jeanne B. Donahue, recorded on September 26, 1957 as Volume 705 Page 351 of the Lorain County, Ohio Records. (5 FOOT WIDE ELYRIA TELEPHONE COMPANY EASEMENT IS SHOWN HEREON.)

21. Easement for the purpose of lines granted to Ohio Edison Company from H & J Development Corp., Trustee, recorded on September 25, 1962 as Volume 832 Page 368 of the Lorain County, Ohio Records. (20 FOOT WIDE OHIO EDISON EASEMENT IS SHOWN HEREON.)

22. Easement for the purpose of storm sewer granted to Thornwood Homes, Inc., and Falcon Homes, Inc. from H & J Development Corp., Trustee, recorded on November 5, 1964 as Volume 895 Page 94 of the Lorain County, Ohio Records. (10 FOOT WIDE STORM SEWER EASEMENT IS SHOWN HEREON.)

23. Easement for the purpose of lines granted to Ohio Edison Company from H & J Development Corporation,Trustee, recorded on January 14, 1965 as Volume 901 Page 452 of the Lorain County, Ohio Records. (BLANKET EASEMENT AND IS NOT SHOWN HEREON.)

24. Easement for the purpose of pipe lines granted to Columbia Gas of Ohio, Inc. from H & J Development Corporation, Trustee, Arthur M. Kligler and Sylvia Kligler, recorded on November 17, 1965 as Volume 917 Page 792 of the Lorain County, Ohio Records. (10 FOOT WIDE GAS EASEMENT IS SHOWN HEREON.)

25. Easement for the purpose of pipe lines granted to Columbia Gas of Ohio, Inc. from H & J Development Corporation, Trustee, recorded on September 21, 1966 as Volume 933 Page 595 of the Lorain County, Ohio Records. (10 FOOT WIDE GAS LINE EASEMENT IS SHOWN HEREON.)

26. Easement for the purpose of pipe lines granted to Columbia Gas of Ohio, Inc. from H & J Development Corporation, Trustee, Arthur M. Kligler and Sylvia Kligler, recorded on December 22, 1967 as Volume 957 Page 885 of the Lorain County, Ohio Records. (10 FOOT WIDE GAS LINE EASEMENT IS SHOWN HEREON.)

27. Terms, conditions, and/or limitations of reservation of easement and agreement contained in the deed recorded on October 4, 1977, as Volume 1188 Page 299 of Lorain County, Ohio Records. (20 FOOT WIDE INGRESS / EGRESS EASEMENT IS SHOWN HEREON.)

Utility Providers

OUPS Reference No. A829103442
Date: October 18, 2018

Avon Lake Regional Water & Sewer
Plans Not Received

Charter Communications
Plans Not Received

City of Elyria
Plans Received - Water and Sewer

City of North Ridgeville
Plans Not Received

CEI
Plans Not Received - No Underground

Columbia Gas
Plans Received

Rural Lorain Water
Plans Not Received

Wide Open West (WOW)
Plans Not Received

Windstream
Plans Received - Cant locate lines from map

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764 or 811
OHIO UTILITIES PROTECTION SERVICE

Utility Note

Utility Provider source information from plans provided by the client, the title company and the utility provider and on ground utility markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. The centerline of known utility lines shown hereon do not represent the true width of the utility line.

Flood Note

The Subject property is situated in partially in Zone "A" and "X", a minimum flood zone, and is partially in a Special Flood Hazard Area as shown on the Federal Flood Map Community Number 390350 and Community Panel No. 39093C, Effective: August 19, 2008.

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. APPROXIMATE SCALED LOCATION FROM FEMA FLOOD MAPS.

Flood Zone "X" Areas determined to be outside of the 0.2% annual chance floodplain.

Flood Zone "A" Subject to 100-year flood. Base flood elevation undetermined.

Zoning Information and Notes

City of Elyria
131 Court Street, Suite 101
Elyria, Ohio 44035
440-326-1491

ZONING REQUIREMENTS ARE SUBJECT TO INTERPRETATION, FOR FURTHER VERIFICATION OF ZONING INFORMATION CONTACT THE CITY OF ELYRIA. THE RIVERSTONE COMPANY WAS NOT PROVIDED A PLANNING AND ZONING REPORT AT THE DATE OF THE SURVEY.

GENERAL DESCRIPTION
R-MHL Residential-Multi-Household Low Density District.

ADJACENT PROPERTY ZONING DISTRICT
R-MD Residential-Medium Density District.

USES PERMITTED
REFER TO CHAPTER 1150

MINIMUM LOT AREA
REFER TO CHAPTER 1150

HEIGHT RESTRICTIONS
REFER TO CHAPTER 1150

SETBACK REQUIREMENTS
REFER TO CHAPTER 1150

PARKING REQUIREMENTS
REFER TO CHAPTER 1175

OBSERVED USE
128 APARTMENT UNITS

OBSERVED AREA
9.2630 Acres 403,495 Sq.Ft.

OBSERVED STRIPED PARKING

Regular-	163
H/C-	007
Total-	170

Surveyors Notes

1. All of the various survey monuments shown on this survey as found and/or used are in good condition, undisturbed, unless otherwise noted. 5/8" iron pins shown hereon as set will be set upon closing. (Table A, Item 1)
2. The Riverstone Company was not provided a Planning and Zoning Report (PZR) at the date of the survey. (Table A, Item 6a)
3. At the time of survey the Riverstone Company did not make any observations to determine the location of party walls or if the walls were plumb. (Table A, Item 10)
4. At the time of the field surveying there was no observable evidence of earth moving work, building construction or building additions within recent months. (Table A, Item 16)
5. At the time of the field surveying there was no observable evidence of changes in street right of way lines. (Table A, Item 17)
6. At the time of the field surveying there was no observable evidence of recent sidewalk construction or repairs. (Table A, Item 17)
7. The Riverstone Company was not provided a wetlands delineation report at the time of the survey. (Table A, Item 18)
8. At the time of the field surveying there was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
9. At the time of the field surveying there was no observable evidence of cemeteries or burial grounds.
10. Ownership of fences are unknown unless otherwise noted.
11. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted.
12. This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.
13. Due to future liability concerns the Riverstone Company cannot add the wording "its successors and/or assigns as their respective interests may appear" after private entities.
14. Subject property has direct access to Rosewood Drive a public right of way by two access points.

ALTA / NSPS LAND TITLE SURVEY

OF

ROSEWOOD APARTMENTS
820 ROSEWOOD DRIVE
PARCEL NO. 06-23-030-104-018
CITY OF ELYRIA
COUNTY OF LORAIN
STATE OF OHIO

FOR

HUNT MORTGAGE PARTNERS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AND/OR FEDERAL HOME LOAN
MORTGAGE CORPORATION,
THEIR SUCCESSORS
AND/OR ASSIGNS,
AS THEIR INTERESTS MAY APPEAR

ROSEWOOD PARK 18 LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

ROSEWOOD PARK, LTD,
AN OHIO LIMITED LIABILITY COMPANY

OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY

LOUISVILLE TITLE

2016 ALTA/NSPS Certification

To Hunt Mortgage Partners, LLC, a Delaware limited liability company and/or Federal Home Loan Mortgage Corporation, their successors and/or assigns, as their interests may appear, Rosewood Park 18 LLC, a Michigan Limited Liability Company, Rosewood Park, LTD, an Ohio limited liability company, Old Republic National Title Insurance Company and Louisville Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16, 17 and 20 of Table A thereof. The fieldwork was completed on November 2, 2018.

November 13, 2018

Edward B. Dudley, III P.S. No. 6747 Date

STATE OF OHIO
EDWARD B. DUDLEY, III
S-6747
REGISTERED
PROFESSIONAL SURVEYOR

Drawn By

BDK, BP, DC

Surveyors

BS, DC, JP

Approved

EBD PS NO. 6747

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2530 SUPERIOR AVENUE - SUITE 703
CLEVELAND - OHIO - 44114
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WWW.RIVERSTONE.COM

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