ALTA / NSPS LAND TITLE SURVEY

OF

ROSEWOOD APARTMENTS

820 ROSEWOOD DRIVE

PARCEL NO. 06-23-030-104-018

(SCHEDULE B, SECTION II ITEMS)

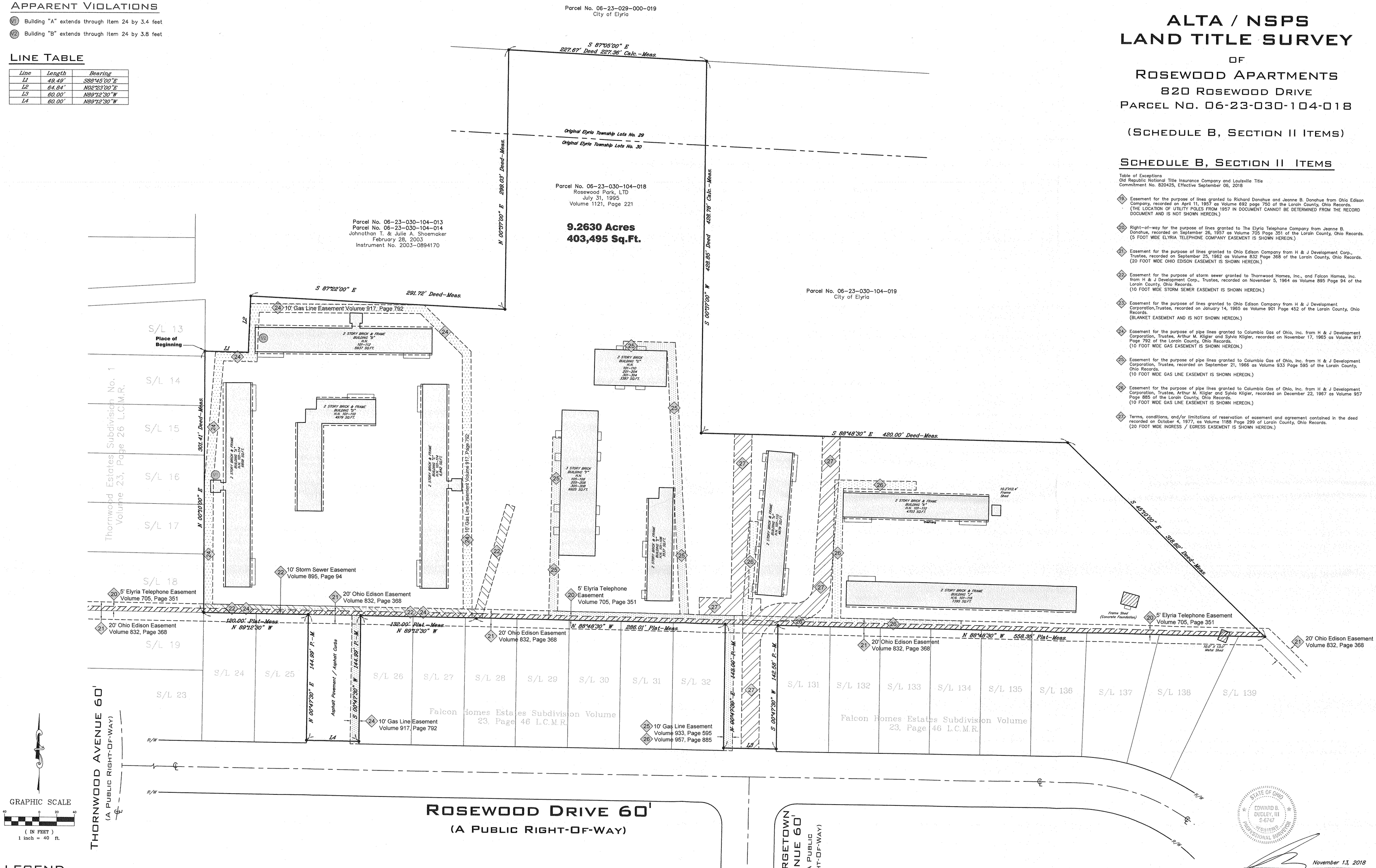
APPARENT VIOLATIONS

(V1) Building "A" extends through Item 24 by 3.4 feet

(V2) Building "B" extends through Item 24 by 3.8 feet

LINE TABLE

Line	Length	Bearing
L1	49.49'	S88°45'00"E
L2	64.84'	N02°23'00"E
L3	60.00'	N89°12'30"W
L4	60.00'	N89°12'30"W



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 Loran County, Ohio Records. (20 FOOT WIDE INGRESS / EGRESS EASEMENT IS SHOWN HEREON.)

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

LEGEND

- M = Monument Box Found
- = Iron Pin or Pipe Found
- = 5/8"x30" Iron Pin Set
- = Drill Hole Set / Found
- = P.K. Nail Set / Found
- GM = Gas Meter
- GV = Gas Valve / Shut Off
- = Utility Pole
- = Light Pole
- = Traffic Pole
- = Guy Anchor & Line
- E = Electric Meter
- = Electric Manhole
- = Electric Box
- = Transformer
- = Air Conditioning Unit
- = Hydrant
- = Stand Pipe
- = Water Service Valve
- = Water Line Valve
- W = Water Meter
- = Water Manhole
- = Sanitary Manhole
- C/O = Clean Out
- = Unknown Manhole
- = Storm Manhole
- = Catch Basin
- = Yard Basin
- = Curb Inlet
- = Trench Drain
- T = Telephone Box / Manhole
- = Cable Box / Manhole
- = Traffic Control Box
- = Traffic Flow/Access
- = Sign Post
- = Bollard
- = Handicap Parking
- = Centerline
- = Property Line
- 9 = Easement No.
- E1 = Encroachments

Parcel / Sublot line
Original Parcel / Sublot Line — Z —
Original Lot / Section Line
Centerline
Subject Property Line
Right-of-way Line — R/W —
Easement Line
Overhead Utility Line — OH — Overhead Lines
Wood Fence Line
Chain Link Fence — X — X — X — X —
Woven Fence Line

Waterline — W — Water Line
Gas Line — G — Gas Line
Overhead Utility Line — OH — Overhead Lines
Electric Line — UE — Electric Line
Sanitary Sewer — San — Sanitary Line
Storm Sewer — Stm — Storm Line
Telephone Line — T — Telephone

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

November 13, 2018
Edward B. Dudley, III — Date
P.S. No. 6747

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2530 SUPERIOR AVENUE - SUITE 703
CLEVELAND - OHIO - 44114
PHONE: (216) 241-7070 FAX: (216) 241-7071
WWW.RIVERSTONE.COM

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ROSEWOOD APARTMENTS

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