

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE CITY OF ELYRIA, TOWNSHIP OF CARLISLE
COUNTY OF LORAIN AND STATE OF OHIO
BEING PART OF ORIGINAL CARLISLE TOWNSHIP SECTIONS 6 AND 7

811
Know what's below.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

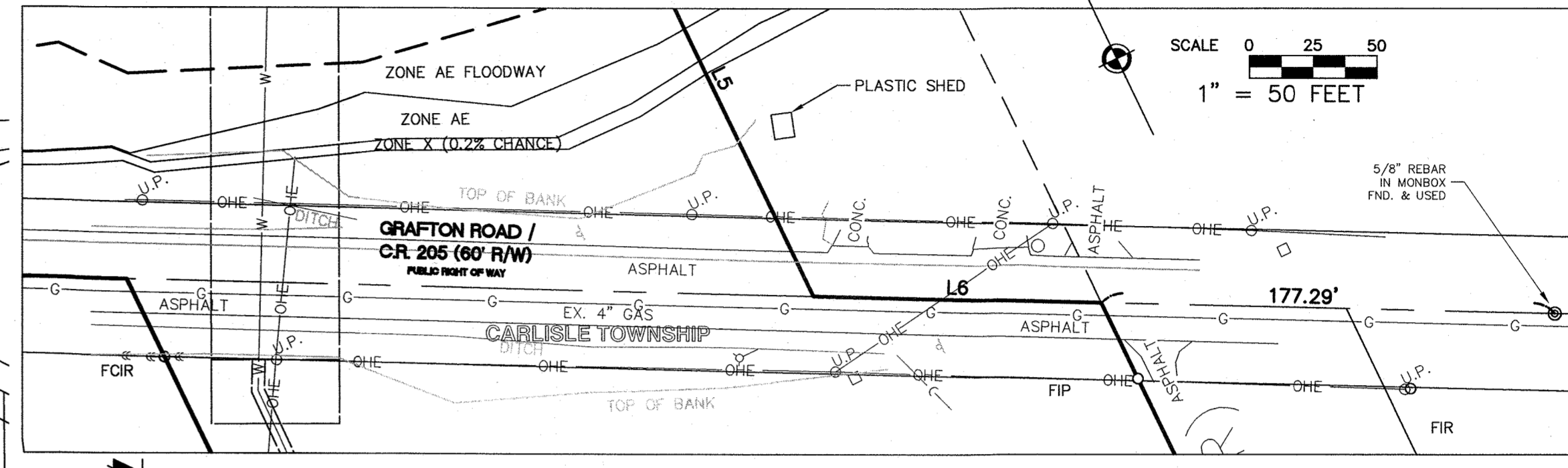
NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
666.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.549.2000

SECTIONS 6 & 7
ORIGINAL CARLISLE TOWNSHIP
CARLISLE TOWNSHIP & CITY OF ELYRIA
LORAIN COUNTY, OHIO

K. HOWNANIAN HOMES
ALTA/NSPS LAND TITLE SURVEY OF 107.2776 ACRES OF LAND

CLIENT: K. HOWNANIAN HOMES
DATE: MARCH 2024
REVISIONS:
SCALE: 1" = 150 FEET
DR. BH CH. MS
P.M. PE
BOOK
JOB: 21000554
SHEET NO. 1 OF 3

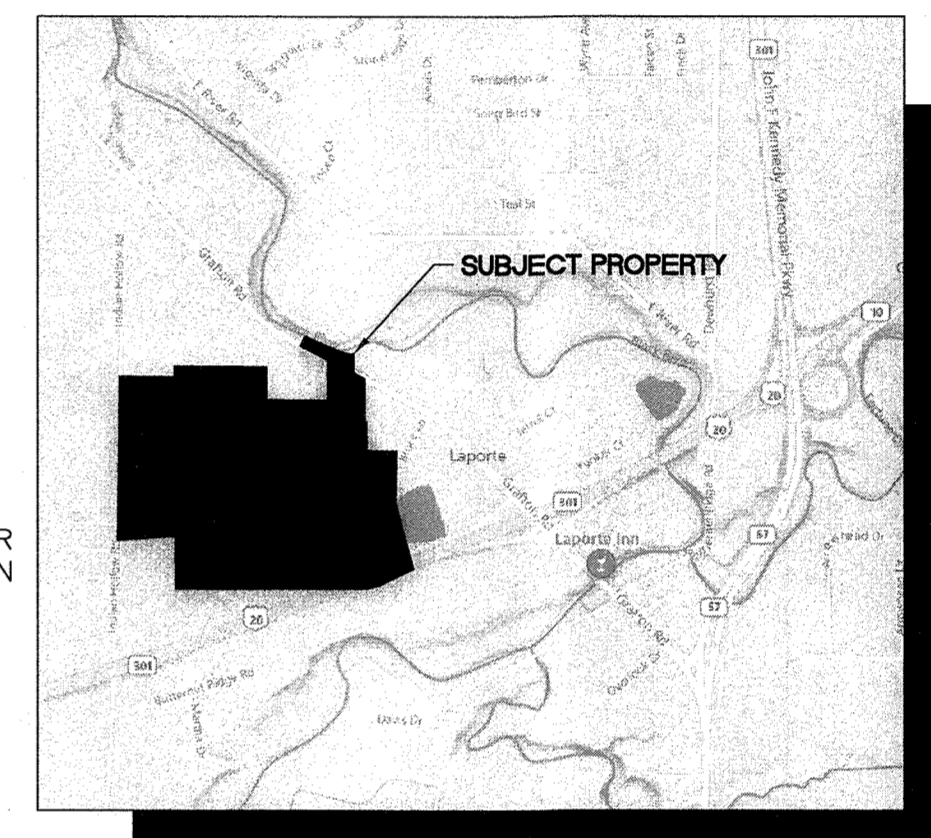


BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, NAD83 ZONE OHIO NORTH, AS ESTABLISHED BY ODOT VRS GPS OBSERVATIONS ON NOVEMBER 10, 2021

SURVEYORS NOTES:
THE PROPERTY DESCRIBED, DEPICTED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 202109036

"SECTIONS" REFERRED TO HEREON ARE NOT PUBLIC LAND SURVEY SECTIONS AND SHOULD NOT BE TREATED AS SUCH.

THIS SURVEY IS NOT INTENDED FOR PROPERTY TRANSFER OR RECORDATION PURPOSES.



SURVEY REFERENCES:
DEEDS AS SHOWN.

PLAT OF SURVEY SPLIT AND COMBINATION FOR THE ESTATE OF LEONARDA M. HILL BY THOMAS A. SIMON PS 7775, APRIL 2001

MAP OF SURVEY FOR KENNETH & SHIRLEY RILES BY MCGLINCHY & ASSOCIATES INC., NOV. 1981

RIDGEWOOD ALLOTMENT BY C.T. BIGGS, AUGUST 1954, VOLUME 17, PAGE 3 OF LORAIN COUNTY RECORDS

RIDGEWOOD SUBDIVISION NO. 2 BY T.W. LAUNDON, MAY 1955, VOLUME 18, PAGE 8 OF LORAIN COUNTY RECORDS

WILDWOOD ESTATES BY KLEINOEDER-SCHMIDT & ASSOCIATES, MAY 1974, VOLUME 30, PAGE 26 OF LORAIN COUNTY RECORDS

SURVEY FOR HAROLD E. AND CATHERINE KALTER BY J.W. WARDEN AND ASSOCIATES, OCTOBER 1963.

STATE OF OHIO DEPARTMENT OF HIGHWAYS LOR-20-12.62 BY SHAFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC. 1968.

LORAIN COUNTY GIS.

2021 ALTA/NSPS LAND TITLE CERTIFICATION:
TO: A LIST LAND DEVELOPMENT, LLC;
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11(a), 13, 16, 17 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11-11-2021.

DATE OF PLAT OR MAP: 3-21-2024

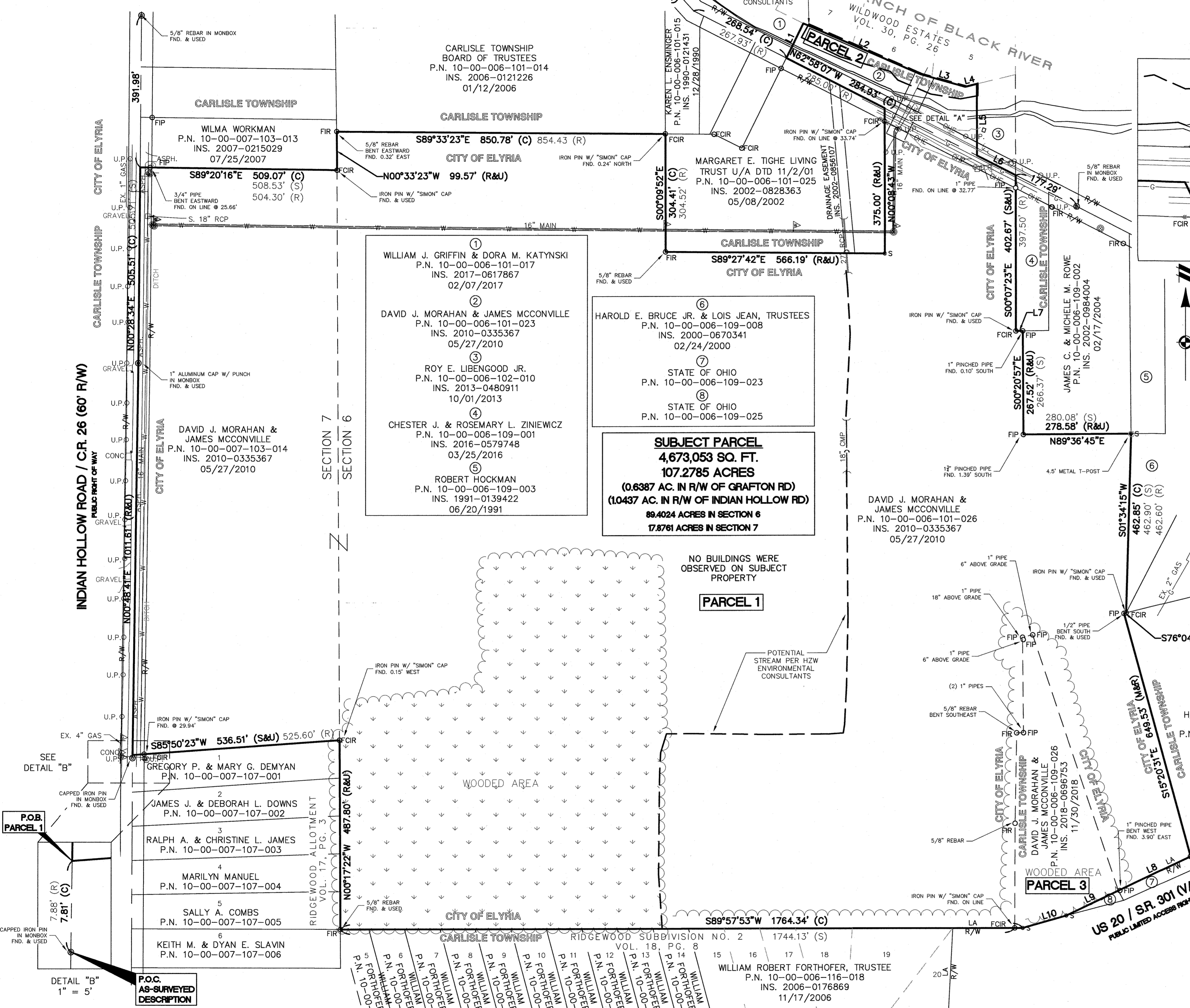
Petar Erak
4-17-23
PETAR ERAK
PROFESSIONAL LAND SURVEYOR NO. 8719
ATWELL, LLC
7100 E. PLEASANT VALLEY RD., STE 220
INDEPENDENCE, OH 44131
(440) 349-2000



LEGEND

OS	SET IRON PIN WITH "ATWELL" CAP	(EXIST. CULVERT OUTLET	---	SUBJECT PROPERTY BOUNDARY
OFIR	FOUND IRON ROD AS NOTED	o	EXIST. CATCH BASIN/INLET	---	EXIST. ADJACENT BOUNDARY
OFIP	FOUND IRON PIPE AS NOTED	u.p.	EXIST. UTILITY POLE	---	EXIST. SECTION LINE
OFICR	FOUND CAPPED IRON ROD AS NOTED	o	EXIST. GUY WIRE	---	EXIST. MUNICIPAL BOUNDARY
o	FOUND MONUMENT AS NOTED	o	EXIST. ELECTRICAL CABINET	---	EXIST. STORM SEWER
(R)	RECORD	o	EXIST. HYDRANT	---	EXIST. WATER MAIN
(U)	USED	o	EXIST. ELECTRIC VALVE	---	EXIST. OVERHEAD ELECTRIC
(S)	SURVEYED	o	EXIST. WATER METER	---	EXIST. GAS
(C)	CALCULATED	o	EXIST. POST	---	EXIST. GUARD RAIL
(M)	MEASURED	o	EXIST. SIGN	---	EXIST. TREE SINE
INS.	INSTRUMENT	o	EXIST. MAILBOX	---	POTENTIAL WETLAND
VOL.	VOLUME	o	EXIST. DECIDUOUS TREE	---	AREA PER HZW
PG.	PAGE	o	EXIST. GAS MARKER	---	ENVIRONMENTAL CONSULTANTS
R/W	RIGHT OF WAY	o	EXIST. WATER MARKING	---	
LA/R/W	LIMITED ACCESS RIGHT OF WAY	o		---	

APPROVED
LORAIN CO
MAP DEPT
DATE 4/23/24
PAGE 10-00-006
BY T. Spillman
#24-04832
Scan # 51171



LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N26°19'16"E	99.01' (R&U)	L5	S0°07'41"E	183.81' (S&U)	L9	S64°21'10"W	149.34' (C) 151.78' (R)
L2	S66°37'37"E	330.82' (C) 330.84' (S)	L6	S62°58'07"E	112.39' (S&U)	L10	S74°13'30"W	117.11' (R&U)
L3	S74°16'02"E	119.97' (R&U)	L7	N89°23'08"E	17.73' (S&U)			
L4	N76°27'06"E	30.64' (S&U)	L8	S64°28'51"W	206.32' (C) 206.85' (S)			

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ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE CITY OF ELYRIA, TOWNSHIP OF CARLISLE
COUNTY OF LORAIN AND STATE OF OHIO
BEING PART OF ORIGINAL CARLISLE TOWNSHIP SECTIONS 6 AND 7

EXHIBIT A - PROPERTY DESCRIPTION (RECORD):

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 202109036
COMMITMENT DATE: NOVEMBER 1, 2021 AT 12:00 AM

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: PARCEL 1
(PPN 1000007103014 AND 1000006101026):

SITUATED IN THE TOWNSHIP OF CARLISLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PARTS OF SECTION NOS. 6 AND 7 IN CARLISLE TOWNSHIP AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE RIDGEWOOD ALLOTMENT NO 1 AS RECORDED IN PLAT VOLUME 17, PAGE 3 OF LORAIN COUNTY RECORDS OF PLATS, SAID CORNER BEING A POINT DISTANT NORTH 00 DEG. 20' 06" EAST, 7.88 FEET FROM AN IRON PIN FOUND IN A MONUMENT BOX ON THE CENTERLINE OF INDIAN HOLLOW ROAD (60 FEET WIDE);

THENCE CONTINUING NORTH 00 DEG. 20' 06" EAST, A DISTANCE OF 1011.53 FEET ALONG THE CENTERLINE OF SAID INDIAN HOLLOW ROAD TO AN IRON PIN FOUND IN A MONUMENT BOX AT AN ANGLE POINT;

THENCE NORTH 00 DEG. 00' 32" EAST, A DISTANCE OF 505.71 FEET ALONG THE CENTERLINE OF SAID INDIAN HOLLOW ROAD TO THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO MARVIN L. AND WILMA WORKMAN BY DEED RECORDED IN VOLUME 914, PAGE 513 OF LORAIN COUNTY RECORDS ON SEPTEMBER 16, 1965;

THENCE SOUTH 89 DEG. 48' 42" EAST, A DISTANCE OF 508.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO MARVIN L. AND WILMA WORKMAN TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER THEREOF AND BEING A POINT ON THE EASTERLY LINE OF SAID SECTION NO. 7, SAID LINE PASSES THROUGH AN IRON PIPE FOUND 25.61 FEET EASTERLY FROM THE CENTERLINE OF INDIAN HOLLOW ROAD;

THENCE NORTH 00 DEG. 47' 14" WEST, A DISTANCE OF 99.57 FEET ALONG THE EASTERLY LINE OF SAID LAND CONVEYED TO MARVIN L. AND WILMA WORKMAN AND THE EASTERLY LINE OF SAID SECTION NO. 7, TO AN IRON PIN SET AT THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO MIDVIEW LOCAL SCHOOL DISTRICT, BOARD OF EDUCATION, BY DEED RECORDED IN DEED VOLUME 811, PAGE 264 OF LORAIN COUNTY RECORDS;

THENCE NORTH 89 DEG. 57' 37" EAST, A DISTANCE OF 854.43 FEET ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO MIDVIEW LOCAL SCHOOL DISTRICT, BOARD OF EDUCATION TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER THEREOF;

THENCE SOUTH 00 DEG. 02' 23" WEST, A DISTANCE OF 304.52 FEET TO AN IRON PIN SET; THENCE SOUTH 89 DEG. 57' 37" EAST, A DISTANCE OF 566.19 FEET TO AN IRON PIN SET;

THENCE NORTH 00 DEG. 36' 52" WEST, A DISTANCE OF 375.00 FEET TO A POINT SET IN THE CENTERLINE OF GRAFTON ROAD (60 FEET WIDE) SAID LINE PASSES THROUGH AN IRON PIN SET 33.72 FEET SOUTHERLY THEREFROM;

THENCE SOUTH 63 DEG. 27' 18" EAST, A DISTANCE OF 381.16 FEET ALONG THE CENTERLINE OF SAID GRAFTON ROAD, TO A POINT BEING THE NORTHWESTERLY CORNER OF LAND CONVEYED TO ROSEMARY L. LYSAGHT BY DEED RECORDED IN OR VOLUME 410, PAGE 763 OF LORAIN COUNTY RECORDS ON JUNE 19, 1991;

THENCE SOUTH 00 DEG. 36' 52" EAST A DISTANCE OF 402.67 FEET ALONG THE WESTERLY LINE OF LAND CONVEYED TO ROSEMARY L. LYSAGHT TO AN IRON PIN SET AT THE SOUTHWESTERLY CORNER THEREOF, SAID LINE PASSES THROUGH AN IRON PIPE FOUND 32.73 FEET SOUTHERLY FROM THE CENTERLINE OF GRAFTON ROAD;

THENCE NORTH 89 DEG. 23' 08" EAST, A DISTANCE OF 17.73 FEET ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO ROSEMARY L. LYSAGHT TO AN IRON PIPE FOUND, BEING A WESTERLY CORNER OF LAND CONVEYED TO EDNA L. HOTTENROTT BY DEED RECORDED IN DEED VOLUME 947, PAGE 156 OF LORAIN COUNTY RECORDS ON JULY 7, 1967;

THENCE SOUTH 00 DEG. 31' 06" EAST, A DISTANCE OF 266.37 FEET ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO EDNA L. HOTTENROTT TO AN IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER THEREOF;

THENCE NORTH 89 DEG. 19' 37" EAST, A DISTANCE OF 280.08 FEET ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO EDNA L. HOTTENROTT TO AN IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER THEREOF AND BEING A POINT ON THE WESTERLY LINE OF LAND CONVEYED TO H.E. BRUCE, JR., TRUSTEE, BY DEED RECORDED IN DOCUMENT NO. 20000670341 OF LORAIN COUNTY RECORDS ON FEBRUARY 24, 2000;

THENCE SOUTH 01 DEG. 05' 07" WEST, A DISTANCE OF 462.90 FEET ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO H.E. BRUCE JR., TRUSTEE TO AN IRON PIN SET AT THE MOST SOUTHERLY CORNER THEREOF;

THENCE SOUTH 76 DEG. 18' 03" WEST, A DISTANCE OF 5.66 FEET ALONG THE NORTHERLY LINE OF LAND CONVEYED TO H.E. BRUCE, JR., TRUSTEE, BY DEED RECORDED IN DOCUMENT NO. 20000670269 OF LORAIN COUNTY RECORDS ON FEBRUARY 24, 2001, TO AN IRON PIN FOUND AT THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTH 15 DEG. 49' 38" EAST, A DISTANCE OF 649.53 FEET ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO H. E. BRUCE, JR., TRUSTEE, TO AN IRON PIN SET AT THE SOUTHWESTERLY CORNER THEREOF AND BEING A POINT ON THE NORTHERLY LINE OF LAND CONVEYED TO THE STATE OF OHIO;

THENCE SOUTH 64 DEG. 21' 03" WEST, A DISTANCE OF 206.85 FEET ALONG THE NORTHERLY LINE OF LAND CONVEYED TO THE STATE OF OHIO, TO AN IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER OF LAND CONVEYED K.G. AND S.M. RILEY BY DEED RECORDED IN DOCUMENT NO. 19990609332 OF LORAIN COUNTY RECORDS ON APRIL 20, 1999;

THENCE NORTH 19 DEG. 00' 41" WEST, A DISTANCE OF 694.89 FEET ALONG THE EASTERLY LINE OF SAID LAND CONVEYED TO K.G. AND S.M. RILEY TO AN IRON PIPE FOUND AT THE NORTHEASTERLY CORNER THEREOF;

THENCE SOUTH 76 DEG. 18' 03" WEST, A DISTANCE OF 27.02 FEET ALONG THE NORTHERLY LINE OF SAID LAND CONVEYED TO K.G. AND S.M. RILEY TO AN IRON PIPE FOUND AT THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTH 01 DEG. 07' 49" EAST, A DISTANCE OF 246.91 FEET ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO K.G. AND S.M. RILEY TO AN IRON PIPE FOUND AT AN ANGLE POINT THEREON;

THENCE SOUTH 89 DEG. 23' 08" WEST, A DISTANCE OF 17.73 FEET TO AN IRON PIN SET ON THE WESTERLY LINE OF SAID LAND CONVEYED TO K.G. AND S.M. RILEY;

THENCE SOUTH 00 DEG. 29' 11" WEST, A DISTANCE OF 233.50 FEET ALONG THE WESTERLY LINE OF SAID LAND CONVEYED K.G. AND S.M. RILEY TO AN IRON PIN SET;

THENCE SOUTH 00 DEG. 19' 24" EAST, A DISTANCE OF 269.80 FEET ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO K.G. AND S.M. RILEY TO AN IRON PIN SET AT THE SOUTHWESTERLY CORNER THEREOF AND BEING A POINT ON THE NORTHERLY LINE OF LAND CONVEYED TO THE STATE OF OHIO;

THENCE SOUTH 89 DEG. 28' 34" WEST, A DISTANCE OF 1744.13 FEET ALONG THE NORTHERLY LINE OF RIDGEWOOD ALLOTMENT NO. 2 AS RECORDED IN PLAT VOLUME 18, PAGE 8 OF LORAIN COUNTY RECORDS OF PLATS, TO AN IRON PIN SET ON THE EASTERLY LINE OF RIDGEWOOD ALLOTMENT NO. 1 AS RECORDED IN PLAT VOLUME 17, PAGE 3 OF LORAIN COUNTY RECORD OF PLATS, AND THE EASTERLY LINE OF SAID SECTION NO. 7;

EXHIBIT A - PROPERTY DESCRIPTION (RECORD)-CONTINUED:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 202109036
COMMITMENT DATE: NOVEMBER 1, 2021 AT 12:00 AM

THENCE NORTH 00 DEG. 47' 14" WEST, A DISTANCE OF 487.80 FEET ALONG THE EASTERLY LINE OF SAID RIDGEWOOD ALLOTMENT NO. 1 AND THE EASTERLY LINE OF SAID SECTION NO. 7, TO AN IRON PIN SET AT THE NORTHEASTERLY CORNER THEREOF;

THENCE SOUTH 85 DEG. 21' 46" WEST, A DISTANCE OF 536.51 FEET ALONG THE NORTHERLY LINE OF SAID RIDGEWOOD ALLOTMENT NO. 1, TO THE PLACE OF BEGINNING, SAID LINE PASSES THROUGH AN IRON PIN SET 30.11 FEET EASTERLY THEREFROM, AS SURVEYED BY THOMAS A. SIMON, REGISTERED PROFESSIONAL SURVEY NO. S-7775 IN APRIL, 2001. BASIS OF BEARINGS IS THE CENTERLINE OF INDIAN HOLLOW ROAD (NORTH 00 DEG. 20' 06" EAST), IRON PIN SET ARE 5/8-INCH DIAMETER, 30-INCHES LONG WITH PLASTIC CAPS "T SIMON, S- 7775" BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

(PERMANENT PARCEL NO. 10-00-007-103-014 IS COMMONLY KNOWN AS BEING APPROXIMATELY 17.87 ACRES OF VACANT LAND ON THE EAST SIDE OF INDIAN HOLLOW ROAD, DIRECTLY SOUTH OF 10721 INDIAN HOLLOW ROAD AND PERMANENT PARCEL NO. 10-00-006-101-026 IS COMMONLY KNOWN AS BEING APPROXIMATELY 85.42 ACRES OF VACANT LAND DIRECTLY EAST AND ADJACENT TO PERMANENT PARCEL NO. 10-00-007-103-014)

PARCEL 2 (PPN 1000006101023):

SITUATED IN THE TOWNSHIP OF CARLISLE, COUNTY OF LORAIN AND STATE OF OHIO AND BEING PART OF SECTION NO. 6 IN CARLISLE TOWNSHIP AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN A MONUMENT BOX AT THE INTERSECTION OF THE CENTERLINES OF MARDUN COURT AND GRAFTON ROAD (60 FEET WIDE);

THENCE SOUTH 42 DEG. 56' 04" EAST, A DISTANCE OF 1215.80 FEET ALONG THE CENTERLINE OF GRAFTON ROAD TO AN ANGLE POINT THEREON;

THENCE SOUTH 63 DEG. 27' 18" EAST, A DISTANCE OF 267.93 FEET ALONG THE CENTERLINE OF GRAFTON ROAD TO A POINT ON THE EASTERLY LINE OF LAND CONVEYED TO JAMES G. DOROTHYA. PUGH BY DEED RECORDED IN VOLUME 1157, PAGE 782 OF LORAIN COUNTY RECORDS ON SEPTEMBER 14, 1978, AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE NORTH 25 DEG. 50' 24" EAST, A DISTANCE OF 99.00 FEET ALONG THE EASTERLY LINE OF SAID LAND CONVEYED TO JAMES G. DOROTHYA. PUGH TO THE NORTHEASTERLY CORNER THEREOF AND BEING A POINT ON THE CENTERLINE OF EAST BRANCH OF THE BLACK RIVER AND BEING A POINT ON THE SOUTHERLY LINE OF WILD WOODS ESTATE SUBDIVISION AS RECORDED IN PLAT VOLUME 30, PAGE 26 AND 27 OF LORAIN COUNTY RECORDS OF PLATS;

THENCE SOUTH 67 DEG. 06' 48" EAST, A DISTANCE OF 330.84 FEET ALONG THE CENTERLINE OF THE EAST BRANCH OF THE BLACK RIVER AND THE SOUTHERLY LINE OF SAID WILD WOOD ESTATES SUBDIVISION TO AN ANGLE POINT;

THENCE SOUTH 74 DEG. 45' 13" EAST, A DISTANCE OF 119.97 FEET ALONG THE CENTERLINE OF THE EAST BRANCH OF THE BLACK RIVER AND THE SOUTHERLY LINE OF SAID WILD WOOD ESTATES SUBDIVISION TO AN ANGLE POINT;

THENCE NORTH 75 DEG. 57' 55" EAST, A DISTANCE OF 30.64 FEET ALONG THE CENTERLINE OF THE EAST BRANCH OF THE BLACK RIVER AND THE SOUTHERLY LINE OF SAID WILD WOOD ESTATES SUBDIVISION TO THE NORTHWESTERLY CORNER OF LAND CONVEYED TO ROY E. AND JEAN LIBENGOOD BY DEED RECORDED IN OR VOLUME 562, PAGE 54 OF LORAIN COUNTY RECORDS ON JUNE 30, 1992;

THENCE SOUTH 0 DEG. 36' 52" EAST, A DISTANCE OF 183.81 FEET ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO ROY E. AND JEAN LIBENGOOD, TO THE SOUTHWESTERLY CORNER THEREOF AND BEING A POINT ON THE CENTERLINE OF GRAFTON ROAD;

THENCE NORTH 63 DEG. 27' 18" WEST, A DISTANCE OF 553.76 FEET ALONG THE CENTERLINE OF SAID GRAFTON ROAD TO THE PRINCIPAL PLACE OF BEGINNING, AS SURVEYED BY THOMAS A. SIMON, REGISTERED PROFESSIONAL SURVEYOR NO-7775 IN APRIL, 2001. BASIS OF BEARINGS IS THE CENTERLINE OF GRAFTON ROAD (SOUTH 42 DEG. 56' 04" EAST), BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

(PERMANENT PARCEL NUMBER - IS COMMONLY KNOWN AS APPROXIMATELY 1.42 ACRES OF VACANT LAND EASTERLY OF 1967 GRAFTON ROAD ON THE NORTH SIDE OF GRAFTON ROAD)

PARCEL 3 (PPN 1000006109026):

SITUATED IN THE TOWNSHIP OF CARLISLE, COUNTY OF LORAIN AND STATE OF OHIO: AND KNOWN AS BEING PART OF ORIGINAL CARLISLE TOWNSHIP SECTION NO. 6 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER LINE OF BUTTERNUT RIDGE ROAD AT THE SOUTHWEST CORNER OF LAND CONVEYED TO HENRY BROCKMAN BY DEED DATED DECEMBER 1, 1899, AND RECORDED IN VOLUME 82, PAGE 479 OF LORAIN COUNTY DEED RECORDS;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LAND SO CONVEYED TO HENRY BROCKMAN AS AFORESAID TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND SO CONVEYED TO HENRY BROCKMAN AS AFORESAID TO THE WESTERLY LINE OF LAND CONVEYED TO HAMLIN J. HUMPHREY BY DEED DATED FEBRUARY 1, 1938, AND RECORDED IN VOLUME 290, PAGE 382 OF LORAIN COUNTY DEED RECORDS;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LAND SO CONVEYED TO HAMLIN J. HUMPHREY AS AFORESAID ABOUT 714.60 FEET TO AN ANGLE;

THENCE SOUTH 79 DEG. 43' WEST, ALONG A SOUTHERLY LINE OF SAID LAND SO CONVEYED TO HAMLIN J. HUMPHREY AS AFORESAID ABOUT 27.02 FEET TO THE EASTERLY LINE OF LAND CONVEYED TO ADA E. HILL BY DEED DATED OCTOBER 8, 1941, AND RECORDED IN VOLUME 314, PAGE 194, OF LORAIN COUNTY DEED RECORDS;

THENCE SOUTH 3 DEG. 42' WEST, ALONG THE EASTERLY LINE OF SAID LAND SO CONVEYED TO ADA E. HILL AS AFORESAID ABOUT 239 FEET TO AN ANGLE; THENCE WESTERLY ALONG A SOUTHERLY LINE OF SAID LAND SO CONVEYED TO ADA E. HILL AS AFORESAID ABOUT 16.5 FEET TO AN ANGLE;

THENCE SOUTH 2 DEG. 05' WEST, ALONG AN EASTERLY LINE OF SAID LAND SO CONVEYED TO ADA E. HILL AS AFORESAID 230.70 FEET TO A POINT; THENCE SOUTH 6 DEG. 10' WEST, ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO ADA E. HILL 269.80 FEET TO A POINT;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LAND CONVEYED TO EVA P. BOOTH BY DEED DATED APRIL 5, 1877, AND RECORDED IN VOLUME 43, PAGE 224 OF LORAIN COUNTY RECORDS TO THE CENTER LINE OF BUTTERNUT RIDGE ROAD;

THENCE EASTERLY ALONG THE CENTER LINE OF BUTTERNUT RIDGE ROAD TO THE PLACE OF BEGINNING CONTAINING ABOUT 4.125 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

EXCEPTING FROM ABOVE SO MUCH AS IS RECORDED IN DEED VOLUME 975, PAGE 632.

FURTHER EXCEPTING 0.05 ACRES AS SHOWN IN INSTRUMENT NO. 20020816271 OF LORAIN COUNTY RECORDS AND EXCEPTING 1.416 ACRES AS SHOWN IN INSTRUMENT NO. 20020816271 OF LORAIN COUNTY RECORDS.

INTENDING TO CONVEY HEREIN 2.67 ACRES.

LEGAL DESCRIPTION - AS SURVEYED

SITUATED IN THE TOWNSHIP OF CARLISLE AND CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PARTS OF SECTIONS NO. 6 AND 7 OF ORIGINAL CARLISLE TOWNSHIP AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING, FOR REFERENCE, AT A CAPPED IRON PIN FOUND INSIDE OF A MONUMENT BOX ON THE CENTERLINE OF INDIAN HOLLOW ROAD(C.R. 26) 60 FEET WIDE, THENCE ALONG SAID CENTERLINE, NORTH 00° 48' 41"EAST, A DISTANCE OF 7.81 FEET TO THE NORTHWESTERLY CORNER OF SUBLT 1 OF THE RIDGEWOOD ALLOTMENT NO. 1 AS RECORDED IN PLAT VOLUME 17, PAGE 3 OF SAID COUNTY RECORDS AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

COURSE NO. 1: THENCE CONTINUING ALONG SAID CENTERLINE OF INDIAN HOLLOW ROAD, NORTH 00°48'41" EAST, A DISTANCE OF 1011.61 FEET TO A 5/8" REBAR FOUND INSIDE OF A MONUMENT BOX;

COURSE NO. 2: THENCE CONTINUING ALONG SAID CENTERLINE OF INDIAN HOLLOW ROAD, NORTH 00°28'34" EAST, A DISTANCE OF 505.51 FEET TO THE SOUTHWEST CORNER OF LANDS CONVEYED TO WILMA WORKMAN IN INSTRUMENT NO. 2007-0215029 OF SAID COUNTY RECORDS;

COURSE NO. 3: THENCE ALONG THE SOUTHERLY LINE OF WORKMAN, SOUTH 89°20'16" EAST, A DISTANCE OF 509.07 FEET TO AN IRON PIN WITH "SIMON"CAP ON SAID SECTION LINE, PASSING THROUGH A BENT 3/4"PIPE FOUND AT 25.66 FEET;

COURSE NO. 4: THENCE ALONG SAID SECTION LINE AND THE EASTERLY LINE OF WORKMAN, NORTH 00°33'23" WEST, A DISTANCE OF 99.57 FEET TO THE SOUTHWEST CORNER OF LANDS CONVEYED TO CARLISLE TOWNSHIP BOARD OF TRUSTEES IN INSTRUMENT NO. 2006-0121226 OF SAID COUNTY RECORDS, AS WITNESSED BY A BENT 5/8"REBAR FOUND 0.32 FEET EASTERLY;

COURSE NO. 5: THENCE ALONG THE SOUTHERLY LINE OF CARLISLE TOWNSHIP BOARD OF TRUSTEES, SOUTH 89°33'23" EAST, A DISTANCE OF 850.78 FEET TO THE NORTHWEST CORNER OF LANDS CONVEYED TO MARGARET E. TIGHE LIVING TRUST U/A DTD 11/2/01 IN INSTRUMENT NO. 2002-0828363 OF SAID COUNTY RECORDS AND THE SOUTHWEST CORNER OF LANDS CONVEYED TO KAREN L. ENSMINGER IN INSTRUMENT NO. 1990-0121431 OF SAID COUNTY RECORDS, AS WITNESSED BY AN IRON PIN WITH "SIMON"CAP FOUND 0.24 FEET NORTHERLY;

COURSE NO. 6: THENCE ALONG THE WESTERLY LINE OF MARGARET E. TIGHE LIVING TRUST U/A DTD 11/2/01, SOUTH 00°09'52" EAST, A DISTANCE OF 304.41 FEET TO A 5/8"REBAR FOUND AT THE SOUTHWEST CORNER OF SAID MARGARET E. TIGHE LIVING TRUST U/A DTD 11/2/01 LANDS;

COURSE NO. 7: THENCE ALONG THE SOUTHERLY LINE OF MARGARET E. TIGHE LIVING TRUST U/A DTD 11/2/01, SOUTH 89°27'42" EAST, A DISTANCE OF 566.19 FEET TO A 5/8"REBAR WITH "ATWELL"CAP SET AT THE SOUTHEAST CORNER OF SAID MARGARET E. TIGHE LIVING TRUST U/A DTD 11/2/01 LANDS;

COURSE NO. 8: THENCE ALONG THE EASTERLY LINE OF MARGARET E. TIGHE LIVING TRUST U/A DTD 11/2/01, NORTH 00°08'43" WEST, A DISTANCE OF 375.00 FEET TO A POINT ON THE CENTERLINE OF GRAFTON ROAD (C.R. 205) 60 FEET WIDE, PASSING THROUGH AN IRON PIN WITH "SIMON"CAP FOUND AT 341.26 FEET;

COURSE NO. 9: THENCE ALONG SAID CENTER LINE OF GRAFTON ROAD, NORTH 62°58'07" WEST, A DISTANCE OF 284.93 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LANDS CONVEYED TO WILLIAM J. GRIFFIN AND DORA M. KATYNSKI IN INSTRUMENT NO. 2017-0617867 OF SAID COUNTY RECORDS;

COURSE NO. 10: THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 26°19'16" EAST, A DISTANCE OF 99.00 FEET TO A POINT IN THE EAST BRANCH OF THE BLACK RIVER;

THENCE ALONG SAID EAST BRANCH OF THE BLACK RIVER THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE NO. 9: THENCE SOUTH 66°37'37" EAST, A DISTANCE OF 330.82 FEET TO A POINT;

COURSE NO. 10: THENCE SOUTH 74°16'02" EAST, A DISTANCE OF 119.97 FEET TO A POINT;

COURSE NO. 11: THENCE NORTH 76°27'06" EAST, A DISTANCE OF 30.64 FEET TO A POINT ON THE WESTERLY LINE OF LANDS CONVEYED TO ROY E. LIBENGOOD JR. IN INSTRUMENT NO. 2013-0480911 OF SAID COUNTY RECORDS;

COURSE NO. 12: THENCE ALONG THE WESTERLY LINE OF LIBENGOOD, SOUTH 00°07'41" EAST, A DISTANCE OF 183.81 FEET TO A POINT ON SAID CENTERLINE OF GRAFTON ROAD;

COURSE NO. 13: THENCE ALONG SAID CENTERLINE OF GRAFTON ROAD, SOUTH 62°58'07" EAST, A DISTANCE OF 112.39 FEET TO THE NORTHWEST CORNER OF LANDS CONVEYED TO CHESTER J. AND ROSEMARY L. ZINIEWCZ IN INSTRUMENT NO. 2016-0579748;

COURSE NO. 14: THENCE ALONG THE WESTERLY LINE OF ZINIEWCZ, SOUTH 00°07'23" EAST, A DISTANCE OF 402.67 FEET TO AN IRON PIN WITH "SIMON"CAP, PASSING THROUGH A 1"PIPE AT 32.77 FEET;

COURSE NO. 15: THENCE ALONG THE SOUTHERLY LINE OF ZINIEWCZ, NORTH 89°23'08" EAST, A DISTANCE OF 17.73 FEET TO A WESTERLY CORNER OF LANDS CONVEYED TO JAMES C. AND MICHELLE M. ROWE IN INSTRUMENT NO. 2002-0984004 OF SAID COUNTY RECORDS, AS WITNESSED BY A 1"PINCHED PIPE FOUND 0.10' SOUTHERLY;

COURSE NO. 16: THENCE ALONG THE WESTERLY LINE OF ROWE, SOUTH 00°20'57" EAST, A DISTANCE OF 267.52 FEET TO A 1 3/4"PINCHED PIPE FOUND 1.39 FEET SOUTHERLY;

COURSE NO. 17: THENCE ALONG THE SOUTHERLY LINE OF ROWE, NORTH 89°36'45" EAST, A DISTANCE OF 278.58 FEET TO A 5/8"REBAR WITH "ATWELL"CAP SET AT THE SOUTHWEST CORNER OF LANDS CONVEYED TO ROBERT HOCKMAN IN INSTRUMENT NO. 1991-0139422 OF SAID COUNTY RECORDS AND THE NORTHWEST CORNER OF LANDS CONVEYED TO HAROLD E. BRUCE JR. AS TRUSTEE OF THE HAROLD E. BRUCE, JR. TRUST, AND LOIS JEAN BRUCE, AS TRUSTEE OF THE LOIS JEAN BRUCE TRUST, TENANTS IN COMMON IN INSTRUMENT NO. 2000-0670341 OF SAID COUNTY RECORDS;

COURSE NO. 18: THENCE ALONG THE WESTERLY LINE OF SAID BRUCE LANDS, SOUTH 01°34'15" WEST, A DISTANCE OF 462.85 FEET TO A 5/8"REBAR WITH "SIMON"CAP FOUND ON THE NORTHERLY LINE OF LANDS CONVEYED TO HAROLD E. BRUCE JR. AS TRUSTEE OF THE HAROLD E. BRUCE, JR. TRUST, AND LOIS JEAN BRUCE, AS TRUSTEE OF THE LOIS JEAN BRUCE TRUST, TENANTS IN COMMON IN INSTRUMENT NO. 2000-0670269 OF SAID COUNTY RECORDS;

COURSE NO. 19: THENCE ALONG SAID NORTHERLY LINE, SOUTH 76°04'25" WEST, A DISTANCE OF 5.69 FEET TO A BENT 1/2"PIPE FOUND AT THE NORTHWEST CORNER OF SAID BRUCE LANDS;

COURSE NO. 19: THENCE ALONG THE WESTERLY LINE OF SAID BRUCE LANDS, SOUTH 15°20'31" EAST, A DISTANCE OF 649.53 FEET TO AN IRON PIN WITH "SIMON"CAP FOUND ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HWY 20 (S.R. 301), WIDTH VARIES;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

COURSE NO. 20: THENCE SOUTH 64°28'51" WEST, A DISTANCE OF 206.32 FEET TO THE SOUTHEAST CORNER OF LANDS CONVEYED TO DAVID J. MORAHAJ AND JAMES MCONVILLE IN INSTRUMENT NO. 2018-0696753 OF SAID COUNTY RECORDS, AS WITNESSED BY A BENT 1"PINCHED PIPE FOUND 3.90 FEET EASTERLY;

COURSE NO. 21: THENCE SOUTH 64°21'10" WEST, A DISTANCE OF 149.34 FEET TO A 5/8"REBAR WITH "ATWELL"CAP SET;

COURSE NO. 22: THENCE SOUTH 74°13'30" WEST, A DISTANCE OF 117.11 FEET TO A 5/8"REBAR WITH "ATWELL"CAP SET;

COURSE NO. 23: THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE NORTH LINE OF RIDGEWOOD SUBDIVISION NO. 2 AS RECORDED IN VOLUME 18, PAGE 8 OF SAID COUNTY RECORDS, SOUTH 89°57'53" WEST, A DISTANCE OF 1764.34 FEET TO A 5/8"REBAR FOUND AT THE NORTHEAST CORNER OF SUBLT 6 AND THE SOUTHEAST CORNER OF SUBLT 5 OF RIDGEWOOD ALLOTMENT AS RECORDED IN VOLUME 17, PAGE 3 OF SAID COUNTY RECORDS, PASSING THROUGH AN IRON PIN WITH "SIMON" CAP FOUND AT 20.59 FEET;

COURSE NO. 24: THENCE ALONG THE EASTERLY LINE OF SAID RIDGEWOOD ALLOTMENT, NORTH 00°17'22" WEST, A DISTANCE OF 487.80 FEET TO THE NORTHEAST CORNER OF SUBLT 1, AS WITNESSED BY AN IRON PIN WITH "SIMON"CAP FOUND 0.15 FEET WESTERLY;

COURSE NO. 25: THENCE ALONG THE NORTHERLY LINE OF SAID SUBLT 1, SOUTH 85°50'23" WEST, A DISTANCE OF 536.51 FEET TO THE PLACE OF BEGINNING, PASSING THROUGH AN IRON PIN WITH "SIMON"CAP AT 506.57 FEET, AND CONTAINING 107.2785 ACRES OR 4,673,053 SQUARE FEET (0.6387 ACRES IN RIGHT OF WAY OF GRAFTON ROAD/C.R. 205 AND 1.0437 ACRES IN RIGHT OF WAY OF INDIAN HOLLOW ROAD/C.R. 26) OF LAND ACCORDING TO A SURVEY BY PETAR ERAK, OHIO PROFESSIONAL SURVEYOR NUMBER 8719 ON BEHALF OF ATWELL, LLC DATED NOVEMBER 22, 2021 AND BEING THE SAME MORE OR LESS AND BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

WITH 89.4024 ACRES BEING IN SECTION 6 AND 17.8761 ACRES BEING IN SECTION 7 OF ORIGINAL CARLISLE TOWNSHIP.



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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTIONS 6 & 7
ORIGINAL CARLISLE TOWNSHIP
CARLISLE TOWNSHIP & CITY OF ELYRIA
LORAIN COUNTY, OHIO

K. HOMANIAN HOMES
ALTA/NSPS
LAND TITLE SURVEY
OF 107.2776 ACRES OF LAND

CLIENT
DATE
MARCH 2024

REVISIONS

DR. BH | Ch. MS
P.M. PE
BOOK
JOB 21000554
SHEET NO.
3 OF 3