

**BASIS OF BEARINGS**

The centerline of East River Road as North 13°36'00" West as shown in the deed conveying land to Alan A. Boone and recorded in Instrument No. 2005-0088319 of Lorain County Deed Records.

**DEED OF REFERENCE**

Parcel No. 03-00-067-000-004  
Land conveyed to Federal National Mortgage Association by deed dated September 27, 2011 and recorded in Instrument No. 2011-0386317 of Lorain County Deed Records.

**BOUNDARY SURVEY**  
OF  
**3134 EAST RIVER ROAD**  
**VILLAGE OF SHEFFIELD, OHIO**  
(PARCEL NO. 03-00-067-000-004)

Situated in the Village of Sheffield, County of Lorain and State of Ohio and known as being part of the Original Sheffield Township Lot No. 67.

**LAND AREA**

Total	0.6934 Acres	30,209 Sq.Ft.
Within R/W	0.0612 Acres	2,668 Sq.Ft.
Net	0.6322 Acres	27,541 Sq.Ft.

**LEGEND**

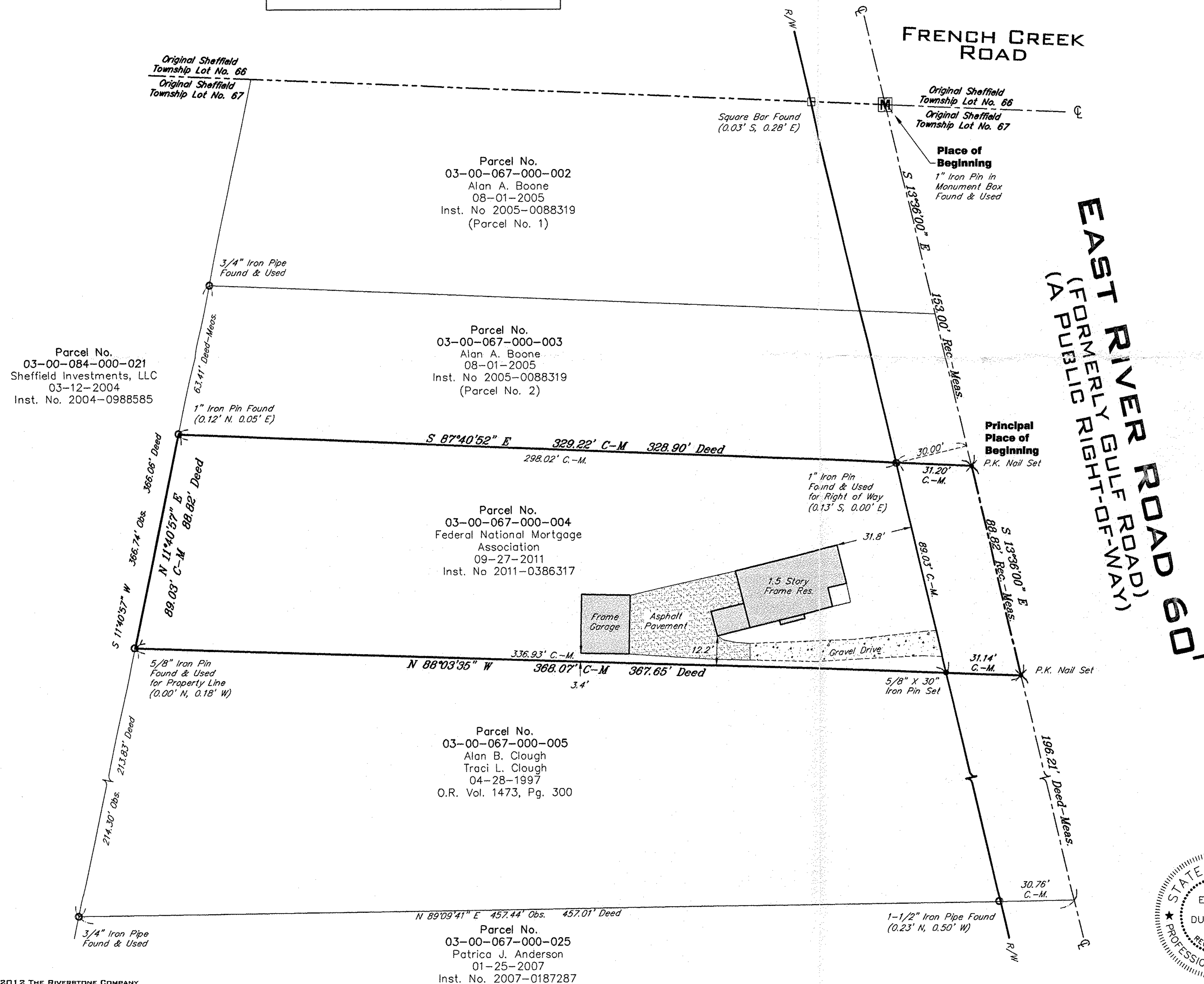
	= Monument Box Found		= Centerline
	= Empty Monument Box Found		= Property Line
	= Iron Pin or Pipe Found		= Easement No.
	= 5/8" Iron Pin Set		= Encroachments
	= Drill Hole Set / Found		= Violations
	= Concrete Nail Set / Found		

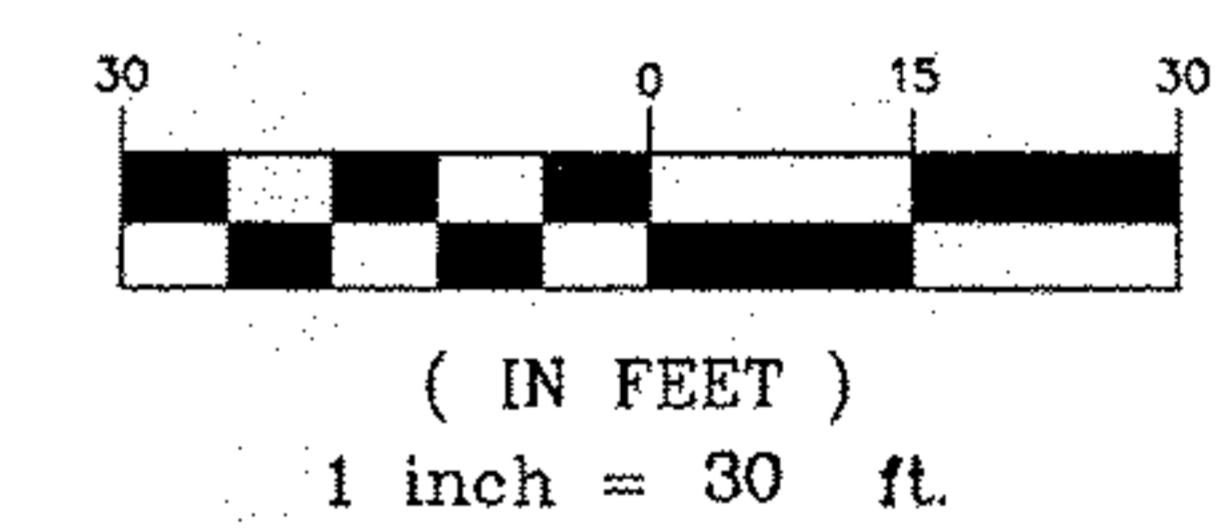
Parcel line	————— Z —————
Original Sublot Line	—————
Original Lot / Section Line	—————
Centerline	————— C —————
Property Line	————— P —————
Right-of-way Line	————— R/W —————
Easement Line	————— E —————

Adj.	Adjacent	N.	North
Ac.	Acres	Obs.	Observed
Asph.	Asphalt Pavement	O.R.	Official Record
BW	Bottom of Retaining Wall	P.O.B.	Place of Beginning
Calc./C.	Calculated	P.P.O.B.	Principal Place of Beginning
L.C.M.R.	Lorain County Map	Pl.	Parcel
Records	Records	Plat	Filed of Recorded Plat
Encl.	Encroachment	Pg.	Page
Elec.	Electric	Res.	Residence
E.	East	R/W	Right-of-Way
Frm.	Frame	Rec./R.	Record
Gar.	Garage	S/L	Sublot
H.N.	House Number	Sq.Ft.	Square Feet
Inst.	Instrument	Sty.	Story
L/S	Landscape	S.	South
L.C.A.	Limited Common Area	Vol.	Volume
Meas./M.	Measured	W.	West



**GRAPHIC SCALE**

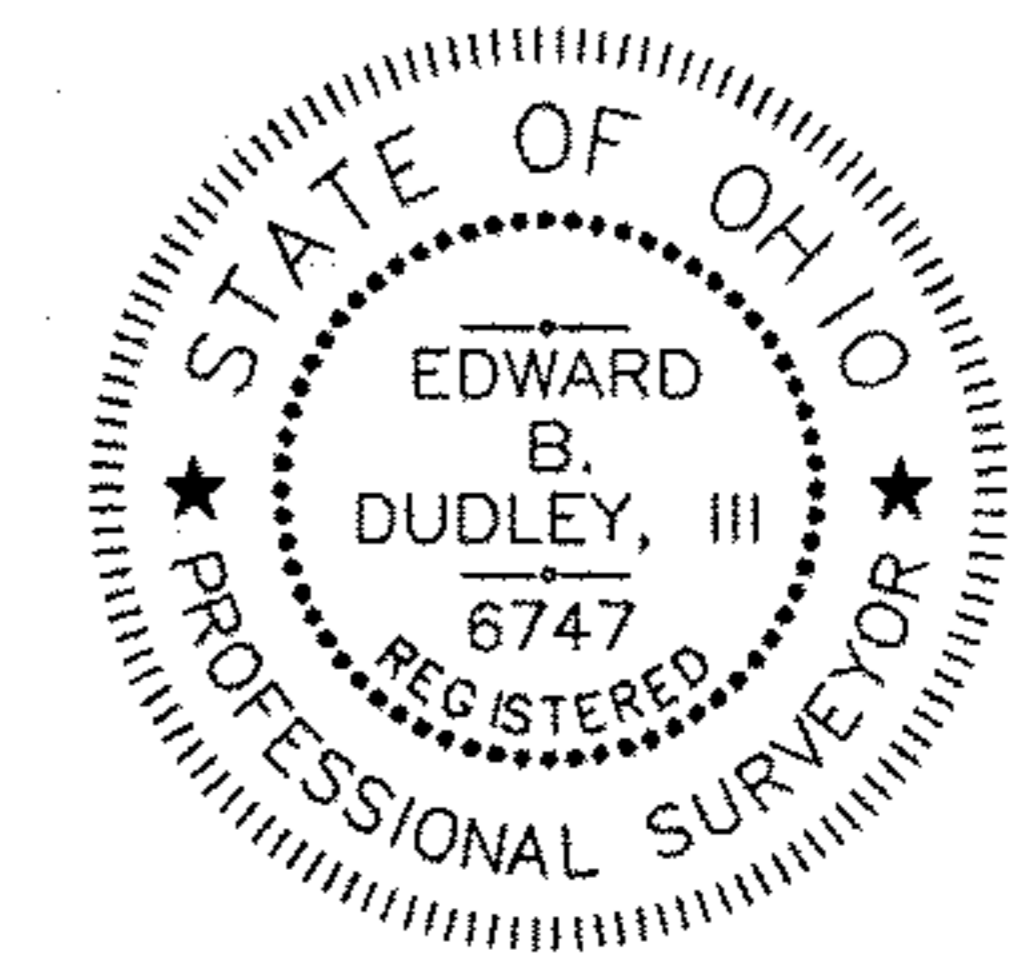


**SURVEYOR CERTIFICATION**

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.

*Edward B. Dudley*  
Edward B. Dudley P.S. No. 6747  
Date 07-16-2012

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"



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