

2512.0966
 BOUNDARY SURVEY
 LORAIN COUNTY, OHIO

SURVEY OF
 PN 01-00-021-000-040
 KNOWN AS
2490 BROWNHELM STATION ROAD
VERMILLION, OHIO
 IN THE CITY OF VERMILLION, COUNTY OF
 LORAIN AND STATE OF OHIO, BEING PART OF
 ORIGINAL BROWNHELM TOWNSHIP LOT 21.

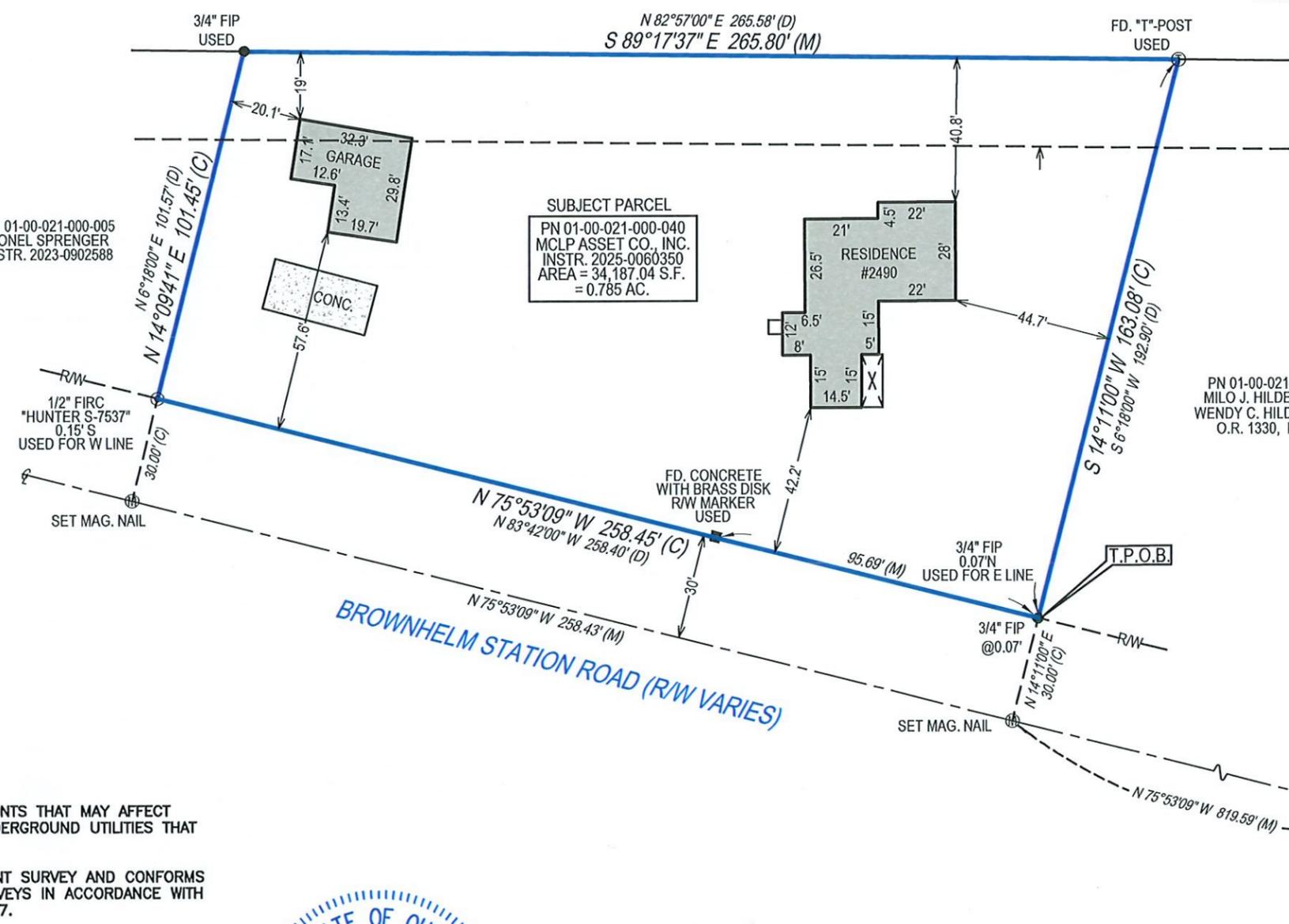
PN 01-00-012-000-010
 DONEL SPRENGER
 INSTR. 2023-0857165

OLD BROWNHELM STATION ROAD
 VACATED PER ORD. #94-96

LEGEND

- ⊙-FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"EXACTA SURVEYORS 8423"
- Ⓐ-FD AXLE AS NOTED
- ⓓ-FD/SET DRILL HOLE AS NOTED
- Ⓜ-FD/SET MAG NAIL AS NOTED
- Ⓡ-FD/SET RR SPIKE AS NOTED
- Ⓣ-FD T-BAR/POST AS NOTED
- FOUND MONUMENT AS NOTED
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC.-ACRES
- B/E-BASEMENT ENTRY
- CLF-CHAIN-LINK FENCE
- CONC.-CONCRETE
- C/L-CENTERLINE
- D.H.-DRILL HOLE
- D/W-DRIVEWAY
- E.P.-EDGE OF PAVEMENT
- GAR.-GARAGE
- H.N.-HOUSE NUMBER
- INSTR.-INSTRUMENT
- O.L.-ORIGINAL LOT
- O.R.-OFFICIAL RECORD
- P/L-PROPERTY LINE
- P.N.-PARCEL NUMBER
- P.O.B.-POINT OF BEGINNING
- P.O.L.-POINT ON LINE
- RES.-RESIDENCE
- R/W-RIGHT OF WAY
- PG.-PAGE
- S.F.-SQUARE FEET
- S.B.L.-SET BACK LINE
- S/L-SUBLOT
- T.P.O.B.-TRUE POINT OF BEGINNING
- VF-VINYL FENCE
- V/L-VACANT LOT
- WF-WOOD FENCE

PN 01-00-021-000-005
 DONEL SPRENGER
 INSTR. 2023-0902588



BASIS OF BEARINGS:
 THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NO TRANS), HOLDING FOUND AND USED MONUMENTATION ALONG THE NORTH PROPERTY LINE OF THE SUBJECT PARCEL AS SHOWN HEREON, WHICH IS OBSERVED BEARING S 89°17'37" E.

PN 01-00-021-000-039
 MILO J. HILDEBRANDT
 WENDY C. HILDEBRANDT
 O.R. 1330, PG. 261

- DOCUMENTS USED:**
- SURVEY NO. 10192, LORAIN COUNTY TAX MAP OFFICE.
 - SURVEY NO. 50888, LORAIN COUNTY TAX MAP OFFICE.
 - ROAD RECORD VOL. 4, PAGE 412, LORAIN COUNTY ENGINEER'S OFFICE.
 - DEEDS AS SHOWN HEREON.
 - LORAIN COUNTY TAX MAPS/GIS.

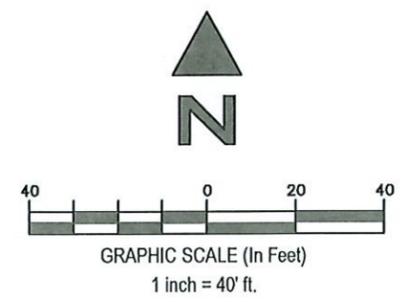
NOTE:
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN DECEMBER OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Robert M. Ruffing
 ROBERT RUFFING, P.S. 8423
 STATE OF OHIO

DATE 1-14-2026
 REV 1-30-2026
 REV 2-4-2026



51650
 APPROVED
 LORAIN CO
 MAP DEPT
 DATE 2/5/26
 PAGE 01-00-021
 BY ACarden
 #26-05654C

EXACTA LAND SURVEYORS
 1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
 PHONE: (216) 751-9000
 DATE 1-14-2026
 WWW.EXACTALAND.COM
 JOB NO. 2512.0966