

2512.3229
 BOUNDARY SURVEY
 LORAIN COUNTY, OHIO

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
- ⓧ-FD/SET "X"-CUT AS NOTED
- FOUND MONUMENT AS NOTED
- ▣-CATCH BASIN
- 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

APPROVED
 LORAIN CO
 MAP DEPT

DATE 2/9/2026

PAGE 03-00-042

BY *B. Baumhauer*

26-03662-C

51651

SURVEY OF
 PN 03-00-042-106-109
 KNOWN AS
 600 LAKE BREEZE ROAD
 SHEFFIELD LAKE, OHIO

IN THE CITY OF SHEFFIELD LAKE, COUNTY OF
 LORAIN AND STATE OF OHIO, BEING LOTS 711, 712
 AND 7113 IN LAKE BREEZE ALLOTMENT, MAP VOLUME
 10, PAGE 21, PART OF VACATED HAWTHORNE AVENUE
 PER ORD. 26-63, AND PART OF THE 40' RIGHT OF
 WAY OF THE LAKE SHORE RAILWAY COMPANY,
 VOLUME 86, PAGE 493, IN PART OF SHEFFIELD
 TOWNSHIP LOT 42.

SUBJECT PARCEL

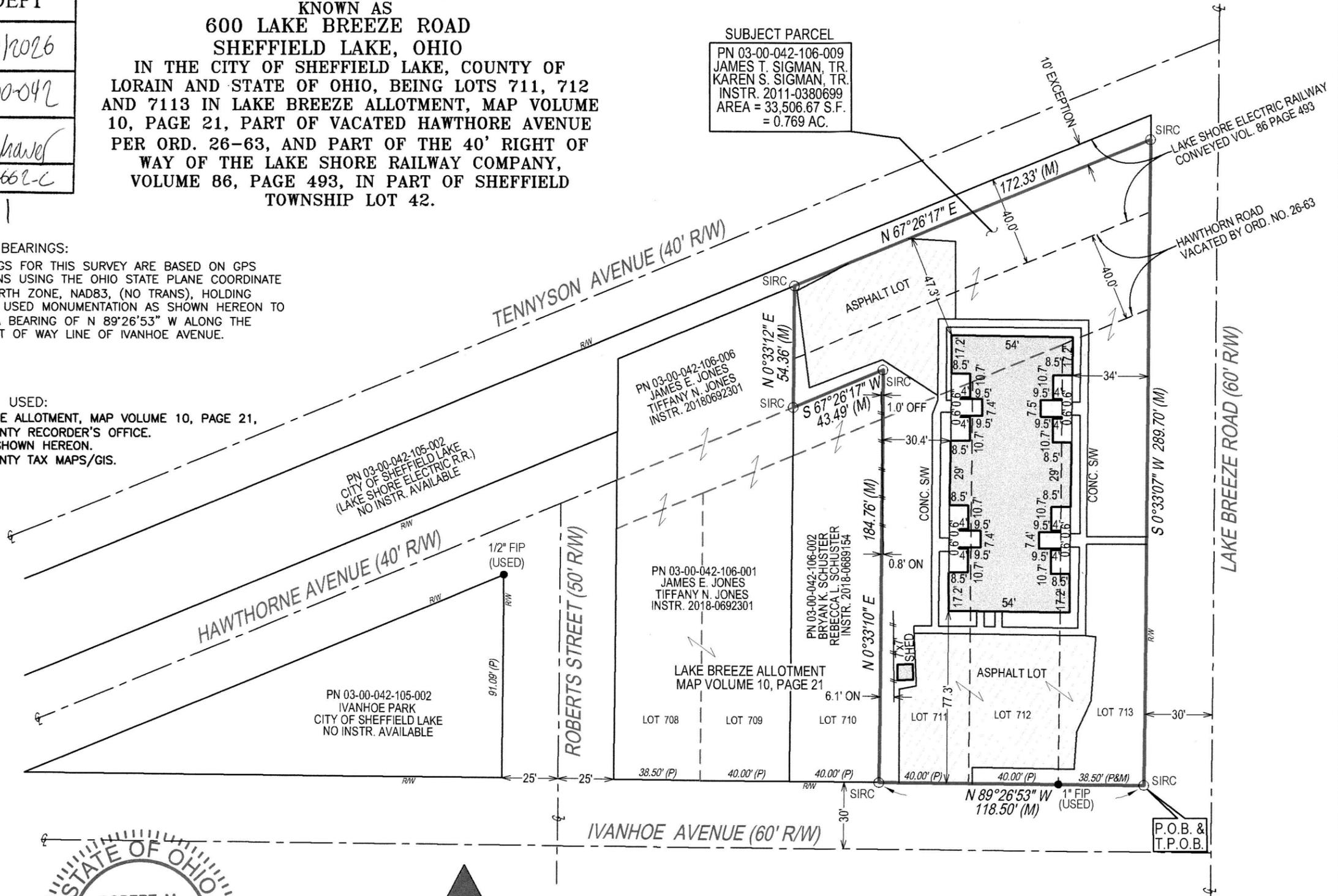
PN 03-00-042-106-009
 JAMES T. SIGMAN, TR.
 KAREN S. SIGMAN, TR.
 INSTR. 2011-0380699
 AREA = 33,506.67 S.F.
 = 0.769 AC.

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 AS SHOWN HEREON TO
 ESTABLISH A BEARING OF N 89°26'53" W ALONG THE
 NORTH RIGHT OF WAY LINE OF IVANHOE AVENUE.

DOCUMENTS USED:

- LAKE BREEZE ALLOTMENT, MAP VOLUME 10, PAGE 21,
 LORAIN COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- LORAIN COUNTY TAX MAPS/GIS.

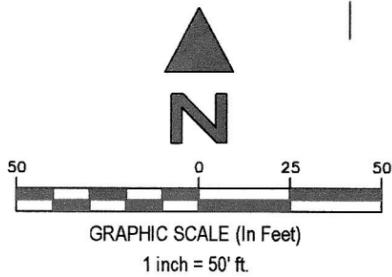
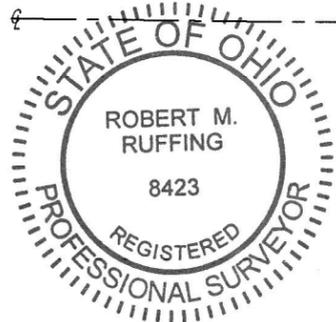


NOTE:
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT
 MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY
 UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

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 2-4-26
 ROBERT RUFFING, P.S. 8423 DATE 1-21-2026
 STATE OF OHIO



EXACTA LAND SURVEYORS

1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
 PHONE: (216) 751-9000
 DATE 1-21-2026
 WWW.EXACTALAND.COM
 JOB NO. 2512.3229