LOT SPLIT AND COMBINATION

ALL THAT CERTAIN LANDS SITUATE IN LOT 54, VILLAGE OF PERRY, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO DENNIS G. & REBECCA SHIMKO, AS RECORDED IN DOCUMENT NUMBER 2025R027726, (PPN 04-A-053-A-00-005-0), AND BEING COMBINED WITH THE LANDS TO NATHAN & KARA PASTOR, AS RECORDED IN DOCUMENT NUMBER 2020R008983, (PPN 04-A-053-A-00-015-0), IN THE OFFICE OF THE COUNTY RECORDER.

NOTES & REFERENCES

- ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245/8937".

- DEEDS OF RECORD

- SURVEY BY CRABBS' SURVEYING FOR SHIMKO, DATED OCT 2025, JOB 10489

- SURVEY BY CRABBS' SURVEYING FOR KLCO, DATED AUG 2013, JOB 5718

- SURVEY BY J.M. CRABBS FOR BATES, DATED JAN 1943

- SURVEY BY LAND DESIGN CONSULTANTS, FOR EVANS, DATED JULY 2024, JOB EVANK1-0901

- SURVEY BY BABCOCK LAND SURVEYORS, FOR AVSCO, DATED MAR 2017, JOB 16-62

- SURVEY BY J.A. ZIEMBA, FOR DANE, DATED MAR 2015

- SURVEY BY J. SLAY, FOR HUD, DATED NOV 2015

- SURVEY BY J.H. CRAWFORD, FOR CROFOOT, DATED AUG 2018, JOB 18-0801-1005.01

- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF THOMPSON STREET NORTH 32°-30'-10" WEST

LOGAN'S WAY
60' RW
PLAT VOL. 48, PG. 16

30.00' OBS

5/8" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY

248.00' PLAT OBS
N 88°03'15" E

CAPPED 5/8" IRON PIN FOUND & USED WITHIN A MON BOX ASSEMBLY "POLARIS"

GREEN ROAD
58.1' RW & VARIABLE WIDTH

LOT 55

LOT 54

1.32' LOT LINE

S 01°50'03" E
2179.40' OBS

THOMPSON STREET
50' RW

NARROWS ROAD
60' RW

1" IRON PIPE FOUND & USED WITHIN A MON BOX ASSEMBLY

SEE DETAIL "B"

OBS
18.87'
N 89°17'16" E

96.62' OBS
S 32°30'10" E

132.23' OBS - 132.00' DEED
N 32°30'10" W

THOMPSON STREET
50' RW

296.66' OBS
N 32°30'10" W

HARPER STREET
49.5' RW

999.71' OBS
S 56°53'41" W

TOP OF BANK

TOP OF BANK

P.J. & K.V. HLABSE
DOC. 2025R027725
PPN 04-A-053-0-00-017-0

1" IRON PIPE FOUND & USED

195.87' MEAS

CAPPED 5/8" IRON PIN FOUND & USED "CRABBS"

CAPPED 5/8" IRON PIN FOUND 1.02' FROM THE CORNER "B & J"

3/4" IRON PIPE FOUND N 27°03'04" E, 0.15' FROM THE CORNER

CAPPED 5/8" IRON PIN SET

1.6869 REMAINING
DENNIS G. & REBECCA SHIMKO
#4265
DOC. 2025R027726
PPN 04-A-053-A-00-005-0

131.25' OBS

N 56°56'32" E
317.32' MEAS

152.12' MEAS
N 56°56'32" E

0.6023 ACRES SPLIT FROM PPN 04-A-053-A-00-005-0

#4149
L. RAYMOND
DOC. 2022R033109
PPN 04-A-053-A-00-016-0

FENCE, OWNERSHIP UNKNOWN

CAPPED 5/8" IRON PIN FOUND & USED AT 27.71' CL "SLATE"

164.13' DEED
165.20' OBS
1.1042 ACRES COMBINED
#4155
NATHAN & KARA PASTOR
DOC. 2020R008983
PPN 04-A-053-A-00-015-0

N 32°32'42" W
150.00' MEAS
DEED

S 56°56'19" W
82.50' OBS

1" HEX PIN FOUND S 72°26'48" E, 1.00' FROM THE CORNER

S 32°30'11" E
220.27' MEAS

CAPPED 5/8" IRON PIN FOUND N 33°24'48" W, 0.25' FROM THE CORNER "LDC"

CAPPED 5/8" IRON PIN SET

CAPPED 5/8" IRON PIN FOUND S 57°02'15" W, 0.30' FROM THE CORNER "LDC"

1/2" IRON PIPE FOUND N 32°31'01" W, 0.20' FROM THE CORNER

198.30' MEAS

SEE DETAIL "A"

POB SPLIT

0.0759 AC IN RW

DRILL HOLE FOUND WITH "X" FOUND & USED AT 25.03' CL

247.80' OBS
S 56°56'19" W

165.30' DEED
164.63' DEED

N 32°30'11" W
87.96' OBS
PPN 04-A-053-A-00-035-0

69.52' OBS
S 56°56'32" W

POB COMBO

#4169
M. & V. HABAT
DOC. 2017R019801
PPN 04-A-053-A-00-014-0

1/2" IRON PIPE FOUND & USED

L.L. SHEARER, TRUSTEE
DOC. 2023R007716
PPN 04-A-053-A-00-009-0

#4239

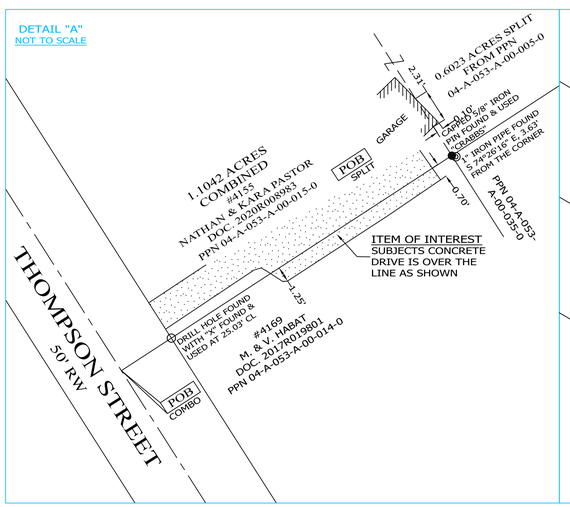
#4243
L. LYNN
DOC. 2017R025094
PPN 04-A-053-A-00-008-0

#4251
K. WHITE
DOC. 2021R013799
PPN 04-A-053-A-00-007-0

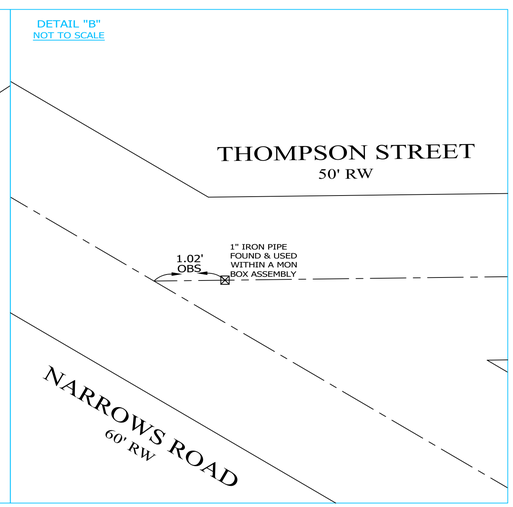
3/4" IRON PIPE FOUND & USED AT 0.1' "BENT"

1" IRON PIPE FOUND & USED WITHIN A MON BOX ASSEMBLY

DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



LEGEND

●	IRON PIN FOUND/SET
◎	IRON PIPE
□	STONE MONUMENT
⊠	MONUMENT BOX
⊕	P.K. NAIL FOUND/SET
○	DRILL HOLE FOUND
CALC	CALCULATED
MEAS	MEASURED
OBS	OBSERVED
DEED	DEED RECITED
PLAT	PLAT RECITED

THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.

STATE OF OHIO
TIMOTHY E. STOCKER
7245
2026-08-31
REGISTERED PROFESSIONAL SURVEYOR

TIMOTHY E. STOCKER, P.S. 7245

60' 0' 60' 120'

SCALE: 1" = 60'
SURVEY: AUGUST 20, 2026
MAP: AUGUST 31, 2026

PREPARED FOR: NATHAN & KARA PASTOR; DENNIS G. & REBECCA SHIMKO	PROJECT NAME: LOT SPLIT & COMBINATION OF LANDS	PROJECT ADDRESS: 415S THOMPSON STREET PERRY, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 10912

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
CSS
CRABBS' SURVEYING SERVICE
P.O. BOX 908
PAINESVILLE, OHIO 44077
440-466-2025 / 440-357-5941
crabbssurveyinginc@gmail.com
www.crabbssurveying.com

CHK: T. STOCKER, SR
CHK: STOCKER, JR
DRN: S. LOVEJOY
REV: