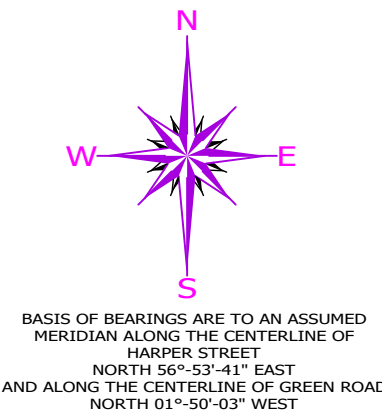


LOT SPLIT, COMBINATION & RESURVEY OF LANDS

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 & REBECCA SHIMKO, AS RECORDED IN DOCUMENT NUMBER 2024R014547, (PPN 04-A-053-0-00-017-0), AND BEING COMBINED WITH THE LANDS TO DENNIS G. & REBECCA SHIMKO. AS RECORDED IN DEED VOLUME 736, PAGE 1002, (PPN 04-A-053-A-00-005-0), IN THE OFFICE OF THE COUNTY RECORDER.



LINE	BEARING	DISTANCE
L 1	N 32°29'59" W	208.29' OBS
L 2	N 32°30'11" W	87.96' OBS - 88.00' DEED
L 3	S 56°56'19" W	82.50' OBS DEED OBS
L 4	N 32°32'42" W	132.32' MEAS
L 5	N 33°03'23" W	85.66' MEAS
L 6	S 55°20'27" E	137.77' OBS
L 7	S 52°15'11" E	57.77' OBS
L 8	S 45°50'50" E	47.70' OBS
L 9	S 50°29'02" E	51.12' OBS
L 10	S 54°34'11" E	27.61' OBS
L 11	S 56°07'50" W	46.15' OBS - 46.24' DEED
L 12	S 32°31'35" E	210.50' OBS - 208.56' DEED
L 13	S 56°53'41" W	60.87' OBS - 58.40' DEED
L 14	N 31°42'39" W	50.24' OBS - 50.31' DEED
L 15	N 32°32'42" W	131.25' OBS
L 16	S 56°00'11" W	132.46' OBS
L 17	S 89°17'16" W	18.87' OBS
L 18	N 01°50'03" W	25.22' OBS
L 19	N 56°00'11" E	35.86' OBS

ACREAGE SUMMARY

PPN 04-A-053-0-00-017-0
3.1619 ORIGINAL ACREAGE
- 1.5989 ACRES SPLIT
= 1.5630 ACRES REMAINING

PPN 04-A-053-0-00-005-0
0.6903 ORIGINAL ACREAGE
+ 1.5989 ACRES SPLIT
= 2.2892 ACRES REMAINING

THOMPSON STREET
50' RW

NARROWS ROAD
60' RW

GREEN ROAD
58.1' RW & VARIABLE WIDTH

LOT 55

LOT 54

#4099
N.L. & I.G. CHIAPPONE
DOC. 1999R032812
PPN 04-A-053-0-00-022-0

#4113
J.A. & R. GRIBBLE
VOL. 998, PG. 478
PPN 04-A-053-0-00-020-0

#4143
L & M PROPERTIES
LAKE COUNTY LLC
DOC. 2007R039912
PPN 04-A-053-A-00-017-0

#4149
L. RAYMOND
DOC. 2022R03109
PPN 04-A-053-A-00-016-0

#4155
N. & K. PASTOR
DOC. 2020R008983
PPN 04-A-053-A-00-015-0

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

#4239
L.L. SHEARER, TRUSTEE
DOC. 2013R05004
PPN 04-A-053-A-00-008-0

#4251
K. WHITE
DOC. 2022R015299
PPN 04-A-053-A-00-007-0

#4251
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DOC. 2022R015299
PPN 04-A-053-A-00-007-0

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#4251
K. WHITE
DOC. 2022R015299
PPN 04-A-053-A-00-007-0

S 87°15'41" E
199.38' OBS - 199.55' DEED
184.28' MEAS

N 77°13'22" E
263.42' OBS - 263.62' DEED

N 56°56'32" E
347.99' MEAS

N 32°31'01" W, 0.20' FROM THE CORNER "LDC"

N 32°31'01" W, 0.20' FROM THE CORNER "LDC"

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N 32°31'01" W, 0.20' FROM THE CORNER "LDC"

N 32°31'01" W, 0.20' FROM THE CORNER "LDC"

HARPER STREET
49.5' RW

SCALE: 1" = 60'
SURVEY: OCTOBER 8 2025
MAP: OCTOBER 9, 2025

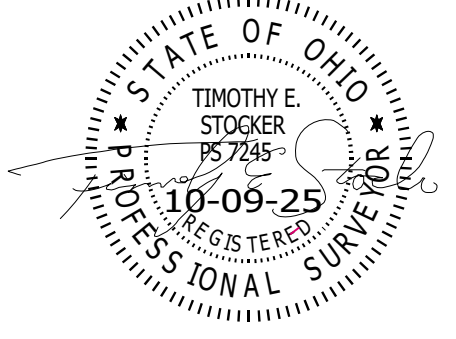
NOTES & REFERENCES

- ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245/8937".
- DEEDS OF RECORD
- SURVEY BY CRABBS' SURVEYING FOR 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

LEGEND

- IRON PIN FOUND/SET
- IRON PIPE
- STONE MONUMENT
- ⊠ MONUMENT BOX
- ⊙ P.K. NAIL FOUND/SET
- DRILL HOLE FOUND
- CALCULATED
- MEAS
- OBS
- DEED
- PLAT

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



PREPARED FOR:	PROJECT NAME:	PROJECT ADDRESS:
DENNIS G. & REBECCA SHIMKO	RESURVEY OF LANDS	4265 HARPER STREET PERRY, OHIO
	PROJECT LOCATION:	JOB NUMBER:
	LAKE COUNTY, OHIO	10489



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



DATE: T. STOCKER, SR.
ONE: T. STOCKER, JR.
DATE: S. LOVEJOY
REV:
PAGE 1 OF 1