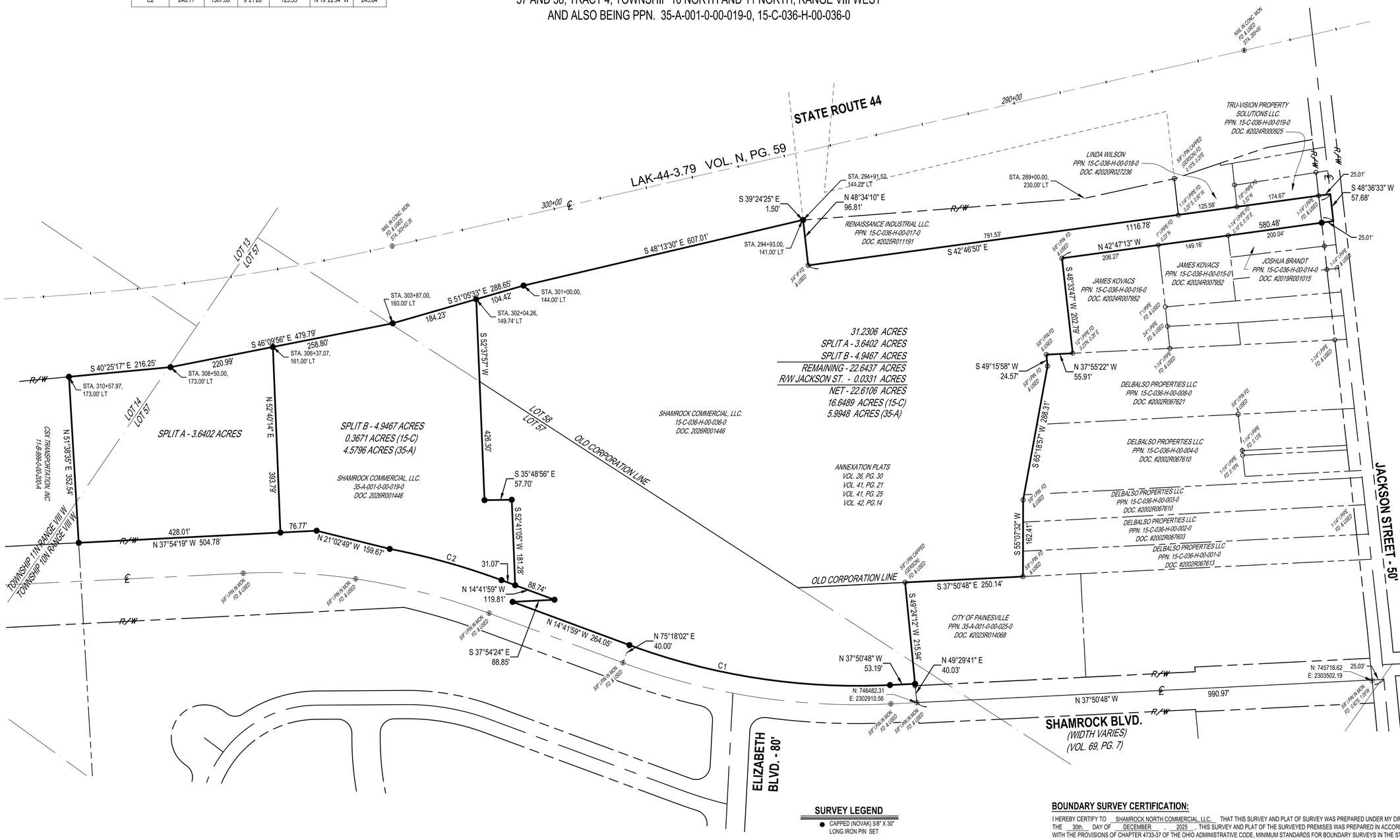
Barrington CONSULTING GROUP, INC.
9114 TYLER BLVD., MENTOR, OHIO 44060, 440.205.1260 www.BarringtonCGI.com

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	562.36'	1392.00'	23°08'49"	285.07'	N 26°16'23" W	558.54'
C2	246.11'	1507.00'	9°21'26"	123.33'	N 19°22'34" W	245.84'

SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO AND BEING KNOWN AS PARCEL D OF ENCORE DEVELOPMENT LLC., LOT SPLITS A,B,C,D RECORDED PLAT VOLUME. 68, PAGE 25 LAKE COUNTY RECORD OF PLATS AND PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT 14, 57 AND 58, TRACT 4, TOWNSHIP 10 NORTH AND 11 NORTH, RANGE VIII WEST AND ALSO BEING PPN. 35-A-001-0-00-019-0, 15-C-036-H-00-036-0

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.


STATE ROUTE 44
LAK-44-3.79 VOL. N, PG. 59
290+00
300+00
℄
R/W
S 48°13'30" E 607.01'
S 39°24'25" E 1.50'
N 48°34'10" E 96.81'
STA. 294+91,52, 141.22' LT
STA. 294+93.00, 141.00' LT
RENAISSANCE INDUSTRIAL LLC. PPN. 15-C-036-H-00-017-0 DOC. #2025R011191
STA. 289+00.00, 230.00' LT
LINDA WILSON PPN. 15-C-036-H-00-018-0 DOC. #2020R027236
TRU-VISION PROPERTY SOLUTIONS LLC. PPN: 15-C-036-H-00-019-0 DOC. #2024R000925
S 48°36'33" W 57.68'
25.01'
S 42°46'50" E 791.53'
1116.78'
580.48'
200.04'
174.67'
125.58'
149.16'
206.27'
N 42°47'13" W
S 48°33'47" W 220.79'
JAMES KOVACS PPN. 15-C-036-H-00-016-0 DOC. #2024R007952
JAMES KOVACS PPN. 15-C-036-H-00-015-0 DOC. #2024R007952
JOSHUA BRANDT PPN. 15-C-036-H-00-014-0 DOC. #2019R001015
S 49°15'58" W 24.57'
N 37°55'22" W 55.91'
DELBALSO PROPERTIES LLC PPN. 15-C-036-H-00-008-0 DOC. #2002R067621
DELBALSO PROPERTIES LLC PPN. 15-C-036-H-00-004-0 DOC. #2002R067610
DELBALSO PROPERTIES LLC PPN. 15-C-036-H-00-003-0 DOC. #2002R067610
DELBALSO PROPERTIES LLC PPN. 15-C-036-H-00-002-0 DOC. #2002R067603
DELBALSO PROPERTIES LLC PPN. 15-C-036-H-00-001-0 DOC. #2002R067613
S 65°19'57" W 288.31'
S 55°07'32" W 162.41'
JACKSON STREET - 50'
OLD CORPORATION LINE
S 37°50'48" E 250.14'
S 37°24'12" W 215.94'
CITY OF PAINESVILLE PPN. 35-A-001-0-00-025-0 DOC. #2023R014068
N 37°50'48" W 53.19'
N 49°29'41" E 40.03'
N: 746482.31 E: 2302910.56
N: 745718.62 E: 2303502.19
25.03'
N 37°50'48" W 990.97'
SHAMROCK BLVD. (WIDTH VARIES) (VOL. 69, PG. 7)
NAIL IN CONC. MON. FD. & USED STA. 289+00
NAIL IN CONC. MON. FD. & USED STA. 303+35
STA. 303+87.00, 160.00' LT
S 51°05'33" E 288.65'
104.42'
STA. 301+00.00, 144.00' LT
STA. 302+04.26, 149.74' LT
184.23'
S 46°09'56" E 479.79'
258.80'
STA. 306+37.07, 161.00' LT
S 40°25'17" E 216.25'
220.99'
STA. 308+50.00, 173.00' LT
STA. 310+57.97, 173.00' LT
LOT 13
LOT 57
LOT 14
LOT 57
LOT 58
LOT 57
SPLIT A - 3.6402 ACRES
SPLIT B - 4.9467 ACRES
0.3671 ACRES (15-C)
4.5796 ACRES (35-A)
SHAMROCK COMMERCIAL, LLC. 35-A-001-0-00-019-0 DOC. 2026R001446
SHAMROCK COMMERCIAL, LLC. 15-C-036-H-00-036-0 DOC. 2026R001446
31.2306 ACRES
SPLIT A - 3.6402 ACRES
SPLIT B - 4.9467 ACRES
REMAINING - 22.6437 ACRES
R/W JACKSON ST. - 0.0331 ACRES
NET - 22.6106 ACRES
16.6489 ACRES (15-C)
5.9948 ACRES (35-A)
ANNEXATION PLATS
VOL. 26, PG. 30
VOL. 41, PG. 21
VOL. 41, PG. 25
VOL. 42, PG.14
N 52°37'57" E 426.30'
S 52°37'57" W 426.30'
S 35°48'56" E 57.70'
S 52°40'05" W 181.28'
88.74'
N 52°40'14" E 393.79'
N 51°38'35" E 362.54'
CSX TRANSPORTATION, INC. I-4-86-869-0.40-20.4
TOWNSHIP 11N RANGE VIII W
TOWNSHIP 10N RANGE VIII W
428.01'
N 37°54'19" W 504.78'
76.77'
N 21°02'49" W 159.67'
C2
31.07'
N 14°41'59" W 119.81'
N 14°41'59" W 264.05'
N 75°18'02" E 40.00'
S 37°54'24" E 88.85'
C1
ELIZABETH BLVD. - 80'
5/8" IRN W/ CAP FD & USED
5/8" IRN W/ CAP FD & USED
5/8" IRN W/ CAP FD & USED