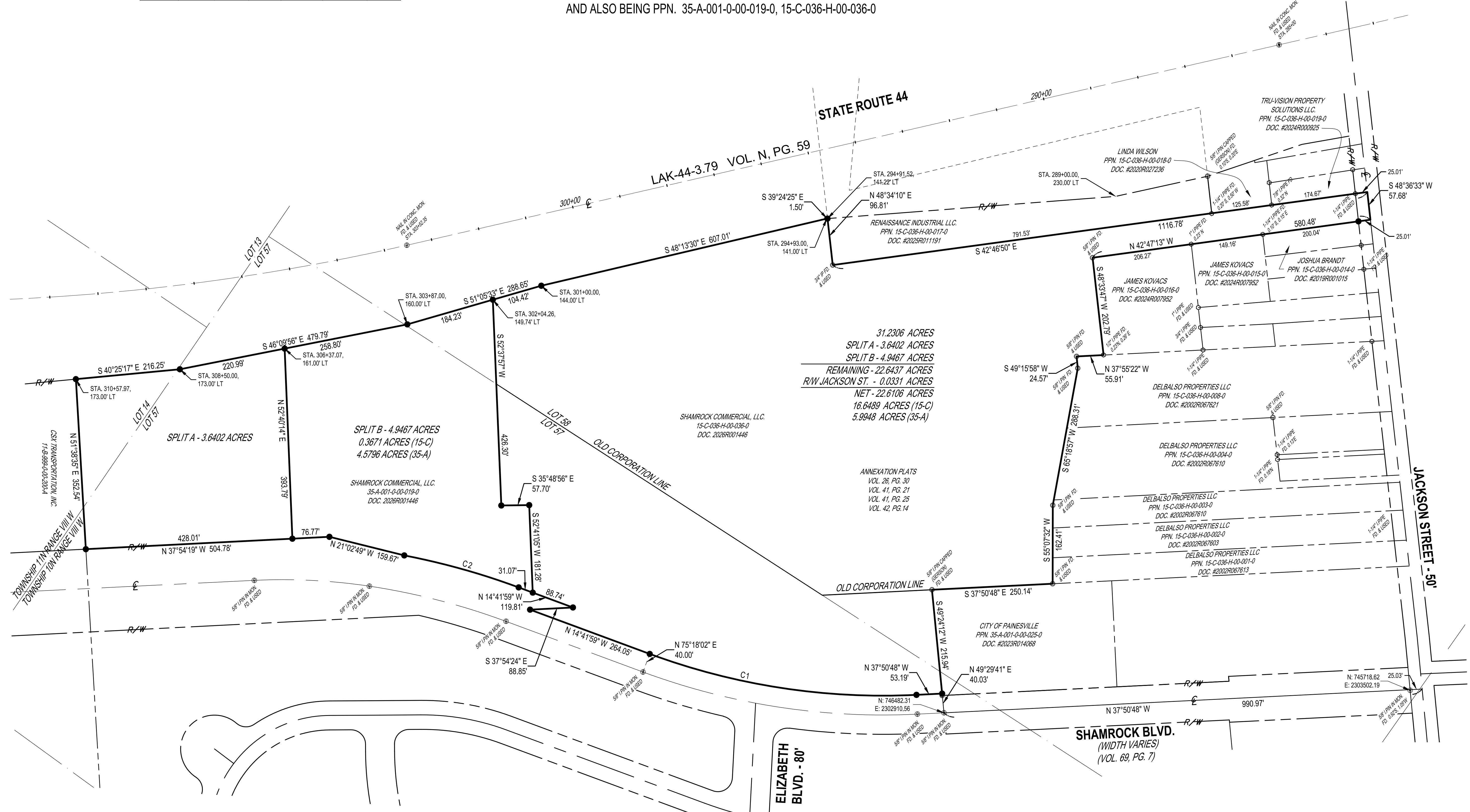
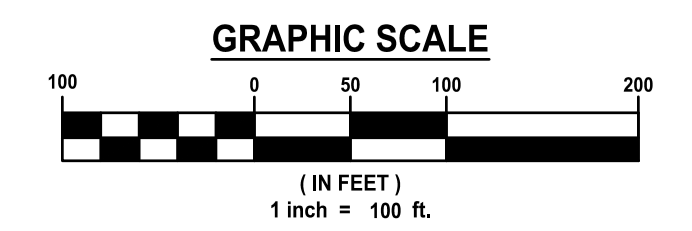


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	562.36'	1392.00'	23°08'49"	285.07'	N 26°16'23" W	558.54'
C2	246.11'	1507.00'	9°21'26"	123.33'	N 19°22'34" W	245.84'

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



TOWNSHIP 11 RANGE VIII W
 TOWNSHIP 10 RANGE VIII W

- SURVEY LEGEND**
- CAPPED (NOVAK) 5/8" X 30" LONG IRON PIN SET
 - DRILL HOLE SET
 - MONUMENT BOX
 - (D) DEED
 - (U) USED
 - (R) RECORD
 - FD. FOUND
 - (OBS.) OBSERVED
 - IPIN IRON PIN
 - PIPE IRON PIPE
 - R/W RIGHT OF WAY
 - ℄ CENTERLINE OF RIGHT OF WAY
 - P PROPERTY LINE



BOUNDARY SURVEY CERTIFICATION:

I HEREBY CERTIFY TO SHAMROCK NORTH COMMERCIAL LLC, THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 30th DAY OF DECEMBER, 2025. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 473-37 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS AS SHOWN HEREON. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2305.09(E) OF THE OHIO REVISED CODE, THE STATUTE OF LIMITATIONS OF THIS SURVEY HEREBY EXPIRES FOUR (4) YEARS FROM THE DATE SHOWN HEREON. THE TERM "CERTIFY" AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED. THIS PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507". THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORRS GNSS NETWORK (NAD83 (2011), NAVD88, GRSS80, GEOID12B).

February 9, 2026
 DAVID W. NOVAK
 OHIO PROFESSIONAL SURVEYOR NO. 7507

DATE	REVISIONS	BY

Barrington
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 PH: 440-255-6535

LOT SPLIT PLAT
 SHAMROCK BOULEVARD
 CITY OF PAINESVILLE, OHIO 44077

DRAWN	TDR
CHECKED	DWN
DATE	12/7/25
SCALE	1" = 100'
JOB NO.	25129
SHEET	