



August 1, 2023

**DESCRIPTION OF PARCEL B
OF LANDS REMAINING IN
PPN 28-A-040-0-00-001-0
FOR THE CITY OF WILLOWICK**

Situated in the City of Willowick, County of Lake and State of Ohio and known as being a part of Original Willoughby Township Lot No. 2 in Tract No. 15 and Lot No. 8 in Tract No. 11 being in the Ninth Township of the Tenth Range of the Connecticut Western Reserve and more particularly being the remainder of lands conveyed to the City of Willowick by deed recorded in Torrens Volume 40, Page 290 of Lake County Records of Registered Lands and lands conveyed to said city by deed recorded in Deed Book Volume 491, Page 506 together with all of the land conveyed to said city by deeds recorded in Deed Book Volume 477, Page 593 and Deed Book Volume 478, Page 487 of Lake County Deed Records and is bounded and described as follows;

BEGINNING in the centerline of Lakeland Boulevard (formerly known as St. Clair Street Extension), 80 feet in width, as established by the Board of Lake County Commissioners by proceedings recorded in Volume C, Page 161 et seq. of the Road Records of the Lake County Engineer, at a one inch diameter iron pin stake in a monument box found marking the end of a curve in said centerline and being located North $51^{\circ}44'57''$ East a distance of 203.59 feet as measured along a line which is tangent to said curve from the intersection of said tangent line with the centerline of East 305th Street (also known as Rush Road), 60 feet in width;

Thence North $51^{\circ}44'57''$ East along said centerline of Lakeland Boulevard, a distance of 509.12 feet to an iron pin stake set at the **PRINCIPAL POINT OF BEGINNING**;

COURSE I Thence North $51^{\circ}44'57''$ East, continuing along said centerline of Lakeland Boulevard, a distance of 592.92 feet to an iron pin set at a point located South $51^{\circ}44'57''$ West a distance of 425.00 feet from its intersection with the westerly line of land conveyed by the City of Willowick to Rick Marucci (PPN 28-A-040-0-00-021-0) by Land Title Registration Document No. 77518 dated January 31, 1983 and recorded in Torrens Volume 74, Page 257 of the Lake County Record of Registered Lands;

COURSE II Thence South $38^{\circ}15'03''$ East, and at 40.00 feet passing through an iron pin stake set in the southerly right-of-way line of said Lakeland Boulevard, a total distance of 442.65 feet to an iron pin stake set;

COURSE III Thence South $33^{\circ}45'47''$ East a distance of 240.88 feet to an iron pin stake set in the northerly line of land conveyed to The Cleveland Electric Illuminating



Company (PPN 28-A-888-0-02-100-0) by instrument recorded in Deed Book Volume 181, Page 105 of Lake County Deed Records

COURSE IV

Thence South 55°08'25" West along said northerly line of land of The Cleveland Electric Illuminating Company and at 77.23 feet passing through a capped 5/8 inch diameter iron pin stake (Campbell Associates) found marking the northwesterly corner of said land, and along the northerly line of land conveyed to The Cleveland Electric Illuminating Company (PPN 28-A-888-0-00-100-0) by instrument recorded in Deed Book Volume 179, Page 467 of Lake County Deed Records, a total distance of 673.99 feet to the southeasterly corner of land conveyed to 30520 LLC (PPN 28-A-040-0-00-006-0) by instrument recorded in Document No. 2014R007771 of Lake County Official Records;

COURSE V

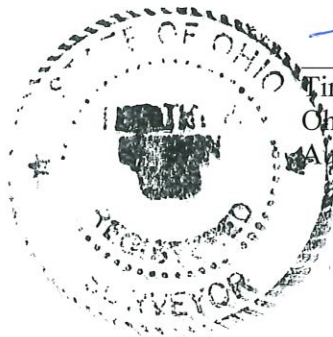
Thence North 29°31'12" West, along the line common to said land of 30520 LLC and Parcel No. 1 of land conveyed to the City of Willowick by deed recorded in Deed Book Volume 477, Page 593 of Lake County Deed Records, and at 100.00 feet passing through an iron pin stake set therein, and at 609.99 feet passing through an iron pin stake set in the aforesaid southerly right-of-way line of Lakeland Boulevard, a total distance of 650.46 feet to the **PRINCIPAL POINT OF BEGINNING** and containing a total of 9.753 Acres (424,840 Square Feet) of land of which 0.547 Acre (23,840 Square Feet) is contained within the right-of-way of Lakeland Boulevard, leaving a Net Area of 9.206 Acres (401,000 Square Feet) of land as surveyed and described in July, 2023 by Timothy P. Hadden, Ohio Registered Surveyor No. 6786 of CT Consultants, Inc., be the same more or less.

The above described 9.753 Acre parcel of land constitutes the remaining area of a larger parcel currently designated as Lake County Auditor's Permanent Parcel No. 28-A-0-00-040-001-0.

Bearings contained herein are based upon the Ohio State Plane (North Zone) Co-Ordinate System utilizing the NAD83(2011) Reference Frame.

All points designated as "iron pin stake set" have been marked by a 5/8 inch diameter by 30 inch long steel reinforcing bar with a yellow plastic cap engraved "CT CONSULTANTS, INC."

PRE-APPROVED
Lake County Engineer
Tax Map Department



Timothy P. Hadden
Timothy P. Hadden
Ohio Registered Surveyor No. 6786
August 1, 2023