



August 1, 2023

**DESCRIPTION OF PARCEL A  
OF LANDS TO BE SPLIT FROM  
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 Lots No. 1 and No. 2 in Tract No. 15 being in the Ninth Township of the Tenth Range of the Connecticut Western Reserve and more particularly being a part of a parcel of land conveyed to the City of Willowick by deed recorded in Torrens Volume 40, Page 290 of Lake County Records of Registered Lands and part of a parcel of land conveyed to said city by deed recorded in Deed Book Volume 491, Page 506 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 305<sup>th</sup> 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 1102.04 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 425.00 feet to a drill hole set in the concrete pavement at 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 along said westerly line of land of Marucci, and at 40.00 feet passing through a drill hole set at its intersection with the southerly right-of-way line of said Lakeland Boulevard, a total distance of 180.00 feet to an iron pin stake set at an angle therein;

**COURSE III** Thence South  $20^{\circ}25'03''$  East, continuing along said westerly line of land of Marucci, a distance of 173.95 feet to an iron pin stake set at a corner therein;

**COURSE IV** Thence North  $69^{\circ}34'57''$  East along the southerly line of said land of Marucci, a distance of 45.06 feet to an iron pin stake set in the line common to the aforesaid Original Lots No. 1 and No. 2 in Tract No. 15, said point also marking an angle



in the municipal corporation line between said City of Willowick and the City of Eastlake;

- COURSE V Thence South 22°05'06" East, leaving said line common to Original Lots No. 1 and No. 2 and along said municipal corporation line, the same being a westerly line of land conveyed to CJB Property Group, Ltd. (PPN 34-A-001-C-00-015-0) by instrument recorded in Document No. 2008R002147 of Lake County Official Records, a distance of 357.31 feet to a drill hole set in a rock at a corner common to said land of CJB Property Group, Ltd. and 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 VI Thence South 55°08'25" West, leaving said municipal corporation line and said westerly line of land of CJB Property Group, Ltd. and along the northerly line of said land of The Cleveland Electric Illuminating Company, a distance of 334.57 feet to an iron pin stake set at a point therein;
- COURSE VII Thence North 33°45'47" West, leaving said northerly line of land of The Cleveland Electric Illuminating Company and passing through said lands of the City of Willowick, a distance of 240.88 feet to an iron pin stake set at a point therein;
- COURSE VIII Thence North 38°15'03" West, continuing through said land of the City of Willowick, and at 402.65 feet passing through an iron pin stake set in the aforesaid southerly right-of-way line of Lakeland Boulevard, a total distance of 442.65 feet to the **PRINCIPAL POINT OF BEGINNING** and containing a total of 6.254 Acres (272,445 Square Feet) of land of which 0.390 Acre (17,000 Square Feet) is contained within the right-of-way of Lakeland Boulevard, leaving a Net Area of 5.864 Acres (255,445 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.

**BUT SUBJECT TO** an easement hereby retained by the City of Willowick, the Grantor herein, for purposes of ingress and egress to and from the remaining lands of the City of Willowick over, through and upon the following described premises:

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 being in the Ninth Township of the Tenth Range of the Connecticut Western Reserve 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 305<sup>th</sup> 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 1102.04 feet to an iron pin stake set at the northwesterly corner of the above described land;

Thence South  $38^{\circ}15'03''$  East along the westerly line of said above described land a distance of 40.00 feet to an iron pin stake set in the southerly right-of-way line of said Lakeland Boulevard and the **PRINCIPAL POINT OF BEGINNING**;

COURSE I Thence North  $51^{\circ}44'57''$  East, along said southerly right-of-way line of Lakeland Boulevard, a distance of 66.00 feet to a point;

COURSE II Thence South  $38^{\circ}15'03''$  East by a line which is perpendicular to said southerly right-of-way line of Lakeland Boulevard, 66.00 feet to a point;

COURSE III Thence South  $51^{\circ}44'57''$  West by a line which is parallel with said southerly right-of-way line of Lakeland Boulevard, 66.00 feet to the aforesaid westerly line of the above described land;

COURSE IV Thence North  $38^{\circ}15'03''$  West along said westerly line a distance of 66.00 feet to the **PRINCIPAL POINT OF BEGINNING** and containing 0.100 Acre (4,356 Square Feet) of land as described in July 2023 by Timothy P. Hadden, Ohio Registered Surveyor No. 6786 of CT Consultants, Inc.

The above described 6.254 Acre parcel of land constitutes a split from 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