



**DESCRIPTION OF PARCEL NO. 1**  
**OF LAND KNOWN AS**  
**THE GREEN RIDGE GOLF COURSE**  
**FOR THE CITY OF WICKLIFFE**

Situated in the City of Wickliffe, County of Lake, and State of Ohio and known as being parts of Original Willoughby Township Lots No. 4, 5, and 7 in Tract No. B and is bounded and described as follows:

Beginning in the centerline of Ridge Road, 60 feet in width, at its intersection with the easterly line of land (P.P. No. 24B-007-0-00-001-0) conveyed to Gary A. Butzbach by instrument dated May 31, 2001 and recorded in Document No. 200223038 of the Lake County Records, said point of beginning being Station 10+18.94 in the centerline survey of said Ridge Road as performed by the State of Ohio Department of Highways in September, 1956 and recorded in Volume D, Pages 234 through 245 of the Road Records of the Office of the Lake County Engineer and being located North 52°26'12" East a distance of 122.21 feet as measured along said centerline from an iron pipe stake in a monument box found marking its intersection with the centerline of East 240th Street as shown by plat of Larchmont Estates recorded in Volume J, Page 86 at seq. of the Lake County Plat Records;

**COURSE I** Thence North 52°26'12" East along said centerline of Ridge Road a distance of 103.59 feet to an iron pipe stake in a monument box found marking an angle in said road at Station 11+23.51 in said centerline survey;

**COURSE II** Thence North 52°25'35" East continuing along said centerline of Ridge Road a distance of 274.62 feet to its intersection with the westerly line of land (P.P. No. 24B-007-0-00-005-0) conveyed to Antonio and Andrea Perossa, Trustees of the Perossa Family Revocable Living Trust by instrument dated November 25, 1998 and recorded in Document No. 180004521 of the Lake County Records;

**COURSE III** Thence South 28°12'10" East along said westerly line of land of Perossa (and passing through a one inch diameter iron pipe stake found in the southerly line of said road) a distance of 230.44 feet to a one inch diameter iron pipe stake found marking the southwesterly corner of the same;

**COURSE IV** Thence North 62°42'50" East along the southerly line of said land of Perossa and along the southerly line of Sublot No. 34 in Martin Kazen's Green Ridge Subdivision as shown by plat recorded in Volume J, Page 84 at seq. of the Lake County Plat Records a distance of 107.02 feet to the westerly line of said subdivision and witness a 5/8 inch diameter iron pipe stake bearing North 19°40'20" West a distance of 0.46 feet therefrom;

**COURSE V** Thence North 19°40'20" East along said westerly line of Martin Kazen's Green Ridge Subdivision, the same in part being the westerly line of the Judith Ann - Wright Povalecky Subdivision and the Beechwood Drive Subdivision as shown by plats recorded in Volume 45, Page 17 and Volume M, Page 83 of the Lake County Plat Records a distance of 1040.35 feet to a one inch diameter iron pipe stake found in the northerly line of Sublot No. 45 of the Resubdivision of Wickliffe Heights No. 3 as shown by plat recorded in Volume 45, Page 44 of the Lake County Plat Records;

**COURSE VI** Thence South 84°36'10" West along said northerly line of Sublot No. 45 a distance of 52.68 feet to a 7 inch diameter iron pipe stake found marking the northwesterly corner of the same;

**COURSE VII** Thence South 18°56'35" East along the westerly line of said Sublot No. 45 a distance of 116.64 feet to a 7 inch diameter iron pipe stake found marking an angle therein;

**COURSE VIII** Thence South 40°56'35" East along the westerly line of said Resubdivision of Wickliffe Heights No. 3 and along the westerly line of the Wickliffe Heights No. 3 Subdivision as shown by plat recorded in Volume F, Page 56 of the Lake County Plat Records a distance of 1081.49 feet to the southwesterly corner of Sublot No. 126 in said Wickliffe Heights No. 3;

**COURSE IX** Thence South 40°56'35" East by a line which is the westerly prolongation of the southerly line of said Sublot No. 126 a distance of 150.30 feet to a 7 inch diameter iron pipe stake found marking the most northerly corner of land conveyed to Mary J. Hadden, Alan J. Graham, and Ruth J. Graham by instrument dated October 17, 1951 and recorded in Volume 304, Page 23 of the Lake County Plat Records, said point also being the northwesterly corner of land (P.P. No. 24B-004-0-00-011-0) conveyed to Hodge Aiken by instrument dated February 16, 1944 and recorded in Volume 473, Page 191 of the Lake County Official Records;

**COURSE X** Thence South 17°25'10" East along the easterly line of land so conveyed to Hodge and Graham, the same being the westerly line of said land of Kraus, a distance of 194.54 feet to an angle therein;

**COURSE XI** Thence South 41°21'39" East continuing along said easterly line of land so conveyed to Hodge and Graham, the same being the westerly line of said land of Kraus, a distance of 177.22 feet to a 1/4 inch diameter iron pipe stake found marking the most southerly corner of the same;

**COURSE XII** Thence North 65°17'22" East along the southerly line of said land of Kraus a distance of 149.14 feet to a 1/2 inch diameter iron pipe stake found in the aforesaid westerly line of Wickliffe Heights No. 3 at its intersection with the southerly line of Luxona Avenue, 60 feet in width, as shown by said plat and witness a 1/4 inch diameter iron pipe stake found at its intersection with the northerly line of said Luxona Avenue;

**COURSE XIII** Thence South 0°23'30" East along the westerly line of land (P.P. No. 24B-004-A-02-002-0) conveyed to Kathleen E. Dillon by instrument dated July 18, 2000 and recorded in Document No. 200023385 of the Lake County Records a distance of 294.89 feet to the line which separates the City of Wickliffe from the City of Willoughby Hills;

**COURSE XIV** Thence South 88°46'42" West along said line which separates the City of Wickliffe from the City of Willoughby Hills, the same being the southerly line of said Original Willoughby Township Lot No. 7 in Tract No. B, a distance of 830.22 feet to a stone monument found at its intersection with the easterly line of the aforesaid Larchmont Estates;

**COURSE XV** Thence North 25°17'40" West along said easterly line of Larchmont Estates a distance of 246.22 feet to a 1/4 inch diameter iron pipe stake found marking an angle in said line;

**COURSE XVI** Thence North 0°56'30" West a distance of 642.84 feet to a one inch diameter iron pipe stake found marking the most southerly corner of the aforesaid land of Butzbach;

**COURSE XVII** Thence North 35°33'51" West along the easterly line of said land of Butzbach (and passing through a one inch diameter iron pipe stake found in the southerly line of said Ridge Road) a distance of 154.15 feet to the point of beginning and containing 48.932 acres of land as surveyed and described in November, 2004 by Timothy F. Hadden, Ohio Professional Surveyor No. 6786 of CT Consultants, Inc., be the same more or less but subject to all legal highways.

Bearings contained herein are based upon the Ohio (North Zone) State Plane Coordinate System (NAD83).

The above described premises is known as Lake County Auditor's Permanent Parcel No. 24B-007-0-00-001-0 and contains all of the land conveyed to Green Ridge Golf Course, Inc. by instrument recorded in Volume 421, Page 464 of the Lake County Deed Records.

**DESCRIPTION OF PARCEL NO. 2**  
**OF LAND KNOWN AS**  
**THE GREEN RIDGE GOLF COURSE, INC.**  
**FOR THE CITY OF WICKLIFFE**

Situated in the City of Willoughby Hills, County of Lake, and State of Ohio and known as being a part of Original Willoughby Township Lot No. 8, Tract No. B and is bounded and described as follows:

Beginning in the line which separates said Lot No. 8 from Original Willoughby Township Lot No. 7 in Tract No. B, said line also being the line between the City of Willoughby Hills and the City of Wickliffe, at a point located North 88°46'42" East a distance of 224 feet as measured along said line from a 5" x 5" stone monument found marking the southerly corner of Larchmont Estates as shown by plat recorded in Volume 304, Page 23 of the Lake County Plat Records, said point of beginning also being the northwesterly corner of land (P.P. No. 31A-025-0-00-054-0) conveyed to Alan and Cecilia Svirgyl by instrument dated April 20, 1987 and recorded in Volume 300, Page 1251 of the Lake County Official Records;

**COURSE I** Thence North 88°46'42" East along said line which separates Lot No. 8 from Lot No. 7 a distance of 50.00 feet to an iron pipe stake set at its intersection with the westerly line of land (P.P. No. 31A-025-0-00-058-0) conveyed to Patrick T. and Linda D. Maher by instrument dated September 25, 2000 and recorded in Document No. 200034477 of the Lake County Records;

**COURSE II** Thence South 1°45'50" East along said westerly line of land of Maher a distance of 444.28 feet to an iron pipe stake set at a point located 1800.00 feet northerly by normal measure from the centerline of the Euclid Spur as shown by plat recorded in Volume M, Page 35 of the Lake County Plat Records, said point also being the northwesterly corner of Parcel No. 24B as a perpetual easement for highway purposes (locally known as West Miller Drive) appropriated by the State of Ohio and recorded in Volume 865, Page 443 of the Records of the Lake County Court of Common Pleas;

**COURSE III** Thence South 84°00'40" West along the northerly of said Parcel No. 24B, the same being parallel with said centerline of the Euclid Spur and distant 1800.00 feet northerly by normal measure therefrom, a distance of 502.03 feet to an iron pipe stake set in the aforesaid easterly line of land of Svirgyl;

**COURSE IV** Thence North 1°03'50" West along said easterly line of land of Svirgyl a distance of 486.70 feet to the point of beginning and containing 0.581 of an acre of land as surveyed and described in November, 2004 by Timothy F. Hadden, Ohio Professional Surveyor No. 6786 of CT Consultants, Inc., be the same more or less but subject to all legal highways.

Bearings contained herein are based upon the Ohio (North Zone) State Plane Coordinate System (NAD83).

The above described premises is known as Lake County Auditor's Permanent Parcel No. 31A-025-0-00-058-0 and contains all of the land conveyed to Green Ridge Golf Course, Inc. by instrument recorded in Volume 413, Page 586 of the Lake County Official Records.

- BIBLIOGRAPHY OF SURVEY RECORDS**
- State of Ohio Department of Highways Centerline Survey of Bishop Road and Johnnykake Ridge Road (LAK-84-(0-43-1-44)) dated September, 1956 and recorded in Book D, Pages 234-243 of the Lake County Engineer's Road Records.
  - Subdivision Plat of Martin Kazen's Green Ridge Subdivision dated May 14, 1954 and recorded in Vol. J, Page 84 and 84-1 of the Lake County Plat Records.
  - Marriage Deed from Allan H. Graham, et al. to Green Ridge Golf Course, Inc. (ca. 1955) recorded in Deed Book Vol. 421, Page 464 of Lake County Records.
  - Subdivision Plat of Larchmont Estates dated May 4, 1954 and recorded in Vol. J, Page 86 at seq. of the Lake County Plat Records.
  - Quit Claim Deed from Sean K. Dillon to Kathleen E. Dillon dated July 18, 2000 and recorded in Doc. No. 200023385 of the Lake County Records.
  - Quit Claim Deed from Antonio and Andrea Perossa to Antonio and Andrea Perossa, Trustees... dated November 25, 1998 and recorded in Doc. No. 180004521 of the Lake County Records.
  - Marriage Deed from Allan H. and Ruth J. Graham, and Mary J. Hadden to Hodge A. and Mildred F. Grover recorded in Vol. 266, Pg. 166 of Lake County Records.
  - Marriage Deed from Hodge B. and Mildred F. Grover to Mary J. Hadden, Allan H. Graham and Ruth J. Graham dated October 17, 1951 and recorded in Vol. 304, Pg. 23 of Lake County Records.

**CERTIFICATION**

THIS PLAT WAS PREPARED BY ME FROM THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION IN NOVEMBER, 2004 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy F. Hadden  
 TIMOTHY F. HADDEN  
 OHIO P.S. NO. 6786

Dec. 7, 2004  
 DATE

**CT Consultants**  
 engineers | architects | planners

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DATE	NOV. 2004	SCALE	1" = 100'
DRAWN BY	TPH	PROJECT	PLAT OF SURVEY OF LAND OF GREEN RIDGE GOLF COURSE, INC. BEING PARTS OF ORIGINAL WILLOUGHBY TOWNSHIP LOTS NO. 4, 5, AND 7 IN TRACT NO. B WICKLIFFE CITY - LAKE COUNTY - OHIO
CHECKED BY	TPH	CONTRACT NO.	03358
APPROVED BY	TPH	SHEET NO.	01
F.R. NO.	184	P.C.	143