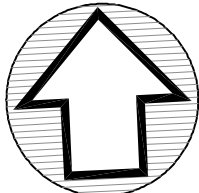


SITE IMPROVEMENT PLAN

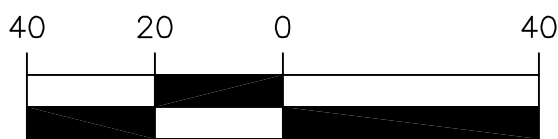
SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL HUDSON TOWNSHIP LOTS 42 AND 43.

FOR: THE McILROY RESIDENCE
BUILDER: PRESTIGE BUILDER GROUP
20 PARK LEDGE LANE
PENINSULA, OHIO 44264
PHONE: 330-802-8772

SITE INFO: P.N. 30-10419
549 W. Streetsboro St.
HUDSON, OHIO 44236



NORTH
GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FT.

FEBRUARY 18, 2025

NOTES:

MINIMUM FALL AWAY FROM HOUSE IS 6 INCHES IN 10 FEET.

MAINTAIN POSITIVE YARD DRAINAGE (TO SWALES, YARD DRAINS, NATURAL WATERCOURSES OR STREET) ACROSS.

VERIFY MINIMUM SLOPE OF 1% FROM BOTTOM OF FOOTER TO STORM AND SANITARY LATERALS. IF 1% CANNOT BE ACHIEVED, CONTACT CITY ENGINEER.

UNDERGROUND INFORMATION SHOWN TAKEN FROM IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.

CONTRACTOR MUST CHECK BENCH MARK WITH PERMANENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.

THE SITE SHALL COMPLY WITH "SPECIFICATIONS FOR INDIVIDUAL LOT PROTECTION" AND "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES".

THERE SHALL BE NO DISTURBANCE OF ANY KIND OR STORAGE OF MATERIALS TO OCCUR BEYOND THE SILT FENCE.

A/C UNIT WILL BE LOCATED OUT OF PUBLIC VIEW.

STEP FOOTERS AS NEEDED.

MUD, SOIL AND OTHER DEBRIS SHALL NOT BE DEPOSITED ONTO PUBLIC ROADWAYS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SUCH AS DIRECTED BY THE CITY OF HUDSON.

CONTRACTOR SHALL MINIMIZE IMPACT TO SURROUNDING RESIDENCES. VEHICLES AND EQUIPMENT SHALL NOT BE PARKED IN ROADWAY BLOCKING ADJACENT PROPERTIES.

CONTRACTOR TO VERIFY STORM AND SANITARY CONNECTION DEPTHS BEFORE BASEMENT EXCAVATION.

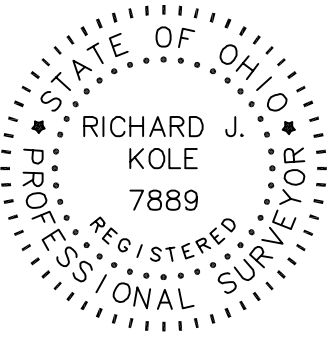
THIS PLAN FOR SITE PURPOSES ONLY, SEE FOUNDATION PLAN FOR HOUSE DETAILS. HOUSE PLANS USED DATED 1/23/25

TREES (OR GROUPING OF TREES) SHALL BE PROTECTED BY 4' ORANGE CONSTRUCTION FENCE ERRECTED AT DRIP LINE.

Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole, Reg. Surveyor #7889
Date 2/18/25

OHIO
Utilities Protection
SERVICE
Call Before You Dig
(800) 362-2764



IMPERVIOUS SURFACE COVERAGE:

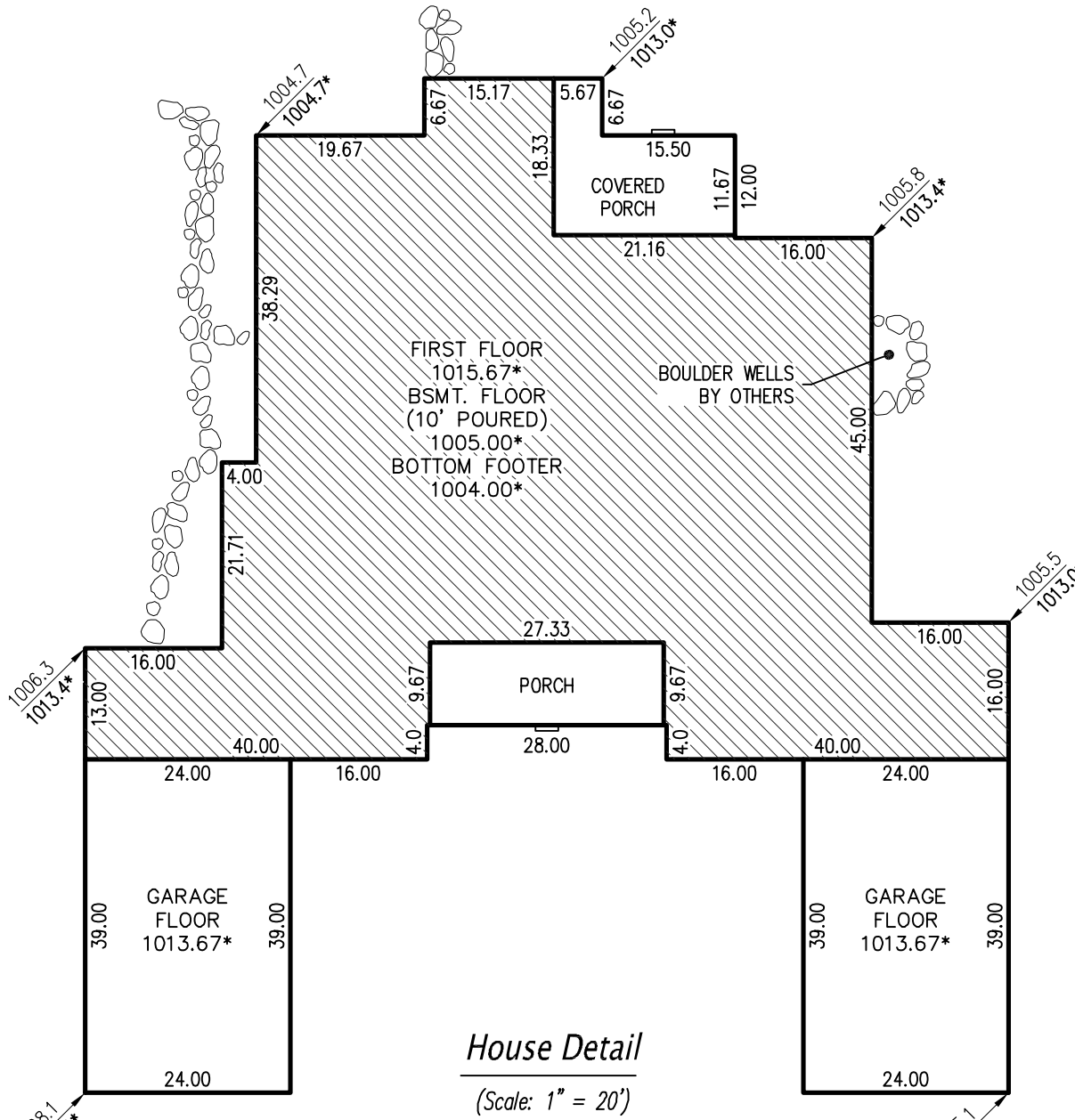
POST-DEVELOPMENT 12,016 S.F. 5.3%

NOTES:

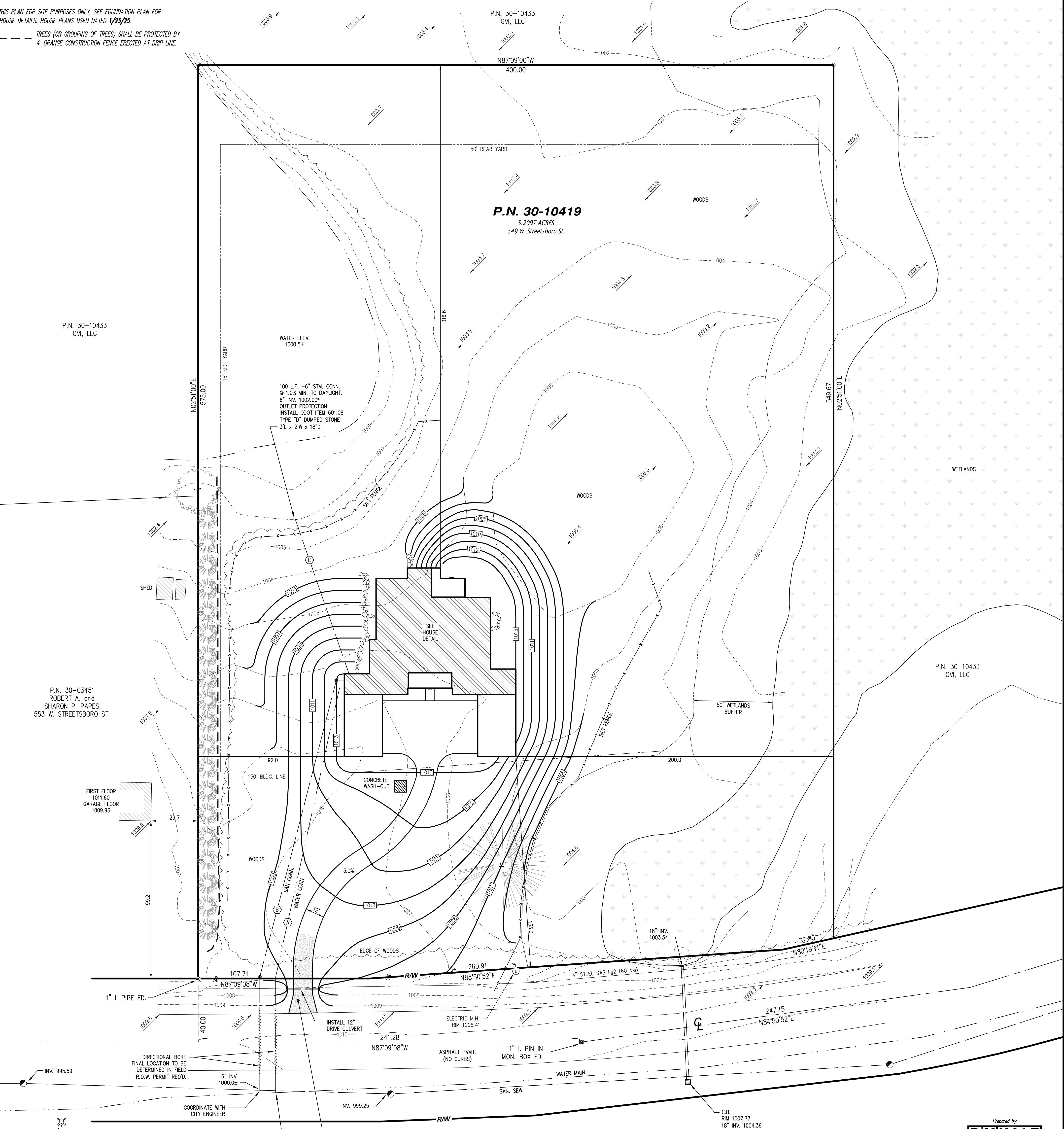
- XXXX* PROPOSED GRADE
- XXXXX EXISTING ELEVATION
- XXXXX EX. CONTOUR
- XXXXX PROP. CONTOUR
- INDICATES DIRECTION OF SURFACE WATER AFTER FINAL GRADING
- BENCH MARK: TOP OF HYDRANT OPPOSITE OF 553 W. STREETSBORO ST. ELEVATION = 1012.00 (NAVD 1988)
- PROPERTY PIN SET OR FOUND
- SILT FENCE OR SILT SOCK

CONNECTIONS:

- USE 1" TYPE "K" COPPER
- USE 6" PVC SDR 35 w/ GASKETS 1% MIN., 10% MAX.
- PREMIUM FILL FOR ALL UTILITY TRENCHES UNDER PROPOSED DRIVEWAY AND WALKS.



House Detail
(Scale: 1" = 20')



BENCH MARK
TOP OF HYD.
= 1012.00

THE LOCATION OF EXIST. WATER CONNECTION, IF ANY, IS UNKNOWN. NO RECORD INFORMATION OR EVIDENCE OF LOCATION FOUND IN FIELD. COORDINATE WITH HUDSON WATER DEPT. (330-342-1710) IF NEW CONNECTION IS NEEDED.

NOTE: CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AT ALL TIMES AND SOILS SHALL NOT BE DEPOSITED ON ADJACENT ROADWAY.

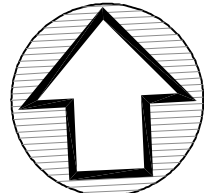
WEST STREETSBORO ST. (R/W VARIES) ~ S.R. 303

SITE IMPROVEMENT PLAN

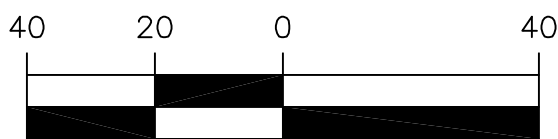
SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL HUDSON TOWNSHIP LOTS 42 AND 43.

FOR: THE McILROY RESIDENCE
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20 PARK LEDGE LANE
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SITE INFO: P.N. 30-10419
549 W. Streetsboro St.
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NORTH
GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FT.

FEBRUARY 18, 2025

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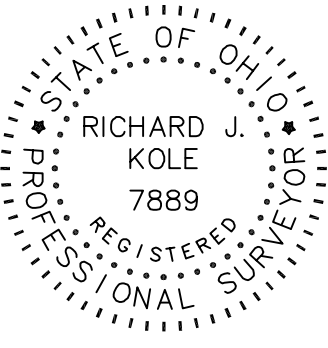
THIS PLAN FOR SITE PURPOSES ONLY, SEE FOUNDATION PLAN FOR HOUSE DETAILS. HOUSE PLANS USED DATED 1/23/25

TREES (OR GROUPING OF TREES) SHALL BE PROTECTED BY 4' ORANGE CONSTRUCTION FENCE ERRECTED AT DRIP LINE.

Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole, Reg. Surveyor #7889
Date 2/18/25

OHIO
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IMPERVIOUS SURFACE COVERAGE:

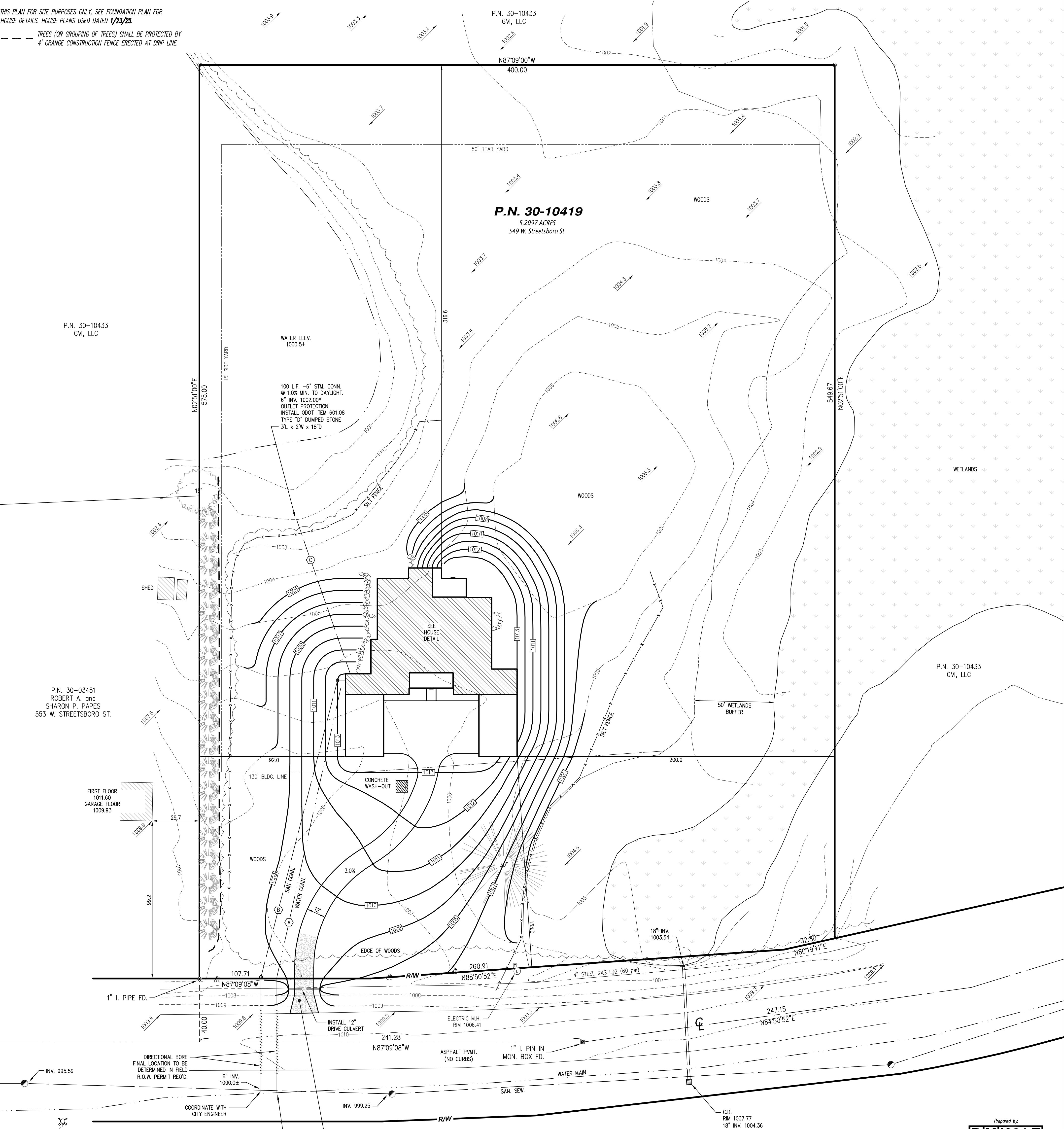
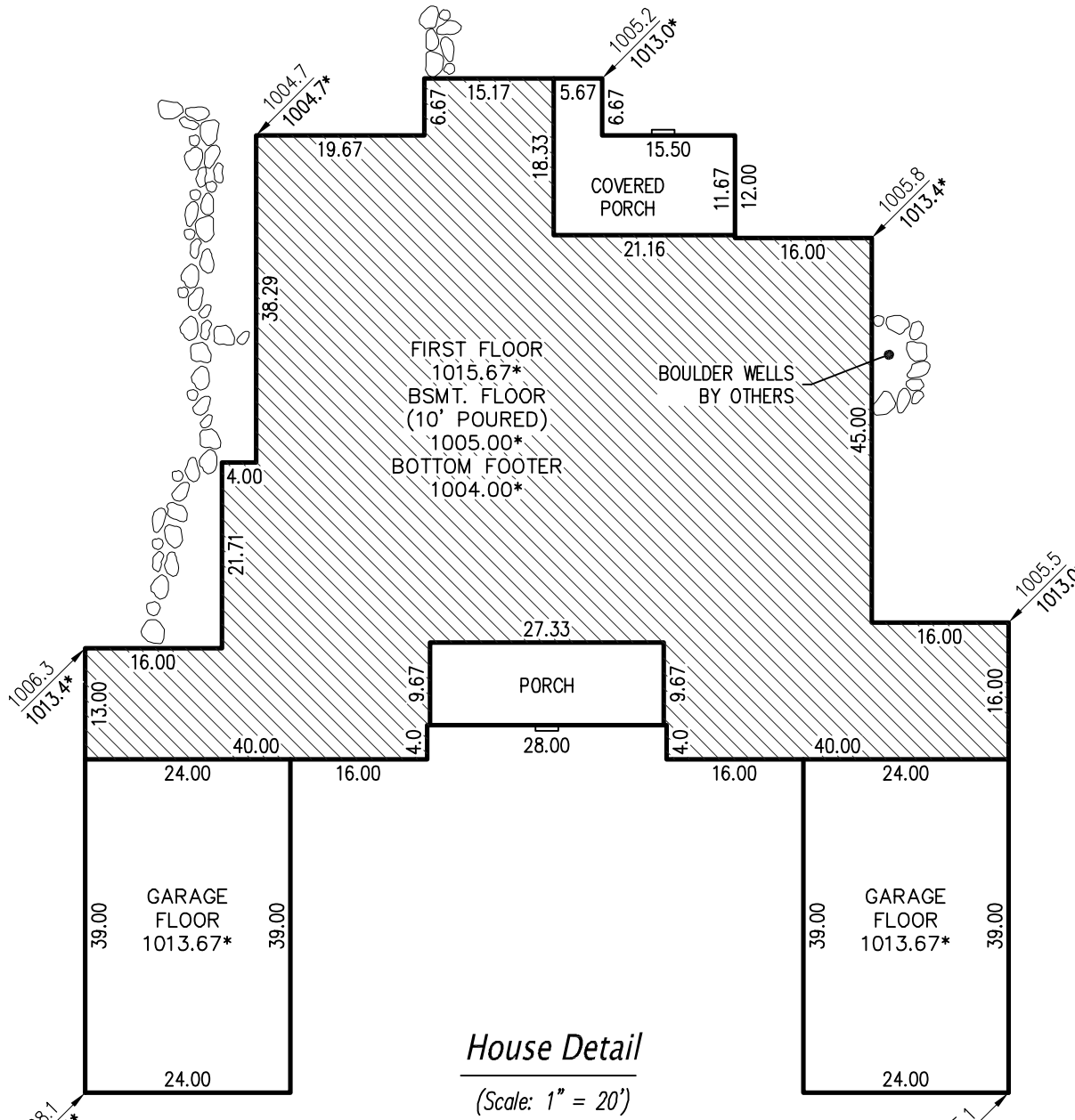
POST-DEVELOPMENT 12,016 S.F. 5.3%

NOTES:

- XXXX* PROPOSED GRADE
- XXXXX EXISTING ELEVATION
- XXXXX EX. CONTOUR
- XXXXX PROP. CONTOUR
- INDICATES DIRECTION OF SURFACE WATER AFTER FINAL GRADING
- BENCH MARK: TOP OF HYDRANT OPPOSITE OF 553 W. STREETSBORO ST. ELEVATION = 1012.00 (NAVD 1988)
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CONNECTIONS:

- USE 1" TYPE "K" COPPER
- USE 6" PVC SDR 35 w/ GASKETS 1% MIN., 10% MAX.
- PREMIUM FILL FOR ALL UTILITY TRENCHES UNDER PROPOSED DRIVEWAY AND WALKS.



WEST STREETSBORO ST. (R/W VARIES) ~ S.R. 303



FRONT ELEVATION
DRAFTSMAN RENDERING, GRADE MAY VARY



REAR ELEVATION
DRAFTSMAN RENDERING, GRADE MAY VARY

NOTE:
HANDRAILS AND
GUARDS SHALL MEET
THE REQUIREMENTS OF
RCO 311.1.1 AND RCO 312

NOTE:
STEPS BY BUYER'S
LANDSCAPER

NOTE:
BOULDER WELL AREA
BY BUYER'S LANDSCAPER

1st floor	4,843 sq. ft.
2nd floor	4,079 sq. ft.
Total	8,922 sq. ft.

Overall Dimensions: 108'-0" x 118'-8"

CUSTOM DESIGN FOR:
THE McILROY RESIDENCE
549 W. STREETSBORO ST, HUDSON, OH 44236
JOB# 0519

PRESTIGE BUILDER GROUP
Custom Home Design & Build
prestigebuildergroup.com

CUSTOM CORNERSTONE
FRONT AND REAR ELEVATION
THIS DRAWING IS NOT TO BE REPRODUCED OR USED FOR
CONTRACTING WITHOUT THE WRITTEN AUTHORIZATION OF
PRESTIGE BUILDER GROUP.

DRAWN BY: JPL
DATE: 4/19/2024
R1 5/3/2024 JPL
R2 9/10/2024 JPL
R3 1/23/2025 JPL

LIVING AREA: 8,922 SQ. FT. SCALE: 1/4" = 12'



NOTE:
BOULDER WELL AREA
BY BUYER'S LANDSCAPER.

LEFT ELEVATION
DRAFTSMAN RENDERING - GRADE MAY VARY



GARAGE DOOR VIEW
DRAFTSMAN RENDERING, GRADE MAY VARY



RIGHT ELEVATION
DRAFTSMAN RENDERING - GRADE MAY VARY

NOTE:
BOULDER WELL AREA
BY BUYER'S LANDSCAPER.

NOTE:
HANDRAILS AND
GUARDS SHALL MEET
THE REQUIREMENTS OF
RCO 311.1.1 AND RCO 312

NOTE:
STEPS BY BUYER'S
LANDSCAPER.

PRESTIGE BUILDER GROUP
Custom Home Design & Build
prestigebuildergroup.com

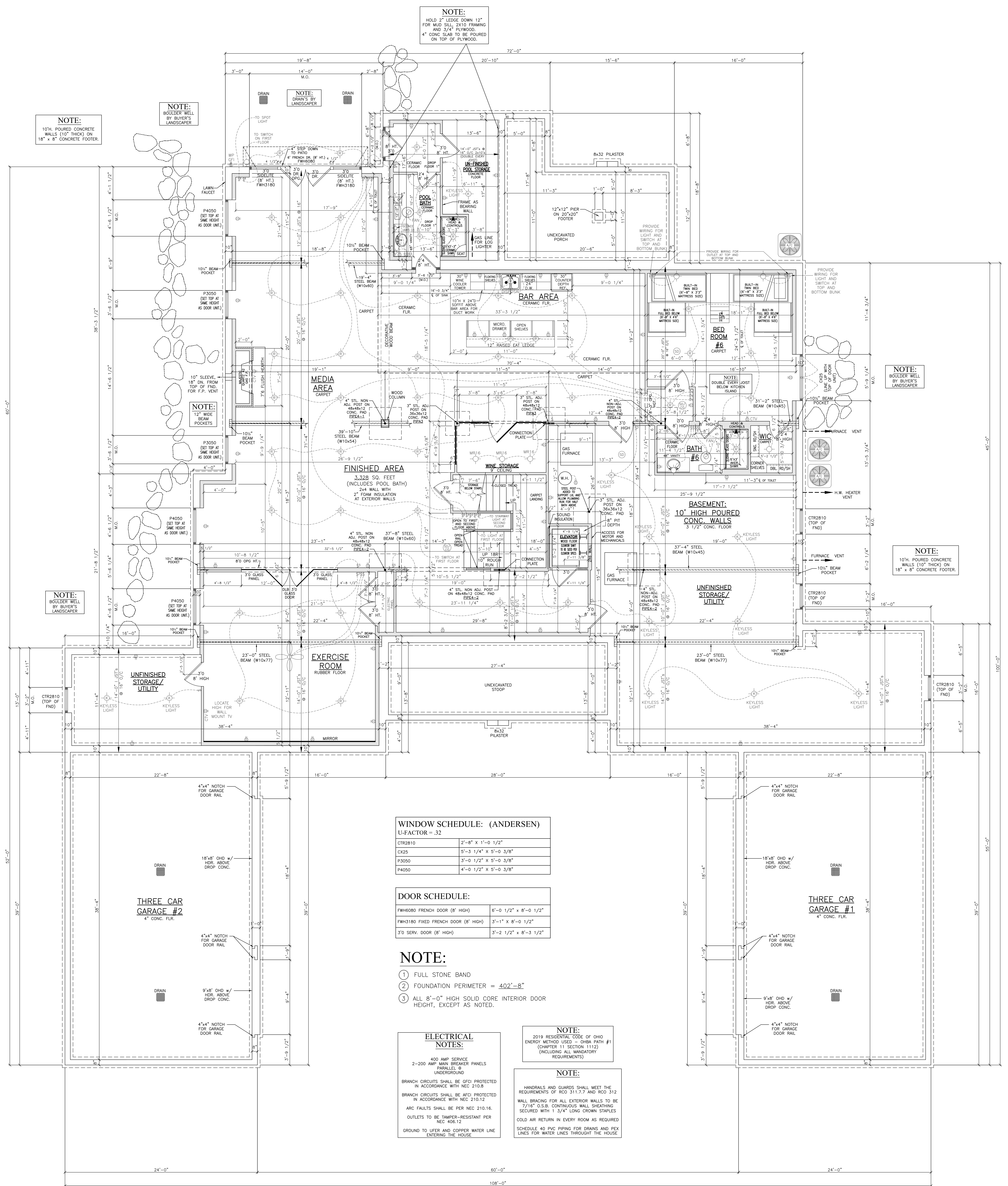
CUSTOM CORNERSTONE
SIDE ELEVATIONS

THIS DRAWING IS NOT TO BE REPRODUCED OR USED FOR
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PRESTIGE BUILDER GROUP.

DRAWN BY: JPL
DATE: 4/19/2024
R1 5/3/2024 JPL
R2 9/10/2024 JPL
R3 1/23/2025 JPL

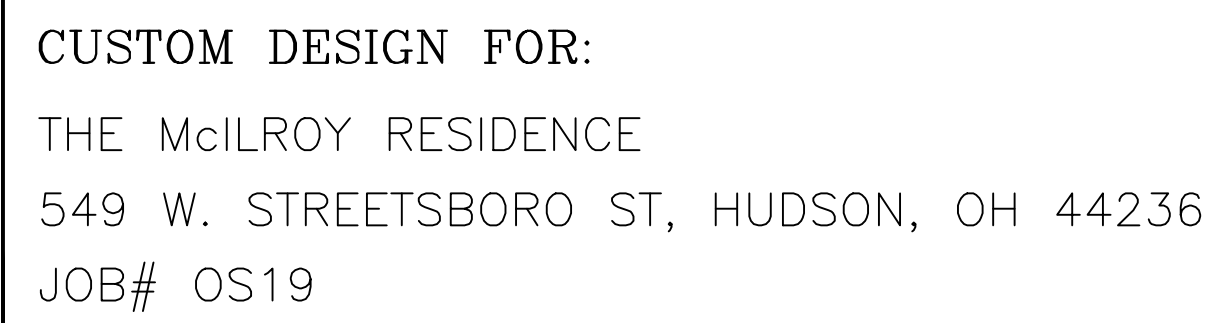
LIVING AREA: 6,922 SQ. FT. SCALE: 1/4" = 12"

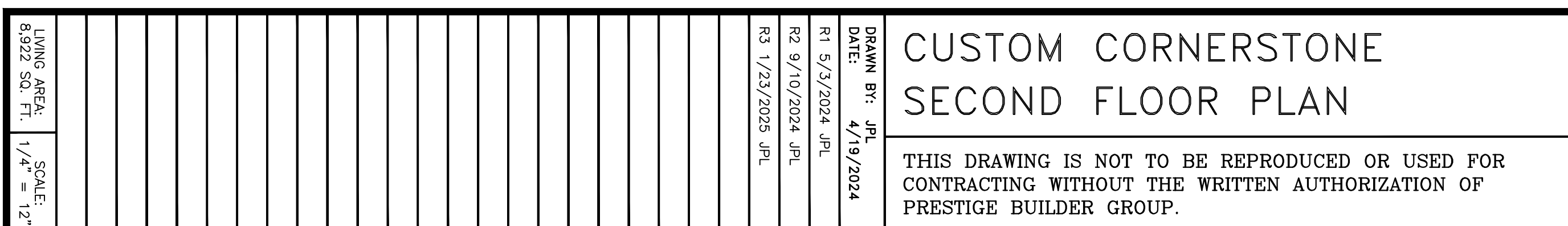
CUSTOM DESIGN FOR:
THE McILROY RESIDENCE
549 W. STREETSBORO ST, HUDSON, OH 44236
JOB# 0519



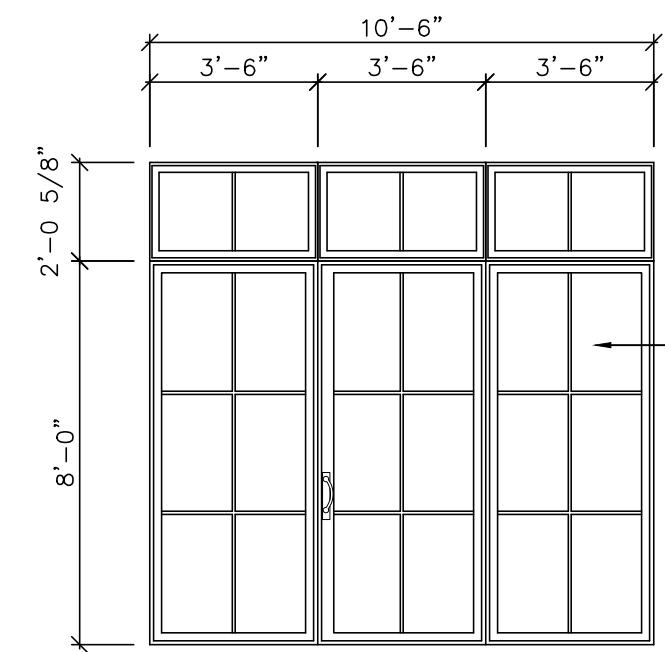
CUSTOM CORNERSTONE
FOUNDATION PLAN

PRESTIGE BUILDER GROUP
Custom Home Design & Build
prestigebuildergroup.com

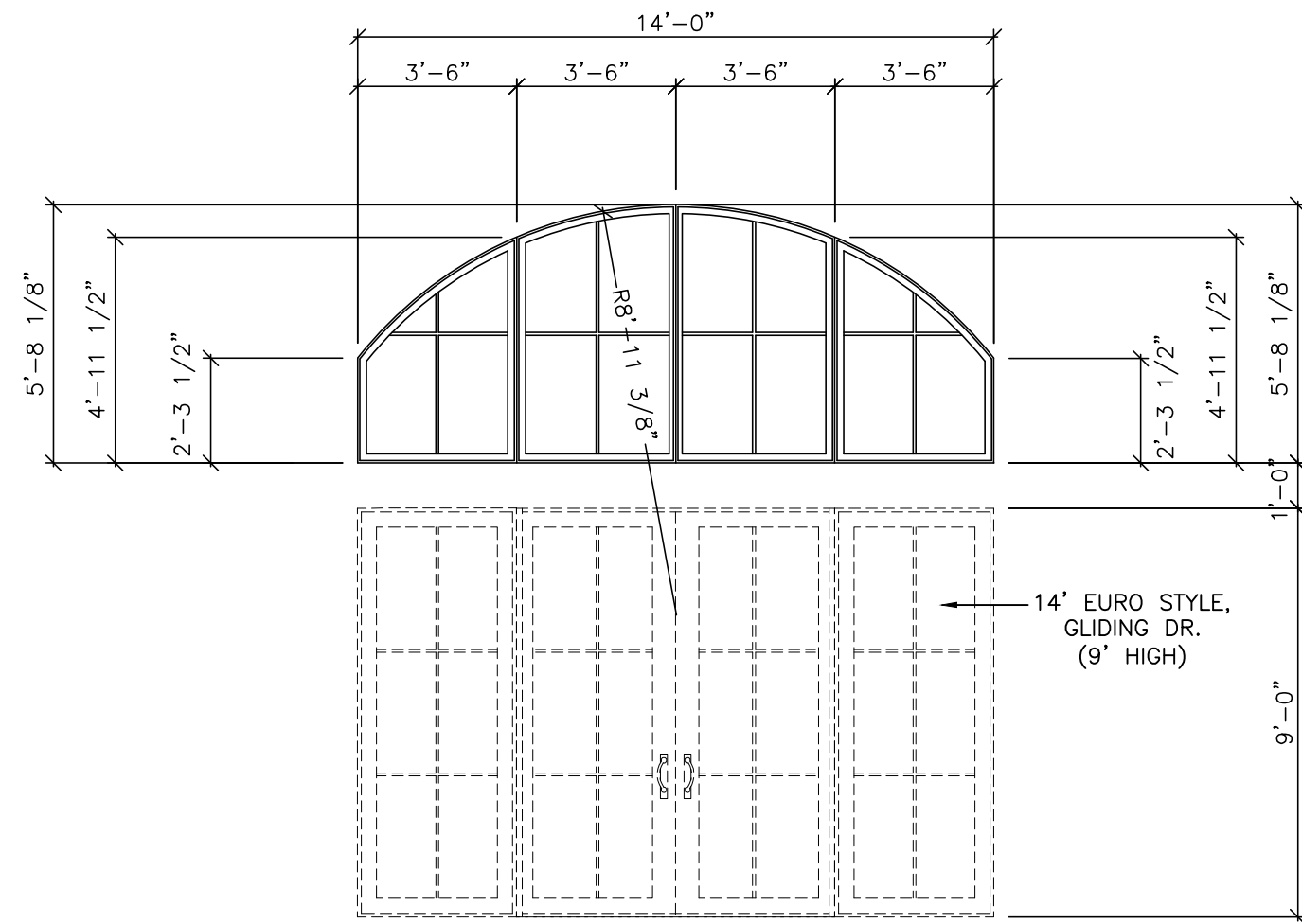




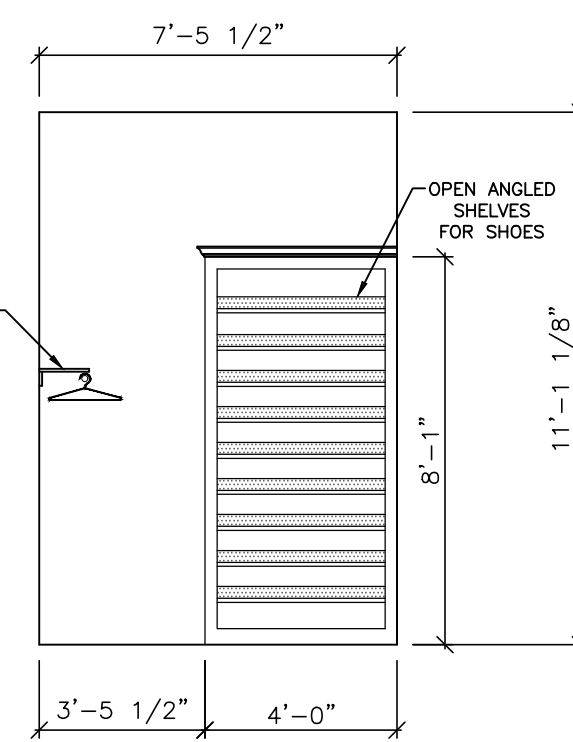
CUSTOM DESIGN FOR:
THE McILROY RESIDENCE
549 W. STREETSBORO ST, HUDSON, OH 44236
JOB# OS19



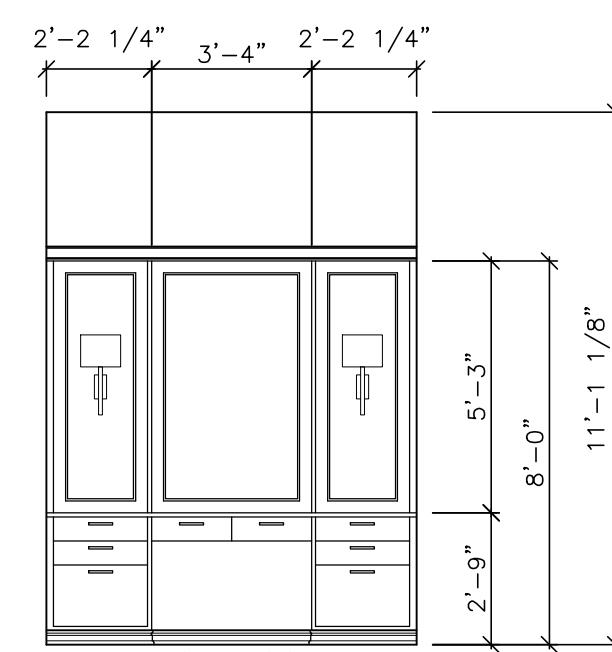
DETAIL OF DINING AREA
DOOR AND TRANSOMS
SCALE: 1/4" = 1'-0"



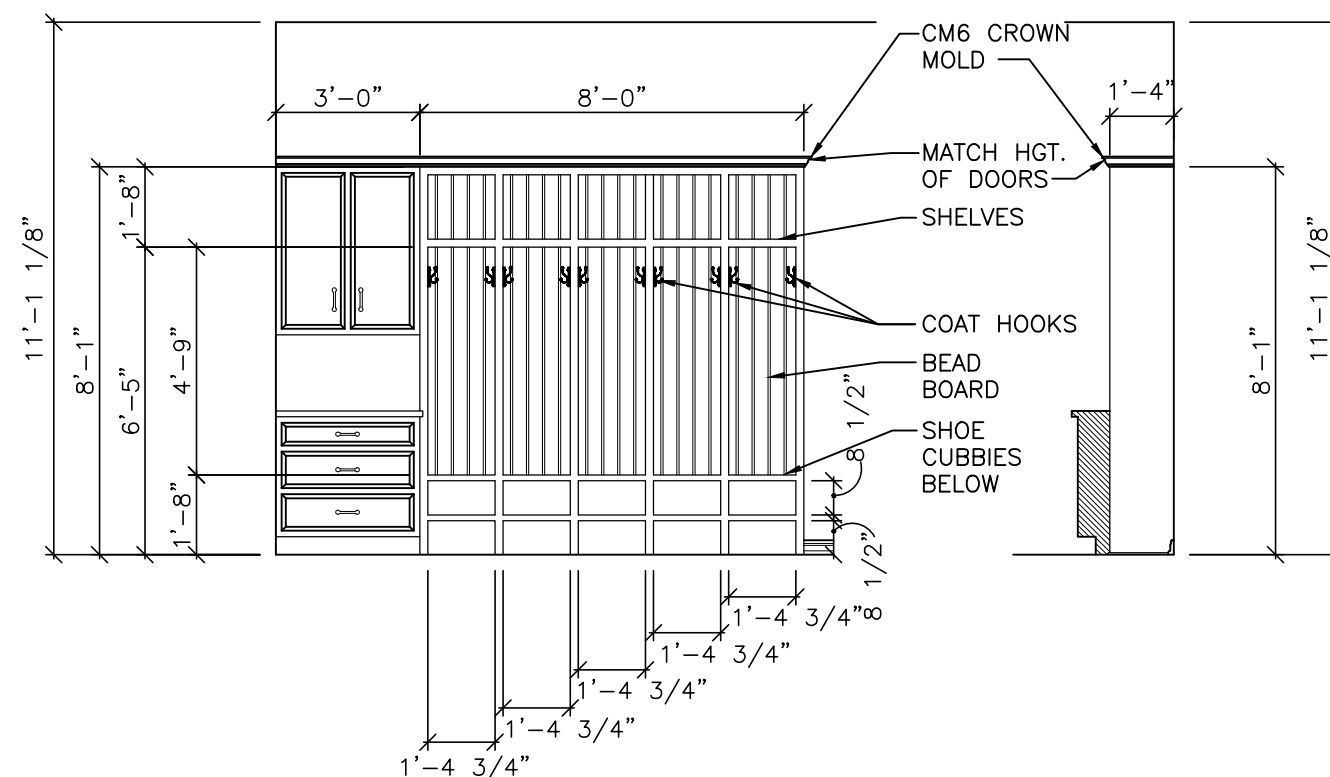
DETAIL OF ARCHED WINDOWS
AT FAMILY ROOM
SCALE: 1/4" = 1'-0"



DETAIL OF WIC
SHOE SHELVES
SCALE: 1/4" = 1'-0"



DETAIL OF
MAKE UP VANITY
SCALE: 1/4" = 1'-0"

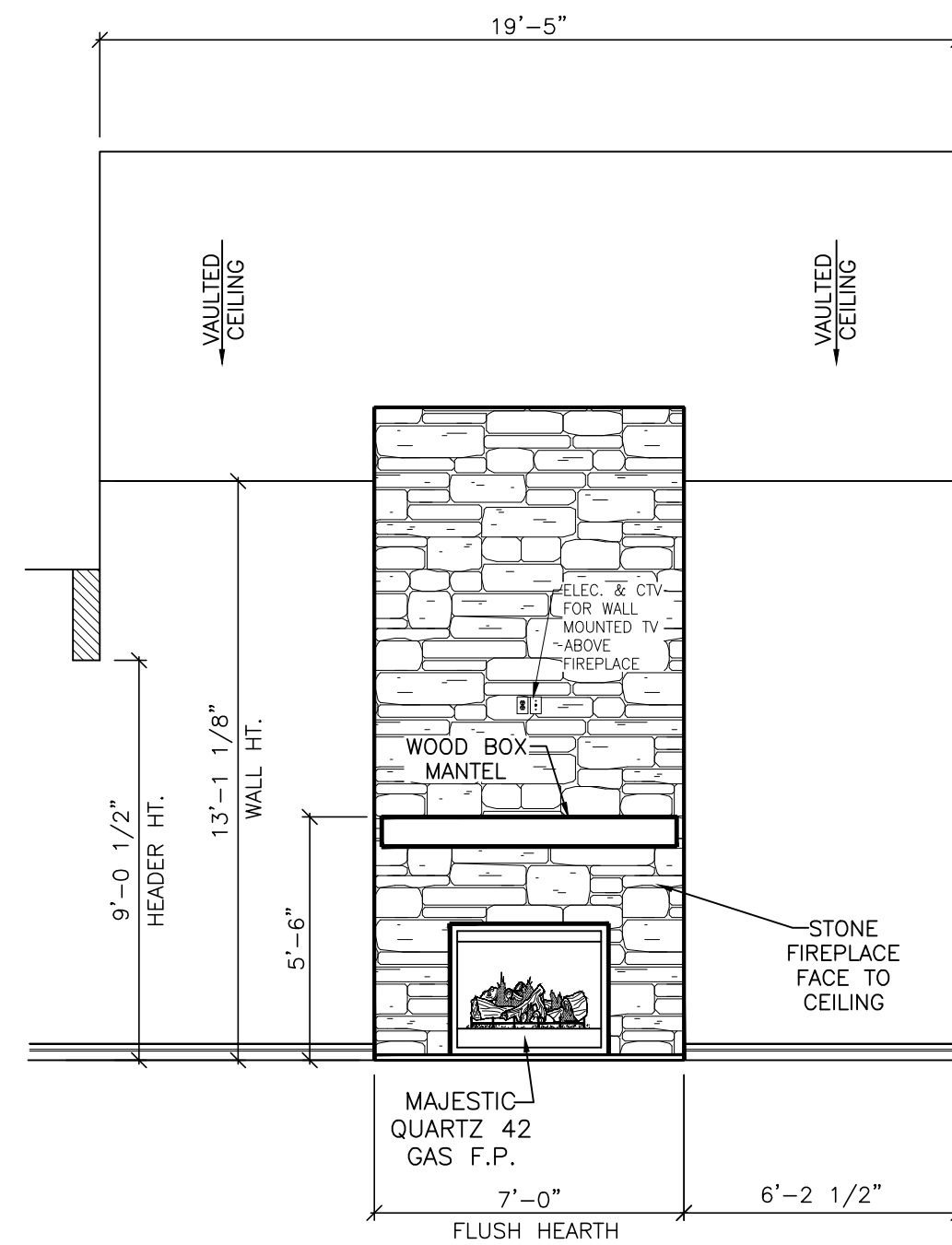


NOTE:
CUBBIE DESIGN TO BE
CONFIRMED AT TRIM MEETING

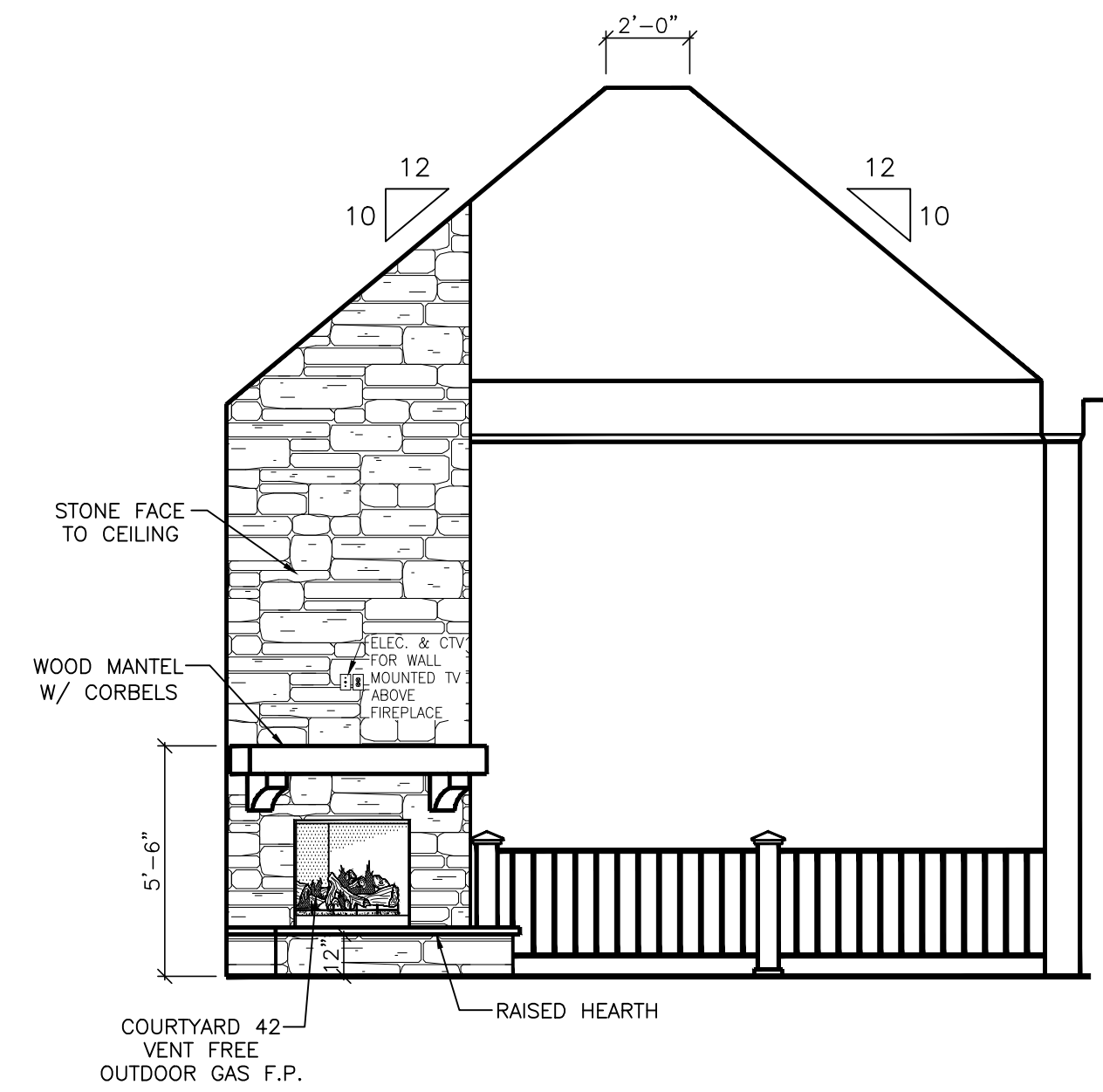
ROUTE 1x EDGES WITH 1/4" ROUND OVER BIT

11'-0" HIGH CEILING, 8'-0" WIDE CUBBIE

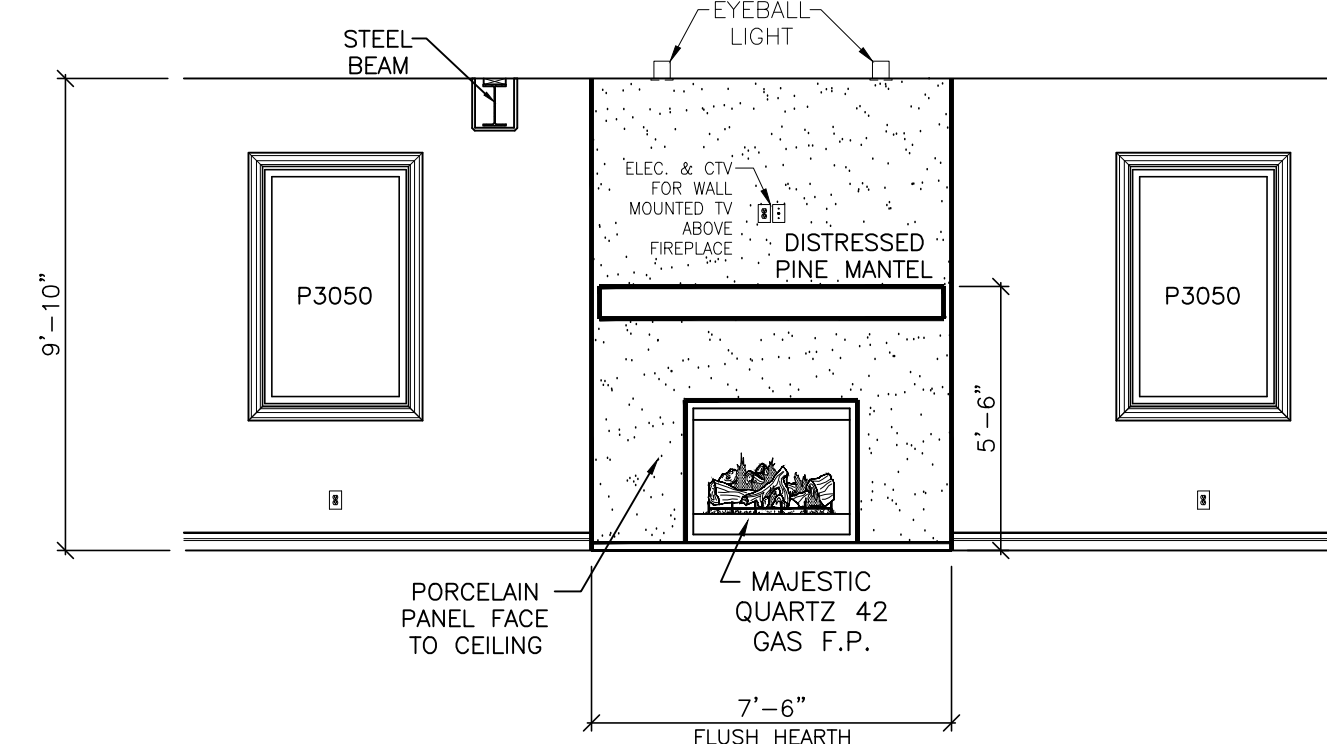
CUBBIE DETAIL
WITH DROP ZONE
SCALE: 1/4" = 1'-0"



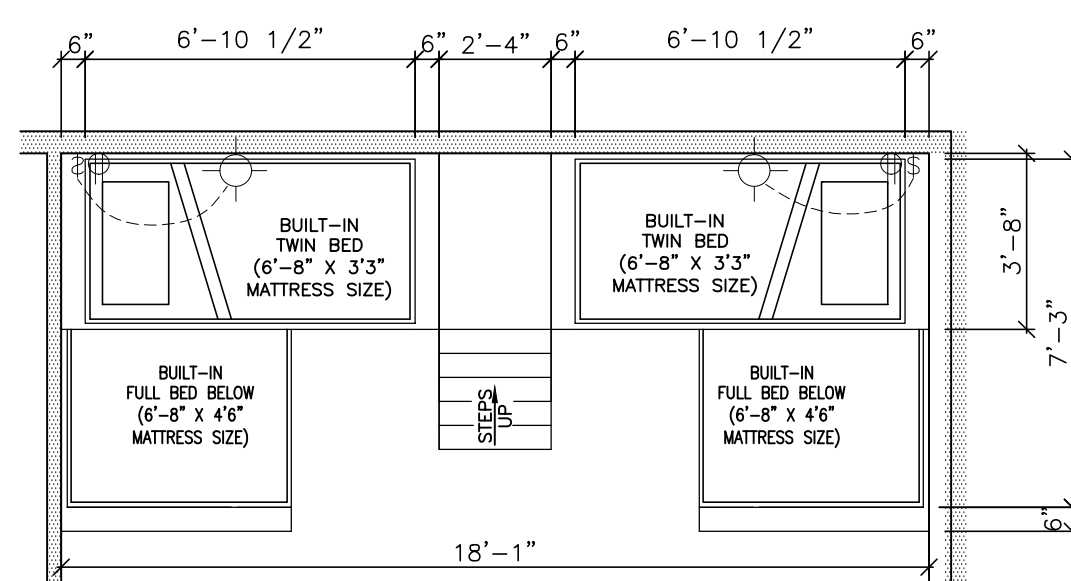
DETAIL OF FIREPLACE FACE
AT FAMILY ROOM
SCALE: 1/4" = 1'-0"



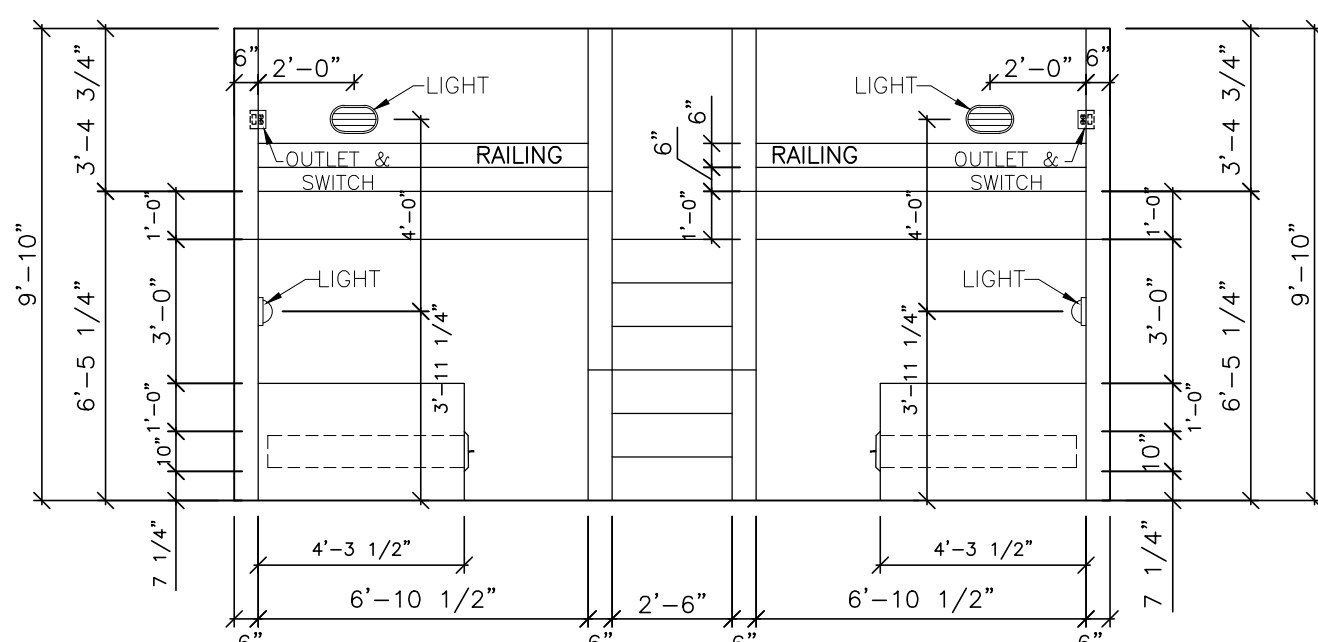
DETAIL OF ANGLED
FIREPLACE FACE AT
COVERED REAR PORCH
SCALE: 1/4" = 1'-0"



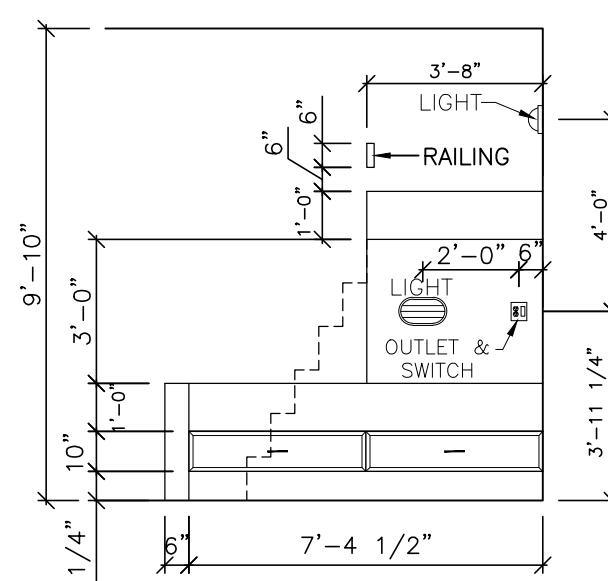
DETAIL OF LOWER LEVEL
FIREPLACE FACE
SCALE: 1/4" = 1'-0"



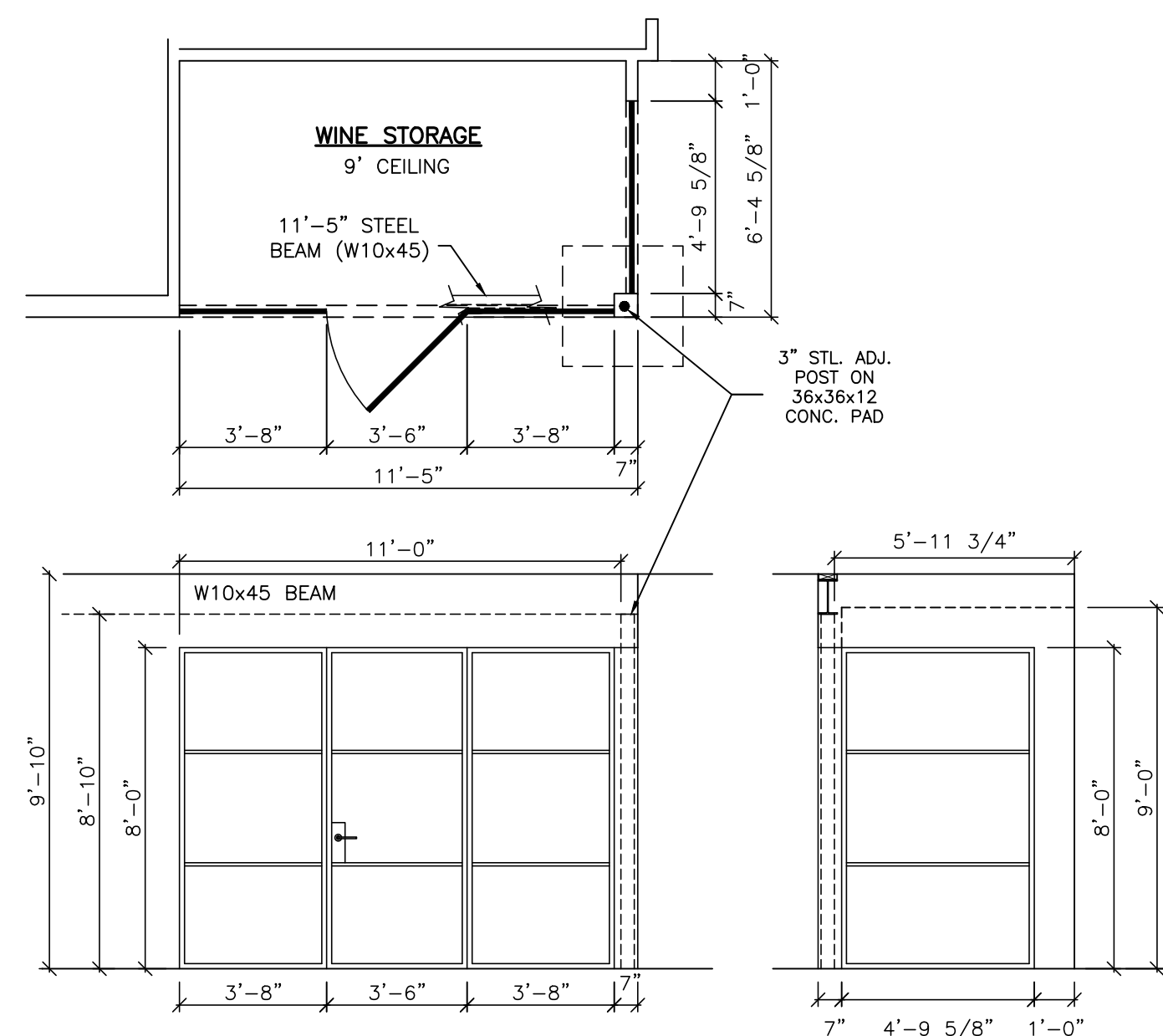
PLAN VIEW
OF BUNK BED IN
LOWER LEVEL
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
VIEW OF BUNK BED IN
LOWER LEVEL
SCALE: 1/4" = 1'-0"



SIDE ELEVATION VIEW
OF BUNK BED IN
LOWER LEVEL
SCALE: 1/4" = 1'-0"



DETAIL OF WINE ROOM
AT LOWER LEVEL
SCALE: 1/4" = 1'-0"

CUSTOM DESIGN FOR:

THE McILROY RESIDENCE

549 W. STREETSBORO ST, HUDSON, OH 44236

JOB# 0519

PRESTIGE BUILDER GROUP

Custom Home Design & Build

prestigebuildergroup.com

CUSTOM CORNERSTONE
DETAILS

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PRESTIGE BUILDER GROUP.

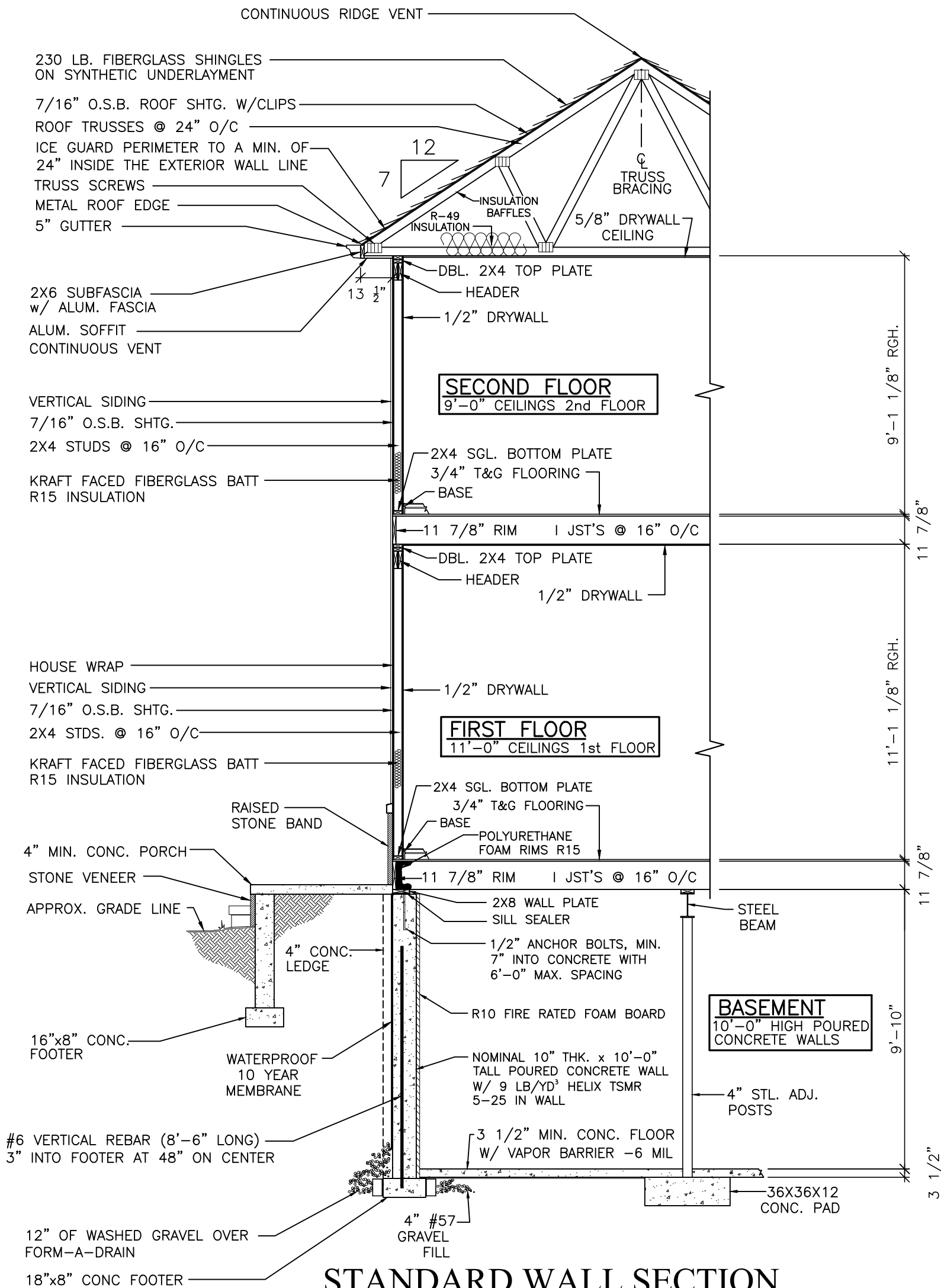
DRAWN BY: JPL
DATE: 4/19/2024

R1 5/3/2024 JPL
R2 9/10/2024 JPL
R3 1/23/2025 JPL

LIVING AREA:
8,922 SQ. FT.

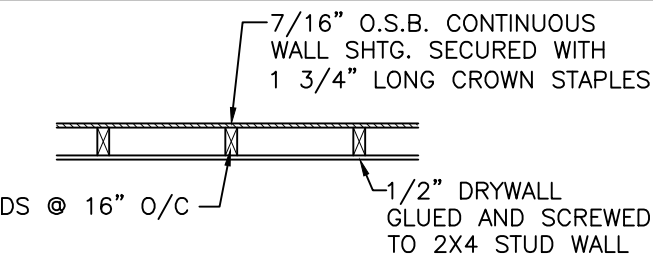
SCALE:
1/4" = 12'

OS19 McILROY



STANDARD WALL SECTION

SCALE: 1/4" = 1'-0"



WALL BRACING DETAIL FOR ALL EXTERIOR WALLS

SCALE: 1/2" = 1'-0"

ELECTRICAL NOTES:

400 AMP SERVICE
2-200 AMP MAIN BREAKER PANELS
PARALLEL @
UNDERGROUND

BRANCH CIRCUITS SHALL BE GFCI PROTECTED
IN ACCORDANCE WITH NEC 210.8

BRANCH CIRCUITS SHALL BE AFCI PROTECTED
IN ACCORDANCE WITH NEC 210.12

ARC FAULTS SHALL BE PER NEC 210.16.

OUTLETS TO BE TAMPER-RESISTANT PER
NEC 406.12

GROUND TO UFER AND COPPER WATER LINE
ENTERING THE HOUSE

NOTE:

2019 RESIDENTIAL CODE OF OHIO
ENERGY METHOD USED - OHBA PATH #1
(CHAPTER 11 SECTION 1112)
(INCLUDING ALL MANDATORY REQUIREMENTS)

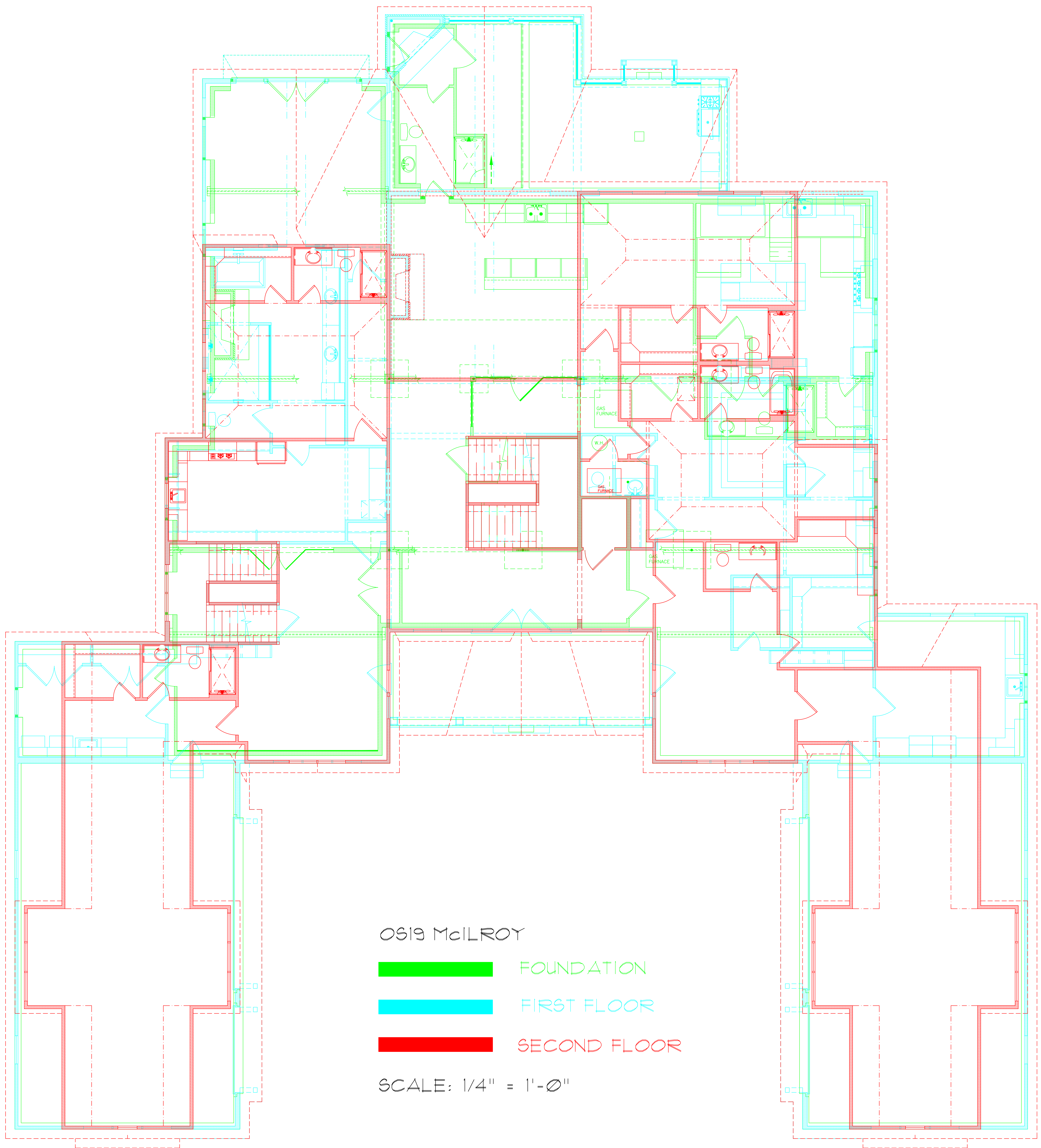
NOTE:

HANDRAILS AND GUARDS SHALL MEET THE
REQUIREMENTS OF RCO 311.7.7 AND RCO 312

WALL BRACING FOR ALL EXTERIOR WALLS TO BE
7/16" O.S.B. CONTINUOUS WALL SHEATHING
SECURED WITH 1 3/4" LONG CROWN STAPLES

COLD AIR RETURN IN EVERY ROOM AS REQUIRED

SCHEDULE 40 PVC PIPING FOR DRAINS AND PEX
LINES FOR WATER LINES THROUGH THE HOUSE



Parcel Viewer Web Map by County of Summit

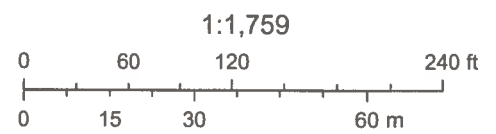


2/18/2025, 1:52:23 PM

Parcels



Jurisdictions





561 W. STREETS BORO

Google



553 W. STREETS BORO

Google



534 W. STREETS BORO

Google



546 W. STREETSBORO

Google



550 W. STREETSBO RD

Google



554 W. STREEPS BORO

Google

Municipality _____



Access ritaohio.com to register electronically using MyAccount. Login to MyAccount to Add a Municipality or Add Subcontractor. These features allow you to report a new location or new subcontractor project electronically.

Business Type

- | | |
|---|--|
| ☐ Corporation | ☐ Non-Profit |
| ☐ S-Corp | ☐ Estate & Trust |
| ☒ LLC | ☐ Sole Proprietor / LLC |
| ☐ Partnership | |

Reason for Registration

- | | |
|-------------------------------------|--|
| ☐ | Courtesy withholding for an employee's resident municipality |
| ☒ | Doing business within the municipality this year (temporary) |
| | Approx. # of days _____ Start Date <u>11/01/24</u> |
| ☐ | Business with a fixed location |
| | Date business began at this location _____ |

Company Information (List physical address of work performed within this municipality)

Name: <u>Prestige Builder Group LLC</u>	Federal ID #: <u>85-3552645</u>
Address: <u>778 McCauley Rd Ste 140</u>	SSN : _____ (required if sole proprietor)
City/State/Zip: <u>Stow, Oh 44224</u>	
Mailing Address (for withholding tax forms / if different from above)	Mailing Address (for net profit tax forms / if different from above)
_____	_____
_____	_____

Please note that your Federal Identification Number will serve as your RITA account number.*Filing Status:**☒ Calendar year ☐ Fiscal year / month ending _____Do you have any employees? ☒ Yes ☐ NoNumber of employees at RITA location 0

My withholding is filed under a 3rd party account (PEO or common paymaster)

If yes, list Federal ID # 311582098☒ Yes ☐ NoMonthly gross payroll at RITA location \$ 0.00

I am a small employer (under \$500,000 in gross revenue during previous year)

☐ Yes ☐ No**Contractors**I am a contractor ☐ Yes ☐ NoWill you be using sub-contractors? ☒ Yes ☐ No

If yes, complete page 2.

Total contract amount of the project \$ 450,000.00

The Information Hereby Submitted is True and Correct.

Robyn D Jones

Print Name

Robyn D Jones

Signature

admin

Title

(330) 983-4548

Phone Number

/ /

Date

Please complete and sign this Registration Form and return within 10 business days. Please be advised that failure to timely register with RITA may result in delays in the processing of any required income tax filings or may result in future penalty and interest charges, if applicable. If you have any questions please contact the Registration Department at the number below.

Mail to: RITA
ATTN: BUSINESS REGISTRATION
P.O. BOX 477900
BROADVIEW HEIGHTS, OH 44147-7900

ritaohio.com

Call: 800.860.7482, ext. 5008
TDD: 440.526.5332
Fax: 440.922.3536

Sub-contractor Name / Address	Bontrager Excavating LTD	\$ 10,000.00
	Contact Name (330) 353-1465	Contract Amount 11/01/2024
	Phone Number 20-3560639	Estimated Start Date Excavating
	EIN or Social Security #	Trade
Sub-contractor Name / Address	Dirt Pusher LLC	\$ 15,000.00
	Contact Name (330) 704-0063	Contract Amount 11/01/2024
	Phone Number 47-4122850	Estimated Start Date Excavating
	EIN or Social Security #	Trade
Sub-contractor Name / Address	MPW Construction Services	\$ 45,000.00
	Contact Name (440) 647-6661	Contract Amount 11/15/2024
	Phone Number 34-1218836	Estimated Start Date Foundation
	EIN or Social Security #	Trade
Sub-contractor Name / Address	Merv & Sons Roofing LLC	\$ 15,000.00
	Contact Name (440) 479-5120	Contract Amount 12/01/2024
	Phone Number 27-4538304	Estimated Start Date Roofing
	EIN or Social Security #	Trade
Sub-contractor Name / Address	Miller Bros Building & Construction, LLC	\$ 25,000.00
	Contact Name (440) 321-3641	Contract Amount 11/20/2024
	Phone Number 45-3170835	Estimated Start Date Rough Carpentry
	EIN or Social Security #	Trade
Sub-contractor Name / Address	Emery Electric, Inc	\$ 15,000.00
	Contact Name (330) 963-7811	Contract Amount 12/10/2024
	Phone Number 34-1229578	Estimated Start Date Electrical
	EIN or Social Security #	Trade
*If more space is needed, you may attach a separate schedule that includes ALL of the required information listed above.		

Sub-contractor Name / Address	Echols Heating & Air-Conditioning, Inc.	\$ 15,000.00
	Contact Name (330) 773-3500	Contract Amount 01/20/2025
	Phone Number 34-1606720	Estimated Start Date HVAC
	EIN or Social Security #	Trade
Sub-contractor Name / Address	Bradley Stone	\$ 5,000.00
	Contact Name (440) 519-3277	Contract Amount 03/20/2025
	Phone Number 45-2122356	Estimated Start Date Countertops
	EIN or Social Security #	Trade
Sub-contractor Name / Address	Mason Structural Steel, LLC	\$ 1,000.00
	Contact Name (440) 439-1040	Contract Amount 04/10/2025
	Phone Number 87-5194953	Estimated Start Date Fireplace
	EIN or Social Security #	Trade
Sub-contractor Name / Address	Northcoast Finishes LLC	\$ 15,000.00
	Contact Name (330) 388-4930	Contract Amount 04/01/2025
	Phone Number 32-0106759	Estimated Start Date Painting
	EIN or Social Security #	Trade
Sub-contractor Name / Address	Cottrills Kitchen & Bath	\$ 5,000.00
	Contact Name (330) 819-0172	Contract Amount 03/01/2025
	Phone Number 34-1787119	Estimated Start Date Tile Floor
	EIN or Social Security #	Trade
Sub-contractor Name / Address	Northport Flooring America	\$ 7,000.00
	Contact Name (330) 923-9988	Contract Amount 03/01/2025
	Phone Number 34-1665258	Estimated Start Date Flooring
	EIN or Social Security #	Trade
*If more space is needed, you may attach a separate schedule that includes ALL of the required information listed above.		

Sub-contractor Name / Address	TNR Drywall, LLC	\$ 15,000.00
	Contact Name (330) 334-5962	Contract Amount 01/10/2025
	Phone Number 26-4066132	Estimated Start Date Drywall
	EIN or Social Security #	Trade
Sub-contractor Name / Address	Alpha Insulation and Gutters, LLC	\$ 10,000.00
	Contact Name (330) 331-7715	Contract Amount 01/10/2025
	Phone Number 61-1686016	Estimated Start Date Insulation
	EIN or Social Security #	Trade
Sub-contractor Name / Address	ProLine Exteriors	\$ 10,000.00
	Contact Name (330) 749-2687	Contract Amount 01/10/2025
	Phone Number 82-1495835	Estimated Start Date Exterior Finishes
	EIN or Social Security #	Trade
Sub-contractor Name / Address	Rock Solid Construction, Inc.	\$ 11,000.00
	Contact Name (330) 877-2775	Contract Amount 01/15/2025
	Phone Number 34-1882769	Estimated Start Date Exterior Finishes
	EIN or Social Security #	Trade
Sub-contractor Name / Address	J & H Decorative Concrete LLC	\$ 30,000.00
	Contact Name (330) 352-5331	Contract Amount 12/20/2024
	Phone Number 27-0353049	Estimated Start Date Concrete
	EIN or Social Security #	Trade
Sub-contractor Name / Address	Countryside Plumbing	\$ 13,000.00
	Contact Name (330) 877-1117	Contract Amount 01/20/2025
	Phone Number 34-1570246	Estimated Start Date Plumbing
	EIN or Social Security #	Trade
*If more space is needed, you may attach a separate schedule that includes ALL of the required information listed above.		



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

Residential Landscaping Requirements

To be completed at application for new house construction

The following information must be submitted at application for new residential construction. The Land Development Code requires the planting (or preservation) of up to three trees within the site limits of disturbance. The total number of trees required will be determined by a review of the approved site plan and noted as a condition on the zoning certificate.

I, Jon Russell accepts responsibility for the
Owner or Applicant (Please Type or Print)

planting of trees as noted within the conditions of the Zoning Certificate for the house construction at:

549 W Streetsboro St
Street # or S/L# Street Name

as required by Land Development Code Section 1207.04(j)(1). Tree planting must be completed within **18 months** from the start of construction and **24 months** from the issuance of the Zoning Certificate.

Jon Russell 2-18-2025
Signature of Applicant or Owner Date

□ □ □ □

This tree planting responsibility is not transferable unless the City of Hudson receives the form below executed by the property owner or purchaser.

I, Jon Russell accept the above stated responsibility for
Owner or Purchaser (Please Type or Print)

planting trees within the time period specified or otherwise approved by the City.

Jon Russell 2-18-2025
Signature of Owner or Purchaser Date

FAILURE TO FULFILL THE REQUIREMENTS AS ENUMERATED HEREIN WILL RESULT IN CIVIL AND/OR CRIMINAL LIABILITY TO THE PERSON OR ENTITY SIGNING THIS ACKNOWLEDGEMENT PURSUANT TO THE MANDATES OF THE HUDSON LAND DEVELOPMENT CODE

OS19 McILROY

REVISION SCHEDULE

R1 5/3/2024 CHANGE FROM FULL BRICK EXTERIOR TO RAISED STONE BAND WITH VINYL SHAKE SIDING ABOVE

R2 9/10/2024 ADDED SECOND 4 CAR GARAGE AND 2ND FLOOR LIVING AREA

R3 1/23/2025 RE-DESIGN GARAGE LAYOUT

Description approved by Tax Maps
Approval good for 30 days from
B HUP 11

KRISTEN M. SCALISE, CPA, CFE
Summit County Fiscal Officer

Consideration: \$450,000.00 Fee: \$1,800.00
TRANSFERRED

01/16/2025#54459

By: TLM, Deputy Fiscal Officer
in compliance with ORC 319.202

WARRANTY DEED-No. 104 A. (From a Corporation)

KNOW ALL MEN BY THESE PRESENTS THAT PRESTIGE & PREMIER COMPANIES, an Ohio Corporation, the Grantor, who claims title by or through deed recorded in Reception No. 56917542 and 56917545 of Summit County Recorder's Office, for the consideration of Ten and No/100 Dollars (\$10.00) received to its full satisfaction of GVI, LLC, an Ohio Limited Liability Company, the Grantee, whose Tax Mailing Address will be 775 McCauley Road, Suite 100, Stow, OH 44224,

does give, grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS PROPERTY IS SUBJECT TO THE GRANT OF CONSERVATION EASEMENT FILED AS DOCUMENT NO. 55495627, AND ANY AMENDMENTS THERETO, INCLUDING, BUT NOT LIMITED TO, THE AMENDMENT FILED AS DOCUMENT NO. 56205197.

Permanent Parcel No(s):

Lot 1	30-10423 (HU-00011-C4-007.000)	Lot 8	30-10429 (HU-00011-C4-013.000)
Lot 2	30-10424 (HU-00011-C4-008.000)	Lot 9	30-10430 (HU-00011-C4-014.000)
Lot 3	30-10425 (HU-00011-C4-009.000)	Lot 10	30-10431 (HU-00011-C4-015.000)
Lot 4	30-10426 (HU-00011-C4-010.000)	Lot 11	30-10432 (HU-00011-C4-016.000)
Lot 5	30-10427 (HU-00011-C4-011.000)	Block A	30-10433 (HU-00011-C4-017.000)
Lot 6	30-10428 (HU-00011-C4-012.000)	Block B	30-10434 (HU-00011-C4-018.000)
5.2097 Acres West Streetsboro Rd.: 30-10419 (HU-00011-C4-004.000)			

Property Addresses:

Lots 1, 2, 3, 4, 5, 6, 8, 9, 10, 11 and Block B Pine Ridge Trail
Hudson, OH 44236

Block A West Streetsboro Road
Hudson, OH 44236

5.2097 Acres West Streetsboro Road
Hudson, OH 44236

To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns forever, And the said Grantor does for itself and its successors and assigns covenant with said Grantees, their heirs and assigns, that at and until the enrolling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written; and that the same are free and clear from all encumbrances whatsoever.....

EXCEPT, reservations, conditions, limitations, easements and restrictions of record, zoning ordinances, if any, and real estate taxes and assessments both general and special, which are a lien but not yet due and payable

and that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

Executed this 14th day of January, 2025.

Prestige & Premier Companies

Elaine M Brunner, Treasurer & Secretary
By: Elaine M. Brunner, Treasurer and Secretary

r
State of Ohio

County of Summit) SS

This is an Acknowledgement Certificate.

The foregoing instrument was acknowledged before me this 14th day of January, 20 25 by Elaine M. Brunner, Treasurer and Secretary of Prestige and Premier Companies, an Ohio Corporation, on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal.

Brandon Winter
Notary Public
Commission Expiration Date: _____

This Instrument Prepared Without Examination or Opinion of Title by:

Nicholas J. DeBaltzo, Jr., Esq.
Dinn, Hochman & Potter, LLC
6105 Parkland Boulevard, Ste. 100
Cleveland, OH 44124
(440) 446-1100



Brandon Winter
Notary Public, State of Ohio
My Commission Expires:
October 29, 2029

EXHIBIT "A"

PARCEL NO. 1:

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Lot No. 1 in The Cottages at Pine Ridge Subdivision as shown on the plat recorded in Instrument No. 56917549 of Summit County Records.

Parcel No.: 30-10423 (HU-00011-C4-007.000)

Property address: Lot 1 Pine Ridge Trail
Hudson, OH 44236

PARCEL NO. 2:

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Lot No. 2 in The Cottages at Pine Ridge Subdivision as shown on the plat recorded in Instrument No. 56917549 of Summit County Records.

Parcel No.: 30-10424 (HU-00011-C4-008.000)

Property address: Lot 2 Pine Ridge Trail
Hudson, OH 44236

PARCEL NO. 3:

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Lot No. 3 in The Cottages at Pine Ridge Subdivision as shown on the plat recorded in Instrument No. 56917549 of Summit County Records.

Parcel No.: 30-10425 (HU-00011-C4-009.000)

Property address: Lot 3 Pine Ridge Trail
Hudson, OH 44236

PARCEL NO. 4:

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Lot No. 4 in The Cottages at Pine Ridge Subdivision as shown on the plat recorded in Instrument No. 56917549 of Summit County Records.

Parcel No.: 30-10426 (HU-00011-C4-010.000)

Property address: Lot 4 Pine Ridge Trail
Hudson, OH 44236

PARCEL NO. 5:

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Lot No. 5 in The Cottages at Pine Ridge Subdivision as shown on the plat recorded in Instrument No. 56917549 of Summit County Records.

Parcel No.: 30-10427 (HU-00011-C4-011.000)

Property address: Lot 5 Pine Ridge Trail
Hudson, OH 44236

PARCEL NO. 6:

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Lot No. 6 in The Cottages at Pine Ridge Subdivision as shown on the plat recorded in Instrument No. 56917549 of Summit County Records.

Parcel No.: 30-10428 (HU-00011-C4-012.000)

Property address: Lot 6 Pine Ridge Trail
Hudson, OH 44236

PARCEL NO. 7:

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Lot No. 8 in The Cottages at Pine Ridge Subdivision as shown on the plat recorded in Instrument No. 56917549 of Summit County Records.

Parcel No.: 30-10429 (HU-00011-C4-013.000)

Property address: Lot 8 Pine Ridge Trail
Hudson, OH 44236

PARCEL NO. 8:

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Lot No. 9 in The Cottages at Pine Ridge Subdivision as shown on the plat recorded in Instrument No. 56917549 of Summit County Records.

Parcel No.: 30-10430 (HU-00011-C4-014.000)

Property address: Lot 9 Pine Ridge Trail
Hudson, OH 44236

PARCEL NO. 9:

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Lot No. 10 in The Cottages at Pine Ridge Subdivision as shown on the plat recorded in Instrument No. 56917549 of Summit County Records.

Parcel No.: 30-10431 (HU-00011-C4-015.000)

Property address: Lot 10 Pine Ridge Trail
Hudson, OH 44236

PARCEL NO. 10:

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Lot No. 11 in The Cottages at Pine Ridge Subdivision as shown on the plat recorded in Instrument No. 56917549 of Summit County Records.

Parcel No.: 30-10432 (IIU-00011-C4-016.000)

Property address: Lot 11 Pine Ridge Trail
Hudson, OH 44236

PARCEL NO. 11:

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Block A in The Cottages at Pine Ridge Subdivision as shown on the plat recorded in Instrument No. 56917549 of Summit County Records.

Parcel No.: 30-10433 (HU-00011-C4-017.000)

Property address: Block A West Streetsboro Road
Hudson, OH 44236

PARCEL NO. 12:

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Block B in The Cottages at Pine Ridge Subdivision as shown on the plat recorded in Instrument No. 56917549 of Summit County Records.

Parcel No.: 30-10434 (HU-00011-C4-018.000)

Property address: Block B Pine Ridge Trail
Hudson, OH 44236

PARCEL NO. 13:

Situated in the City of Hudson, County of Summit, and State of Ohio, and known as being part of Parcel "PP" in a Map of Survey, Consolidation & Dedication, of part of Original Hudson Township Lots 42 and 43 as recorded in Reception Number _____ of Summit County Records, and bounded and described as follows:

Beginning at a stone monument found in the northeasterly corner of said Original Lot 42;

Thence South 0 degrees 36 minutes 40 seconds East along the easterly line of said Original Lot 42, 363.51 feet to a stone monument found in the southwesterly corner of Laurel Lake Retirement Community, Inc recorded in Cabinet A, Pages 51-63 of Summit County Records;

Thence North 89 degrees 12 minutes 58 seconds East along the southerly line of said land conveyed to Laurel Lake Retirement Community, Inc, 211.03 feet to its intersection with the westerly line of a parcel of land conveyed to Robert E. & Michele L. Niemocienski, Trustees by deed recorded in Reception Number 55599638 of Summit County Records, being also Sublot 10A in The Reserve at River Oaks, Phase 1A as shown by the recorded plat in Reception Number 55495626 of Summit County Records;

Thence South 0 degrees 47 minutes 43 seconds East along the westerly line of said land conveyed to Robert E. & Michele L. Niemocienski, Trustees, 334.95 feet to a point of curvature;

Thence southeasterly, being an arc of a curve deflecting to the right, 203.91 feet to a point of tangency, said arc having a radius of 230.00 feet, a central angle of 50 degrees 47 minutes 51 seconds, and a chord which bears South 50 degrees 49 minutes 39 seconds East, 197.30 feet;

Thence South 25 degrees 25 minutes 44 seconds East, 75.19 feet to a point of curvature;

Thence southeasterly, being an arc of a curve deflecting to the right, 64.08 feet to a point of non-tangency, said arc having a radius of 230.00 feet, a central angle of 15 degrees 57 minutes 49 seconds, and a chord which bears South 17 degrees 26 minutes 49 seconds East, 63.87 feet;

Thence North 80 degrees 08 minutes 06 seconds East along the southerly line of said land conveyed to Robert E. & Michele L. Niemocienski, Trustees, 243.13 feet to a point (unable to set, point on manhole lid) at its intersection with the westerly line of a parcel of land conveyed to Gary L. & Loretta Day recorded in Deed Volume 6993, Page 487 of Summit County Records;

Thence South 24 degrees 13 minutes 54 seconds East along the westerly line of said land conveyed to Gary L. & Loretta Day, 300.17 feet to an angle point, therein (unable to set, point on manhole lid);

Thence South 23 degrees 43 minutes 42 seconds East along the westerly line of said land conveyed to Gary L. & Loretta Day, 186.82 feet to a capped iron pin (Conner) found at its intersection with the northerly line of Hudson West Condominiums recorded in Plat Book 109, Pages 11-17 of Summit County Records;

Thence South 67 degrees 28 minutes 45 second West along the northerly line of said Hudson West Condominiums, 517.89 feet to a 1" iron pipe found in the northwesterly corner, thereof;

Thence South 24 degrees 33 minutes 00 seconds East along the westerly line of said Hudson West Condominiums, 381.13 feet to a 1" iron pipe found in the northerly line of East Streetsboro Road (S.R. 303), variable width;

Thence South 68 degrees 22 minutes 05 seconds West along the northerly line of East Streetsboro Road (S.R. 303), 130.58 feet to an iron pin set at angle point, therein;

Thence South 69 degrees 35 minutes 08 seconds West along the northerly line of East Streetsboro Road, 260.41 feet to an iron pin set at an angle point, therein;

Thence South 80 degrees 18 minutes 52 seconds West along the northerly line of East

Streetsboro Road, 187.32 feet to an iron pin set, and the principal place of beginning of the parcel herein described;

Thence South 80 degrees 18 minutes 52 seconds West along the northerly line of East Streetsboro Road, 32.79 feet to an iron pin set at an angle point, therein;

Thence South 88 degrees 50 minutes 52 seconds West along the northerly line of East Streetsboro Road, 260.91 feet to an iron pin set at an angle point, therein;

Thence North 87 degrees 09 minutes 08 seconds West along the northerly line of East Streetsboro Road, 107.71 feet to a 1" iron pipe found at its intersection with the easterly line of a parcel of land conveyed to Robert A. & Sharon P. Papes by deed recorded in O.R. 466, Page 375 of Summit County Records; .

Thence North 2 degrees 51 minutes 00 seconds East along the easterly line of said land conveyed to Robert A. & Sharon P. Papes and its northerly prolongation, 575.00 feet to an iron pin set;

Thence South 87 degrees 09 minutes 00 seconds East, 400.00 feet to an iron pin set;

Thence South 2 degrees 51 minutes 00 seconds West, 549.67 feet to the principal place of beginning, and containing 5.2097 acres of land, according to the survey by Donald G. Bohning & Associates, Inc. dated May, 2024.

The courses used in this description are referenced to gps observations made with the Ohio Department of Transportation Real Time Network System to the Ohio State Plane Coordinate System, north zone (3401), NAD 83 (2011), in March, 2022 and are used to indicate angles only.

Parcel No: 30-10419 (HU-00011-C4-004.000)

Property Address: 5.2097 Acres West Streetsboro Road
Hudson, OH 44236