

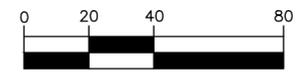
# MAP OF LOT CONSOLIDATION

for

**A. & K. Guran**

## 2900 Woodbridge Rd., Hudson, OH

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being all of Lot No. 35 and a part of Lot No. 5 in the Western Reserve Estates, as recorded in P.B. 48, Pg's. 67-69.



Scale: 1 inch = 40 feet

### BASIS OF BEARINGS:

The "BASIS OF BEARINGS" for this survey was held as S 00°55'26" W along the west line of Lot No. 35, the same bearing as shown on the record plat recorded as P.B. 48, Pg's. 67-69.

ALL DISTANCES SHOWN HEREON INDICATE GROUND DISTANCES IN US SURVEY FEET.

### SURVEY LEGEND

- - 5/8" x 30" Rebar Set w/cap Dunford-8182
  - ▲ - Nail, Drill Hole or Spike Set
  - - Rebar, Pin or Rod Found and Described
  - ⊙ - Pipe Found and Described
  - - Monument Box Found and Described
  - ▲ - Nail, Drill Hole or Spike Found & Described
- Rec. (R) = Record    Deed (D) = Deed  
 Plat (PL) = Plat    Msd. (M) = Measured  
 Calc. (C) = Calculated    Pro. (PRO) = Prorated  
 Obs. (O) = Observed  
 Fnd. (F) = Found    Usd. (U) = Used
- B.O.B. - Basis of Bearings  
 P.O.C. - Point of Commencement  
 P.O.B. - Point of Beginning

OHIO  
**HUDSON**  
 COMMUNITY DEVELOPMENT  
 DEPARTMENT  
 **Approved**  
 November 09, 2017  
 Zoning Certificate #:  
 1217

**WOODBIDGE ROAD (50' R/W)**

**RED FOX  
 TRL. (50' R/W)**

1/2" Rebar Fnd. 0.65'N & 2.41'W  
 3/4" Pipe Fnd. & Usd.

### ACCEPTANCE:

We, Andrew and Katherine Guran, owners of the property shown hereon, do hereby accept the lot consolidation of the same and acknowledge that the same was made at our request and authorize the recording thereof.

Andrew Guran, Owner

Katherine Guran, Owner

County of Summit  
 State of Ohio

Before me, a Notary Public in and for said county, personally appeared the afore named owner, who acknowledges the making and signing of the foregoing instrument to be their free act and deed.

In testimony of whereof, I have hereunto set me hand and official seal at \_\_\_\_\_, Ohio. This \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Notary Public

My Commission Expires \_\_\_\_\_

### APPROVALS:

Approved for lot split by the City Engineer

City Engineer, Thomas J. Sheridan, P.E., P.S.    Date

Approved for lot split by the City Manager

City Manager, Jane Howington    Date

### NOTES:

- This survey meets the minimum standards for boundary surveys in the State of Ohio as set forth in Ohio Administrative Code Chapter 4733-37.
- There was no search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a title search may disclose.

**36**

N 88°36'59" E  
 221.10'(C) (223.57'R)

Existing 46" white plastic decorative picket

**35**

A. & K. Guran  
 P.N. 30-02219  
 2900 Woodbridge Rd.  
 D.N. 56305384

Dwelling #2900

N 83°27'02" E  
 228.69'(C) (231.19'R)

**CONSOLIDATED PARCEL  
 CONTAINS: 1.8255 Acres  
 (79,519 Sq. Ft.)**

Part of Lot 5  
 P.N. 30-03771

**34**

S 84°07'07" E  
 34.82'(M) (34.80'R)

R. & M. Maghes  
 P.N. 30-03772  
 2855 Hudson Aurora Rd.  
 R.N. 55996984

### REFERENCE DATA

Summit County GIS & Old Mylar Tax Maps  
 Deeds as shown hereon.  
 Sub'd. plats as shown hereon.  
 1975 Connor Lot Split - SCE: S-003

G.T. & A.M. Pauley  
 P.N. 30-02178  
 2827 Hudson Aurora Rd.  
 R.N. 55413293

5/8" Rebar Usd. for Line 0.31'S. & 2.43'W.

Setback 25'

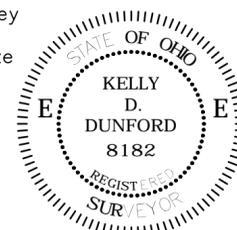
N 00°55'26" E (B.O.B.)  
 161.01'(C) (160.26'R)

E.A. Spak, Trustee  
 P.N. 30-04216  
 R.N. 55542468

### CERTIFICATION:

I certify that this plat represents a correct survey made by me and that all the monuments shown hereon actually exist, and that their location, size and material are as shown.

Kelly D. Dunford    Date  
 Ohio Professional Surveyor S-8182



SURVEYED BY:

**PEX LAND SURVEYING**  
 KELLY D. DUNFORD, P.S. 8182  
 2858 FULMER DR., SILVER LAKE, OH  
 (330) 928-7750  
 ps8182@sbcglobal.net  
 www.apexlandsurveying.com

TITLE: LOT CONSOLIDATION	DATE: SEPT. 2017
CLIENT: A. GURAN	PROJ.: 2017085
SCALE: 1" = 40'	FILE: 2017085.dwg
DRAWN BY: KDD	CHECKED BY: KDD
CREW: KDD	SHEET: 1 OF 1
SHEET SIZE: 17" X 22"	

