

LEGEND OF SYMBOLS & ABBREVIATIONS

- - 5/8" x 30" Rebar Set w/cap: Dunford PS-8182
 ▲ - Nail, Drill Hole or Spike Set
 ● - Rebar, Iron Pin or Rod Found and Described
 ■ - Iron Pipe Found and Described
 ■ - Monument Box Found and Described
 ▲ - Nail, Drill Hole or Spike Found & Described
- (ST) - Existing Storm Manhole
 ◇ - Existing Roof Drain
 (S) - Existing Sanitary Cleanout
 (M) - Existing Manhole
 (V) - Existing Valve
 (G) - Existing Gas Valve
 (E) - Ex. Electric Ped./Transformer
 (U) - Existing Utility Pole
 (W) - Existing Guy Wire
 (S) - Existing Signal Pole
 (H) - Existing Handhole
 (E) - Existing Electric Meter
 (AC) - Existing Air Conditioner
 (M) - Existing Water Manhole
 (D) - Existing Deciduous Tree
 (C) - Existing Conifer Tree
- (I) - Existing Inlet Basin
 (S) - Existing Sanitary Manhole
 (H) - Existing Hydrant/ Auto Sprinkler
 (G) - Existing Gasline Marker
 (L) - Existing Ground Light
 (P) - Ex. Pedestal
 (L) - Existing Lightpole
 (M) - Existing Mailbox
 (F) - Existing Flag Pole
 (B) - Existing Bollard
 (M) - Existing Gas Meter
 (T) - Existing Telephone Manhole
 (M) - Existing Electric Manhole
- SA — Existing Sanitary Sewer
 — ST — Existing Storm Sewer
 — W — Existing Waterline
 — G — Existing Underground Gas Line
 — OHL — Existing Overhead Utility Line
 — — Existing Tree Line

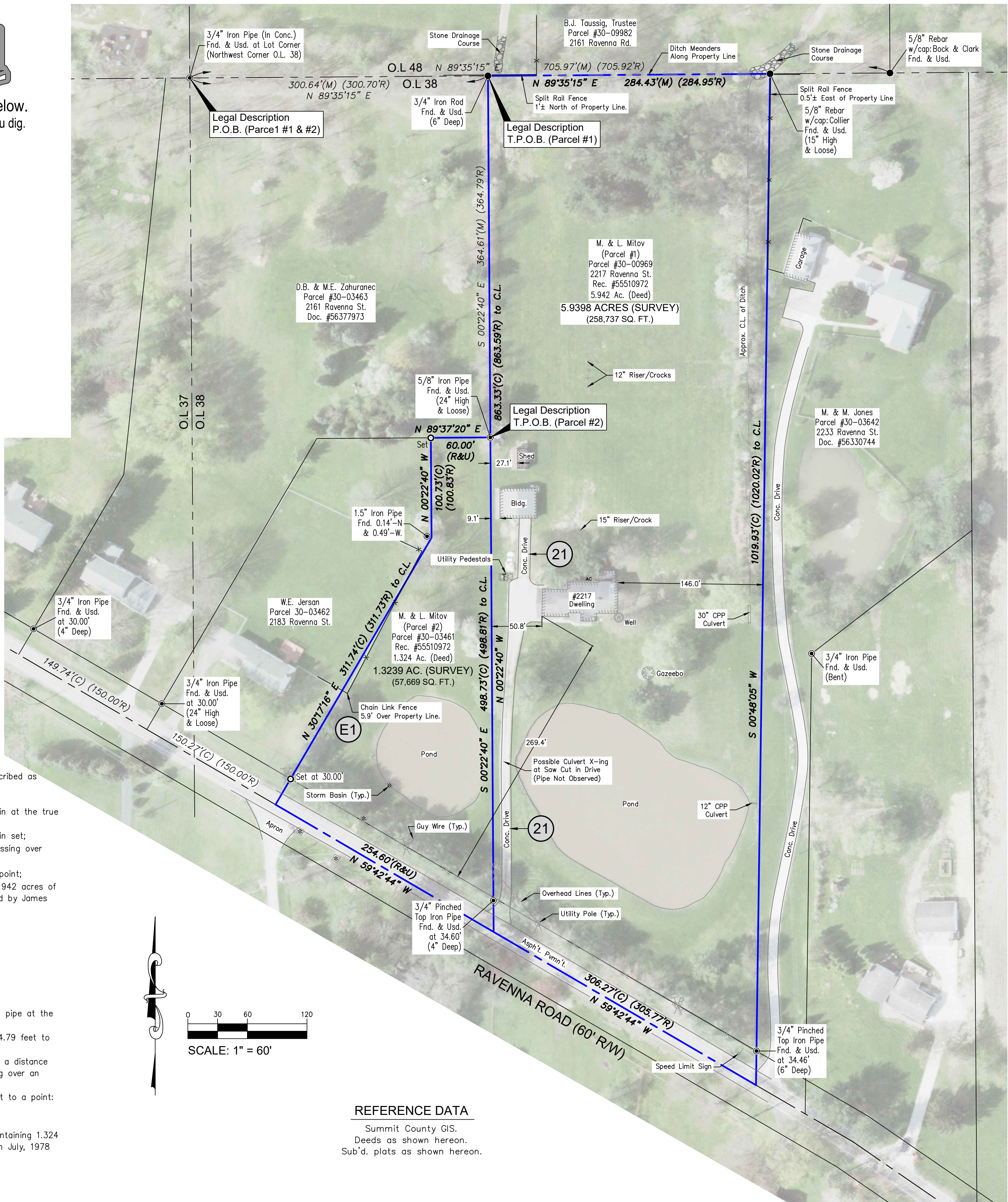
RECORD DESCRIPTION

Parcel 1:
Situating in the City of Hudson, County of Summit and State of Ohio:
And known as being a part of Lot 38 in Hudson Township and further bounded and described as follows:
Beginning at the northwest corner of Lot 38 of Hudson Township;
Thence South 87° 07' 00" East 300.70 feet along the north line of Lot 38 to an iron pin at the true place of beginning for the following described parcel of land;
Thence South 87° 07' 00" East 284.95 feet along the north line of Lot 38 to an iron pin set;
Thence South 04° 07' 25" West 1020.02 feet to the centerline of Ravenna Road, and passing over an iron pin set at the northerly line of Ravenna Road (T. H. 102, 60 foot right of way);
Thence North 56° 24' 00" West 305.77 feet along the centerline of Ravenna Road to a point;
Thence North 02° 53' 00" East 863.59 feet to the true place of beginning, containing 5.942 acres of land more or less, but subject to all legal highways or easements of record, as surveyed by James N. Connor, Registered Surveyor No. 4570, April 1977.

PM: 30-00969
PPN: HU-00009-04-008.000

Parcel 2:
Situating in the City of Hudson, County of Summit and State of Ohio:
And known as being part of Lot 38 in said township and is, fully described as follows:
Beginning at an iron pipe at the northwest corner of Lot 38:
Thence along the north line of Lot 38 S 89° 30' E a distance of 300.70 feet to an iron pipe at the northwest corner of a parcel of land now or formerly owned by F.R. & S.A. Freshley;
Thence along the west line of said F.R. & S.A. Freshley S 00° 32' 20" a distance of 364.79 feet to an iron pipe which is the true place of beginning for this parcel of land;
Thence continuing along the west line of the said F.R. & S.A. Freshley, S 00° 32' 20" W a distance of 498.81 feet to a railroad spike in the centerline of Ravenna Road TR 102 and passing over an iron pipe at a distance of 34.88 feet from said center line:
Thence along the centerline of Ravenna Road N 58° 47' 40" W a distance of 254.60 feet to a point:
Thence N 31° 12' 20" E a distance of 311.73 feet to a point:
Thence N 00° 32' 20" E a distance of 100.83 feet to a point:
Thence S 89° 27' 40" E a distance of 60.00 feet to the true place of beginning and containing 1.324 acres of land be the same more or less but subject to all legal highways as surveyed in July, 1978 by Donald Trocchio Registered Surveyor No. 6445 of Stockman and Associates Inc.

PM: 30-03461
PPN: HU-00009-04-007.000



REFERENCE DATA

Summit County GIS.
Deeds as shown hereon.
Sub'd. plats as shown hereon.

ITEMS CORRESPONDING TO SCHEDULE B-2

16. Right-of-Way to American Telephone and Telegraph Company, filed for record October 27, 1965, in Volume 4512, Page 148 of the Summit County, Ohio Records. **THE DESCRIPTION FOR THIS ITEM IS AMBIGUOUS, THEREFORE IS NOT PLOTTED HEREON.**
17. Right-of-Way to American Telephone and Telegraph Company, filed for record October 27, 1965, in Volume 4512, Page 159 of the Summit County, Ohio Records. **THE DESCRIPTION FOR THIS ITEM IS AMBIGUOUS, THEREFORE IS NOT PLOTTED HEREON.**
18. Easement to Ohio Edison Company, filed for record December 11, 1968, in Volume 4870, Page 612, of the Summit County, Ohio Records. **THE DESCRIPTION FOR THIS ITEM IS AMBIGUOUS, THEREFORE IS NOT PLOTTED HEREON.**
19. Resolution No. 138-78 filed for record October 12, 1978 in Volume 6109, Page 292 of the Summit County, Ohio Records. **THIS ITEM AFFECTS SUBJECT PARCEL #1 AND HAS NO ITEMS TO BE PLOTTED HEREON.**
20. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record May 15, 1981, in Volume 6511, Page 763, of the Summit County, Ohio Records. **THIS ITEM IS A DEED CONVEYING SUBJECT PARCEL #2 TO S. & M. MITOV, RESERVING THE RIGHT TO ABANDON THE PARCEL UNTIL SANITARY SEWERS ARE INSTALLED ON RAVENNA RD. AND ARE AVAILABLE TO IT. NO ITEMS TO BE PLOTTED.**
21. Oil and Gas Lease by and between Michael Mitov and Lisa M. Mitov (lessors) and BAAV Oil, LLC (lessee), filed for record August 22, 2012 in Reception No. 55884508 of the Summit County, Ohio(8) Pipeline right of way agreement, by and between Robert E. Ripley and Frances I. Ripley, and Elizabeth I. McCall, recorded 06/08/1983, in Book 1004, Page 1049 of the Portage County records. **THIS ITEM AFFECTS SUBJECT PARCEL #1 & #2. THE CONCRETE DRIVEWAY NOTED TO BE USED FOR ACCESS IS PLOTTED HEREON.**

STATEMENT OF ENCROACHMENTS

- (E1) 1.) Chain link fence is over property line as shown and dimensioned hereon.

MISCELLANEOUS NOTES

- 1.) The "BASIS OF BEARINGS" for this survey is GRID NORTH of the Ohio State Plane, North Zone as observed by GPS via the ODOT VRS network, based on the NAD83 (2011) reference frame; 2010.0 epoch.

ALTA/NSPS LAND TITLE SURVEY

for
The City of Hudson
property located at:
2217 Ravenna St., Hudson, OH 44236

Based upon Title Commitment: #2153620467
of Chicago Title Insurance Company
bearing an effective date of July 30, 2021 at 6:59 a.m.

Surveyor's Certification

The undersigned, being a registered surveyor of the State of Ohio, certifies
To: The City of Hudson, M. & L. Mitov & Ohio & Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: NONE of Table A thereof. The field work was completed on August 30, 2021.

Date of Plat or Map: September 8, 2021
Date of Last Revision:

Name: Kelly D. Dunford, P.S.
Firm: Apex Land Surveying
Registration Number: S-8182



SURVEYED BY:  APEX LAND SURVEYING KELLY D. DUNFORD, P.S., 8182 2858 FULMER DR., SILVER LAKE, OH (330) 928-7750 ps8182@ascglobal.net www.apexlandsurveying.com	TITLE: ALTA/NSPS SURVEY		DATE: SEPT. 2021
	CLIENT: CITY OF HUDSON		PROJ.: 2021080
	SCALE: 1" = 60'	FILE: 2021080.dwg	
	DRAWN BY: KDD	CHECKED BY: KDD	
	CREW: KDD & GRE		
	SHEET SIZE: 22"x34"	SHEET: 1 OF 1	