

— O H I O —

# HUDSON

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

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DATE: June 6, 2018

TO: City of Hudson Planning Commission for June 11, 2018 Meeting

FROM: Kris McMaster, City Planner  
Greg Hannan, Community Development Director

SUBJECT: Replat of Hudson Crossings Parkway Industrial Subdivision  
Vacation of Right of Way Road and 5' Reservation Strip

ZONING: District 6: Western Hudson Gateway

PC Case No: 2018-3914

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### **Project Introduction**

Premier Development has applied for approval of a Replat of Hudson Crossings Parkway Industrial Subdivision. The Replat involves the requested vacation of the Right of Way Road and 5' Reservation Strip, an unimproved right of way extending at the northwest end of Hudson Crossings Street cul-de-sac approximately 380 feet west, then north approximately 800 feet along the Hudson and Village of Boston Heights boundary line and northeast to the River Oaks Subdivision. The applicant is requesting the road be vacated to add acreage to parcel #30-09928 for the future tenant requiring more acreage. The City has noted that the area to be vacated has wetlands to the west and north and the original proposed connection to the Reserve at River Oaks Subdivision is no longer needed. The city is requiring maintaining a thirty foot easement for utilities.

The Hudson Crossings Parkway Industrial Subdivision was established in 2006 and extends from Boston Mills Road, north to the Reserve at River Oaks Subdivision. The proposed vacation will result in the right of way and 5' foot reservation strip being consolidated into the north property at 6338 Hudson Crossing Parkway with a thirty-foot easement being established for current and future utilities.

Adjacent Development: The southern and northern portion of the right of way borders parcels that currently have applications submitted for proposed development. To the east is office development and to the west is the Village of Boston Heights.

The following information is attached to this report:

1. Replat of Hudson Crossing Industrial Parkway Subdivision, prepared by Donald F. Sheehy, Chagrin Valley Engineering, LTD, received May 22, 2018.
2. Preliminary review comments from City Engineer Brad Kosco, dated June 6, 2018.
3. Aerial photograph of the development.
4. Hudson Crossing Industrial Parkway Subdivision Plat, recorded 2006.

### **Applicable Zoning Development and Subdivision Standards, Section 1207 and 1208**

Survey Documents: As proposed, two deeds will need to be prepared by the applicant.

1. A deed for the consolidation of the right of way into Permanent Parcel #3009749 (6336 Hudson Crossing Parkway); and
2. A deed for the remaining Parcel #3009928 (6288 Hudson Crossing Parkway) Permanent Parcel #3010133, both parcels are owned by Industrial Land Partners Holdings, LLC in District 6 Western Hudson Gateway.

Utility Easement: A 30-foot-wide utility easement is proposed from Hudson Crossing Parkway from the end of the cul-de-sac west and north to River Oaks Subdivision. The plans should provide information describing the proposed terms or rights associated with the easement and to whom it shall benefit.

Engineering: City Engineer, Brad Kosco has submitted a review letter dated June 6, 2018. Mr. Kosco notes all redline comments on the submitted plat sheets are required to be addressed.

### **Findings: Section 1204.05(c) Final Subdivision Plat**

The staff finds that the application complies with the purposes and intent of the code and community plans, subdivision development and design standards, regulations that minimize land disturbance and protect environmental features, and other applicable development regulations as specified in Section 1204.05(c) except as discussed above and recommended below.

### **Required PC Action, Chapter 1203.10(d)(2)(A)**

The PC shall take final action on a final subdivision application by reviewing the application and all submitted plans and reports, and then either approving, approving with conditions, or denying the application based on its compliance with the standards summarized in this report.

All decisions of the Commission shall be based on written findings of fact related to the relevant standards of the Code.

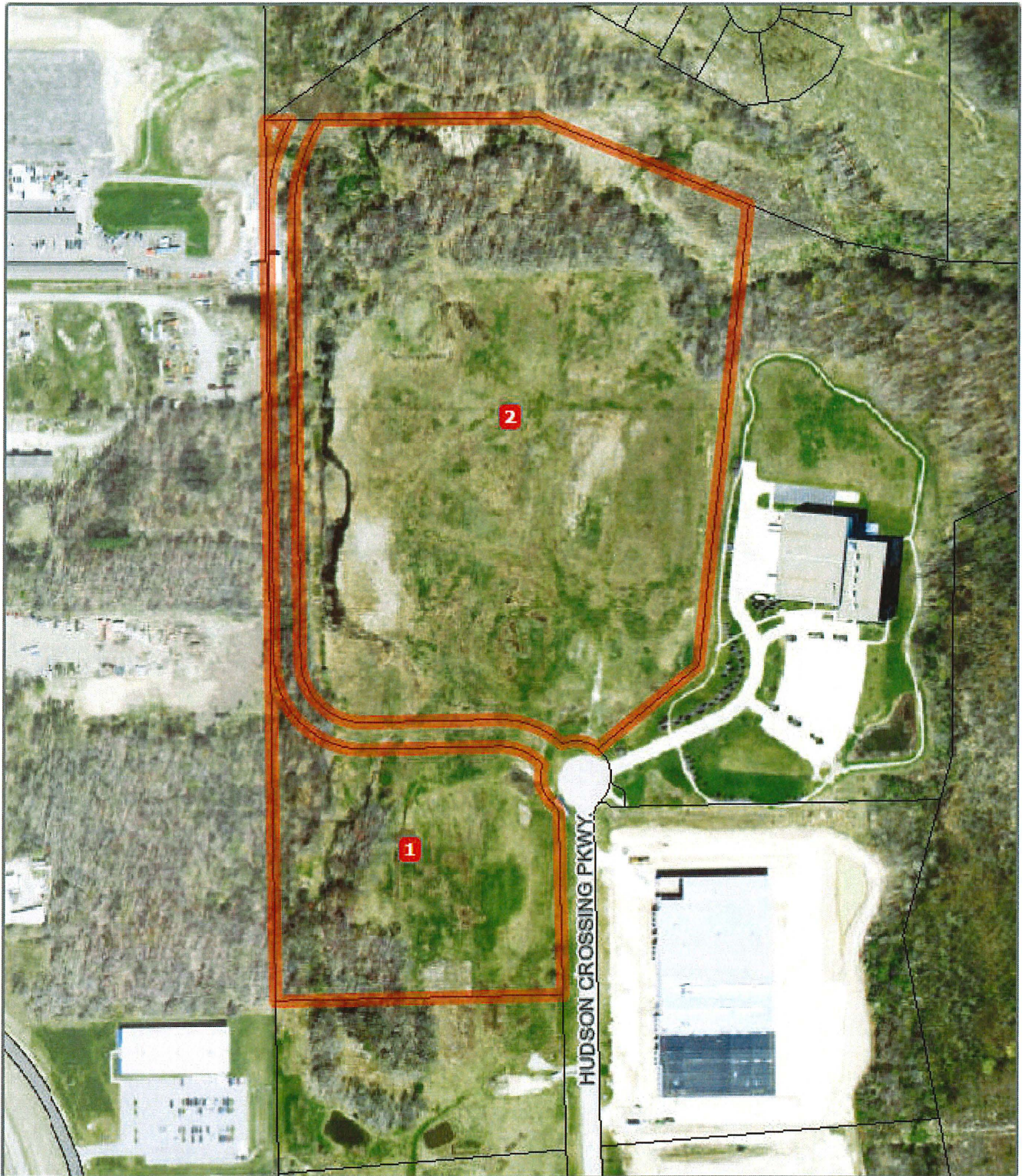
### **Recommendation**

Approve the application for Replat of the Hudson Crossing Parkway Industrial Subdivision for Case No. 2018-3914 involving the vacation of the right of way and 5' reservation strip associated with the unimproved Hudson Crossings Parkway, according to the replat dated as received May 22, 2018. Further Planning Commission recommends that Council approve the vacation of the

right of way and the 5' foot reservation strip and authorize the City Manager to deed these lands to the adjacent property owner, parcel #3009749 (6336 Hudson Crossing Parkway). The following conditions must be met in conjunction with the requested replat:

1. The replat shall provide information describing the proposed terms or rights associated with the proposed 30-foot easement and to whom it shall benefit.
2. The comments of City Engineer, Brad Kosco must be addressed per his letter of June 6, 2018.
3. Council must approve the vacation of the right-of-way and 5' Reservation Strip and authorize the City Manager to deed over the lands to be vacated.

City of Hudson, OH



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

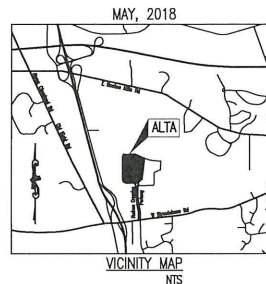
Map Scale  
**1 inch = 333 feet**  
6/6/2018

CITY OF HUDSON  
SUMMIT COUNTY, OHIO

# VACATION PLAT w/EASEMENTS

PART OF HUDSON CROSSING PARKWAY  
FOR  
INDUSTRIAL LAND PARTNERS HOLDINGS, L.L.C.

BEING KNOWN AS PART OF HUDSON CROSSING PARKWAY (WIDTH VARIES) IN THE "HUDSON CROSSING PARKWAY INDUSTRIAL SUBDIVISION" OF PART OF ORIGINAL HUDSON TOWNSHIP LOTS #41 & 51 AS SHOWN ON THE BY RECORDED PLAT IN RECEPTION #55370315 DATED SEPTEMBER 22, 2006 OF SUMMIT COUNTY PLAT RECORDS.



HUDSON CROSSING PARKWAY

HUDSON CROSSING PARKWAY WAS "DEDICATED" BY THE "HUDSON CROSSING PARKWAY INDUSTRIAL SUBDIVISION" OF PART OF ORIGINAL HUDSON TOWNSHIP LOTS #41 & 51 AS SHOWN ON THE BY RECORDED PLAT IN RECEPTION #55370315 DATED SEPTEMBER 22, 2006 OF SUMMIT COUNTY PLAT RECORDS FOR A LENGTH OF APPROXIMATELY 3,396 FEET AND AN AREA OF 6.6687 ACRES (290,466 SQ.FT.).

THIS PLAT VACATES THE NORTHWESTERLY PORTION OF HUDSON CROSSING PARKWAY FROM THE NORTHWESTERLY TERMINUS OF THE CUL-DE-SAC, EXTENDING WESTERLY & NORTHERLY THEREOF FOR A LENGTH OF APPROXIMATELY 1,931 FEET AND AN AREA OF 2.6697 ACRES (116,292 SQ.FT.). THE SOUTHERLY & WESTERLY 1.3448 ACRES (58, 583 SQ.FT.) WILL BE RETAINED BY PP #5009749 (INDUSTRIAL LAND PARTNERS HOLDINGS, L.L.C.) AND THE NORTHERLY & EASTERLY 1.3248 ACRES (57,709 SQ.FT.) WILL BE RETAINED BY PP #5009828 (INDUSTRIAL LAND PARTNERS HOLDINGS, L.L.C.). THE EXISTING 10' UTILITY EASEMENTS ALONG THE (A), SOUTHERLY (B) & WESTERLY (C) R/W LINE THE WESTERLY VARIABLE WIDTH UTILITY EASEMENT & RESERVATION STRIP (B-C) ALONG THE WESTERLY R/W LINE AND THE NORTHERLY 25' UTILITY EASEMENT (D) ALONG THE NORTHEASTERLY R/W LINE, LYING ADJACENT TO & CONTIGUOUS WITH THE RIGHT-OF-WAY LINES OF HUDSON CROSSING PARKWAY WILL BE VACATED AS SHOWN HEREON. THE EXISTING 10', 12' & 25' UTILITY EASEMENT ALONG THE NORTHWESTERLY TERMINUS OF THE CUL-DE-SAC NORTHERLY (E/F) & WESTERLY (F) R/W LINE, LYING ADJACENT TO & CONTIGUOUS WITH THE RIGHT-OF-WAY LINES OF HUDSON CROSSING PARKWAY WILL REMAIN AS SHOWN HEREON. THE NORTHEASTERLY EXISTING 30' UTILITY EASEMENT (G) AND THE EXISTING 25' GAS LINE EASEMENTS (H1 & H2) WILL ALSO REMAIN AS SHOWN HEREON.

SHEET INDEX

- 1 TITLE SHEET
- W/ACCEPTANCES & APPROVALS
- 2 VACATION BOUNDARY W/EASEMENTS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS VACATION PLAT WITH EASEMENT WAS PREPARED FROM A FIELD SURVEY UNDER MY DIRECT SUPERVISION AND FROM RECORD INFORMATION AND THAT THE SAME IS CORRECT AND ACCURATE. MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BASIS OF BEARINGS ARE BASED ON THE CENTERLINE OF HUDSON CROSSING PARKWAY (WIDTH VARIES) AS NORTH 01°07'35" WEST AS EVIDENCED BY MONUMENTS FOUND AND SHOWN HEREON AND IS THE SAME AS DEPICTED ON THE "HUDSON CROSSING PARKWAY INDUSTRIAL SUBDIVISION" AS RECORDED IN PLAT RECEPTION #55370315 DATED SEPTEMBER 22, 2006 OF SUMMIT COUNTY MAP RECORDS AND ARE USED TO INDICATE ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF.

DONALD F. SHEEHY  
REGISTERED SURVEYOR #7849

DATE

O.R.C. 723.041

PERMANENT EASEMENT IN VACATED STREET FOR PUBLIC UTILITY FACILITIES

WHEN ANY STREET, ALLEY, OR PUBLIC HIGHWAY, OR A PORTION THEREOF, IS VACATED OR NARROWED BY A MUNICIPALITY PURSUANT TO THE PROVISIONS OF ANY SECTION OF CHAPTER 723. OF THE REVISED CODE, AND THE RELOCATION OF ANY CONDUITS, CABLES, WIRES, TOWERS, POLES, SEWER LINES, PIPELINES, GAS AND WATER LINES, TRACKS, OR OTHER EQUIPMENT OR APPLIANCES OF ANY RAILROAD OR PUBLIC UTILITY, WHETHER OWNED PRIVATELY OR BY ANY GOVERNMENTAL AUTHORITY, LOCATED ON, OVER OR UNDER THE PORTION OF THE STREET, ALLEY, OR HIGHWAY AFFECTED BY SUCH VACATION OR NARROWING, IS NOT REQUIRED FOR PURPOSE OF THE MUNICIPALITY, INCLUDING URBAN RENEWAL, ANY AFFECTED RAILROAD OF PUBLIC UTILITY SHALL BE DEEMED TO HAVE A PERMANENT EASEMENT IN SUCH VACATED PORTION OR EXCESS PORTION OF SUCH STREET, ALLEY, OR HIGHWAY FOR THE PURPOSE OF MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING SAID UTILITY AND FOR PURPOSES OF ACCESS TO SAID FACILITIES.

EFFECTIVE DATE: 10-16-1961.

ACCEPTANCE - 30' WIDE UTILITY EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO HUDSON PUBLIC POWER AND DEPARTMENT OF PUBLIC WORKS, ALL BEING OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE), PERMANENT EASEMENTS IN, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION, CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHT CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES RIGHT TO INSTALL, REPAIR, ADJUSTMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2018

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

TITLE \_\_\_\_\_

COUNTY OF \_\_\_\_\_

STATE OF \_\_\_\_\_

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_ WHO ACKNOWLEDGED THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY

OFFICIAL SEAL SET AT \_\_\_\_\_, OHIO

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

ACCEPTANCE - 30' WIDE SEWER EASEMENT

WE, THE OWNERS OF THE LAND AS INDICATED HEREIN, DO HEREBY GRANT UNTO THE COUNTY OF SUMMIT AND ITS CORPORATE SUCCESSORS, PERMANENT EASEMENTS AS DEPICTED HEREON, BEING 30' WIDE EASEMENT, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE EXISTING INSTALLED SANITARY SEWER, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING SANITARY SEWERS.

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2018

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

TITLE \_\_\_\_\_

COUNTY OF \_\_\_\_\_

STATE OF \_\_\_\_\_

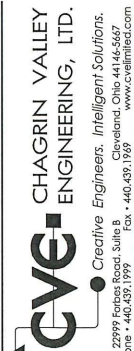
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_ WHO ACKNOWLEDGED THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY

OFFICIAL SEAL SET AT \_\_\_\_\_, OHIO

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



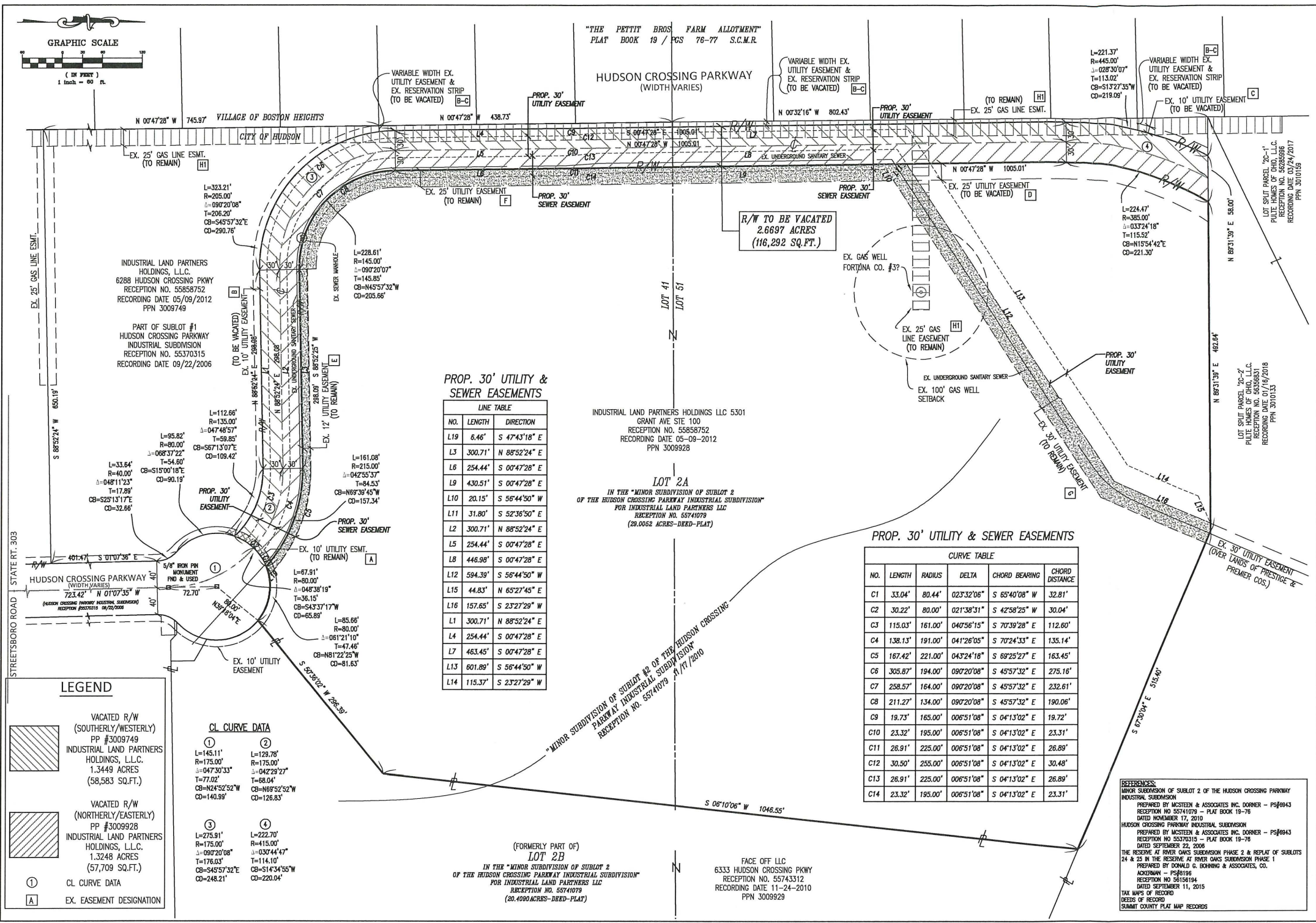
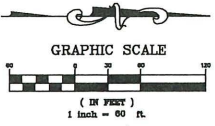
REVISIONS  
11.08-11.18 PLANNING COMMISSION SUBMITTAL

VACATION PLAT  
PART OF HUDSON CROSSING PARKWAY  
FOR INDUSTRIAL LAND PARTNERS HOLDINGS, L.L.C.  
CITY OF HUDSON  
COUNTY OF SUMMIT, OHIO

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: MAY, 2018  
SCALE: 1"=60'  
SCALE: NA

PROJECT NUMBER  
**18129**  
Drawing Name  
18129 VACATION PLAT

SHEET: **1**  
TOTAL SHEETS: **2**



**PROP. 30' UTILITY & SEWER EASEMENTS**

NO.	LENGTH	DIRECTION
L19	6.46'	S 47°43'18" E
L3	300.71'	N 88°52'24" E
L6	254.44'	S 00°47'28" E
L9	430.51'	S 00°47'28" E
L10	20.15'	S 56°44'50" W
L11	31.80'	S 52°36'50" E
L2	300.71'	N 88°52'24" E
L5	254.44'	S 00°47'28" E
L8	446.98'	S 00°47'28" E
L12	594.39'	S 56°44'50" W
L15	44.83'	N 65°27'45" E
L16	157.65'	S 23°27'29" W
L1	300.71'	N 88°52'24" E
L4	254.44'	S 00°47'28" E
L7	463.45'	S 00°47'28" E
L13	601.89'	S 56°44'50" W
L14	115.37'	S 23°27'29" W

**PROP. 30' UTILITY & SEWER EASEMENTS**

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	33.04'	80.44'	023°32'06"	S 65°40'08" W	32.81'
C2	30.22'	80.00'	021°38'31"	S 42°58'25" W	30.04'
C3	115.03'	161.00'	040°56'15"	S 70°39'28" E	112.60'
C4	138.13'	191.00'	041°26'05"	S 70°24'33" E	135.14'
C5	167.42'	221.00'	043°24'18"	S 69°25'27" E	163.45'
C6	305.87'	194.00'	090°20'08"	S 45°57'32" E	275.16'
C7	258.57'	164.00'	090°20'08"	S 45°57'32" E	232.61'
C8	211.27'	134.00'	090°20'08"	S 45°57'32" E	190.06'
C9	19.73'	165.00'	006°51'08"	S 04°13'02" E	19.72'
C10	23.32'	195.00'	006°51'08"	S 04°13'02" E	23.31'
C11	26.91'	225.00'	006°51'08"	S 04°13'02" E	26.89'
C12	30.50'	255.00'	006°51'08"	S 04°13'02" E	30.48'
C13	26.91'	225.00'	006°51'08"	S 04°13'02" E	26.89'
C14	23.32'	195.00'	006°51'08"	S 04°13'02" E	23.31'

**CL. CURVE DATA**

① L=145.11' R=175.00' Δ=047°30'33" T=77.02' CB=N24°52'32"W CD=140.99'	② L=129.78' R=175.00' Δ=042°29'27" T=88.04' CB=N69°52'52"W CD=126.83'
③ L=275.91' R=175.00' Δ=09°20'08" T=176.03' CB=S45°57'32"E CD=248.21'	④ L=222.70' R=415.00' Δ=030°44'47" T=114.10' CB=S14°34'55"W CD=220.04'

**LEGEND**

VACATED R/W (SOUTHERLY/WESTERLY) PP #3009749 INDUSTRIAL LAND PARTNERS HOLDINGS, L.L.C. 1.3449 ACRES (58,583 SQ.FT.)

VACATED R/W (NORTHERLY/EASTERLY) PP #3009928 INDUSTRIAL LAND PARTNERS HOLDINGS, L.L.C. 1.3248 ACRES (57,709 SQ.FT.)

CL. CURVE DATA

EX. EASEMENT DESIGNATION

INDUSTRIAL LAND PARTNERS HOLDINGS LLC 5301 GRANT AVE STE 100 RECEPTION NO. 55858752 RECORDING DATE 05-09-2012 PPN 3009928

**LOT 2A**  
IN THE "MINOR SUBDIVISION OF SUBLOT 2 OF THE HUDSON CROSSING PARKWAY INDUSTRIAL SUBDIVISION" FOR INDUSTRIAL LAND PARTNERS LLC RECEPTION NO. 5574079 (28.0062 ACRES-DEED-PLAT)

(FORMERLY PART OF)  
**LOT 2B**  
IN THE "MINOR SUBDIVISION OF SUBLOT 2 OF THE HUDSON CROSSING PARKWAY INDUSTRIAL SUBDIVISION" FOR INDUSTRIAL LAND PARTNERS LLC RECEPTION NO. 5574079 (20.4080 ACRES-DEED-PLAT)

FACE OFF LLC  
6333 HUDSON CROSSING PKWY RECEPTION NO. 55743312 RECORDING DATE 11-24-2010 PPN 3009929

**REFERENCES:**  
MINOR SUBDIVISION OF SUBLOT 2 OF THE HUDSON CROSSING PARKWAY INDUSTRIAL SUBDIVISION PREPARED BY MCSTEEN & ASSOCIATES INC. DORNER - PS#6943 RECEPTION NO. 55741079 - PLAT BOOK 19-76 DATED NOVEMBER 17, 2010  
THE RESERVE AT RIVER OWNS SUBDIVISION PHASE 1 PREPARED BY MCSTEEN & ASSOCIATES INC. DORNER - PS#6943 RECEPTION NO. 55370315 - PLAT BOOK 19-76 DATED SEPTEMBER 22, 2008  
THE RESERVE AT RIVER OWNS SUBDIVISION PHASE 2 & REPLAT OF SUBLOTS 24 & 25 IN THE RESERVE AT RIVER OWNS SUBDIVISION PHASE 1 PREPARED BY DONALD G. BOHNING & ASSOCIATES, CO. ACKERMAN - PS#6196 RECEPTION NO. 56158194 DATED SEPTEMBER 11, 2015  
TAX MAPS OF RECORD SUMMIT COUNTY PLAT MAP RECORDS

**CVE** CHAGRIN VALLEY ENGINEERING, LTD.  
Creative Engineers. Intelligent Solutions.  
22999 Forbes Road, Suite B Cleveland, Ohio 44146-5667  
Phone - 440.657.1177 www.cveengineer.com

REVISIONS  
T. 05-14-18 PLANNING COMMISSION SUBMITTAL

VACATION PLAT  
PART OF HUDSON CROSSING PARKWAY FOR INDUSTRIAL LAND PARTNERS HOLDINGS, L.L.C. CITY OF HUDSON COUNTY OF SUMMIT, OHIO

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
DATE: MAY, 2018  
SCALE: 1"=60'  
SCALE: NA

PROJECT NUMBER  
**18129**  
Drawing Name  
18129 VACATION PLAT

SHEET: 2  
TOTAL SHEETS: 2

# HUDSON CROSSING PARKWAY INDUSTRIAL SUBDIVISION

KNOWN AS BEING PARCEL B IN THE MAP OF LOT SPLIT FOR PRESTIGE AND PREMIER CO. PROPERTIES OF PART OF ORIGINAL HUDSON TOWNSHIP LOT NOS. 31, 41, AND 51, AS SHOWN BY THE RECORDED PLAT IN RECEPTION NO. 54834796 OF SUMMIT COUNTY RECORDS, NOW SITUATED IN THE

CITY OF HUDSON  
COUNTY OF SUMMIT - STATE OF OHIO

by  
**McSTEEN & ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
1415 East 286th Street  
Wickliffe, Ohio 44092  
(440) 585-9800

The basis of bearings for this plat is Grid North, Ohio State Plane Coordinate System North Zone, NAD 83, based on Summit County Geodetic Monuments. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN 7104".



ROBERT A. DORNIER 7/27/06  
REG. PROF. SURV. No. 6943  
Job No.: 06-035  
Drawing Date: April 19, 2004  
Survey Date: January 23, 2004  
Latest Revision Date: July 27, 2006  
Previous Reference Job No.: 03-367  
04-004

TOTAL NUMBER OF SUBLOTS	2
TOTAL NUMBER OF BLOCKS	1
AREA IN SUBLOTS	5,265,547 SQUARE FEET 120.8803 ACRES
AREA IN BLOCKS	1,918 SQUARE FEET 0.0440 ACRES
AREA IN HUDSON CROSSING PARKWAY RIGHT-OF-WAY	290,486 SQUARE FEET 6.6687 ACRES
TOTAL AREA (TO R/W S. R. 303)	5,557,891 SQUARE FEET 127.5930 ACRES
AREA WITHIN R/W S. R. 303	77,814 SQUARE FEET 1.7884 ACRES
AREA WITHIN R/W S. R. 303 TO BE VACATED	16,511 SQUARE FEET 0.3790 ACRES
TOTAL AREA (INCLUDING AREA WITHIN R/W S. R. 303)	5,635,765 SQUARE FEET 128.3794 ACRES
AREA IN WETLAND CONSERVATION EASEMENT "A"	1,094,039 SQUARE FEET 25.1157 ACRES



TRANSFERRED

05 SEP 22 PM 3:30

JOHN A. DONOFRIO  
FISCAL OFFICER  
COUNTY OF SUMMIT  
2006  
TRANSFERRED IN COMPLIANCE WITH  
SEC. 319.202 REV. CODE  
1/10/06 PL 5 FE  
Consolidation  
I. A. DONOFRIO By Deputy Fiscal Officer  
Office  
No. of pages 1

**APPROVALS**

APPROVED FOR RECORD PURPOSES ONLY BY THE ENGINEER OF THE CITY OF HUDSON, OHIO THIS 28<sup>TH</sup> DAY OF SEPTEMBER, 2006

John A. Moll  
CITY ENGINEER  
GINN J. MORELL

APPROVED FOR RECORD PURPOSES ONLY BY THE PLANNING COMMISSION OF THE CITY OF HUDSON, OHIO THIS 12<sup>TH</sup> DAY OF September, 2006

Christina K. Grant  
CHURCHMAN CYNTHIA K. MARTIN  
Priscilla Blanchard  
SECRETARY ACTING O.M.A. 9-11-06 PRISCILLA BLANCHARD

**ACCEPTANCE OF DEDICATION**

DEDICATION WAS ACCEPTED BY THE COUNCIL OF THE CITY OF HUDSON AT ITS MEETING ON THE 14<sup>TH</sup> DAY OF September, 2006, PURSUANT TO ORDINANCE NO. 26-112.

Brian K. Day  
PRESIDENT OF COUNCIL  
BRIAN K. DAY  
MAY ANN GEORGE  
CLERK OF COUNCIL  
MAY ANN GEORGE

Recorded Plat

**DEDICATION**

IN CONSIDERATION OF THE MUTUAL BENEFITS TO BE DERIVED THEREFROM, THE UNDERSIGNED PROPERTY OWNER OF THE LANDS SHOWN HEREON, LOCATED IN PART OF LOTS 31, 41 AND 51 FORMERLY THE TOWNSHIP OF HUDSON, COUNTY OF SUMMIT, STATE OF OHIO, DOES HEREBY CONVEY UNTO THE CITY OF HUDSON AND ITS SUCCESSORS AND ASSIGNS FOR HIGHWAY PURPOSES, INCLUDING ALL UNDERGROUND UTILITIES AND APPURTENANCE HERETO, THAT PORTION OF LAND OWNED BY IT INCLUDED IN THE PROPOSED HUDSON CROSSING PARKWAY, AS SHOWN ON THIS SUBDIVISION PLAT AND IT DOES WAIVE ALL OF ITS CLAIMS FOR COMPENSATION FOR LANDS AND PROPERTY HEREBY CONVEYED OR DAMAGES SUSTAINED ON ACCOUNT THEREOF AND DOES FURTHER WAIVE ALL OF ITS RIGHTS TO HEARING AND NOTICE THEREOF, TO HAVE AND TO HOLD SAID CONVEYANCE UNTO THE SAID CITY OF HUDSON, ITS SUCCESSORS AND ASSIGNS THAT IT IS THE LAWFUL OWNER OF SAID PREMISES AND HAS FULL POWER TO GRANT, BARGAIN, SELL, CONVEY AND RELEASE THE SAME IN THE MANNER FORESAID AND WILL WARRANT AND DEFEND THE SAME AGAINST ALL CLAIMS.

DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP  
BY: DUKE REALTY LIMITED PARTNERSHIP, THE MANAGING PARTNER  
BY: DUKE REALTY CORPORATION, ITS GENERAL PARTNER

BY: *Wayne L. King*  
Wayne L. King  
Senior Vice President  
BY: *Daniel P. MacNeil*  
Daniel P. MacNeil  
WITNESS SIGNATURE  
Daniel P. MacNeil  
WITNESS PRINTED NAME

**UTILITY EASEMENT**

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO DOMINION EAST OHIO GAS COMPANY, ALLTEL, HUDSON PUBLIC POWER AND DEPARTMENT OF PUBLIC WORKS, ALL BEING OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE), PERMANENT RIGHTS OF-WAY AND EASEMENTS IN, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION, CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHT CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES RIGHT TO INSTALL, REPAIR, ADJUST AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP  
BY: DUKE REALTY LIMITED PARTNERSHIP, THE MANAGING PARTNER  
BY: DUKE REALTY CORPORATION, ITS GENERAL PARTNER

BY: *Wayne L. King*  
Wayne L. King  
Senior Vice President  
BY: *Daniel P. MacNeil*  
Daniel P. MacNeil  
WITNESS SIGNATURE  
Daniel P. MacNeil  
WITNESS PRINTED NAME

**NOTARY PUBLIC**

STATE OF OHIO }  
COUNTY OF Cuyahoga } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED *John King* BY ME KNOWN AND BY ME KNOWN TO BE *John King* OF DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP, THE MANAGING PARTNER OF DUKE REALTY LIMITED PARTNERSHIP, THE MANAGING PARTNER OF DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING DEDICATION AND UTILITY EASEMENT, AND THAT IT WAS OF HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND DEED OF DUKE REALTY OHIO ON BEHALF OF SAID PARTNERSHIPS AND CORPORATION, AND THAT *John King* HAS THE AUTHORITY TO BIND DUKE REALTY OHIO ON BEHALF OF SAID PARTNERSHIPS AND CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THIS 28<sup>TH</sup> DAY OF July, 2006.

*Nicholas J. Sibilan*  
NOTARY PUBLIC  
Nicholas J. Sibilan  
(PRINTED SIGNATURE)

MY COMMISSION EXPIRES: FEB. 20, 2011

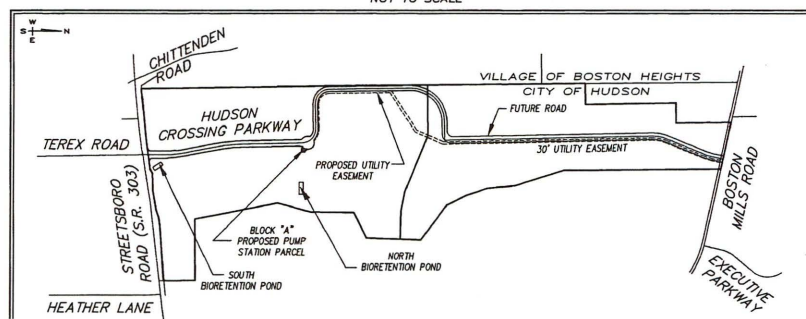
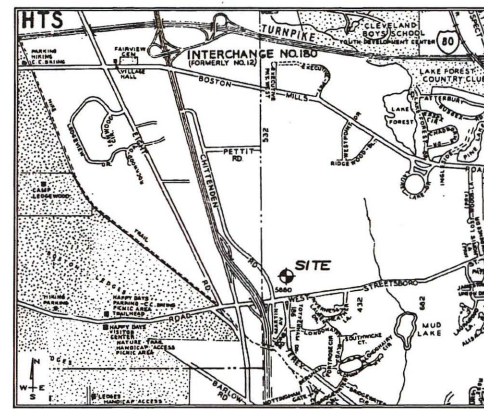
NICHOLAS J. SIBILAN, NOTARY PUBLIC  
IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES FEB. 20, 2011

**BIO-RETENTION BASIN EASEMENT**

DUKE REALTY OHIO HEREBY GRANTS TO THE CITY OF HUDSON A PERMANENT, NON-EXCLUSIVE EASEMENT IN, UNDER, OVER AND ACROSS SUBLOT 1, INCLUDING THE RIGHT TO ENTER ONTO THE SAME, FOR THE MAINTENANCE, REPAIR AND OPERATION OF THE BIO-RETENTION BASINS AND RELATED FACILITIES LOCATED HEREON TO THE EXTENT NECESSARY TO KEEP THEM REASONABLY OPERATIONAL AND TO THE EXTENT THAT THE OWNER OF BIO-RETENTION BASIN FAILS TO DO THE SAME. THE BIO-RETENTION BASINS, APPURTENANCES, AND DITCHES TO AND FROM THE BASINS, ARE TO BE PRIVATELY OWNED AND MAINTAINED. THE CITY OF HUDSON HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS FOR MAINTENANCE THAT IS NOT PERFORMED BY THE PROPERTY OWNERS.

**DRAINAGE MAINTENANCE ASSESSMENT**

ALL FEE HOLDERS AND ALL RECEIVING TITLE TO THE FEE THROUGH THEM ARE SUBJECT TO PAYMENT OF DRAINAGE MAINTENANCE FEES ASSESSED OR TO BE



CHICAGO TITLE



GRAPHIC SCALE

1" = 60 FT.  
1 inch = 60 ft.

ODOT RECORD REFERENCE:  
ODOT Plans SUM-8-22.55  
ODOT Plans SUM 303-(8.13-8.86) (10.70-12.59) (14.00)

WETLAND AREA

NOTE:  
GAS WELL LOCATION, EXISTING GASLINE AND OHIO EDISON EASEMENT LOCATION, AND WETLAND BOUNDARY INFORMATION IS BASED ON A SURVEY PREPARED BY ENVIRONMENTAL DESIGN GROUP IN JULY, 2000.

○ DENOTES 5/8" IRON PIN WITH "MCSTEEN 7104" CAP SET  
□ DENOTES 5/8" IRON PIN WITH "MCSTEEN 7104" CAP IN MONUMENT BOX ASSEMBLY TO BE SET UP COMPLETION OF IMPROVEMENTS IN STREET

STATE PLANE COORDINATES  
Combination Factor = 0.99999867

Point	Northing	Easting	Description
572148.9508	2247274.5770		Monument HI-119
572149.5197	2247235.8135		Centerline-Centerline Intersection
572434.2986	2247236.0054		PC
572623.8547	2247216.0036		PT
573023.4340	224741.1371		PC
573361.8877	224705.5177		PT
574085.0888	2247091.2983		PC
574266.5979	2246912.9098		PT
574260.7387	2246614.9098		PC
574423.2691	2246436.5027		PT
575428.0733	2246422.5110		PC
575641.0022	2246478.0232		Northerly Property Line

DUKE REALTY, OHIO  
RECEPTION NO. 54838515  
PPN 1300238

ROGER B. & DIANE M. THOMAS  
VOL. 7284 PG. 176  
PPN 1300512

Summit County  
Geodetic Mon 80 110  
1" Rebar in  
man box fd 0.11' N  
Cl. Sta 553 + 40.40

1" Rebar in man  
box fd on line (N edge)  
Cl. Sta 560 + 07.56

STATE ROUTE 303  
STREETSBOURD ROAD  
Variable Width Public Right-of-Way  
VOL. 62, PG. 35 S. C. M. R.

TEREX ROAD  
Cl. Sta 564 + 48.62  
Rec - Plat Book 69/29 & used

1" rebar in man box fd & used  
PT Sta 566 + 38.00  
102.27 REC.  
102.20' CALC.

Sta 567 + 00.00/85" II  
Rec & used

STATE OF OHIO VOL. 5113 PG. 38 PPN 1300595

VILLAGE OF BOSTON HEIGHTS  
CITY OF HUDSON

N 00°47'28" W 2703.74' DEED 2704.15' CALC. & USED

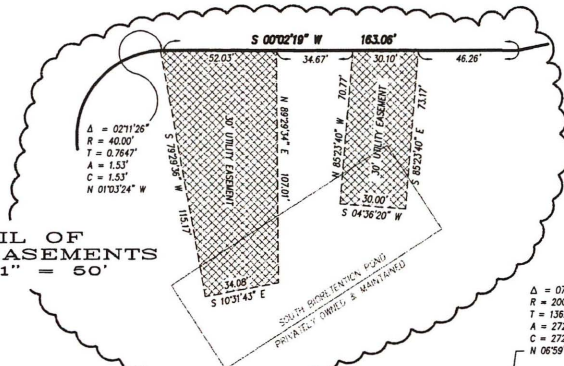
S 00°47'28" E 2702.07'

SUBLOT 1  
32.8571 Ac.

DUKE REALTY OHIO  
RECEPTION NO. 54838515  
PPN 3005587

PARCEL B  
IN THE MAP OF LOT SPLIT FOR  
PRESTIGE AND PREMIER CO. PROPERTIES  
RECEPTION NO. 54834796

25' GAS LINE  
EASEMENT  
(0.205 ACRE)  
DAVID A. WALDRON & ASSOC., INC.



HUDSON CROSSING PARKWAY  
(Variable Width Right-of-Way)  
290,486 SQUARE FEET (6.6687 ACRES)

SUBLOT 2  
88.0614 Ac.

SEE SHEET 4



55370315  
John A. Dineff, Summit Planning Office



THE PETTIT BROS. "FARMS" ALLOTMENT  
PLAT BOOK 19, PAGES 76-77 S. C. M. R.

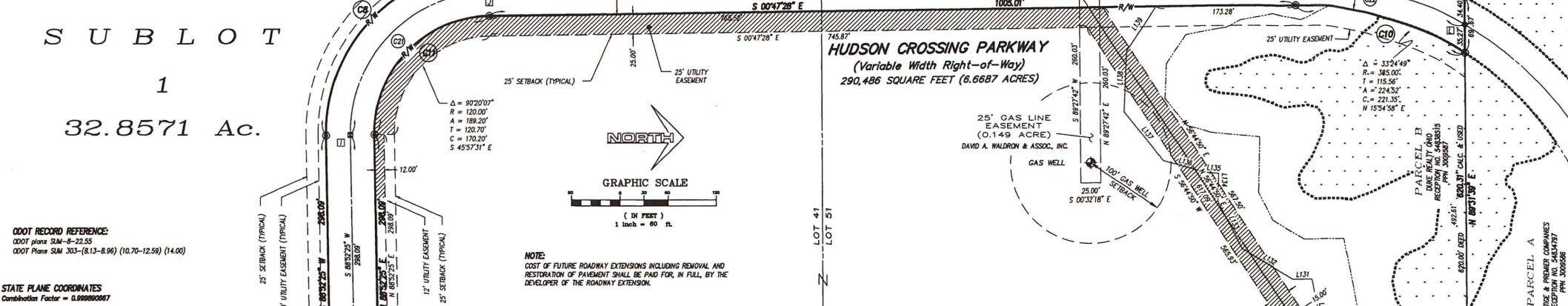
SUBLOT  
1  
32.8571 Ac.

SUBLOT  
2  
88.0614 Ac.

PARCEL B  
IN THE MAP OF LOT SPLIT FOR  
PRESTIGE AND PREMIER CO. PROPERTIES  
RECEPTION NO. 54834796 S. C. M. R.

ROGER B. & DIANE M. THOMAS VOL. 7284 PG. 176 PPN 1300212  
 CHANTANA TROYER TR. & CHANTANA MILLER TR. VOL. 6853 PG. 436 PPN 1300324 PPN 1300323  
 ANTHONY DENWIS VOL. 7027 PG. 371 PPN 1300214  
 THOMAS WAYNE MAIBERRY & D.L. MAIBERRY VOL. 184 PG. 591 PPN 1300250  
 JOHN MICHAEL KRIEGER & JEAN KRIEGER OR. 184 PG. 591 PPN 1300283  
 G. HESLEY DESATNIK & MARION L. DESATNIK OR. 52 PG. 655 PPN 1300260  
 MOF DEVELOPMENT GROUP LLC REG. NO. 54532778 PPN 1300349  
 DENNIS A. CERNY OR. 2337 PG. 943 PPN 1300232  
 PPN 1300230  
 BOSTON COMMONS STORAGE, LTD. RECEIPTION NO. 54610882 PPN 1300229 PPN 1300228  
 MARY S. OLSON VOL. 6320 PG. 367 PPN 1300231  
 MARY S. OLSON PPN 1300227

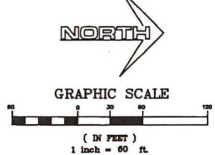
S/L 1 S/L 2 S/L 3 S/L 4 S/L 5 S/L 6 S/L 7 S/L 8 S/L 9 S/L 10 S/L 11 S/L 12 S/L 13 S/L 14  
 VILLAGE OF BOSTON HEIGHTS N 00°47'28" W 2703.74' DEED 2704.15' CALC. & USED  
 25' CASLINE RIGHT-OF-WAY VOL. 6986, PG. 496 CITY OF HUDSON S 00°47'28" E 2702.07'  
 N 00°47'28" W 1005.01' 321.46' N 00°47'28" W 1005.01' S 00°32'18" E 802.36'  
 N 00°32'18" W 802.44' DEED & USED S 00°32'18" E 276.35' S 00°32'18" E 173.28'  
 25' UTILITY EASEMENT, 10' UTILITY EASEMENT, 25' SETBACK



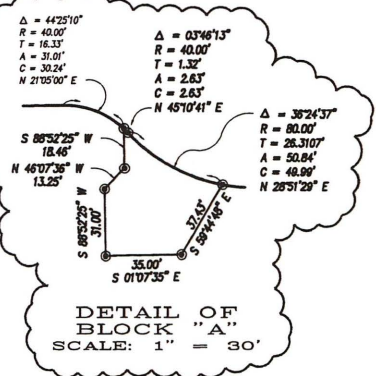
ODOT RECORD REFERENCE:  
ODOT plans SUM-8-22.55  
ODOT Plans SUM 303-(8.13-8.96) (10.70-12.59) (14.00)

STATE PLANE COORDINATES  
Combination Factor = 0.999990667

Point	Northing	Easting	Description
A	572188.9508	2247274.5770	Monument NU-119
B	572149.9197	2247235.8133	Centerline-Centerline Intersection
C	572434.2986	224726.0054	PC
D	572623.8547	2247218.0036	PT
E	573023.4340	224741.1371	PC
F	573361.8877	2247105.5177	PT
G	574085.0888	2247091.2983	PC
H	574256.5979	2246912.9096	PT
I	574250.7387	2246814.9098	PC
J	574423.2691	2246438.5057	PT
K	575428.0733	2246422.6310	PC
L	575641.0022	2246478.0232	Northerly Property Line



BLOCK "A"  
PUMP STATION PARCEL  
TO BE CONVEYED TO THE  
CITY OF HUDSON  
1,918 SQUARE FEET (0.0440 ACRES)  
SEE DETAIL



NOTE:  
GAS WELL LOCATION, EXISTING GASLINE AND OHIO EDSON EASEMENT LOCATION, AND WETLAND BOUNDARY INFORMATION IS BASED ON A SURVEY PREPARED BY ENVIRONMENTAL DESIGN GROUP IN JULY, 2000.

● DENOTES 5/8" IRON PIN WITH "WESTERN 7104" CAP SET  
■ DENOTES 5/8" IRON PIN WITH "WESTERN 7104" CAP IN MONUMENT BOX ASSEMBLY TO BE SET UPON COMPLETION OF IMPROVEMENTS IN STREET

SUBLOT 2

88.0614 Ac.

PARCEL B  
 PRE IN THE MAP OF LOT SPLIT FOR TIES  
 RECEIPT AND PREMIER CO. PROPERTIES  
 RECEPTION NO. 54834796 S.C.R.

DUKE REALTY OHIO  
 RECEPTION NO. 54838515  
 PPN 3009587

50' WETLANDS SETBACK  
 (NO DISTURBANCE) (TYPICAL)

100' WETLANDS  
 SETBACK (TYPICAL)  
 AND LIMITS OF  
 CONSERVATION  
 EASEMENT

WETLAND CONSERVATION EASEMENT "A"

PARCEL D

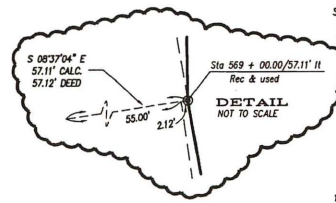
PRESTIGE & PREMIER COMPANIES  
 RECEPTION NO. 54834799  
 PPN 3009588

HUDSON CROSSING PARKWAY CURVE DATA

CURVE	RADIUS	ARC	CHORD	CENTRAL ANGLE	CHORD BEARING
C1	40.0'	57.41'	52.81'	82°13'54"	N 41°09'15" E
C2	954.00'	108.89'	108.83'	08°36'10"	N 03°15'41" W
C3	980.00'	43.71'	43.70'	02°36'31"	N 02°35'02" W
C4	2040.00'	347.59'	347.17'	08°45'46"	N 05°00'28" W
C5	40.00'	33.64'	32.88'	48°11'22"	N 25°17'17" W
C6	80.00'	65.63'	60.21'	83°38'10"	N 14°58'53" W
C7	135.00'	112.67'	108.43'	47°48'12"	N 67°12'59" W
C8	205.00'	323.21'	290.78'	90°20'07"	N 45°57'32" E
C9	445.00'	221.37'	218.10'	28°30'09"	S 13°27'37" W
C10	385.00'	224.47'	221.30'	33°24'20"	S 15°54'42" E
C11	145.00'	228.61'	205.88'	90°20'07"	S 45°57'32" E
C12	215.00'	161.08'	157.34'	42°54'40"	N 68°38'45" E
C13	80.00'	222.16'	157.35'	158°06'45"	S 32°28'35" E
C14	40.00'	33.64'	32.88'	48°11'23"	S 22°58'08" E
C15	1880.00'	333.88'	333.98'	08°45'45"	S 05°00'28" E
C16	1040.00'	167.15'	168.97'	08°12'31"	S 05°17'04" E
C17	40.00'	68.26'	60.27'	97°48'07"	S 48°50'45" E
C18	1000.00'	180.72'	180.43'	10°53'38"	N 05°25'30" E
C19	2000.00'	340.78'	340.36'	08°45'45"	S 05°00'28" E
C20	175.00'	274.88'	247.48'	90°20'00"	N 46°07'35" E
C21	175.00'	275.91'	248.21'	90°20'07"	S 45°57'32" E
C22	415.00'	222.70'	220.04'	30°44'47"	N 14°34'55" E
C23	175.00'	205.98'	184.30'	67°26'25"	N 57°24'22" W
C24	175.00'	68.80'	68.48'	22°33'35"	N 12°24'22" W

STATE ROUTE 303  
 CENTERLINE CURVE DATA

Curve	Δ	R	T	C	S
C-1	02°10'48"	12,277.67'	467.12'	233.59'	84°40'08" W
C-2	02°10'30"	12,277.67'	441.06'	441.03'	82°32'59" W
C-3	00°53'02"	12,277.67'	94.69'	441.03'	81°04'43" W
C-4	02°06'46"	12,213.26'	189.38'	189.38'	82°26'55" W
C-5	02°51'48"	12,213.26'	450.54'	305.24'	82°04'06" W



Δ = 02°06'49"  
 R = 12,268.26'  
 A = 452.57'  
 T = 226.31'  
 C = 452.55'  
 S 82°26'35" W

5370315  
 JOHN H. DONERLIE, SUMMIT FISCAL OFFICER



GRAPHIC SCALE  
 1 inch = 50 ft.



NOTE:  
 GAS WELL LOCATION, EXISTING GASLINE AND OHIO EDISON  
 EASEMENT LOCATION, AND WETLAND BOUNDARY INFORMATION  
 IS BASED ON A SURVEY PREPARED BY ENVIRONMENTAL  
 DESIGN GROUP IN JULY, 2000.

- ⊙ DENOTES 5/8" IRON PIN WITH "McSTEEN 7104" CAP SET
- ⊙ DENOTES 5/8" IRON PIN WITH "McSTEEN 7104" CAP IN MOVEMENT BOX ASSEMBLY TO BE SET UPON COMPLETION OF IMPROVEMENTS IN STREET

ODOT RECORD REFERENCE:  
 ODOT plans SUM-8-22-55  
 ODOT Plans SUM 303-(8.13-8.96) (10.70-12.59) (14.00)

STATE PLANE COORDINATES  
 Combination Factor = 0.999990067

Point	Northing	Easting	Description
A	572188.8908	2247274.5770	Monument HU-118
B	572149.5197	2247235.8135	Centerline-Centerline Intersection
C	572434.2986	2247236.0054	PC
D	572623.18547	2247238.0036	PT
E	573023.4340	224741.1371	PC
F	573361.8877	224705.5177	PT
G	574085.0888	2247091.2983	PC
H	574255.5878	2246912.9098	PT
I	574250.7387	2246614.9098	PC
J	574423.2891	2246436.5057	PT
K	575488.0733	2246422.510	PC
L	575641.0022	2246478.0232	Northerly Property Line

SEE SHEET 3

DUKE REALTY OHIO  
RECEPTION NO. 54834795  
PPN 3009587

PARCEL B  
IN THE MAP OF LOT SPLIT FOR  
PRESTIGE AND PREMIER CO.  
PROPERTIES  
RECEPTION NO. 54834796 S.C.R.

SUBLOT 2  
88.0614 Ac.

WETLAND CONSERVATION  
EASEMENT "A"  
25.116 Acres

NORTH BORENATION POND  
PRIVATELY OWNED & MAINTAINED

PARCEL D  
PRESTIGE & PREMIER COMPANIES  
RECEPTION NO. 54834799  
PPN 3009588

50' WETLANDS SETBACK  
(NO DISTURBANCE) (TYPICAL)

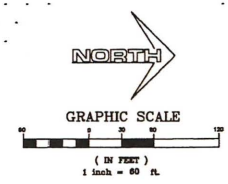
100' WETLANDS  
SETBACK (TYPICAL)  
AND LIMITS OF  
CONSERVATION  
EASEMENT

PARCEL A  
PRESTIGE & PREMIER COMPANIES  
RECEPTION NO. 54834797  
PPN 3009586

55370315  
John R. Donofrio, Summit Fiscal Officer

WETLAND CONSERVATION  
EASEMENT LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°04'47"W	5.63	L47	N11°20'24"E	78.00	L83	S32°28'44"W	8.25	L130	N56°44'55"W	88.27
L2	N77°35'10"W	58.31	L48	N23°41'53"E	27.11	L84	N81°55'38"W	71.33	L131	S81°22'50"W	28.28
L3	N85°08'52"W	83.18	L49	N04°43'13"W	39.97	L85	S52°22'50"W	28.28	L132	S 81°22'50" E	87.44
L4	N89°57'59"W	102.15	L50	N08°14'38"E	55.81	L86	S73°33'15"W	28.28	L133	S 08°28'28" E	30.22
L5	N38°16'27"W	85.86	L51	N52°54'01"E	18.44	L87	S45°16'44"W	10.85	L134	S 08°28'28" E	30.22
L6	N42°08'42"W	15.72	L52	N05°35'04"W	18.54	L88	N89°02'05"W	54.67	L135	S 08°28'28" E	15.27
L7	N77°28'02"W	4.27	L53	N08°54'31"W	27.20	L89	S81°34'00"W	8.11	L136	S 03°02'13" E	21.78
L8	S85°01'47"W	31.83	L54	N04°50'35"E	37.00	L90	S67°04'50"W	12.13	L137	S 05°47'05" E	20.05
L9	S89°58'45"W	143.58	L55	N14°10'23"E	81.27	L91	S85°37'01"W	27.85	L138	S 08°28'28" E	28.27
L10	N85°14'30"W	87.53	L56	N52°35'18"E	87.81	L92	S48°16'42"W	12.41	L139	S 08°28'28" E	30.22
L11	N40°07'39"W	32.15	L57	N38°30'25"E	2.88	L93	S52°38'48"W	20.83	L140	S 08°28'28" E	38.91
L12	S80°32'24"W	5.87	L58	N53°31'19"E	28.28	L94	S42°30'23"W	38.11	L141	S 20°13'30" E	41.82
L13	N85°38'30"W	85.02	L59	N45°08'03"E	54.31	L95	S77°01'53"W	11.51	L142	S 47°43'59" E	35.73
L14	S87°10'28"W	4.25	L60	S89°16'50"E	38.88	L96	S29°09'12"W	8.67	L143	S 58°58'28" E	18.32
L15	S85°01'17"W	37.51	L61	N49°21'54"E	2.98	L97	S45°11'02"W	58.88	L144	S 68°46'41" E	72.46
L16	S38°10'27"W	55.80	L62	N49°21'54"E	47.78	L98	S83°32'48"W	100.55	L145	S 72°58'48" E	13.84
L17	S44°09'38"W	137.88	L63	N59°44'14"E	5.10	L99	N37°25'48"W	80.71	L146	S 83°54'45" E	21.58
L18	N75°58'38"W	188.13	L64	N58°28'21"E	23.88	L100	N08°24'22"W	38.24	L147	S 54°08'58" E	88.88
L19	N14°25'35"E	155.27	L65	N57°29'23"E	8.48	L101	N11°48'48"W	20.28	L148	N 04°44'30" E	104.32
L20	N02°00'15"W	28.30	L66	N37°24'18"E	21.48	L102	N07°24'44"W	23.70	L149	N 18°30'18" E	31.38
L21	N05°28'58"E	77.12	L67	N78°24'20"E	28.84	L103	N04°24'22"E	58.88	L150	N 83°30'14" E	24.57
L22	N08°09'33"W	48.04	L68	N50°52'08"E	28.38	L104	N40°23'10"W	28.41	L151	N 51°45'38" E	18.55
L23	N04°34'23"E	63.68	L69	N58°53'40"E	23.55	L105	N38°48'42"W	32.84	L152	N 88°48'56" E	23.24
L24	N11°18'48"E	78.20	L70	N08°33'32"E	11.72	L106	N34°15'27"W	27.10	L153	N 32°44'28" E	27.86
L25	N28°34'37"E	42.05	L71	N04°41'24"E	5.77	L107	N58°35'44"W	27.43	L154	N 42°41'48" E	37.71
L26	N33°10'20"E	81.82	L72	N09°16'42"W	27.82	L108	N52°49'21"W	28.74	L155	S 89°21'52" E	57.78
L27	N22°04'32"W	28.28	L73	N07°14'33"E	18.13	L109	N52°22'58"W	18.81	L156	S 89°00'10" E	13.84
L28	N38°12'58"W	105.80	L74	N17°15'19"W	5.78	L110	N64°27'53"W	33.35	L157	N 88°52'21" E	30.22
L29	N16°14'08"W	133.35	L75	N28°03'44"E	28.07	L111	N38°51'00"W	18.30	L158	N 88°10'42" E	4.92
L30	N05°44'54"W	83.30	L76	S87°16'13"W	24.39	L112	S89°27'47"W	41.11	L159	N 81°12'04" E	18.37
L31	N25°18'11"W	34.12	L77	N77°13'52"E	15.34	L113	N31°18'50"W	58.88	L160	S 84°21'58" E	28.82
L32	N08°10'57"E	77.23	L78	S85°33'52"W	32.78	L114	N05°15'58"W	18.40	L161	N 89°10'48" E	18.52
L33	N10°33'21"E	35.16	L79	N48°49'24"W	35.30	L115	N40°14'18"W	30.30	L162	S 78°00'10" E	25.83
L34	N17°46'18"W	18.78	L80	S82°17'30"W	17.34	L116	N82°07'22"W	8.28	L163	N 78°11'15" E	43.88
L35	N20°38'38"W	88.37	L81	N78°52'53"E	85.58	L117	S64°41'45"W	35.63	L164	N 48°08'38" E	25.84
L36	N14°58'48"W	81.07	L82	N22°40'13"E	17.27	L118	S89°04'11"W	48.34	L165	N 88°48'20" E	81.38
L37	N05°32'48"E	180.88	L83	N83°03'45"E	18.80	L119	S82°11'21"W	17.28	L166	S 72°54'24" E	18.52
L38	N17°11'58"E	154.80	L84	N88°30'00"W	35.33	L120	S78°20'28"W	82.78	L167	S 75°33'07" E	23.81
L39	N17°11'58"E	105.00	L85	N83°50'42"E	38.17	L121	S00°30'08"E	23.10	L168	S 78°50'10" E	8.91
L40	N03°33'24"W	34.98	L86	S70°23'11"W	13.81	L122	S31°18'48"W	74.28	L169	N 88°54'56" E	15.30
L41	N09°24'30"W	58.88	L87	N80°03'40"W	25.10	L123	S82°36'22"W	85.14	L170	S 88°47'14" E	22.88
L42	N33°49'42"E	78.38	L88	S90°40'00"W	28.25	L124	N88°53'04"W	35.05			
L43	N18°32'58"E	105.17	L89	N57°29'01"W	15.55	L125	S04°44'13"W	17.00			
L44	N07°48'28"W	2.80	L90	S85°02'02"W	12.35	L126	S18°33'58"W	53.87			
L45	N16°51'30"W	108.02	L91	N67°57'13"W	34.91	L127	S81°18'28"W	77.78			
L46	N14°05'18"W	47.81	L92	N88°43'22"W	3.05	L128	N87°45'11"W	78.00			



DOOT RECORD REFERENCE:  
DOOT Plans SUM-8-22.55  
DOOT Plans SUM-303-(8.13-8.96) (10.70-12.59) (14.00)

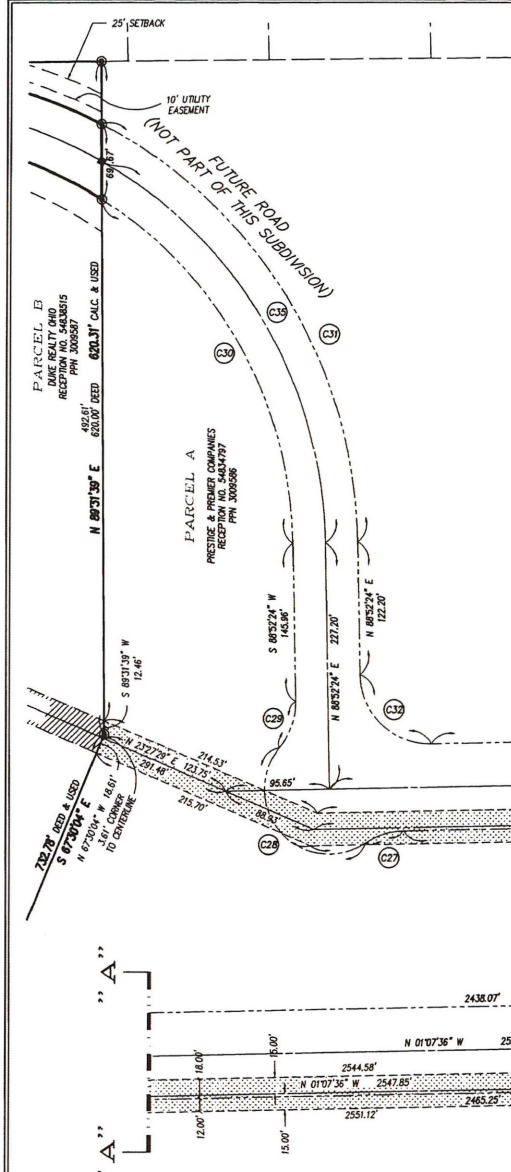
STATE PLANE COORDINATES  
Combination Factor = 0.999898087

Point	Northing	Eastng	Description
A	572188.8508	2247274.5770	Monument HU-119
B	572149.5197	2247235.8135	Centerline-Centerline Intersection
C	572434.2888	2247236.0054	PC
D	572823.8547	2247218.0038	PT
E	573023.4340	2247141.1371	PC
F	573361.8877	2247105.5177	PT
G	574085.0888	2247091.2885	PC
H	574256.5979	2246912.9096	PT
I	574250.7387	2246614.9098	PC
J	574423.2691	2246436.5057	PT
K	575428.0733	2246422.6310	PC
L	575641.0022	2246478.0232	Northerly Property Line

NOTE:  
GAS WELL LOCATION, EXISTING GASLINE AND OHIO EDISON  
CASHEMONT LOCATION, AND WETLAND BOUNDARY INFORMATION  
IS BASED ON A SURVEY PREPARED BY ENVIRONMENTAL  
DESIGN GROUP IN JULY, 2000.

⊙ DENOTES 5/8" IRON PIN WITH "McSTEEN 7104" CAP SET  
⊠ DENOTES 5/8" IRON PIN WITH "McSTEEN 7104" CAP IN  
MONUMENT BOX ASSEMBLY TO BE SET UPON COMPLETION  
OF IMPROVEMENTS IN STREET





**UTILITY EASEMENT FROM PRESTIGE & PREMIER COMPANIES TO THE CITY OF HUDSON, OHIO**  
 IN CONSIDERATION OF THE MUTUAL BENEFITS TO BE DERIVED THEREFROM, THE UNDERSIGNED PROPERTY OWNER OF THE LANDS SHOWN HEREON, LOCATED IN PART OF ORIGINAL LOT 51 OF HUDSON TOWNSHIP, SUMMIT COUNTY, DOES HEREBY CONVEY UNTO THE CITY OF HUDSON, OHIO AND ITS SUCCESSORS AND ASSIGNS THE UTILITY EASEMENT AS SHOWN ON THIS PLAN. THE PROPERTY OWNER DOES HEREBY WAIVE ALL CLAIMS FOR COMPENSATION FOR LANDS AND PROPERTY HEREBY CONVEYED OF DAMAGES SUSTAINED ON ACCOUNT THEREOF AND DOES FURTHER WAIVE ALL ITS RIGHTS TO HEARING AND NOTICE THEREOF TO HAVE AND TO HOLD SAID CONVEYANCE UNTO THE SAID CITY OF HUDSON, OHIO, ITS SUCCESSORS AND ASSIGNS. THE PROPERTY OWNER DOES HEREBY CERTIFY THAT IT IS THE LAWFUL OWNER OF SAID PREMISES AND HAS FULL POWER TO GRANT, BARGAIN, SELL, CONVEY AND RELEASE THE SAME IN THE MANNER AFORESAID AND WILL WARRANT AND DEFEND THE SAME AGAINST ALL CLAIMS.

**PREMIER & PRESTIGE COMPANIES**  
 BY: *[Signature]*  
 SIGNATURE  
*[Signature]*  
 PRINTED NAME  
 TITLE

*[Signature]*  
 WITNESS SIGNATURE  
*[Signature]*  
 WITNESS PRINTED NAME

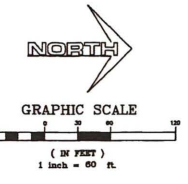
**NOTARY PUBLIC**  
 COUNTY OF SUMMIT  
 STATE OF OHIO  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED *[Name]* WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF HIS/HER FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT *[Location]* OHIO, THIS *[Date]* DAY OF *[Month]* 2006.

*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 2-10-2011

THESE WERE VERIFIED AND RECORDED IN  
 OHIO AND DEPOSITED IN THE PUBLIC  
 RECORDS AT HUDSON, OHIO BY

**DETAIL OF 30' UTILITY EASEMENT  
 OVER LANDS OF PRESTIGE & PREMIER COMPANIES**

- 30' UTILITY EASEMENT OVER LANDS OF PRESTIGE & PREMIER COMPANIES
- VARIABLE WIDTH UTILITY EASEMENT OVER LANDS OF DUKE REALTY OHIO



**NOTE:**  
 GAS WELL LOCATION, EXISTING GASLINE AND OHIO EDISON EASEMENT LOCATION, AND WETLAND BOUNDARY INFORMATION IS BASED ON A SURVEY PREPARED BY ENVIRONMENTAL DESIGN GROUP IN JULY, 2000.  
 ● DENOTES 5/8" IRON PIN WITH "MCSTEEN 7104" CAP SET  
 ■ DENOTES 5/8" IRON PIN WITH "MCSTEEN 7104" CAP IN MONUMENT BOX ASSEMBLY TO BE SET UPON COMPLETION OF IMPROVEMENTS IN STREET

**COORDINATE REFERENCE:**  
 ODOT Plans SUM-8-22.55  
 ODOT Plans SUM 303-(8.13-8.96) (10.70-12.59) (14.00)

**STATE PLANE COORDINATES**  
 Combination Factor = 0.999800867

Point	Northing	Easting	Description
1	572188.9508	2247274.5770	Monument HI-119
2	572149.5197	2247235.8135	Centerline-Centerline Intersection
3	572434.2986	2247236.0054	PC
4	572623.8547	2247216.0036	PT
5	573023.4340	2247141.1371	PC
6	573361.8877	2247105.5177	PT
7	574285.0888	2247091.2983	PC
8	574256.5979	2246912.9096	PT
9	574250.7367	2246614.9098	PC
10	574423.2891	2246436.5057	PT
11	575428.0733	2246422.6310	PC
12	575641.0022	2246476.0232	Northerly Property Line

**CURVE DATA FOR PROPOSED HUDSON CROSSING PARKWAY PASSING THROUGH LANDS OF PRESTIGE & PREMIER COMPANIES**

CURVE	RADIUS	ARC	CHORD	CENTRAL ANGLE	CHORD BEARING
C25	500.00'	87.09'	86.98'	09°58'48"	S 17°10'15" W
C26	420.00'	170.71'	169.53'	23°17'15"	S 10°31'01" W
C27	65.00'	37.28'	36.77'	32°51'36"	S 17°33'24" E
C28	60.00'	171.11'	118.74'	163°23'44"	S 47°42'41" W
C29	65.00'	45.99'	45.03'	40°32'09"	N 70°51'39" W
C30	385.00'	378.03'	363.02'	56°15'29"	S 80°45'05" W
C31	445.00'	475.03'	452.80'	61°09'45"	N 58°17'58" E
C32	65.00'	102.10'	91.92'	90°00'00"	N 43°52'24" E
C33	500.00'	203.22'	201.83'	23°17'15"	N 10°31'01" E
C34	420.00'	73.16'	73.06'	09°58'48"	N 17°10'15" E
C35	415.00'	426.75'	408.20'	58°55'06"	N 59°24'51" E
C36	460.00'	186.96'	185.68'	23°17'15"	N 10°31'01" E
C37	460.00'	80.12'	80.02'	09°58'48"	N 17°10'15" E

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 258.28  
 John R. Donofrio, Summit Plans Officer



— O H I O —  
**HUDSON**

ENGINEERING • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1770

Date: June 6, 2018  
To: Kris McMaster, Community Development  
From: Bradley S. Kosco, P.E., P.S., City Engineer  
Re: Review of Vacation Plat for Hudson Crossing Parkway

The City of Hudson Engineering Department has reviewed the plans submitted May 22, 2018.  
*Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website <https://www.hudson.oh.us/> under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.*

The City of Hudson Engineering Department has the following review comments that shall be addressed and any necessary revisions resubmitted:

- 1) See redline comments on submitted plat sheets.
- 2) Upon the recording of the street vacation, the southerly, lot will be non-conforming (leaving a “bowling alley”). How will this be addressed? Is a second plat showing the lot split/consolidation planned? Will it be part of this recording or a second recording?

Review each item and if necessary, please contact our office to discuss. Resubmit when completed.

Respectfully,



**Bradley S. Kosco, P.E., P.S.**  
City Engineer

C: File

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