

AFFIDAVIT

**STATE OF OHIO
COUNTY OF SUMMIT**

I, Thomas R. Barone of the Hudson City School District, state as follows:

1. I am the Director of Operations of the Hudson City School District, a public school district organized and existing under the laws of the State of Ohio. In this capacity, I am authorized to make this affidavit on behalf of the school district.
2. This affidavit is provided in connection with a conditional use application (the "Application") submitted to the City of Hudson Planning Commission for the property located at 77/83 N. Oviatt Street (the "Property").
3. The Application has been prepared and submitted by GPD Group, a duly licensed architectural firm acting as the authorized representative of Hudson City School District for the purposes of this Application.
4. I have reviewed the Application, including all plans, specifications, documents, and information submitted by GPD Group in connection with the conditional use request. To the best of my knowledge, information, and belief, the Application is true, accurate, and complete in all material respects and complies with the requirements of the City of Hudson.
5. I affirm that GPD Group has been duly authorized by Hudson City School District to prepare and submit the Application on its behalf, and the school district supports the conditional use as described in the Application.
6. This affidavit is made to induce the City of Hudson Planning Commission to accept and process the Application, and I understand that the statements herein are made under penalty of perjury.

FURTHER AFFIANT SAYETH NAUGHT.

Sworn to and subscribed before me this 16th day of April, 2025.



Thomas R. Barone, Director of Operations, Hudson City School District

NOTARY PUBLIC

State of Ohio
County of Summit

On this 16th day of April, 2025, before me, a Notary Public, personally appeared Thomas R. Barone, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

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



Notary Public



LISA GAJETTO
Notary Public, State of Ohio
My Commission Expires
June 19, 2027



April 18, 2025

Mr. Nick Sugar
City Planner
City of Hudson
1140 Terex Road
Hudson, Ohio 44236

Hudson Middle School – Entrance Drive Improvements Construction Schedule

Dear Mr. Sugar,

The proposed west entrance drive improvements at Hudson Middle School are scheduled to start construction on June 9, 2025, and be Substantially Complete by August 11, 2025. These dates coincide with the conclusion of the current school year being June 5, 2025, the first day for school staff to report for the 2025-26 school year being August 11, 2025, and students arriving on August 18, 2025.

Once the General Contractor has been selected, a more detailed schedule for completing the work will be developed as well as coordinating with the City of Hudson Engineering Department for completion of work within the right-of-way for apron/sidewalk work, capping of utilities and repairs to N. Oviatt Street for minimal disruptions to the neighbors.

As with past Hudson City School projects, this project will be a collaborative effort and to be a be a good neighbor, providing a safe construction site and completing the project expeditiously for improving the traffic flow for the 2025-26 school year.

Please contact me at (330) 572-2113 or via email at jpeterson@gpdgroup.com with any questions or concerns.

Respectfully,

A handwritten signature in blue ink, appearing to read "John P. Peterson", is written over a light blue horizontal line.

John P. Peterson, AIA
Project Manager

C; Thomas Barone/HCS

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



Hudson Middle School entrance drive looking west. Ornamental light fixtures/poles and trees are to be added along the south side of the drive to N. Oviatt Street.

Hudson Middle School – West Entrance Drive Improvements Site Images 3/26/25



Hudson Middle School entrance drive looking west. The Drive has an eastbound curbside drop-off/pick-up lane and bi-pass lane as well as a westbound exit lane. The pedestrian path is 10-feet wide.

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



Hudson Middle School west entrance drive looking east to the school. The drop off lane and bi-pass lane continue through the circle in front of the school. Entrance to the staff parking lot is to the right, Malson Field to the left.

Hudson Middle School – West Entrance Drive Improvements Site Images 3/26/25



Hudson Middle School entrance drive looking west. The 34-foot wide drive and 10-foot wide pedestrian path installed during the middle school construction merges to the original 20-foot wide drive and 5'-6" wide sidewalk north of the Saywell House.

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



Entrance drive looking northwest to 91 N. Oviatt Street neighbor. Note, this neighbor uses the Hudson Middle School drive for vehicular access to their property.

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



Entrance drive looking northwest. The apron was installed for the former parking lot behind the Saywell House that has since been removed and turned to lawn when HCSD facilities staff vacated the property.

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



Drive looking west to the Saywell House and N. Oviatt Street. Former parking lot has been turned to lawn.

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



The power pole serving the Saywell House and mast light are to be demolished. New LED ornamental fixtures/poles will be provided along the south side of the widened drive.

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



Entrance drive looking east between 91 N. Oviatt Street and the Saywell House (77 N. Oviatt St.). The drive is currently 20-feet wide with a 5'-6" wide sidewalk.

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



Entrance at N. Oviatt Street looking north.

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



West entrance drive looking east from N. Oviatt Street. Curbing and pavement installed during the middle school construction is to remain as current.

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



View looking north along N. Oviatt Street.

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



Looking east from entrance at N. Oviatt Street.

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



View looking south along N. Oviatt Street. The fire hydrant in the tree lawn will not be affected by the drive widening.

Hudson Middle School – West Entrance Drive Improvements

Site Images

3/26/25



View looking north along N. Oviatt Street. The City of Hudson currently is installing a new storm inlet.

Hudson Middle School – West Entrance Drive Improvements
Site Images
3/26/25



View of the Saywell House looking east from N. Oviatt Street.





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216-214-2554

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300
SPLIT/COMBINE/NEW
LEGAL DESCRIPTION
APPROVED BY K. Phelps
RIS 12/1/18

12/4/18 #20979
KRISTEN M. SCALISE CPA, CFE
Summit County Fiscal Officer
\$ M \$ EXEMPT
Consideration
Fee
Transferred
Transfer Not Necessary
by [Signature] Deputy Fiscal Officer
In compliance with ORC 219.202

QUITCLAIM DEED

The Board of Education of the Hudson City School District, a.k.a/f.k.a Board of Education of Hudson Local School District, Hudson Local School District, Board of Education of Hudson Rural School District, The Board of Education of Hudson Township Rural School District, Hudson Township Board of Education, and The Board of Education of Hudson Township Rural School, a public school district and political subdivision of the State of Ohio, the grantor herein, for the consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does quitclaim all of the grantor's right, title and interest to The Board of Education of the Hudson City School District, a public school district and political subdivision of the State of Ohio, the grantee herein, its successors and assigns, the following real property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Prior Instrument References:

Vol. 3110, Page 116, Vol. 3500, Page 303, Vol. 4131, Page 81, Vol. 4130, Page 514 and Page 520, Vol. 4131, Page 81, Vol. 4439, Page 221, Vol. 5183, Page 370, Vol. 1128, Page 630, Vol. 1126, Page 602, Vol. 3926, Page 403, Vol. 3926, Page 406, Vol. 1415, Page 242, Vol. 1247, Page 654, and Instrument Nos. 56410194 and 56411026

Tax Parcel Number:

~~3202668, 3201950, 3202669, 3000118, 3200072, 3204155, 3200073, 3204156, 3200074~~

[No further text on this page; signature page follows.]

DOC # 56431465

Page 1 of 9

12/04/2018 1:04 PM Recording Fee: \$ 84.00

Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



This Quitclaim Deed was executed by the grantor's authorized officer as of the 15th day of November, 2018.

**THE BOARD OF EDUCATION OF THE
HUDSON CITY SCHOOL DISTRICT**

By: David A. Zuro
David Zuro, President

By: Kathryn Sines
Kathryn Sines, Treasurer

DOC # 56431465

Page 2 of 9

12/04/2018 1:04 PM Recording Fee: \$ 84.00

Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



STATE OF OHIO)
) SS:
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this 15th day of Nov, 2018, by David Zuro, President of the Board of Education of the Hudson City School District, a public school district and political subdivision of the State of Ohio, on behalf of the Board of Education.

[SEAL]



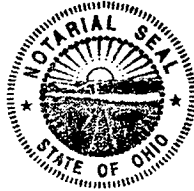
Lisa Galetto
Notary Public

Lisa Galetto
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: June 19, 2022

STATE OF OHIO)
) SS:
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this 15th day of Nov, 2018, by Kathryn Sines, Treasurer of the Board of Education of the Hudson City School District, a public school district and political subdivision of the State of Ohio, on behalf of the Board of Education.

[SEAL]



Lisa Galetto
Notary Public

Lisa Galetto
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: June 19, 2022

This instrument was prepared by: Matthew L. Sagone, Esq.
Squire Patton Boggs (US) LLP
2000 Huntington Center
41 South High Street
Columbus, OH 43215

Approved by the City of Hudson, Ohio

Bradley S. ... 11-19-18

Bradley S. ... P.S., City Engineer

Thomas J. Sheridan 11/19/18
Thomas J. Sheridan, Assistant City Manager

DOC # 56431465



Situated in the City of Hudson, County of Summit, State of Ohio, and being a part of Original Hudson Township Lots 56, 57, and 67, Township 4 North, Range 13 West, being a part of Lot 11 in the Chamberlain Allotment as recorded in Plat Book 3, Page 12, being all of all of Lots 12, 13, 15 and 16, Block 1, part of Lot 14, Block 1, all of Lots 11, 12, 13, 14, and 15, Block 2, part of Lots 10, 16, 17, 18 and 19, Block 2 in Day's Addition to Hudson as recorded in Plat Book 1, Page 34, also being all of the parcels as conveyed to Board of Education of Hudson Local School District as recorded in Volume 3110, Page 116, Volume 3500, Page 303, Volume 4131, Page 81, Volume 4130, Page 514, and Page 520, Volume 4131, Page 81, Volume 4439, Page 221, Hudson Local School District as recorded in Volume 5183, Page 370, Board of Education of Hudson Rural School District as recorded in Volume 1128, Page 630, The Board of Education of Hudson Township Rural School District as recorded in Volume 1126, Page 602, Volume 3926, Page 403, and Volume 3926, Page 406, Hudson Township Board of Education as recorded in Volume 1415, Page 242, The Board of Education of Hudson Township Rural School as recorded in Volume 1247, Page 654, The Board of Education of the Hudson City School District as recorded in Document Numbers 56410194 and 56411026 and being further bounded and described as follows:

Commencing at a 1 inch rebar found at the intersection of the centerlines of Aurora Road (60 feet wide) and Hayden Parkway (80 feet wide), thence along the centerline of said Hayden Parkway, S 45° 18' 22" E a distance of 460.51 feet, thence S 44° 41' 31" W a distance of 40.00 feet to a Capped Pin "7120" found on the west right of way line of said Hayden Parkway, and at the southeast corner of Lot 3 in the Evermere Heights Subdivision No. 3 as recorded in Plat Book 91, Page 48, said Capped pin being the **POINT OF BEGINNING** of the parcel of land hereinafter described:

1. Thence along said west right of way line of Hayden Parkway, S 45° 18' 22" E a distance of 499.96 feet to a point at the northeast corner of Lot 11 of Crown Colony as recorded in Plat Book 91, Page, 49, witnessed by a 5/8 inch rebar found N 61° 24' 28" W at 0.29 feet;
2. Thence along the west line of said Lot 11, S 44° 41' 38" W a distance of 224.24 feet to a point at the southwest corner of said Lot 11 witnessed by a 1 inch Pinch Pipe found N 45° 13' 14" W at 0.78 feet;
3. Thence along the west line of Lot 11 and Lot 10, S 45° 18' 22" E a distance of 158.84 to a rebar set;
4. Thence along the west line of Lot 10 and Lot 9, S 33° 26' 32" E a distance of 84.61 to a point witnessed by a 1 inch Pinch Pipe found N 42° 02' 16" W at 0.87 feet;
5. Thence along the west lines of Lots 9, 8 and 7, S 19° 39' 13" E a distance of 168.68 feet to a point witnessed by a 1 inch Pinch Pipe found N 44° 01' 59" W at 0.91 feet;
6. Thence along the west lines of Lots 7, 6 and 5, S 01° 16' 07" E a distance of 168.68 feet to a point witnessed by a 1 inch Pipe found S 21° 25' 01" E at 0.57 feet;
7. Thence along the west lines of Lots 5, 4, and 3, S 17° 06' 59" W a distance of 168.68 feet to a 5/8 inch rebar found;
8. Thence along the west lines of Lots 3, 2, and 1, S 35° 30' 05" W a distance of 168.68 feet to Capped Pin "7120" found;
9. Thence along the west line of Lot 1, S 44° 41' 38" W a distance of 120.01 feet to a 1 inch Pinch Pipe found at the northwest corner of said Lot 1;
10. Thence along the south line of said Lot 1, S 45° 18' 22" E a distance of 220.00 feet to a 1 inch Pinch Pipe found at the southwest corner of said Lot 1 and on the west right of way line of said Hayden Parkway;
11. Thence along said west right of way line of Hayden Parkway, S 44° 41' 38" W a distance of 222.06 feet to a point;

DOC # 56431465



12. Thence continuing along the said west right of way line of Hayden Parkway, S 44° 42' 57" W a distance of 17.92 feet to a rebar set at the northeast corner of Lot 17 of Evamere Heights No. 1 as recorded in Plat Book 50, Page 18;

13. Thence along the north line of said Lot 17, N 45° 17' 03" W a distance of 220.00 feet to a point witnessed by a 5/8 inch Rebar found S 41° 55' 44" W at 0.35 feet;

14. Thence along the west line of Lots 17, 16, and 15, S 44° 42' 57" W a distance of 386.20 feet to a rebar set at the northwest corner of Lot 15 and the east right of way line of Bicknell Lane (50 feet wide)

15. Thence along the north right of way line of said Bicknell Lane on arc to the right having the following properties:

Delta = 9° 02' 42" Radius = 548.69' Tangent = 43.40' Length = 86.62'
Chord Bearing = N 41° 00' 00" W a chord distance of 86.53 feet to a 5/8 inch rebar found;

16. Thence along the west right of way line of said Bicknell Lane, S 00° 26' 08" E a distance of 79.15 feet to a 5/8 inch rebar found;

17. Thence along the south right of way line of said Bicknell Lane on arc to the left having the following properties:

Delta = 12° 21' 53" Radius = 598.69' Tangent = 64.85' Length = 129.20'
Chord Bearing = S 48° 47' 47" E a chord distance of 128.95 feet to a capped pin "7120" found;

18. Thence continuing along the south right of way line of said Bicknell Lane, S 54° 58' 42" E a distance of 117.97 feet to a capped pin "7120" found;

19. Thence continuing along the south right of way line of said Bicknell Lane on arc to the right having the following properties:

Delta = 85° 56' 02" Radius = 20.00' Tangent = 18.63' Length = 30.00'
Chord Bearing = S 12° 00' 42" E a chord distance of 27.26 feet to a capped pin "7120" found on the said west right of way line of Hayden Parkway;

20. Thence along the said west right of way line of Hayden Parkway on arc to the right having the following properties:

Delta = 43° 26' 38" Radius = 613.69' Tangent = 244.49' Length = 465.32'
Chord Bearing = S 9° 14' 00" W a chord distance of 454.26 feet to a 5/8 inch rebar found at the northeast corner of Lot 6 of said Evamere Heights No. 1;

21. Thence along the north line of said Lot 6, S 89° 35' 07" W a distance of 189.80 feet to a Capped Pin "7120" found at the northwest corner of said Lot 6;

22. Thence along the west lines of Lots 6, 5, 4, and 3, S 0° 24' 53" E a distance of 374.79 feet to a point at the northwest corner of a parcel conveyed to Laura Seberg as recorded in Document Number 546305267, as witnessed by a 3/4 inch Pipe found S 10° 44' 05" W at 0.32 feet;

23. Thence along the north line of parcels conveyed to Christine Havice as recorded in Document Number 54997939, John C. Funk and Gloria J. Millner as recorded in Official Record 254, Page 940, Mackenzie E. Marshall-Flynn, Trustee as recorded in Document Number 56334003, and Richard C. Organ as recorded in Document Number 55987832, S 89° 35' 33" W a distance of 622.33 feet to a rebar set at the northwest corner of said Richard C. Organ;

24. Thence along the west line of said Richard C. Organ, S 0° 24' 53" E a distance of 295.17 feet to a point at a northwest corner of said Richard C. Organ, witnessed by a 2 1/2 inch Pipe found S 9° 05' 57" W at 0.71 feet;

25. Thence along the north lines of said Richard C. Organ and a parcel conveyed to Beverly J. Howlett, Trustee as recorded in Document Number 54474626, S 89° 35' 28" W a distance of 183.98 feet to a 2 1/2 inch Pipe found at the northwest corner of said Beverly J. Howlett;

DOC # 56431465

Page 5 of 9

12/04/2018 1:04 PM Recording Fee: \$ 84.00
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26. Thence along the west line of said Beverly J. Howlett, S 0° 31' 45" E a distance of 220.00 feet to the centerline of Streetsboro Road (S.R. 303, 60 feet wide) and the southwest corner of said Beverly J. Howlett, passing over a 2 ½ inch pipe found on the north right of way line of said Streetsboro Road at 190.00 feet;

27. Thence along the centerline of Streetsboro Road, S 89° 35' 28" W a distance of 54.49 feet to the southeast corner of a parcel conveyed to Jason John and Stephanie A. Vacula as recorded in Document Number 56237709;

28. Thence along the east line of said Jason John and Stephanie A. Vacula, N 00° 34' 45" W a distance of 220.00 feet to a rebar set at the northeast corner of said Jason John and Stephanie A. Vacula, passing over the north right of way line of said Streetsboro Road at 30.00 feet, witnessed by a 2 1/2" pipe in concrete found S 33° 57' 35" E at 0.37 feet;

29. Thence along the north line of said Jason John and Stephanie A. Vacula, and a parcel conveyed to Ruth E. Philabaum as recorded in Volume 124, Page 246, S 89° 35' 28" W a distance of 191.00 feet to a rebar set at the northwest corner of said Ruth E. Philabaum and the east line of a parcel conveyed to Jeffrey Williams as recorded in Document Number 55414138, witnessed by a 1 inch bar found N 0° 30' 32" W at 3.33 feet;

30. Thence along the east line of said Jeffrey Williams, and parcels conveyed to Virginia R. Frazier as recorded in Document Number 54622347, Norman M. and Mary Kay Powers as recorded in Document Number 56029330, John F. Morse III, Trustee as recorded in Document Number 54115958, Susan E. Gaspar as recorded in Document Number 56304847, Cynthia A. Nygaard as recorded in Document Number 56244685, Lawrence E. Schmidt and Margaret M. Grennan as recorded in Document Number 54253449, and the east right of way line of Elm Street (60 feet wide), N 00° 30' 32" W a distance of 538.04 to a rebar set on the centerline of said Elm Street;

31. Thence along said east right of way line of said Elm Street, and a parcel conveyed to Christopher S. and Hilary F. Riker as recorded in Document Number 56236436, N 0° 28' 33" W a distance of 245.18 feet to a rebar set at the northeast corner of said Christopher S. and Hilary F. Riker;

32. Thence along the north line of said Christopher S. and Hilary F. Riker, and parcels conveyed to Barbra K. Hanna Trustee as recorded in Official Record 1191, Page 310, Kieth Lewis as recorded in Document Number 55894221, William V. Evans Jr. as recorded in Document Number 55562798, and Susan J. McCutcheon as recorded in Document Number 56045610, S 89° 41' 22" W a distance of 389.00 feet to a rebar set at the northwest corner of said Susan J. McCutcheon and the northeast corner of Lot 29 of Chamberlain Allotment as recorded in Plat Book 3, Page 12;

33. Thence along the north line of said Chamberlain Allotment, S 89° 50' 52" W a distance of 589.23 feet to the northwest corner of Lot 13 and the northeast corner of Lot 11 of said Chamberlain Allotment, witnessed by a 1 1/2 inch pipe found N 2° 43' 00" W at 0.59 feet;

34. Thence along the west line of said Lot 13 and the east line of said Lot 11, S 0° 10' 13" W a distance of 215.01 feet to a 5/8 inch Pipe (Bent) at the southwest corner of Lot 13, the southeast corner of said Lot 11 and the north right of way line of said Elm Street;

35. Thence along the north right of way line of said Elm Street and the south line of said Lot 11, S 89° 46' 06" W a distance of 46.00 feet to a 5/8 inch rebar found at the southeast corner of a parcel conveyed to Joseph A. & Laurie A. Moreno as recorded in Document Number 56084519;

36. Thence along the east line of said Joseph A. & Laurie A. Moreno and through said Lot 11, N 0° 10' 13" E a distance of 215.07 feet to a rebar set at the northeast corner of said Joseph A. & Laurie A. Moreno and the north line of said Lot 11;

DOC # 56431465



37. Thence along the north line of said Lot 11, 9, and 7, and the north line of a parcel conveyed to Adam and Laura G. Leff as recorded in Document Number 55306711, S 89° 50' 52" W a distance of 181.65 feet to a rebar set a southeast corner of said Adam and Laura G. Leff;
38. Thence along the east line of said Adam and Laura G. Leff, N 00° 10' 13" E a distance of 105.00 feet to a capped pin found that is not legible at the northeast corner of said Adam and Laura G. Leff;
39. Thence along the north line of said Adam and Laura G. Leff, N 89° 45' 47" W a distance of 165.00 feet to the east right of way line of Oviatt Street (60 feet wide) and the northwest corner of said Adam and Laura G. Leff, witnessed by a 1 inch square bar found S 79° 06' 00" W at 0.80 feet;
40. Thence along the east right of way line of said Oviatt Street, N 00° 13' 09" E a distance of 217.55 feet to the southwest corner of a parcel conveyed to James G. Rodstrom and Carrie Wert as recorded in Document Number 55321227, witnessed by a 5/8 inch Pipe found N 88° 47' 43" W at 1.18 feet;
41. Thence along the south line of said James G. Rodstrom and Carrie Wert, N 89° 52' 12" E a distance of 356.50 feet to a rebar set at the southeast corner of said James G. Rodstrom and Carrie Wert, witnessed by a capped pin "7120" found N 19° 40' 18" E at 3.37 feet;
42. Thence along the east line of said James G. Rodstrom and Carrie Wert, N 00° 02' 01" W a distance of 111.10 feet to a 5/8 inch pipe found at a northeast corner of said James G. Rodstrom and Carrie Wert;
43. Thence along the north line of said James G. Rodstrom and Carrie Wert, N 89° 22' 21" W a distance of 97.67 feet to a 5/8 inch pipe found at a northeast corner of said James R. & Beth Anne Tuttle;
44. Thence along the northeast line of said James G. Rodstrom and Carrie Wert, N 33° 33' 31" W a distance of 81.62 feet to a 5/8 inch rebar found at the southeast corner of a parcel conveyed to Linda Sue and William Lewis Morris III as recorded in Document Number 56262827 and the southwest corner of a parcel conveyed to Scott A. and Laura A. Honnold as recorded in Document Number 55548647;
45. Thence along the south lines of said Scott A. and Laura A. Honnold, and parcels conveyed to Phillip C. and Rebecca A.B. Leiter as recorded in Official Record 1851, Page 1288 and Diane and Todd Silverman as recorded in Document Number 55561639, N 56° 57' 21" E a distance of 214.50 feet to a rebar set at the southeast corner of said Diane and Todd Silverman and the southwest corner Lot 1 of Property Subdivision as recorded in Plat Book 102, Page 44;
46. Thence along the south line of Lot 1 and Lot 2 of said Property Subdivision, N 63° 04' 41" E a distance of 182.84 feet to a rebar set at the southeast corner of said Lot 2 and the southwest corner of a parcel conveyed to Richard J. and Deana D. Boyages as recorded in Document Number 55463290;
47. Thence along the south line of said Richard J. and Deana D. Boyages, N 56° 56' 00" E a distance of 60.08 feet to a 1 inch bar found at the southeast corner of said Richard J. and Deana D. Boyages and the southwest corner of a parcel conveyed to William E. Cloyd and Marissa R. Oxenrider as recorded in Document Number 56290162;
48. Thence along the south lines of said William E. Cloyd and Marissa R. Oxenrider and parcels conveyed to Eileen Kennedy, Trustee as recorded in Document Number 55383846, David W. and Vicki M. Adams as recorded in Document Number 55492519, S 89° 16' 33" E a distance of 300.16 feet to a rebar set at the southwest corner of Ryan E. and Kathryn A. Morgan as recorded in Document Number 55479533;

DOC # 56431465

Page 7 of 9

12/04/2018 1:04 PM Recording Fee: \$ 84.00

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49. Thence along the south line of said Ryan E. and Kathryn A. Morgan, N 58° 56' 48" E a distance of 151.00 feet to a mag nail set on the south line of Franklin Street (Private, Common Pleas Court Journal No. 346, Page 174), passing over a Capped Pin "JENSEN 7273" found at 123.50 feet;

50. Thence along the south line of said Franklin Street, N 59° 36' 08" E a distance of 27.50 feet to a rebar set on the west line of a parcel conveyed to Anthony D. and Catherine M. Frammartino as recorded in Document Number 55361506;

51. Thence along the west line of said Anthony D. and Catherine M. Frammartino, S 30° 23' 52" E a distance of 13.31 feet to a 5/8 inch rebar found at the southwest corner of said Anthony D. and Catherine M. Frammartino;

52. Thence along the south line of said Anthony D. and Catherine M. Frammartino and a parcel conveyed to David E. and Heather A. Heller as recorded in Document Number 56215677, N 59° 30' 18" E a distance of 409.84 feet to a 1 inch pipe found at the northeast corner of said David E. and Heather A. Heller and the northwest corner of Lot 11 of Colonial Estates as recorded in Plat Book 58, Page 22;

53. Thence along the west line of said Lot 11, S 33° 06' 25" E a distance of 203.90 feet to a rebar set at the southwest corner of said Lot 11;

54. Thence along the south lines of Lot 11, 10, 9, and 8 of said Colonial Estates, N 89° 32' 43" E a distance of 524.88 feet to a 1 inch pipe found at the southeast corner of said Lot 8;

55. Thence along the east lines of Lots 8, 7, 6, and 5 of said Colonial Estates, N 25° 55' 35" W a distance of 618.33 feet to a rebar set at the northeast corner of said Lot 5 and the south line of a parcel conveyed to John and Regina G. Tobin as recorded in Document Number 55500720, witnessed by a 3 inch pipe found S 35° 57' 00" W at 1.16 feet;

56. Thence along the south line of said John and Regina G. Tobin and parcels conveyed to Nancy Palmer Renner as recorded in Official Record 577, Page 292 and Gavin L. and Stacy A. Gaynor as recorded in Document Number 55969254, N 44° 37' 34" E a distance of 347.74 feet to a 1 inch pipe found at the southeast corner of said Gavin L. and Stacy A. Gaynor, the southwest corner of a parcel conveyed to Lewis Sage and Katherine Sheppard as recorded in Document Number 54323450, and the northwest corner of Bicknell Drive (Private, Plat Book 73, Page 18);

57. Thence along the west line of said Bicknell Drive, S 45° 16' 05" E a distance of 50.00 feet to a rebar set;

58. Thence along the south line of said Bicknell Drive, N 44° 43' 22" E a distance of 184.80 feet to the northwest corner of a parcel conveyed to Mark S. Corr IV and Chistine L. Corr as recorded in Document Number 56189693, witnessed by a capped pin "7120" found S 40° 45' 15" W at 0.36 feet;

59. Thence along the west line of said Mark S. Corr IV and Chistine L. Corr, S 45° 16' 38" E a distance of 200.00 feet to a capped pin "7120" found at the southwest corner of said Mark S. Corr IV and Chistine L. Corr;

60. Thence along the south line of said Mark S. Corr IV and Chistine L. Corr and parcels conveyed to David Cartella and Kimberly Kay Cartella, Co-Trustees of the Cartella Living Trust dated June 4th, 2002 as recorded in Document Number 56408728, Kevin P. and Elizabeth A. Killeen as recorded in Document Number 55101095, and Lot Owners Association of Evamere Lane and Bricknell Drive as recorded in Volume 4876, Page 529, N 44° 41' 37" E a distance of 482.96 feet to a 5/8 inch Pipe found at the southeast corner of said Lot Owners Association of Evamere Lane and Bricknell Drive;

DOC # 56431465

Page 8 of 9

12/04/2018 1:04 PM Recording Fee: \$ 84.00
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



61. Thence along the east lines of said Lot Owners Association of Evamere Lane and Bricknell Drive, a parcel conveyed to James G. and Carolyn R. Howell, Trustees as recorded in Document Number 56197824, land the east line of said Bricknell Drive, N 45° 20' 21" W a distance of 234.75 feet to a 5/8 inch pipe found;

62. Thence along the south line of said Bricknell Drive, N 44° 39' 39" E a distance of 13.00 feet to a 5/8 inch pipe under a tree root at the southeast corner of said Bricknell Drive;

63. Thence along the east line of said Bricknell Drive, N 45° 20' 21" W a distance of 25.00 feet to the south line of a parcel conveyed to George and Tina Schmutz as recorded in Document Number 56207939, witnessed by a 5/8 inch pipe found N 71° 43' 47" W at 0.32 feet;

64. Thence along the south line of said George and Tina Schmutz, N 44° 42' 26" E for a distance of 100.00 feet to a rebar set on the west line of said Lot 3 of Evamere Heights Subdivision Number 3;

65. Thence along the west line of said Lot 3, S 45° 20' 21" E for a distance of 40.00 feet to a 5/8 inch pipe found at the southwest corner of said Lot 3

66. Thence along the south line of said Lot 3, N 44° 42' 26" E a distance of 280.53 feet to The Point of Beginning and containing 92.3697 acres (4,023,623 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record. The above description prepared by Steven L. Mullaney, P.S. 7900 of Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, and based on a survey made in September of 2018.

All bearings referred to herein, are relative to grid north of the Ohio State Plane Coordinate System, North Zone, NAD83 (2011), as determined from GNSS measurements tied to the Ohio Department of Transportation's VRS system.

All rebar set are 5/8 inch diameter by 30 inch long rebar with cap marked "GPD"

Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney, P.S. 7900

32-04161
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DOC # 56431465

Page 9 of 9

12/04/2018 1:04 PM Recording Fee: \$ 84.00
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer





Payment Receipt

John Peterson (Account #CPR251005)

Manual Credit Card Payment

You made a Manual Credit Card Payment on 04/17/2025 at 8:53 AM for \$155.51.

Payor Name: LuAnn Cerreta

Payment on Card ***5216**

Bill Amount: \$151.35

Convenience Fee: \$4.16

Total Payment Amount: \$155.51

Confirmation Number: 309276411


Paid on Thursday, 04/17/2025 at 8:53 AM.



 Back  Map

 Plan Review

Application

| | | | |
|---|---|---|--|
| BS Commercial Plan Review CPR251005 | 83 N OVIATT ST Hudson 44236 83 N Oviatt St Hudson 44236, CPR, Hudson Middle Site Lighting EL only | Fees Due Actions...  | Created: 04/16/2025 Expires: 10/16/2025 |
|---|---|---|--|

Addresses

| Address | Location Type | Location Id |
|------------------|--------------------|----------------|
| 77 N OVIATT ST | TAX PARCELS | 3204161 |
| 77 N OVIATT ST N | ADDRESS POINT | 77 N OVIATT ST |
| - | POLITICAL BOUNDARY | 11 - Hudson |

People

| Title | Name | Address |
|---------------------------------------|-----------------------------|--|
| Legal Property Owner | Hudson City School District | 76 N. Hayden Parkway, Hudson, Oh, 44236 |
| Applicant | GPD Group | 520 S. Main Street, Suite 2531, Akron, OH, 44311 |
| Design Professional | GPD Group | 520 S. Main Street, Suite 2531, Akron, OH, 44311 |
| Occupant | Hudson Middle School | 83 N. Oviatt Street, Hudson, OH, 44236 |
| Building Department Permit Technician | Donna Harvey | |

Workflow

| Description | Result | Target End | Completed | M | Comments |
|-----------------------|----------------------|------------------------|------------------------|---|----------|
| Application Approved? | Application Approved | 04/26/2025 04:09:30 PM | 04/17/2025 07:35:39 AM | 1 | |

| | | | | |
|-------------------------|-----|------------------------|------------------------|---|
| Fees Due | Yes | 04/21/2025 04:09:30 PM | 04/17/2025 07:36:03 AM | 1 |
| Notify Fire Department? | Yes | 04/16/2025 04:09:30 PM | 04/17/2025 07:36:50 AM | 1 |
| Review | | 05/29/2025 07:36:50 AM | | 2 |

Payments

| Payment Type | Received By | Payment |
|---------------|-------------|-----------------|
| First Billing | plladmin | \$145.00 |
| First Billing | plladmin | \$2.00 |
| First Billing | plladmin | \$4.35 |
| | | Total: \$151.35 |

Fees

| Fee | Amount | Amount Paid | Amount Due |
|--------------------------|----------|----------------------|-------------------|
| Single Trade Plan Review | \$145.00 | \$145.00 | \$0.00 |
| Online Application Fee | \$2.00 | \$2.00 | \$0.00 |
| Commercial State Tax Fee | \$4.35 | \$4.35 | \$0.00 |
| Total Fees: \$151.35 | | Total Paid: \$151.35 | Total Due: \$0.00 |

Data

Comm Plan Review Project Info

Can issue permits for: (Completed by Building Standards Staff)

Comment

Type of approval requested ?

Select a value

Full Approval

Required Documents for Permit Issuance (Completed by Building Standards Staff) ?

Comment

Required Permits for Project(Completed by Building Standards Staff) ?

Comment

Select all Disciplines requested to be reviewed:

Electrical - related to adding (5) light poles for this sitework

Existing Building Compliance Path used for design ?

Select a value
N/A not an existing building

Building/Structural

☐

Electrical

☒

Mechanical

☐

Fire Alarm

☐

Fire Sprinkler

☐

Kitchen Hood

☐

Kitchen Hood Suppression

☐

Plumbing

☐

UG Fire Main/Fire Department Connection

☐

Previous Building Permit Number:

Comment

Permanent Parcel No. (PPN): ?

32004161

Comm Plan Review



Estimated Cost of Construction

\$0.00

Occupancy Load

Number

Method

Select a value

In a Floodplain?

☐

Approval Type (Office Use Only)

Select a value

Project Description

Sitework project for widening the
west entrance drive to Hudson Middle



Riser Demand

Comment

Construction Type



Type of Construction

Select a value

2B

Comm Plan Review square footage



Basement Sq. Footage

Quantity

| |
|--------------------------|
| <div></div> |
| 1st Floor Sq Footage |
| <div>Quantity</div> |
| 2nd Floor Sq Footage |
| <div>Quantity</div> |
| 3rd Floor Sq Footage |
| <div>Quantity</div> |
| 4th Floor Sq Footage |
| <div>Quantity</div> |
| 5th Floor Square Footage |
| <div>Quantity</div> |
| Other Square Footage |
| <div>Quantity</div> |

Use Group



A1 assembly uses, usually with fixed seating

☐

A2 assembly uses intended for food and/or drink consumption

☐

A3 assembly uses intended for worship, recreation or amusement

☐

A4 assembly uses intended for viewing of indoor sporting events and activities with spectator seating

☐

A5 assembly uses intended for participation in or viewing outdoor activities

☐

B building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts

☐

E Education K-12

☐

F1 Factory/Industrial -Moderate Hazard

☐

F2 Factory Industrial - Low Hazard

☐

H1 High Hazard 1

☐

H2 High Hazard 2

☐

H3 High Hazard 3

☐

H4 High Hazard 4

☐

H5 High Hazard 5

☐

I1 Institutional - more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive custodial care

☐

I2 Institutional - medical care on a 24-hour basis for more than five persons who are incapable of self-preservation

☐

I3 Institutional - more than five persons who are under restraint or security

☐

I4 Institutional - more than five persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians

☐

M Mercantile - building or structure or a portion thereof for the display and sale of merchandise

☐

R1 occupancies containing sleeping units where the occupants are primarily transient in nature

☐

☐

R2 occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature

☐

R3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I

☐

R4 more than five but not more than 16 persons, who reside on a 24-hour basis in a supervised residential environment

☐

S1 Storage - Moderate Hazard

☐

S2 Storage - Low Hazard

☐

U Utility and Miscellaneous

☐

Plumbing

☐