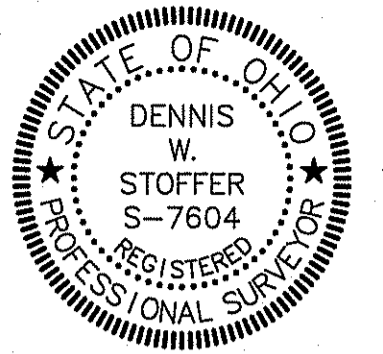


**OFFER OF DEDICATION**

IN CONSIDERATION of the mutual benefits to be derived therefrom, the undersigned property owner of the lands shown hereon, located in the City of Hudson and being part of original lot 55 of Hudson Township, Summit County, does hereby convey and dedicate for public use unto the City of Hudson, Ohio and its successors and assigns for highway purposes, all public roads, storm sewers, water lines and improvements, including all public utilities and appurtenances thereto, upon that portion of land owned by it and included in the proposed streets as shown on this plat. JMS Property Group, LTD, does hereby waive all claims for compensation for lands and property hereby conveyed above in this Offer of Dedication and, for damages, if any, sustained on account thereof, and does further waive all its rights to hearing and notice thereof, and agrees to have and to hold said conveyance unto the said City of Hudson, Ohio, its successors and assigns. JMS Property Group, LTD, 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.

# 44 CLINTON STREET

PART OF LOT 55 – FORMERLY HUDSON TOWNSHIP  
CITY OF HUDSON  
COUNTY OF SUMMIT  
STATE OF OHIO



I hereby certify that I have surveyed the land shown on this plat, and that this plat is a correct representation of the land surveyed and the subdivision thereof, and that I have found or set the pins and monuments shown on this plat and that all lots conform to the City Land Development Code.

Owner: \_\_\_\_\_ Witnesses: \_\_\_\_\_  
By: \_\_\_\_\_  
JMS Property Group, LTD  
44 Clinton Street  
Hudson, Ohio 44236

Dennis W. Stoffer Registered Surveyor No. 7604

State of Ohio }  
County of Summit } SS  
Before me, a Notary Public in and for said county and state, personally appeared the above \_\_\_\_\_, who acknowledged the foregoing instrument to be a true statement.

State of Ohio )  
County of Summit ) SS  
Before me, a Notary Public in and for said county and state, personally appeared the above Dennis W. Stoffer who acknowledged the foregoing instrument to be a true statement.  
In testimony whereof I have hereunto set my hand and official seal at Fairlawn, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

ROAD RIGHT OF WAY (CLINTON STREET) 0.0445 Acres  
ROAD VACATION (MORSE ROAD) 0.0282 Acres  

---

TOTAL 0.0727 Acres

\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

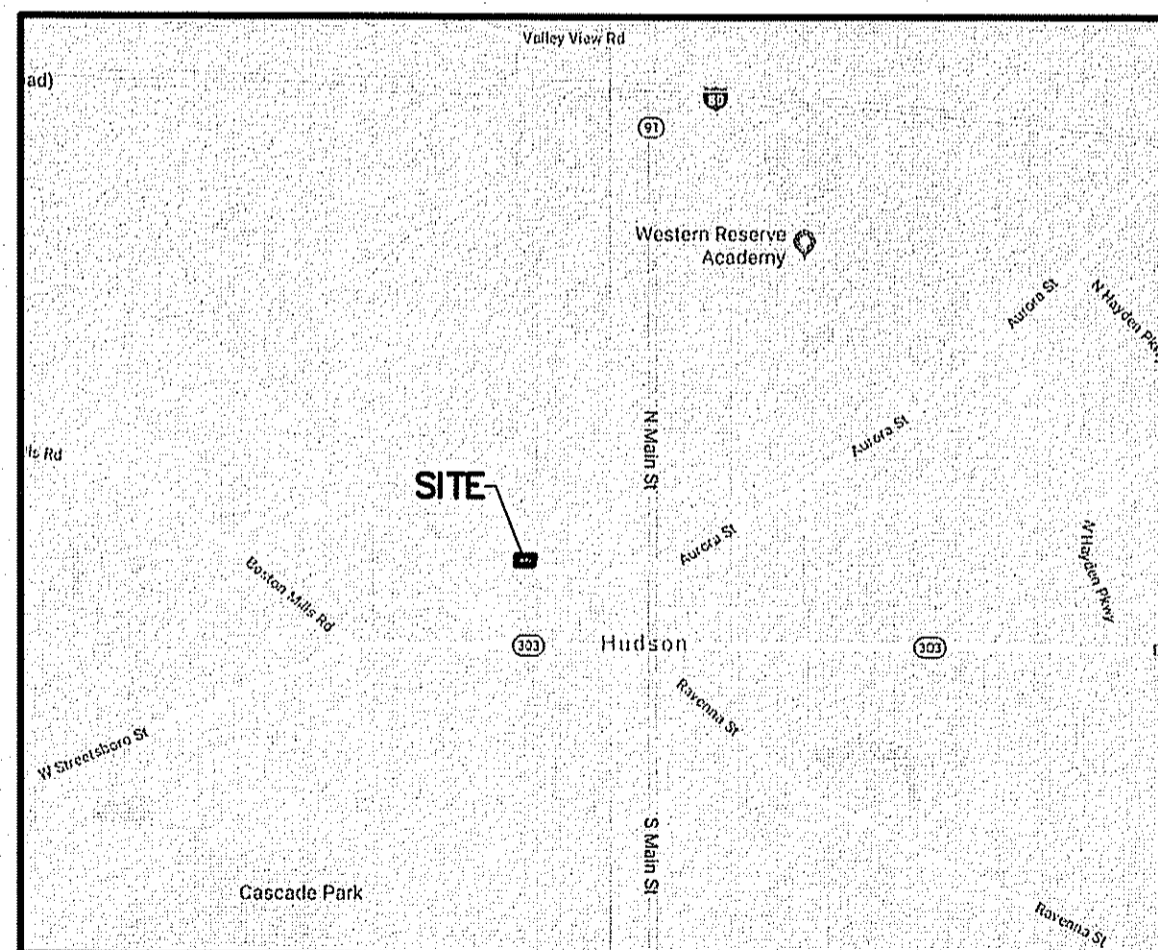
Approved by the Planning Commission of the City of Hudson, Ohio, for record purposes only this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Approved by the City of Hudson, Ohio for Utility purposes this this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman Secretary

OCTOBER, 2018

Approved by the Engineer for the City of Hudson, Ohio, for record purposes only this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



**LOCATION MAP**  
NO SCALE

\_\_\_\_\_  
Brad Kosco, P.E., P.S.

Approved by the Assistant City Manager for the City of Hudson, Ohio, for record purposes only this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Thomas Sheridan

Acceptance of Dedication  
Dedication was accepted by the Council of the City of Hudson, Ohio, at its regular session on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, pursuant to Ordinance No. \_\_\_\_\_.

\_\_\_\_\_  
President of Council Clerk of Council

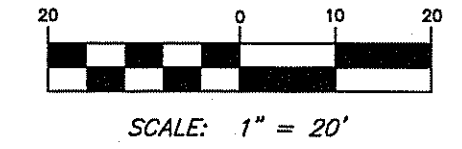
FISCAL OFFICER'S STAMP	RECORDING DEPARTMENT STAMP
------------------------	----------------------------

Prepared By  
**SPAGNUOLO & ASSOCIATES, LLC**  
ENGINEERS – SURVEYORS  
3057 WEST MARKET STREET, SUITE 201  
FAIRLAWN, OHIO 44333  
(330) 836-6661

TAX MAP DEPARTMENT

F:\MARCHETTA-HUDSON\3d DWGS\44 CLINTON PLAT TITLE 10-22-2018

# CLINTON STREET (R/W VARIES)

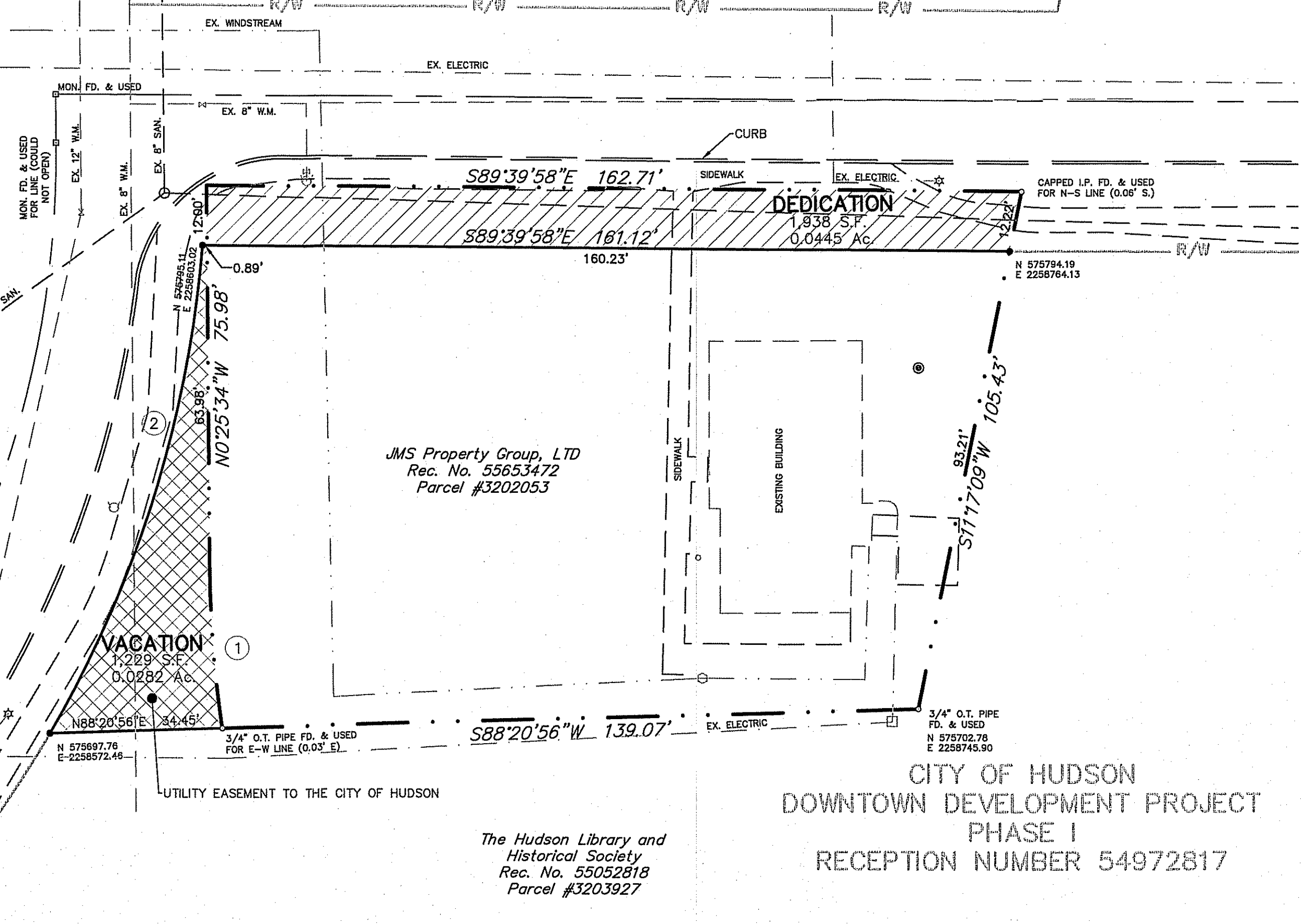


BASIS OF BEARINGS:  
OHIO STATE PLANE  
COORDINATES NAD 83,  
OHIO NORTH ZONE.  
COMB. FACTOR 0.9999321

### LEGEND

- 5/8" IRON PINS TO BE SET (WITH IDENTIFICATION CAPS 7604)
- IRON PIN FOUND AS NOTED
- MONUMENT BOX WITH 1" IRON PIN FOUND AS NOTED
- ▨ TO PROPERTY OWNER
- ▩ TO CITY OF HUDSON.

MORSE ROAD (R/W VARIES)



CITY OF HUDSON  
DOWNTOWN DEVELOPMENT PROJECT  
PHASE I  
RECEPTION NUMBER 54972817

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH	CHORD BEARING
1	7°58'25"	233.50'	16.27'	32.47'	32.50'	S4°24'47"E
2	25°37'54"	230.00'	52.31'	102.04'	102.89'	N17°26'09"E

f:/marchetta-hudson/3d dwgs/base-44 clinton 11/16/18