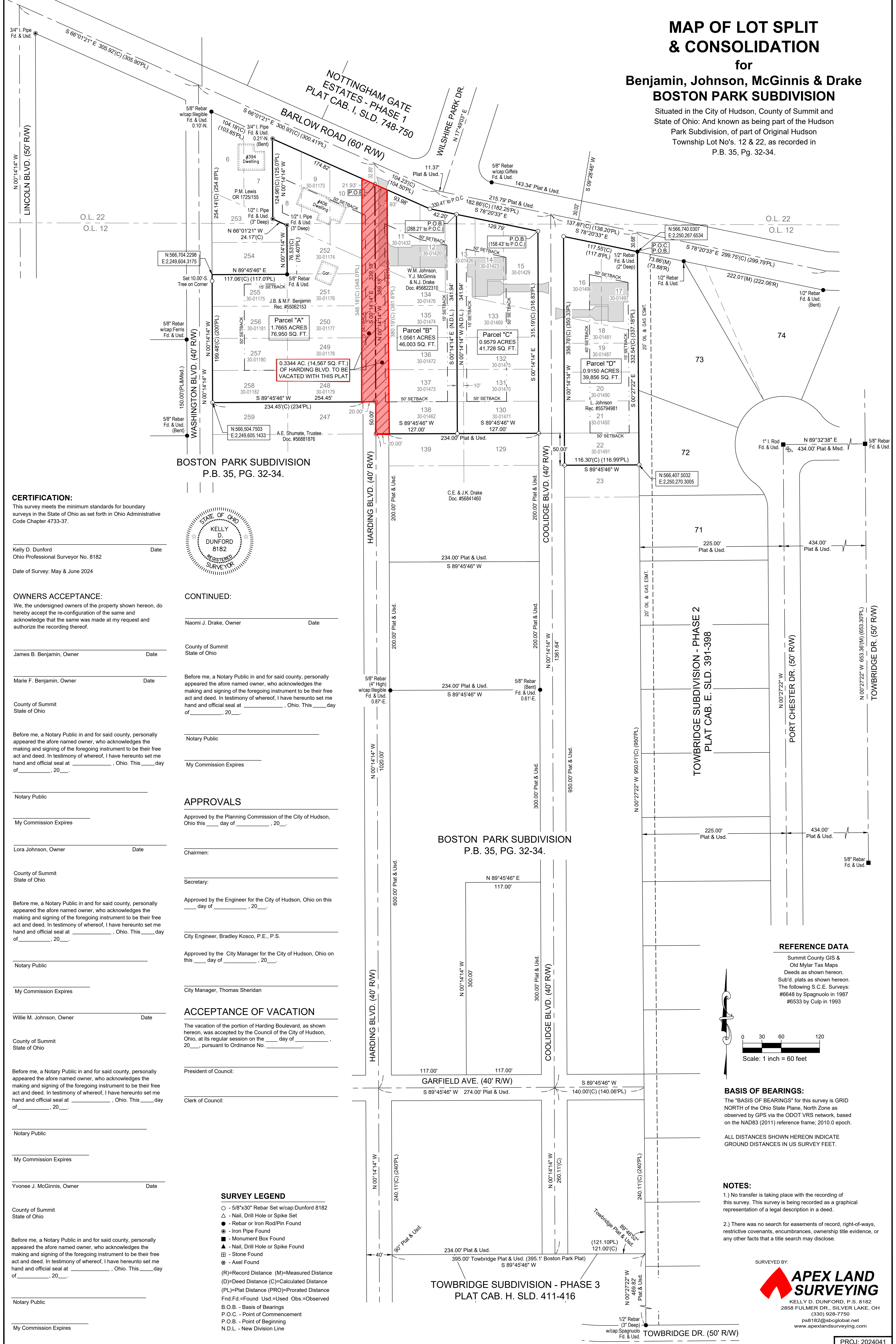


# MAP OF LOT SPLIT & CONSOLIDATION

## for Benjamin, Johnson, McGinnis & Drake BOSTON PARK SUBDIVISION

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being part of the Hudson Park Subdivision, of part of Original Hudson Township Lot No's. 12 & 22, as recorded in P.B. 35, Pg. 32-34.



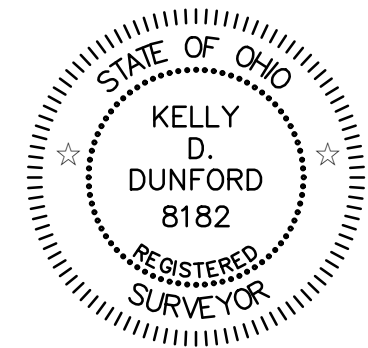
**BOSTON PARK SUBDIVISION**  
P.B. 35, PG. 32-34.

**BOSTON PARK SUBDIVISION**  
P.B. 35, PG. 32-34.

**TOWBRIDGE SUBDIVISION - PHASE 2**  
PLAT CAB. E. SLD. 391-398

**TOWBRIDGE SUBDIVISION - PHASE 3**  
PLAT CAB. H. SLD. 411-416

**CERTIFICATION:**  
This survey meets the minimum standards for boundary surveys in the State of Ohio as set forth in Ohio Administrative Code Chapter 4733-37.



Kelly D. Dunford  
Ohio Professional Surveyor No. 8182  
Date  
Date of Survey: May & June 2024

**OWNERS ACCEPTANCE:**  
We, the undersigned owners of the property shown hereon, do hereby accept the re-configuration of the same and acknowledge that the same was made at my request and authorize the recording thereof.

James B. Benjamin, Owner  
Date  
Marie F. Benjamin, Owner  
Date  
County of Summit  
State of Ohio

Before me, a Notary Public in and for said county, personally appeared the afore named owner, who acknowledges the making and signing of the foregoing instrument to be their free act and deed. In testimony whereof, I have hereunto set me hand and official seal at \_\_\_\_\_, Ohio. This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public  
My Commission Expires

Lora Johnson, Owner  
Date  
County of Summit  
State of Ohio

Before me, a Notary Public in and for said county, personally appeared the afore named owner, who acknowledges the making and signing of the foregoing instrument to be their free act and deed. In testimony whereof, I have hereunto set me hand and official seal at \_\_\_\_\_, Ohio. This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public  
My Commission Expires

Willie M. Johnson, Owner  
Date  
County of Summit  
State of Ohio

Before me, a Notary Public in and for said county, personally appeared the afore named owner, who acknowledges the making and signing of the foregoing instrument to be their free act and deed. In testimony whereof, I have hereunto set me hand and official seal at \_\_\_\_\_, Ohio. This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public  
My Commission Expires

Yvonne J. McGinnis, Owner  
Date  
County of Summit  
State of Ohio

Before me, a Notary Public in and for said county, personally appeared the afore named owner, who acknowledges the making and signing of the foregoing instrument to be their free act and deed. In testimony whereof, I have hereunto set me hand and official seal at \_\_\_\_\_, Ohio. This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public  
My Commission Expires

**CONTINUED:**  
Naomi J. Drake, Owner  
Date  
County of Summit  
State of Ohio

Before me, a Notary Public in and for said county, personally appeared the afore named owner, who acknowledges the making and signing of the foregoing instrument to be their free act and deed. In testimony whereof, I have hereunto set me hand and official seal at \_\_\_\_\_, Ohio. This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public  
My Commission Expires

**APPROVALS**  
Approved by the Planning Commission of the City of Hudson, Ohio this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairmen:  
Secretary:

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

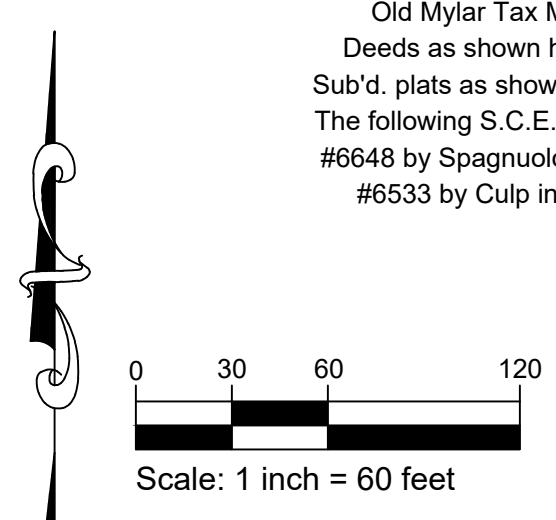
City Engineer, Bradley Kosco, P.E., P.S.  
Approved by the City Manager for the City of Hudson, Ohio on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**ACCEPTANCE OF VACATION**  
The vacation of the portion of Harding Boulevard, as shown hereon, 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:

- SURVEY LEGEND**
- - 5/8"x30" Rebar Set w/cap; Dunford 8182
  - △ - Nail, Drill Hole or Spike Set
  - - Rebar or Iron Rod/Pin Found
  - ⊙ - Iron Pipe Found
  - - Monument Box Found
  - ▲ - Nail, Drill Hole or Spike Found
  - ▣ - Stone Found
  - ⊗ - Axel Found
- (R)=Record Distance (M)=Measured Distance  
(D)=Deed Distance (C)=Calculated Distance  
(PL)=Plat Distance (PRO)=Prorated Distance  
Fnd.Fd.=Found Usd.=Used Obs.=Observed  
B.O.B. - Basis of Bearings  
P.O.C. - Point of Commencement  
P.O.B. - Point of Beginning  
N.D.L. - New Division Line

**REFERENCE DATA**  
Summit County GIS & Old Mylar Tax Maps  
Deeds as shown hereon.  
Sub'd. plats as shown hereon.  
The following S.C.E. Surveys:  
#6648 by Spagnuolo in 1987  
#6533 by Culp in 1993



**BASIS OF BEARINGS:**  
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.  
  
ALL DISTANCES SHOWN HEREON INDICATE GROUND DISTANCES IN US SURVEY FEET.

**NOTES:**  
1.) No transfer is taking place with the recording of this survey. This survey is being recorded as a graphical representation of a legal description in a deed.  
2.) There was no search for easements of record, right-of-ways, restrictive covenants, encumbrances, ownership title evidence, or any other facts that a title search may disclose.

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