

State of Ohio

County of Summit

Personally, came and appeared before me, the undersigned notary, the within named 1556 Prospect Road, LLC, Daniel Bestic It's Authorized Agent, who is the owner of permanent parcel numbers: 3001786, 3006300, 3009248 and 3009247 located in The City of Hudson, Summit County, State of Ohio and whereas acknowledges 1556 Prospect Rd, LLC, has submitted a Site Plan Review to the City of Hudson and makes this his/her statement and general affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his/her knowledge.

Dated this the 16 day of April, 2025.

Daniel J. Bestic

Signature of Affiant



STATE OF OHIO

)  
SS.

COUNTY OF Summit

)

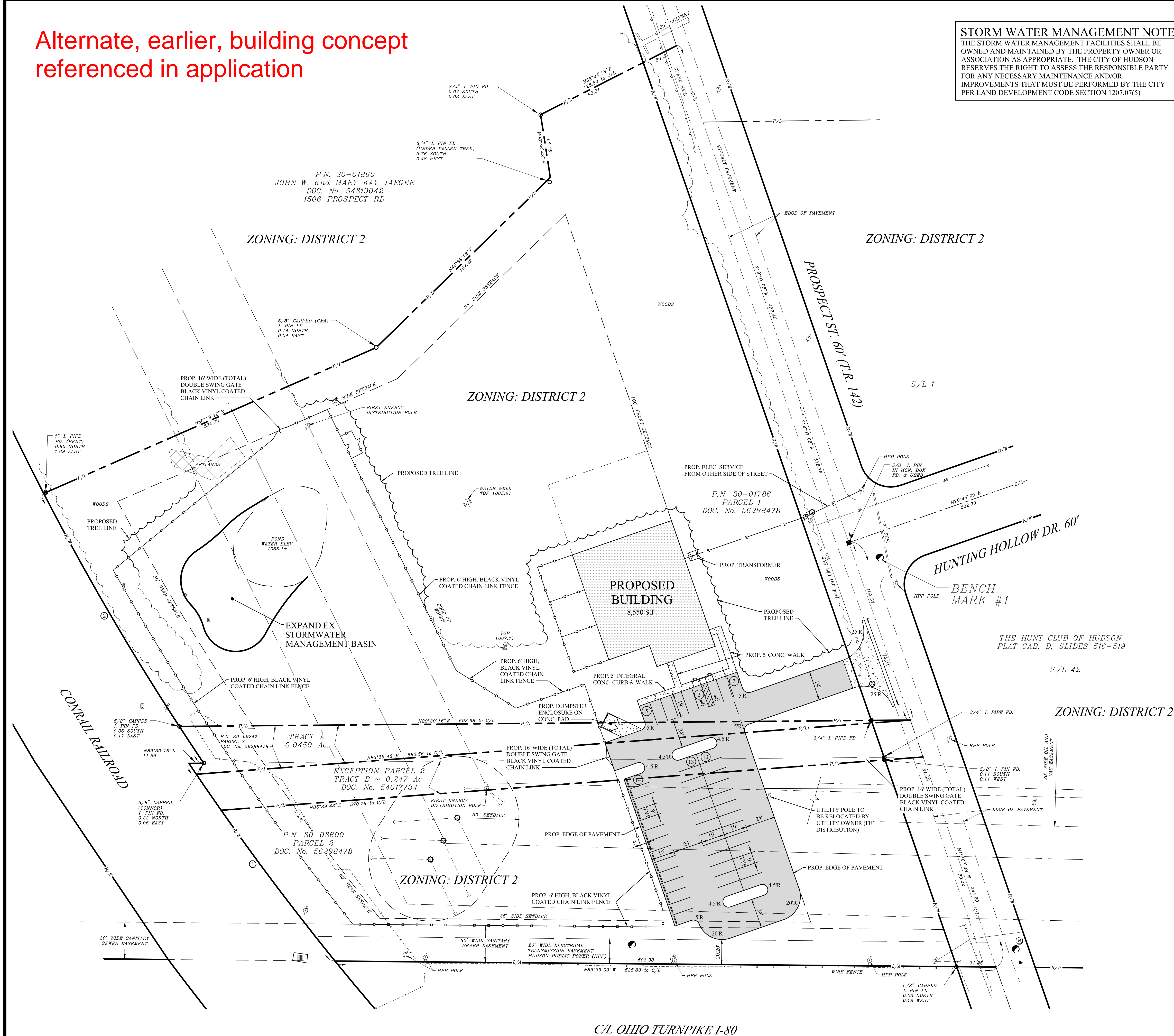
I HEREBY CERTIFY that on the 16<sup>th</sup> day of April, 2025, before the subscriber, a Notary Public in and for the above jurisdiction, personally appeared Daniel Bestic, who has satisfactorily been proven to be the person whose name is subscribed to the within instrument, who acknowledged himself to be the Owner of 1556 Prospect Rd, LLC an Ohio limited liability company and that he, being authorized so to do, did attest and subscribe his name on the foregoing instrument.

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

Laura Goodman

NOTARY PUBLIC

Alternate, earlier, building concept referenced in application



**STORM WATER MANAGEMENT NOTE**  
THE STORM WATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR ASSOCIATION AS APPROPRIATE. THE CITY OF HUDSON RESERVES THE RIGHT TO ASSESS THE RESPONSIBLE PARTY FOR ANY NECESSARY MAINTENANCE AND/OR IMPROVEMENTS THAT MUST BE PERFORMED BY THE CITY PER LAND DEVELOPMENT CODE SECTION 1207.07(5)

**SITE BENCH MARK**  
 BENCH MARK #1  
 SANITARY M.H. RIM  
 ELEVATION = 1074.05

## SITE DATA

USE DISTRICT = 2 - RURAL RESIDENTIAL  
CONSERVATION

SITE AREA = 6.96 AC

PROP. BUILDING AREA = 8,550 S.F. (FOOTPRINT)

## BUILDING SETBACKS

FRONT YARD = 100

SIDE YARD = 35'  
REAR YARD = 50'

REAR YARD 59

NUMBER OF PARKING SPACES:

REGULAR PARKING SPACES = 47

HANDICAP PARKING SPACES = 2

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TOTAL PARKING SPACES = 49

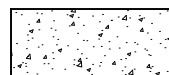
## FLOOD ZONE

FLOOD ZONE "X" PER FLOOD INSURANCE  
RATE MAP NUMBER 39153C0064E  
EFFECTIVE DATE JULY 20, 2009

### LEGEND



REGULAR DUTY ASPHALT



## CONCRETE PAVING



WETLANDS

ITALICS TEXT REPRESENTS EXISTING CONDITION  
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

① R = 2182.49  
Δ = 05°14'05  
A = 199.40  
T = 99.77  
C = 199.33  
N36°27'38"W

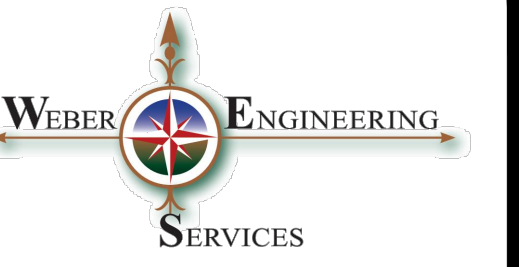
② R = 2172.49  
Δ = 06°42'39"  
A = 254.46  
T = 127.38  
C = 254.31  
N30°40'25"W



GRAPHIC SCALE



( IN FEET )  
1 inch = 40



**2555 Hartville Rd., Suite B  
Rootstown, OH 44272  
www.WeberEngineeringServices.com  
330-329-2037  
matt@webercivil.com**



Reg. No.: 61709

CLIENT:

OWNER:

Issue Date

2-17-2024

2-19-2024

2-11-2025

HUDSON VETERINARY  
NEW SITE  
HUDSON, OHIO

# OVERALL SITE PLAN

**C102**  
Project No. 2024-183



14/17  
Descriptions Approved by Tax Maps  
Approval: Good for 30 days from: 5-19-17  
per deed map

Case Number: CV-2015-08-3930

## SHERIFF'S DEED

To All Persons to Whom These Presents Shall Come — Greetings:

KNOW YE, That at the **SEPTEMBER** Term, A.D. **2016**, of the Court of Common Pleas of Summit County, in the State of Ohio, in a certain action then and there pending and heard, wherein **KEYBANK NATIONAL ASSOCIATION**, Plaintiff and **BERGGREN-ORTH NET, LLC, ET AL**, Defendant by the Judgment and Decree of said Court the said Plaintiff recovered of the said Defendant the sum of **FOUR HUNDRED SEVENTY-NINE THOUSAND FIVE HUNDRED FIFTY-TWO DOLLARS**, and **04/100**, (COMBINED JUDGMENTS) etc., Cents, together with interest and the costs of said action.

AND WHEREAS, on the **15TH** day of **NOVEMBER** A.D. 2016 an Order of Sale was issued from said Court to **KIKO & ASSOCIATES AUCTIONEERS**, commanding THEM to cause the following Real Estate to be advertised, and exposed to sale, as the law directs,

SEE EXHIBIT A ATTACHED HERETO

ALSO KNOWN AS: 1556 PROSPECT RD., HUDSON, OH 44236 & V/L PROSPECT RD., HUDSON, OH 44236

**PERMANENT PARCEL NUMBERS:**

**3001786** (Routing No. **HU0001703011000**),  
**3006300** (Routing No. **HU0001703010001**) and  
**3009247** (Routing No. **HU0001797025000**)

NEW OWNER: 1556 PROSPECT ROAD, LLC  
C/O DANIEL BESTIC  
1749 EAST SAPPHIRE DR.  
HUDSON, OH 44236

AND WHEREAS, The said **KIKO & ASSOCIATES AUCTIONEERS** having caused the said Lands and Tenements to be duly advertised, did on the **12th** day of **JANUARY** A.D. **2017**, offer the same for sale at Public Vendue, ON PREMISES in Hudson, Ohio, when **DANIEL BESTIC** bid therefor the sum of **TWO HUNDRED TWENTY FIVE THOUSAND and 00/100 DOLLARS**, which being the highest and best bid therefor, and MORE THAN the established minimum bid therefor, the said **KIKO & ASSOCIATES AUCTIONEERS**, then and there sold and struck off the said Lands and Tenements to the said **DANIEL BESTIC** as the purchaser, for the aforesaid sum of **\$225,000.00**; and the said **KIKO & ASSOCIATES AUCTIONEERS** having made due return of said Writ, with ITS proceedings thereon endorsed, the said Court having examined the return of said **KIKO & ASSOCIATES AUCTIONEERS**, and being satisfied that said proceedings had in all respects been conducted according to law, at its **JANUARY** Term, A.D. **2017**, directed THE Clerk to make an entry on its Journal that it was satisfied of the legality of said sale, and ordered that the said Sheriff execute to the purchaser a good and sufficient Deed of said premises. All of which will more fully and at large appear by the Journal and Records of said Court.

NOW THEREFORE KNOW YE That I, **STEVE BARRY**, Sheriff of said County of Summit, in pursuance of the aforesaid Sale BY **KIKO & ASSOCIATES AUCTIONEERS**, and Order, and for and in consideration of the aforesaid sum of **\$225,000.00**; so as aforesaid bid by the said **1556 PROSPECT ROAD, LLC**, assignee of **DANIEL BESTIC**, and to me in hand paid, do hereby grant, bargain, sell and convey to **1556 PROSPECT ROAD, LLC** and assigns forever, the premises above described, with all and singular the appurtenances thereof, with all the right, title, and estate of the above named Defendant, and in and to the same, TO HAVE

DOC # 56298478





AND TO HOLD the same with the appurtenances, unto the said **1556 PROSPECT ROAD, LLC** and assigns forever, in as full and ample an estate as I, the said **STEVE BARRY**, as Sheriff, can or ought to convey by virtue of the proceedings as aforesaid.

IN TESTIMONY WHEREOF, I, the said **STEVE BARRY**, Sheriff as aforesaid, have hereunto set my hand and seal, at the City of Akron, this 9 day of MAY, A.D. 2017

Signed, Sealed and Delivered in Presence of

**STEVE BARRY**,  
Sheriff of Summit County.

By [Signature]  
**SGT. SAMANTHA WALKER**  
Deputy Sheriff

THE STATE OF OHIO,

Summit County, ss. }

BE IT REMEMBERED, That on the 9 day of MAY, A.D. 2017 before me, Clerk of Common Pleas Court in and for said County, personally appeared the within named **SGT. SAMANTHA WALKER** Deputy Sheriff of said County and acknowledged the within conveyance to be his/her voluntary act and deed, as said Deputy Sheriff.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal the day and year aforesaid

**SANDRA KURT**  
Clerk of Common Pleas Court,  
Summit County, Ohio.

By [Signature]  
Deputy Clerk

8046 5-19-17  
**KRISTEN M. SCALISE CPA, CFE**  
Summit County Fiscal Officer

\$ 225.000.00 \$ 900.00  
Fee Consideration  
☒ Transferred ☐ Transfer not  
by [Signature] necessary  
Deputy Fiscal Officer  
in compliance with ORC 319.202

Sandra Kurt, Summit County Clerk of Courts

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## Legal Description

## Parcel No. 1:

Situated in the City of Hudson, County of Summit and State of Ohio and known as being part of Original Lot No. 73 in said township and more particularly described as follows: Beginning at a stone set in the West line of Original Lot No. 73 N 2° 05' E., 398.18 feet from a stone set at the Southwest corner of said Lot No. 73; thence along the West line of Original Lot No. 73 N 2° 05' E., 759.66 feet to an iron pipe; thence S 88° 04' E., 1,220.92 feet to an iron pipe set on the Easterly right-of-way line of the Pennsylvania Railroad; thence along the Easterly right-of-way line of the Pennsylvania Railroad S 21° 29' E 476.18 feet to a point; thence continuing along the Easterly right-of-way line of said railroad on the arc of a curve having a radius of 2,172.49 feet, a central angle of 3° 08' 30" and a chord bearing S 23° 44' 20" E., a distance of 119.06 feet to a point, which is the true place of beginning of the parcel herein described; thence N 68° 58' E., 293.87 feet to an iron pipe; thence N 48° 17' E., 196.60 feet to an iron pipe; thence N 5° 58' W., 51.58 feet to an iron pipe; thence N 65° 52' E., 123.48 feet to a point in the centerline of Prospect Road (Township Road No. 142); thence along the centerline of Prospect Road (T.R. No. 142) S 16° 30' E., 578.87 feet to a point and which is N 16° 30' W., 451.88 feet from an iron pipe at the intersection of the centerline of Prospect Road (T.R. No. 142) with the South line of Original Lot No. 73; thence N 87° 51' W., 595.80 feet to a point on the Easterly right-of-way line of Pennsylvania Railroad; thence along the Easterly right-of-way line of Pennsylvania Railroad on the arc of a curve having a radius of 2,172.49 feet, a central angle of 5° 19' 10" and a chord bearing N 26° 12' 05" W., 201.69 feet to a point which is the place of beginning and containing 4.9037 acres.

Parcel No: 30-01786, Routing No: HU0001703011000  
Property Address: 1556 Prospect Rd., Hudson, OH 44236

*for old map*

## Parcel No. 2:

Situated in the City of Hudson, County of Summit, State of Ohio and known as being Block "A" in the Hunt Club of Hudson Allotment, as recorded in Plat Cabinet D, Slides 516 to 519 of Summit County Records.

Excepting therefrom the following described premises:

Situated in the City of Hudson, County of Summit, State of Ohio and known as being part of original Lot 73 of former Hudson Township, described as follows: Beginning at a 5/8 inch rebar found in a monument box at the intersection of Hunting Hollow, a 60 foot public right-of-way and Prospect Street (T.R. 142), a 60 foot public right-of-way; thence South 19° 07' 08" East along the centerline of said Prospect Street 183.98 feet to a mag nail set and the true place of beginning; thence South 85° 39' 43" West 570.78 feet to a point on the Easterly line of Conrail, a variable width railroad right-of-way, passing through a 5/8 inch rebar with cap set at 31.03 feet; thence Northwesterly along the Easterly line of said Conrail 35.44 feet along the arc of a curve having a radius of 2182.49 feet, a delta of 00° 55' 50" and a chord of 35.44 feet bearing North 34° 35' 33" West to a point; thence North 85° 39' 43" East 132.81 feet to a point in a driveway; thence North 89° 30' 16" East 456.85 feet to the true place of beginning, passing through an iron pin found at 425.18 feet. The above described tract of land contains a total of 10772 square feet or

Sandra Kurt, Summit County Clerk of Courts

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5/19/17 9:17 AM Recording Fee: \$ 52.00  
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer





0.247 acre, as surveyed by Timothy J. Briggs, P.S. 7495, Campbell & Associates Inc. of Cuyahoga Falls, Ohio in February of 1997. Basis of bearings is Grid North, Nad 83, Ohio North Zone. 5/8 inch rebar with cap set at corners unless noted.

Parcel No: 3006300, Routing No: HU0001703010001  
Property Address: V/L Prospect Rd., Hudson, OH 44236

**Parcel No. 3**

Situated in the City of Hudson, County of Summit, State of Ohio and known as being part of original Lot 73 of former Hudson Township described as follows: Beginning at a 5/8" rebar found in a monument box at the intersection of Hunting Hollow, a 60 foot public right-of-way, and Prospect Street (T.R. 142), a 60 foot public right-of-way; thence South 19° 07' 08" East along the centerline of said Prospect Street 152.31 feet to a mag nail set and the true place of beginning; thence South 85° 39' 43" West 447.75 feet to a point in a driveway, passing through a 5/8" rebar with cap set at 31.03 feet; thence South 89° 30' 16" West 126.45 feet to a point on the Easterly line of Conrail, a variable width railroad right-of-way, referenced by a 5/8" rebar with cap marked "Conner" found 0.19' S and 0.17' E; thence Northwesterly continuing along the Easterly line of said Conrail 35.80 feet along the arc of a curve having a radius of 2172.49 feet, a delta of 00° 56' 39", and chord of 35.80 feet bearing North 33° 32' 55" West to a 5/8" rebar with Conner cap found; thence North 89° 30' 16" East 592.71 feet to the true place of beginning, passing through an iron pin found at 561.04 feet.

The above described tract of land contains a total of 10768 square feet or 0.247 acre, of which as surveyed by Timothy J. Briggs, P.S. No. 7495 of Campbell & Associates, Inc., Cuyahoga Falls, Ohio in February of 1997.

Basis of bearings of Grid North, Nad 83, Ohio North Zone, 5/8" rebar with cap set at corners unless noted.

Parcel No: 30-09247, Routing No: HU0001797025000  
Property Address: V/L W. Prospect Rd., Hudson, OH 44236

231890

Legal Description approved for  
Sheriff's Sale by

10/9/15 HU/179

**Sandra Kurt, Summit County Clerk of Courts**

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



Case Number CV-2015-08-3930

**SHERIFF'S DEED**  
STEVE BARRY, SHERIFF

To  
**1556 PROSPECT ROAD, LLC**

Received \_\_\_\_\_, 20 \_\_\_\_ M.

at \_\_\_\_\_ o'clock \_\_\_\_\_  
Recorded \_\_\_\_\_  
In Summit County Record of Deeds \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

Recorder

Recorder's Fee, ---- \$ \_\_\_\_\_

TRANSFERRED, \_\_\_\_\_, 20 \_\_\_\_\_

Auditor



## Phasing Timeline

We don't have any public improvements or recreation areas so that won't apply. We anticipate that construction will start this summer and occupancy is anticipated late spring/early summer of 2026.

If the project needs to occur in two phases, one would start this summer and occupancy is anticipated late spring/early summer of 2026.

Phase two would occur if and when dictated by business needs and financing factors but within 2 years of permit.