

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.

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 of 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 of 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 of whereof, I have hereunto set me hand and official seal at _____, Ohio. This ____ day of _____, 20__.

Notary Public

My Commission Expires

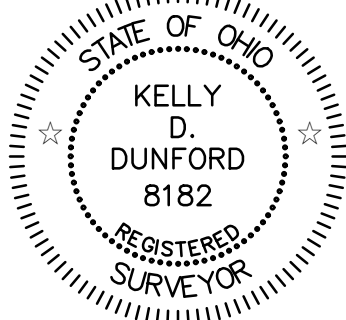
Yvonnee J. McGinnis, Owner
Date

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 of 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 of 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__.

City Manager, Thomas Sheridan

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. _____.

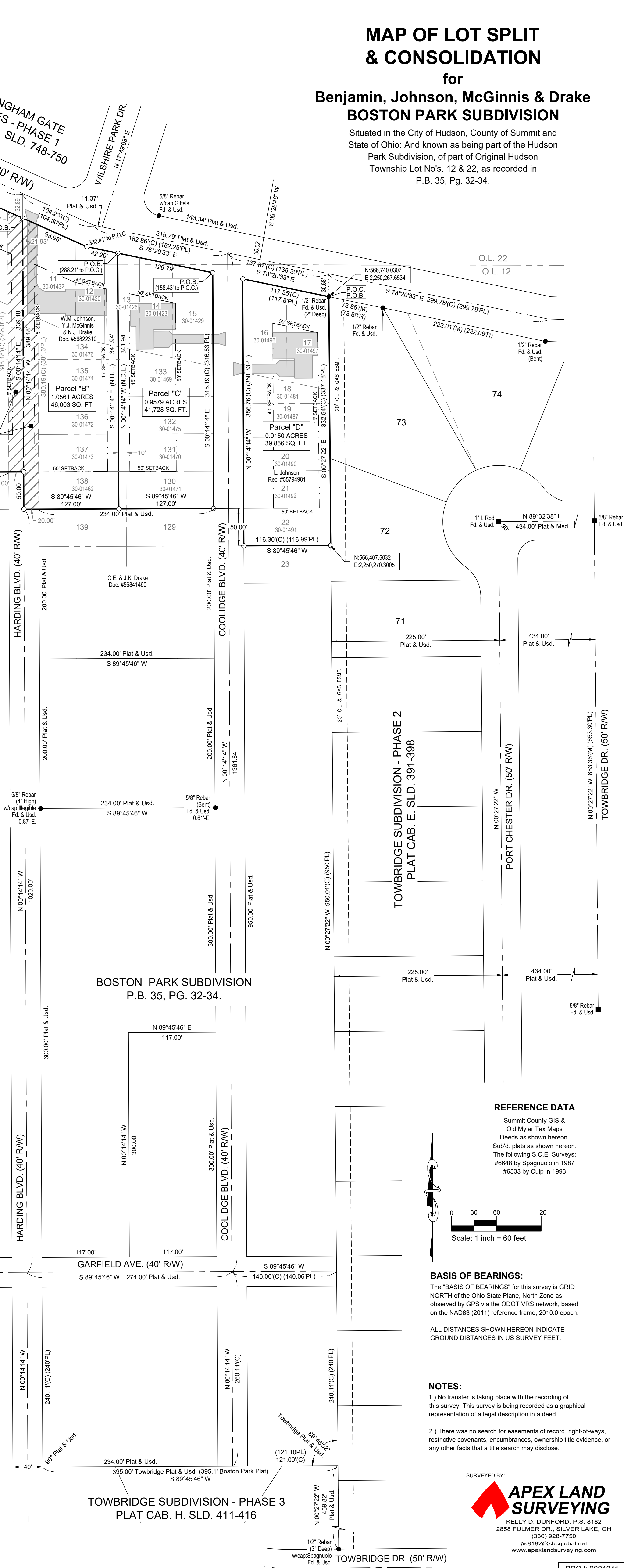
President of Council:

Clerk of Council:

SURVEY LEGEND

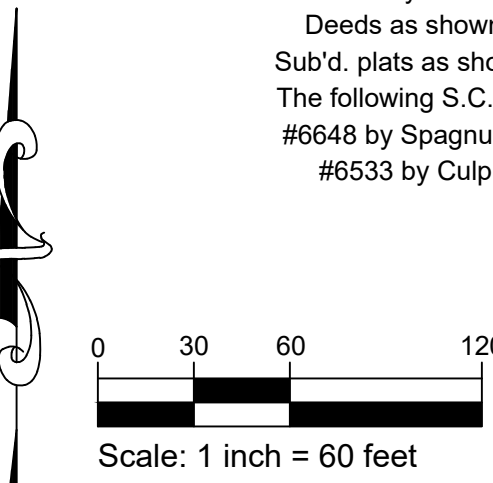
- - 5/8"x30" Rebar Set w/cap:Dunford 8182
- △ - Nail, Drill Hole or Spike Set
- - Rebar or Iron Rod/Pin Found
- ⊙ - Iron Pipe Found
- - Monument Box Found
- ▲ - Nail, Drill Hole or Spike Found
- ▣ - Stone Found
- ⊗ - Axel Found
- (R)=Record Distance (M)=Measured Distance (D)=Deed Distance (C)=Calculated 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

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



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:

- 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.
- 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

PROJ: 2024041

Exhibit "A"
Description of Survey
Boston Park Subdivision
J.B. & M.F. Benjamin
1.7665 Acre ~ Parcel "A"

Situated in the City of Hudson, County of Summit and State of Ohio:

And known as being lands conveyed to J.B. & M.F. Benjamin (Rec. #55062153), being all of Sublots 8-10, 248-252 & 255-258 and a portion of Harding Boulevard (40' R/W) to be vacated of the Boston Park Subdivision, of part of Original Hudson Township Lot No's. 12 & 22, as recorded in P.B. 35, Pg. 32-34:

COMMENCING at a 1/2" rebar (2" deep) found at the northeast corner of the Boston Park Subdivision, said corner also being the northwest of the Towbridge Subdivision, Phase 2 (Plat Cab. E., Sld. 391-398) and in the southerly line of Barlow Road 60' (R/W);

Thence, **North 78°20'33" West**, along the southerly line of Barlow Road, a distance of **330.41 feet** to a 5/8" rebar set at an angle point therein

Thence, **North 66°01'21" West**, along the southerly line of Barlow Road, a distance of **93.98 feet** to a 5/8" rebar set at the intersection of the centerline of a portion of Harding Boulevard (40' R/W) to be vacated and the **"TRUE PLACE OF BEGINNING"** of the parcel herein to be described;

1.) Thence, **South 00°14'14" East**, along the centerline of a portion of Harding Boulevard to be vacated, a distance of **339.18 feet** to 5/8" rebar set;

2.) Thence, **South 89°45'46" West**, along the south line of Sublots 248 & 258, also being the north line of lands conveyed to A.E. Shumate (Doc. #56881876), a distance of **254.45 feet** to a 5/8" rebar set at the southwest corner of Sublot 258, said corner also being in the east line of Washington Boulevard (40' R/W);

3.) Thence, **North 00°14'14" West**, along the west line of Sublots 255-258, also being the east line of Washington Boulevard, passing a 5/8" rebar set at 189.48 feet, total distance of **199.48 feet** to the northwest corner of Sublot 255, also being the southwest corner of lands conveyed to P.M. Lewis (OR 1725/155);

4.) Thence, **North 89°45'46" East**, along the north line of Sublot 255, also being the south line of lands conveyed to said P.M. Lewis, a distance of **117.06 feet** to a 5/8" rebar found at the northeast corner of Sublot 255;

5.) Thence, **North 00°14'14" West**, along the west of Sublot 252, also being the east line of lands conveyed to said P.M. Lewis, a distance of **76.53 feet** to a 1/2" iron pipe (3" deep) found at the northwest corner of Sublot 252, said corner also being in the southerly line of Sublot 8;



6.) Thence, **North 66°01'21" West**, along the southerly line of Sublot 8, also being a northerly line of lands conveyed to said P.M. Lewis, a distance of **24.17 feet** to a 1/2" iron pipe (3" deep) found at the southwest corner of Sublot 8;

8.) Thence, **South 66°01'21" East**, along the northerly line of Sublots 8-10, also being the southerly line of Barlow Road, a distance of **174.82 feet** to the **"TRUE PLACE OF BEGINNING"** of the parcel herein described containing **1.7665 acre** (76,950 sq. ft.) of land, be the same more or less, but subject to all legal highways, easements and restrictions of record, if any, as surveyed and described in May and June of 2024 by Kelly D. Dunford, Ohio Registered Land Surveyor S-8182 of Apex Land Surveying.

1.) All distances called for herein are ground distances in US Survey Feet.

END OF DESCRIPTION

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Exhibit "A"
Description of Survey
Boston Park Subdivision
W.M. Johnson, Y.J. McGinnis & N.J. Drake
1.0561 Acre ~ Parcel "B"

Situated in the City of Hudson, County of Summit and State of Ohio:

And known as being part of lands conveyed to W.M. Johnson, Y.J. McGinnis & N.J. Drake (Doc. #56822310), being all of Sublots 11 & 12, parts of Sublots 13 & 134-138 and a portion of Harding Boulevard (40' R/W) to be vacated of the Boston Park Subdivision, of part of Original Hudson Township Lot No's. 12 & 22, as recorded in P.B. 35, Pg. 32-34:

COMMENCING at a 1/2" rebar (2" deep) found at the northeast corner of the Boston Park Subdivision, said corner also being the northwest of the Towbridge Subdivision, Phase 2 (Plat Cab. E., Sld. 391-398) and in the southerly line of Barlow Road 60' (R/W);

Thence, **North 78°20'33" West**, along the southerly line of Barlow Road, a distance of **288.21 feet** to a 5/8" rebar set at the **"TRUE PLACE OF BEGINNING"** of the parcel herein to be described;

1.) Thence, **South 00°14'14" East**, along a new division line, a distance of **341.94 feet** to a 5/8" rebar set in the south line of Sublot 138, also being the north line of lands conveyed to C.E. & J.K. Drake (Doc. #56841460);

2.) Thence, **South 89°45'46" West**, along the south line of Sublot 138, also being the north line of lands conveyed to said C.E. & J.K. Drake, a distance of **127.00 feet** to a 5/8" rebar set in the centerline of a portion of Harding Boulevard (40' R/W) to be vacated;

3.) Thence, **North 00°14'14" West**, along the centerline of a portion of Harding to be vacated, a distance of **389.18 feet** to a 5/8" rebar set in the southerly line of Barlow Road;

4.) Thence, **South 66°01'21" East**, along the southerly line of Barlow Road and the northerly line of Sublots 11 & 12, a distance of **93.98 feet** to a 5/8" rebar set at an angle point;

5.) Thence, **South 78°20'33" East**, along the northerly line of Sublots 12 & 13, also being the southerly line of Barlow Road, a distance of **42.20 feet** to the **"TRUE PLACE OF BEGINNING"** of the parcel herein described containing **1.0561 acre** (46,003 sq. ft.) of land, be the same more or less, but subject to all legal highways, easements and restrictions of record, if any, as surveyed and described in May and June of 2024 by Kelly D. Dunford, Ohio Registered Land Surveyor S-8182 of Apex Land Surveying.

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.

- 1.) All distances called for herein are ground distances in US Survey Feet.
- 2.) All called for 5/8" rebars to be set are 30" long with a cap labeled "DUNFORD 8182".

END OF DESCRIPTION

Surveyed & Described by:

Kelly D. Dunford Date
Ohio Professional Surveyor PS-8182

Exhibit "A"
Description of Survey
Boston Park Subdivision
W.M. Johnson, Y.J. McGinnis & N.J. Drake
0.9579 Acre ~ Parcel "C"

Situated in the City of Hudson, County of Summit and State of Ohio:

And known as being part of lands conveyed to W.M. Johnson, Y.J. McGinnis & N.J. Drake (Doc. #56822310), being all of Sublots 14 & 15, 130-133 and parts of Sublots 13 & 134-138 of the Boston Park Subdivision, of part of Original Hudson Township Lot No's. 12 & 22, as recorded in P.B. 35, Pg. 32-34:

COMMENCING at a 1/2" rebar (2" deep) found at the northeast corner of the Boston Park Subdivision, said corner also being the northwest of the Towbridge Subdivision, Phase 2 (Plat Cab. E., Sld. 391-398) and in the southerly line of Barlow Road 60' (R/W);

Thence, **North 78°20'33" West**, along the southerly line of Barlow Road, a distance of **158.43 feet** to a 5/8" rebar set at the northeast corner of Sublot 15, said corner also being in the west line of Coolidge Boulevard (40' R/W) and the **"TRUE PLACE OF BEGINNING"** of the parcel herein to be described;

1.) Thence, **South 00°14'14" East**, along the easterly line of Sublot 15 & 130-133, also being the west line of Coolidge Boulevard, a distance of **315.19 feet** to a 5/8" rebar set at the southeast corner of Sublot 130, also being the northeast corner of lands conveyed to C.E. & J.K. Drake (Doc. #56841460);

2.) Thence, **South 89°45'46" West**, along the south line of Sublots 130 & 138, also being the north line of land conveyed to said C.E. & J.K. Drake, a distance of **127.00 feet** to a 5/8" rebar set;

3.) Thence, **North 00°14'14" West**, along a new division line, a distance of **341.94 feet** to a 5/8" rebar set in the northerly line of Sublot 13, said corner also being in the southerly line of Barlow Road;

4.) Thence, **South 78°20'33" East**, along the northerly line of Sublots 13-15, also being the southerly line of Barlow Road, a distance of **129.79 feet** to the **"TRUE PLACE OF BEGINNING"** of the parcel herein described containing **0.9579 acre** (41,728 sq. ft.) of land, be the same more or less, but subject to all legal highways, easements and restrictions of record, if any, as surveyed and described in May and June of 2024 by Kelly D. Dunford, Ohio Registered Land Surveyor S-8182 of Apex Land Surveying.

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.

- 1.) All distances called for herein are ground distances in US Survey Feet.
- 2.) All called for 5/8" rebars to be set are 30" long with a cap labeled "DUNFORD 8182".

END OF DESCRIPTION

Surveyed & Described by:

Kelly D. Dunford Date
Ohio Professional Surveyor PS-8182

Exhibit "A"
Description of Survey
Boston Park Subdivision
L. Johnson
0.9150 Acre ~ Parcel "D"

Situated in the City of Hudson, County of Summit and State of Ohio:

And known as being part of lands conveyed to L. Johnson (Rec. #55794981), being all of Sublots 16-22 of the Boston Park Subdivision, of part of Original Hudson Township Lot No. 12, as recorded in P.B. 35, Pg. 32-34:

BEGINNING at a 1/2" rebar (2" deep) found at the northeast corner of the Boston Park Subdivision, said corner also being the northwest of the Towbridge Subdivision, Phase 2 (Plat Cab. E., Sld. 391-398) and in the southerly line of Barlow Road 60' (R/W);

1.) Thence, **South 00°27'22" East**, along the east line of the of Sublots 17-22, also being the west line of the Towbridge Subdivision, a distance of **332.54 feet** to a 5/8" rebar set at the southeast corner of the Sublot 22;

2.) Thence, **South 89°45'46" West**, along the south line of Sublot 22, a distance of **116.30 feet** to a 5/8" rebar set at the southwest corner thereof, said corner also being in the east line of Coolidge Boulevard (40' R/W);

3.) Thence, **North 00°14'14" West**, along the west line of Sublots 16 & 18-22, also being the east line of Coolidge Boulevard, a distance of **356.76 feet** to a 5/8" rebar set at the northwest corner of Sublot 16, said corner also being in the southerly line of Barlow Road;

4.) Thence, **South 78°20'33" East**, along the northerly line of Sublots 16 & 17, also being the southerly line of Barlow Road, a distance of **117.55 feet** to the **"TRUE PLACE OF BEGINNING"** of the parcel herein described containing **0.9150 acre** (39,856 sq. ft.) of land, be the same more or less, but subject to all legal highways, easements and restrictions of record, if any, as surveyed and described in May and June of 2024 by Kelly D. Dunford, Ohio Registered Land Surveyor S-8182 of Apex Land Surveying.

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.

1.) All distances called for herein are ground distances in US Survey Feet.

2.) All called for 5/8" rebars to be set are 30" long with a cap labeled "DUNFORD 8182".

END OF DESCRIPTION

Surveyed & Described by:

Kelly D. Dunford	Date
Ohio Professional Surveyor PS-8182	