

6-4-15

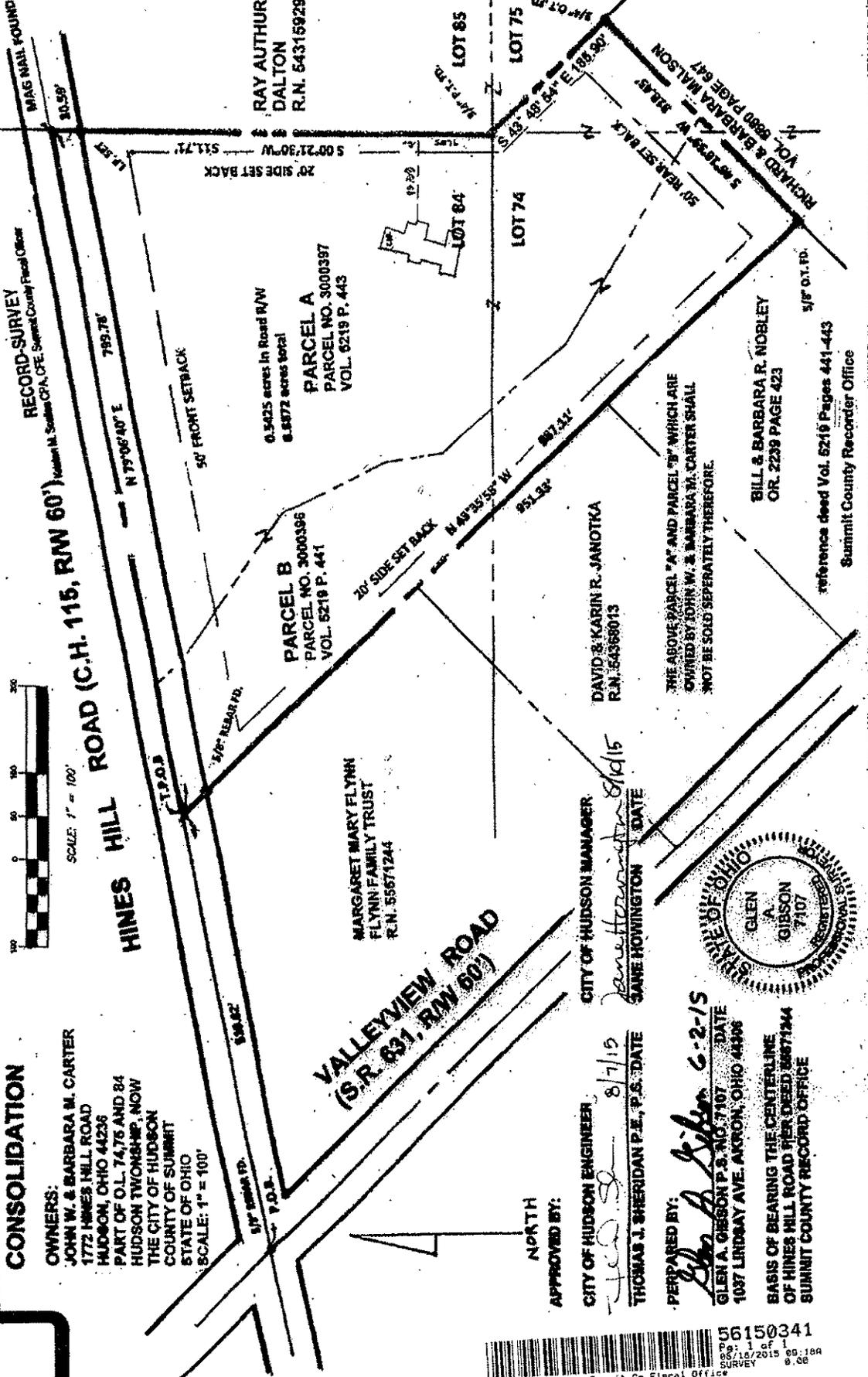
CONSOLIDATION

OWNERS:
JOHN W. & BARBARA M. CARTER
1773 HINES HILL ROAD
HUDSON, OHIO 44236
PART OF O.L. 74, 76 AND 84
HUDSON TOWNSHIP, NOW
THE CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO
SCALE: 1" = 100'

RECORD-SURVEY
Summit County Fiscal Office

HINES HILL ROAD (C.H. 115, R/W 60')

SCALE: 1" = 100'



0.5425 acres in Road R/W
0.5872 acres total
PARCEL A
PARCEL NO. 3000397
VOL. 5219 P. 443

PARCEL B
PARCEL NO. 3000396
VOL. 5219 P. 441

MARGARET MARY FLYNN
FLYNN FAMILY TRUST
R.N. 55671244

DAVID & KARIN R. JANOTKA
R.N. 54368013

BILL & BARBARA R. NOBLEY
OR. 2239 PAGE 423

reference deed Vol. 5219 Pages 441-443
Summit County Recorder Office

VALLEYVIEW ROAD
(S.R. 631, R/W 60')

NORTH

APPROVED BY:

CITY OF HUDSON ENGINEER

THOMAS J. SHERIDAN P.E., P.S. DATE

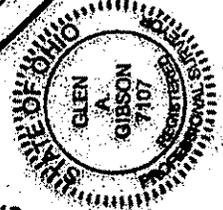
8/7/15

PREPARED BY:

GLEN A. GIBSON P.S. NO. 7107 DATE

1037 LINDSAY AVE. AKRON, OHIO 44306

BASIS OF BEARING THE CENTERLINE
OF HINES HILL ROAD PER DEED 2887194
SUMMIT COUNTY RECORD OFFICE



56150341
1 of 1
08/16/2015 09:18A
SURVEY 8.08
Kristen Scallise, Summit Co Fiscal Office

Exhibit
B

Fidelity National Title

WARRANTY DEED—No. 104
54202

VOL 3383 PAGE 74

The Ohio Legal Book Co., Cleveland
Publishers and Dealers Since 1893

Know all Men by these Presents

That We, RAYMOND S. WEST and DOROTHY WEST, husband and wife,
of legal age

the Grantor s,
who claim title by or through instrument , recorded in Volume , Page ,
County Recorder's Office, for the consideration of
T E N - - - - - Dollars (\$10.00)
received to OUR full satisfaction of

HELEN B. PAGE and GEORGE G. PAGE

the Grantee s,
whose TAX MAILING ADDRESS will be
Hudson, Ohio do

Give, Grant, Warrant, Sell and Convey unto the said Grantee s, their
heirs and assigns, the following described premises, situated in the Township of
Hudson , County of Summit and State of Ohio;
and known as being Part of Lots 74, 75 and 84 in Hudson Township, and
further described as follows:

Beginning at an iron pin in the center line of the Hines Hill Road, County Highway #115, at the intersection with the east line of Lot 84; thence S 0° 21' 30" W 510.84 feet to an iron pin in the Lot line between Lots 74 and 75; thence S 43° 35' 20" E 185.90 feet to an iron pipe at the Grantor's present southeast corner; thence S 46° 24' 40" W 318.68 feet to an iron pipe; thence N 43° 35' 20" W 985.79 feet to a point in the center line of said road; thence N 79° 06' 40" E 799.95 feet along said center line to the beginning; and containing 8.93 acres of land, be the same more or less but subject to all legal highways.

Surveyed by Walter J. Stockman on July 18, 1955.

- The above described premises are subject to the following restrictions:
1. The property is to be used solely for residential purposes. No commercial building or equipment shall be kept or used thereon, agricultural buildings and equipment excepted.
 2. The parcel conveyed shall not be subdivided by the Purchaser or any subsequent owner to whom it may be transferred into more than two separate parcels of approximately equal acreage.
 3. No more than one single family residence shall be erected or allowed to remain on the parcel.
 4. No residence or dwelling shall be erected or allowed to remain nearer than 175 feet from the center line of the Hines Hill Road nor closer than seventy-five (75) feet from either side line of the parcel.
 5. No dwelling or residence shall be erected with less than 1200 square feet of residential floor space. Garage or breezeway is not considered part of the residential floor space.
 6. Architecture shall be of the Colonial type, or in harmony with the same and with that established in the neighborhood.
 7. No toilet or outhouse for toilet purposes shall be erected or allowed to remain on the property. All sanitary sewage shall be disposed of in septic tanks which must fully comply with the Sanitary Code of the Summit County General Health District.
 8. No auxiliary building shall be erected nearer to the highway than the principal building.
 9. Any secondary dwelling or residence shall be used solely by relatives, guests or employees of the owner and shall not be rented or leased.

Vol 3383 and Page 74 - Notices

10. The architecture, specifications, location on the property of any and all future buildings shall be approved in writing by the owners of the property abutting to the West, (presently owned by Mr. and Mrs. William Frisby and Mr. and Mrs. Raymond West, their heirs, executors, administrators or assigns.)



be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And We, RAYMOND S. WEST and DOROTHY WEST the said Grantor s, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the enacting of these presents, We are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever, except taxes and special assessments for the first half of the year 1956 and thereafter, which the Grantees hereby assume and agree to pay, and except the covenants, restrictions and reservations above set forth, and except public utility easements and zoning ordinances, if any.

and that we will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration

do hereby remise, release and forever quit-claim unto the said Grantee, heirs and assigns, all right and expectancy of Power in the above described premises.

In Witness Whereof, We have hereunto set our hands, the day of August, in the year of our Lord one thousand nine hundred and fifty six.

Signed and acknowledged in presence of

[Handwritten signatures]
Donna Thomas Wolcott

W-388 75

Book 63388 and Page 75 Notes

VOL 3388 PAGE 76

This instrument was prepared by Attorney Gerald D. Gibson

State of Ohio, } Before me, a Notary Public
Summit County, } ss. in and for said County and State; personally appeared
the above named

RAYMOND S. WEST and DOROTHY WEST

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Hudson, Ohio this 14 day of August A. D. 19 56.

Gerald D. Gibson
GERALD D. GIBSON, Notary Public
My Commission Expires June 22, 1960

Transferred, AUG. 20, 1956
Received, AUG. 20, 1956 at 10:10 A.M.
Recorded, Aug. 27, 1956
Recorder's Fee \$ 2.10 Frank W. Kroeger
Recorder

76 100

FORM 552 - OHIO WARRANTY DEED.

THIS DEED IS SUBJECT TO THE PROVISIONS OF THE OHIO DEED ACT AS AMENDED BY PUBLIC LAWS 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Know All Men By These Presents.

54205

That, We, Harry Panagopoulos and Alexandria Panagopoulos, husband and wife

for the consideration of One and 00/100-----Dollar (\$1.00) the Grantors,
received to our full satisfaction of
Sally Hill

Give, Grant, Bargain, Sell and Convey unto the said Grantee, her heirs and assigns, the following described premises, situated in the City of Akron, County of Summit, and State of Ohio:

And known as being the south 34 feet off of Lot Number 80 and the north 5 feet of Lot Number 81 in the Howe and Wolf's Second Allotment, as surveyed in September, 1883, and recorded in Summit County Records, Plat Book 5, pages 2 and 3.

No restrictions.

(prepared by William A. Slater, Attorney at Law, 1401 First National Tower, Akron, Ohio.)

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