

6-4-15

**CONSOLIDATION**

**OWNERS:**  
 JOHN W. & BARBARA M. CARTER  
 1773 HINES HILL ROAD  
 HUDSON, OHIO 44236  
 PART OF O.L. 74, 75 AND 84  
 HUDSON TOWNSHIP, NOW  
 THE CITY OF HUDSON  
 COUNTY OF OHIO  
 STATE OF OHIO  
 SCALE: 1" = 100'



RECORD-SURVEY

Volume M, Subdivision C7A, C7E, Summit County Fiscal Office

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

HINES HILL ROAD

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

RAY AUTHUR  
 DALTON  
 R.N. 54315929

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. 55571244

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

NORTH

APPROVED BY:

CITY OF HUDSON ENGINEER

CITY OF HUDSON MANAGER

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

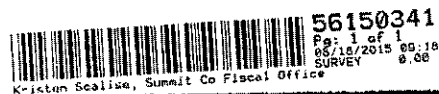
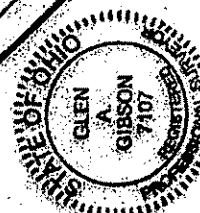
JANE HOWINGTON DATE

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 54871244  
 SUMMIT COUNTY RECORD OFFICE



Kristen Scallion, Summit Co Fiscal Office

Fidelity National Title

WARRANTY DEED—No. 104  
54202

VOL 3388 PAGE 74

The Ohio Legal Book Co., Cleveland  
Publishers and Dealers Since 1891

# 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  
TEN ————— 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, Warranty, 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 be-  
tween 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.

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 enrolling 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

*St. Williams*  
*Donna Thomas Wolcott*  
*Raymond S. West*  
75

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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 20 day of August A. D. 1956.

*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

FORM 552 - OHIO WARRANTY DEED.

TUTTLEMAN DEED, WITH OR WITHOUT A  
 FUTURE LIVE FIDELITY BOND, IS AUTHORIZED BY

# 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 36 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.)