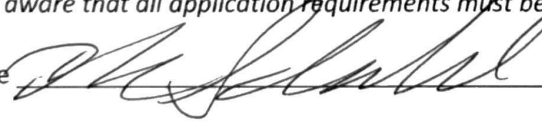




BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number **P25-07**

GENERAL	Date of Application <u>3-12-25</u>
	Property Location <u>19B-23-117, 19B-23-006, 19B-23-129, 19B-17-072, 19B-17-001</u>
GENERAL	Description of Project <u>Rezone the subject parcels from R-1 to R-4 Multi-Family Residential to construct 50 or less luxury townhomes, feature walking arounds, fountains, sidewalks, and possibly more.</u>
CONTACT INFORMATION	Applicant Name <u>Matt Schmahl</u> Address <u>3200 W. MARKET ST, SUITE 104</u> City <u>AKRON</u> State <u>OH</u> Zip <u>44333</u> Phone <u>330-322-4919</u> Email <u>matthew.schmahl@gmail.com</u>
	Property Owner Name <u>Harry R Greenberg/Jenny Lor Kahn</u> Address <u>995-997-999 East Washington</u> City <u>Medina</u> State <u>Ohio</u> Zip <u>44256</u> Phone <u>330-813-0923</u> Email <u>rickgreenberg100@gmail.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input checked="" type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application.
	Signature <u></u> Date <u>3.12.2025</u>
OFFICIAL USE	Zoning District <u>R-1/R-4 (Proposed)</u> Fee (See Fee Sheet) \$ <u>200</u>
	Meeting Date <u>5/8/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

P25-07 East Washington Street Rezoning

Property Owners: Harry Greenberg and Jenny Kahn Trustee

Applicant: Matt Schmahl

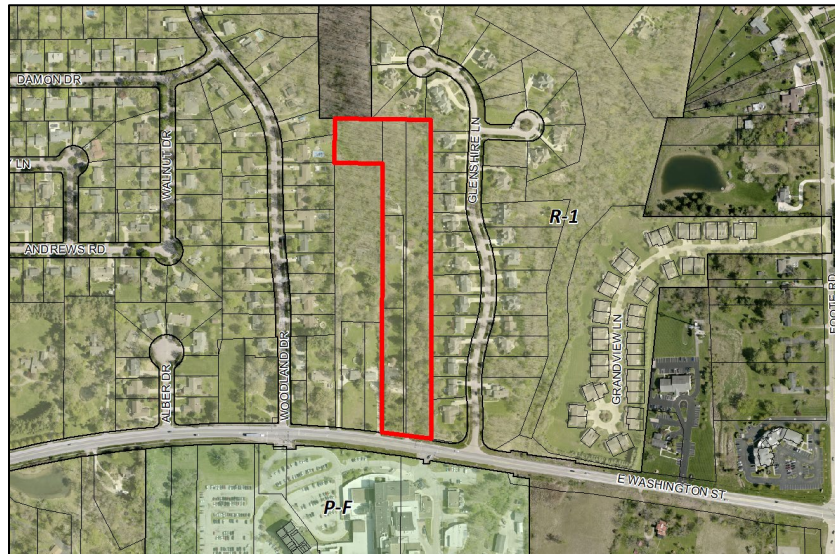
Location: North side of East Washington Street with Parcel Numbers 028-19B-17-001, 028-19B-17-072, 028-19B-23-006, 028-19B-23-117, and 028-19B-23-129 including the addresses of 995, 997, and 999 East Washington Street

Request: Zoning Map Amendment to change the zoning of the properties from R-1 (Low Density Residential) to R-4 (Multi-Family Residential).

LOCATION AND SURROUNDING USES

The subject site is composed of five properties encompassing 5.88 acres located on the north side of East Washington Street. Adjacent properties contain the following uses and zoning:

- North – Single-Family Residential (R-1) and Vacant (Unincorporated)
- South – Hospital (P-F)
- East – Single-Family Residential (R-1)
- West – Single-Family Residential (R-1)



BACKGROUND/PROPOSED APPLICATION

The subject site encompasses three properties with detached single-family homes, one property with a garage/barn, and one vacant property. The properties are all accessed via a single drive off of East Washington Street, west of the traffic light for the Hospital Emergency Room.

The applicant is proposing a zoning map amendment to change the zoning of the properties from R-1 (Low Density Residential) to R-4 (Multi-Family Residential). A plan and text have been provided illustrating the applicant's intent to construct 50 or 61 attached single-family dwellings with a single access point off of East Washington Street, an approximate 1,000 ft. long drive, and a "T" turnaround.

USES

The below chart indicates permitted, and conditionally permitted, and prohibited uses in the R-1 zoning district and the R-4 zoning district:

Use	R-1	R-4	Use	R-1	R-4
Single-Family Detached Dwelling	P	P	Group Home up to 8 Individuals	C	C
Single-Family Attached Dwelling	X	P	Group Home 9 – 16 Individuals	X	C
Two-Family Dwelling	X	P	In-Law Suite	C	
Multi-Family Dwelling	X	C	Manufactured Housing Park or Mobile Home Park	X	C
Assisted Living Facility	X	C	Publicly Owned or Operated Government Facility	C	C
Cemetery	X	C	Public or Quasi-Public Owned Park or Recreation Facility	C	C
Conservation Use	C	C	Religious Place of Worship	X	C
Educational Institution - Pre-School, Kindergarten, and Elementary School	C	C	Transitional Housing	X	C
Educational Institution - Junior High School, Middle School, Intermediate School, and High School	X	C			
P – Permitted, C – Conditionally Permitted, X – Prohibited					

DEVELOPMENT STANDARDS

The below chart indicates development standards in the R-1 zoning district and the R-4 zoning district:

Standard	R-1	R-4
Minimum Lot Size	10,000 sq. ft.	<ul style="list-style-type: none"> • 7,000 sq. ft. Single-Family Detached Dwelling • 14,000 sq. ft. Two-Family Dwelling & Other Uses • 5,400 sq. ft. per Dwelling Unit for Multi-Family and Single Family Attached
Minimum Lot Width at Building Line	80 ft.	<ul style="list-style-type: none"> • 65 ft. Single-Family Detached Dwelling • 85 ft. Two-Family Detached Dwelling & Other Uses • 100 ft. for Multi-Family and Single-Family Attached
Minimum Lot Frontage	50 ft.	40 ft.
Maximum Lot Depth	None	5 Times the Lot Width as Measured at the Building Line
Minimum Usable Open Space	None	25%
Maximum Lot Coverage	50%	60%
Minimum Dwelling Floor Area	None	<ul style="list-style-type: none"> • 1 Bedroom - 700 sq. ft. • 2 Bedroom - 850 sq. ft. • 3 Bedroom - 1,000 sq. ft. • For each additional bedroom over 3, add 100 sq. ft. floor area

Standard	R-1	R-4
Minimum Front Yard	40 ft.	40 ft.
Minimum Rear Yard	50 ft. Principal Use/Structure 5 ft. Accessory Use/Structure	30 ft. Principal Use/Structure 5 ft. Accessory Use/Structure
Minimum Side Yard	10 ft. Principal Use/Structure 5 ft. Accessory Use/Structure	5 ft. Principal Use/Structure 5 ft. Accessory Use/Structure
Maximum Height	35 ft. Principal Use/Structure 15 ft. Accessory Use/Structure	35 ft. Principal Use/Structure 15 ft. Accessory Use/Structure

Maximum Lot Depth – Three of the individual properties do not meet the above R-4 Maximum Lot Depth requirement. Changing the zoning of the properties to R-4 would create three nonconforming lots. Nonconforming lots may be used for single-family dwellings per Section 1151.02(c).

In addition, if the subject properties were zoned R-4, a variance to the Maximum Lot Depth requirement would be needed to combine the properties for the proposed development.

Density – The maximum density in the R-4 zoning district is 1 unit per 5,400 sq. ft. The 5.88 acre (256,133 sq. ft.) site would therefore be permitted 47 units. The submitted text and concept plan indicate 50 and 61 units, respectively.

Area Developments – The area on the north side of East Washington Street is predominately composed of single-family detached dwellings on medium to large lots.

An exception is the 40-unit Glenshire Hollows development to the east which contains single-family detached, two-family, and three-family attached condominiums with access off of Foote Road. The 40-acre development has a density of 11,326 sq. ft. per unit, which is considerably lower than the R-4 zoning district maximum. The development was approved in 1998 as Planned Unit Development (PUD), which is no longer an active zoning overlay district.

COMPREHENSIVE PLAN

The Comprehensive Plan Future Land Use Section designates the site as “Suburban Residential”. Suburban Residential is the lowest density residential land use in the Future Land Use Section and “is characterized by a clustering of single-family homes with moderate quantities of conservation/open space areas”. The Description and Development Character page for Suburban Residential has been included with this report.

ENGINEERING AND FIRE DEPARTMENT COMMENTS

The City Engineer has identified concerns regarding traffic impacts on State Route 18, a traffic impact study requirement prior to Site Plan approval, the length of the cul-de-sac, and water age.

The Assistant Fire Chief has identified concerns regarding sufficient area for emergency vehicle turnaround and only a single ingress/egress point for the development.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff does not recommend approval of application P25-07 as the proposed R-4 zoning is not compatible with area zoning, density, and land uses, does not comply with the Comprehensive Plan, and raises concerns from City Engineering and Fire Departments.

Andrew Dutton

From: Patrick Patton
Sent: Thursday, May 1, 2025 1:35 PM
To: Andrew Dutton
Subject: RE: Site Plan Review

Andrew-

My comments for the attached:

1. Please refer to the attached engineering checklist for site plan approval.
2. I have concerns about the impact caused by adding this much new traffic onto State Route 18 at this location. I will require that a traffic impact study be completed to review these impacts and potential improvements. I would suggest the Commission withhold approval of the site plan until this study is completed.
3. Though this isn't a cul-de-sac street, it should be noted that the City's subdivision code provides the following comment regarding the length of a cul-de-sac street: "Cul-de-sac streets are permitted in a residential area to discourage through traffic and promote public safety. Such streets should not be greater than 600 feet in length except where existing topographic conditions discourage the use of an alternate street pattern". I believe that with only one access point, the length of this street is too long.
4. Public water service to this development will be private. This will require the applicant furnish and install a City approved concrete meter vault and associated equipment.
5. Since this private water main likely won't be looped, I have concerns about water quality to the homes adjacent to the western end of the development, specifically water age. Prior to site plan approval, I will require the applicant completed a hydraulic analysis to study this concern.

Thank you.

Patrick Patton, PE
City Engineer
City of Medina, Ohio

Phone: (330) 721-4721
Email: ppatton@medinaoh.org
Website: www.medinaoh.org

Medina City Hall / 132 N. Elmwood Avenue / Medina, Ohio 44256



Andrew Dutton

From: Mark Crumley
Sent: Wednesday, April 30, 2025 10:36 AM
To: Sarah Tome
Cc: Andrew Dutton
Subject: Case P25-07

Andrew,

After review of Case P25-07 I have the following comments:

- 1) Fire hydrants will need to added on the property.
- 2) The side of the street that the fire hydrants will be on will need to be posted as No Parking.
- 3) Will the street be given it's own name or will the property have a single Wadsworth Road address and then Unit Numbers?
- 4) The T turnaround at the end will need to be large enough to accommodate the Fire Department's Ladder Truck.
- 5) Both sides of the street on the T section will need to be marked as No Parking.
- 6) With 61 units propose is there is concern with only one means of ingress/egress.

Thanks

Mark Crumley, Asst. Chief

Medina Fire Department

300 W. Reagan Pkwy.

Medina, Ohio 44256

Office: 330-723-5704

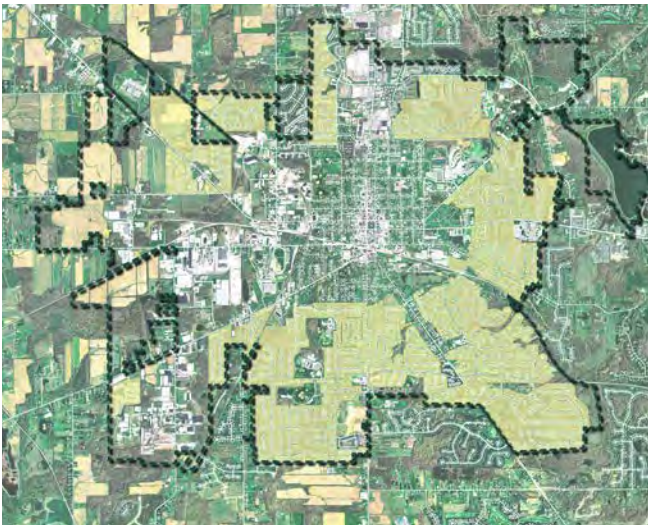


SUBURBAN RESIDENTIAL

DESCRIPTION

Suburban Residential is characterized by a clustering of single-family homes with moderate quantities of conservation/open space areas.

- **Development Character** should be single family residential and community facilities that consume smaller percentages of the total site, with the remaining land being conserved for natural or communal purposes.
- **Development Intensity** should be three to four dwelling units per acre. Higher net densities may be achieved through open space dedication, as long as the overall density does not generally exceed four units per acre, unless density bonuses allow.
- **Open Space** should make up at least 25% of the site and may include preservation areas where land has been restored to its natural state and sensitive features are protected. Recreational paths should be included within open space and make connections to existing paths whenever possible. Open spaces should be landscaped with native plants that require little care and support a variety of habitats.
- **Connectivity** should be that of a neighborhood character, with narrow street widths and streetscapes that include trees, lighting, green stormwater infrastructure, etc.



DEVELOPMENT CHARACTER

Height	1-2 stories
Front Setback	25-100 ft
Parking	--
Recommended Development Intensity	Conservation of 25-50% of site or overall development
Recommended Uses	<ul style="list-style-type: none">• Attached Single Family• Detached Single Family• Public• Semi Public



Examples of single family homes with large lots and open space.



NEW LEAF DEVELOPMENT

Ryan
Homes

Concept Plan

- The parcels are currently R-1 (Low Density Residential) and we are asking for R-4 (Multi -Family Residential) . Phase 2 will complete
 - 50 homesites, build to own .
 - Single phase development
 - We would curve the road to utilize the cross-section across the street as well as the light
-



ZONING DATA		
ZONING (PROPOSED)		
EMENDED THROUGH 12/26/24		
R-4 MULTI-FAMILY URBAN RESIDENTIAL DISTRICT		
CODED ORDINANCE	CODED ORDINANCE DESCRIPTION	REQUIRED ORDINANCE
1127.05 (MULTI-FAMILY)	BUILDING	
	MINIMUM LOT AREA	5,400 S.F./UNIT
	MINIMUM LOT WIDTH AT BUILDING LINE	100 FT.
	MINIMUM LOT FRONTAGE	40 FT.
	MINIMUM VISIBLE OPEN SPACE	25%
	MINIMUM LOT COVERAGE	60%
	MINIMUM FRONT YARD	40 FT.
	MINIMUM REAR YARD	40 FT.
	PRINCIPAL USE OR STRUCTURE	30 FT.
	ACCESSORY USE OR STRUCTURE	5 FT.
	MINIMUM SIDE YARD	5 FT.
1153.04.6 (4.8)	PRINCIPAL USE OR STRUCTURE	5 FT.
	ACCESSORY USE OR STRUCTURE	5 FT.
	MINIMUM COURT	
1153.04.6 (4.8)	2 TO 2 1/2 STORY GROUP DWELLING DEVELOPMENT	40'x40'
	1 STORY GROUP DWELLING DEVELOPMENT	30'x30'
1153.04.6 (4.8)	MINIMUM DISTANCE BETWEEN DWELLING STRUCTURES OR END OF COURT	15 FT.

SITE DATA	
TOTAL DEVELOPMENT AREA	6.09 AC.
TOTAL NUMBER OF UNITS	61
TOTAL LENGTH OF STREET	1,352 LT.
OPEN SPACE	25%



VERIFY w/ MATT

R1



SPRING RAINWATER DISTANCE

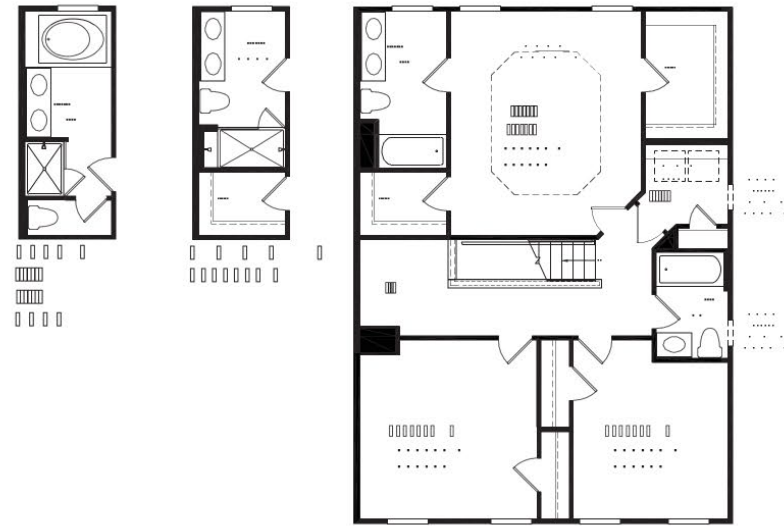
R1

GBC DESIGN, INC.
444 West Park Dr.
Plain, OH 43084
www.gbcdesign.com

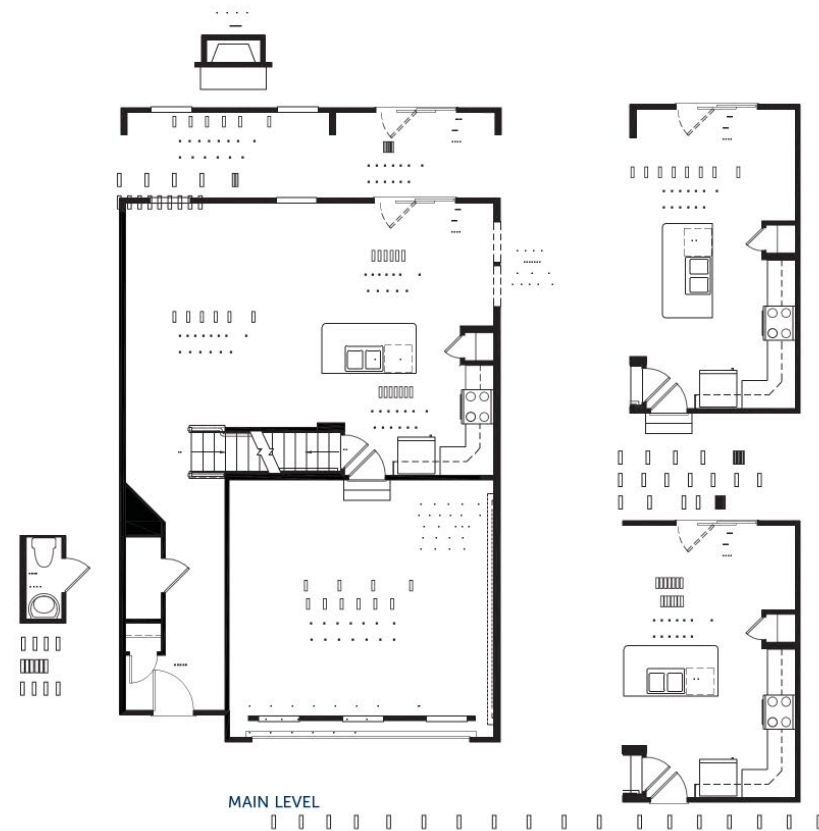
NEW LEAF ROSEMONT, LLC
3200 W. MARKET ST., SUITE 104
AGRON, OH 44333

E. WASHINGTON ST. PARCELS
CITY OF MEDINA, OHIO
CONCEPT PLAN

DRAWN BY:
T.G.W.
DATE:
FEB. 7, 2025
PROJECT NO.:
571518
DRAWING NO.:
1 OF 1



UPPER LEVEL



MAIN LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reviewed for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information. Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY1205C00/0685MTCRFT

Ryan
Homes

01

NEED SQ FOOTAGE OF LAYOUTS (I replaced rendering with correct plan.
Plan starts at 1,782 sq'.

02

Walking trails, fountain, small private development

03

HOA will be in place to handle —
Snow/Lawn maintenance included.

04

Full Basements Included. Finished basement available.





* 2 0 1 2 0 R 0 1 7 0 9 9 *

20120R017099

COLLEEN M. SWEDYK
MEDINA COUNTY RECORDER
MEDINA, OH

RECORDED ON
07/13/2012 03:08:31PM

REC FEE: \$28.00
PAGES: 2
DOC TYPE: QC

MEDINA COUNTY RECORDER

COLLEEN M. SWEDYK

(DO NOT REMOVE THIS COVER SHEET.
THIS IS THE FIRST PAGE OF THIS DOCUMENT)

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 7-13-12

FEE \$ 1.00 EXEMPT ✓ D KS

Michael E. Kovack, Medina County Auditor

QUIT CLAIM DEED

Kay Schwartz, unmarried, of Erie County, Ohio for valuable consideration paid, grants, to Harry Rickel Greenberg, married to Carmen Greenberg, whose tax-mailing address is 997 E. Washington Street, Medina, Ohio, 44256, all of my interest in the following real property:

Situated in the City of Medina, County of Medina, and State of Ohio:

And formerly known as being a part of Lot 77 in ^{Medina} Township and bounded and described as follows: Beginning at a point in the northerly line of said Lot 77, said point being the northeast corner of lands now* owned by John Kramer and Minnie C. Kramer; thence easterly along the northerly line of said lot about 92.75 feet to a point, said point being the northwest corner of land now* owned by Helen B. Riegger; thence southerly along the westerly line of said Riegger's land about 1299.1 feet the center of the Akron-Medina Road, so called; thence in a northwesterly direction along the center line of said road about 95 feet to a point being the southeast corner of land now* owned by John Kramer and Minnie C. Kramer; thence northerly along the easterly line of said Kramer's land to the place of beginning and containing within said boundaries 2.753 acres of land, be the same more or less, but subject to all legal highways.

*or formerly

Now known as being Medina City Lot No. 5249

Permanent Parcel Number: 028-19B-23-010

Prior Deed - 201202017098

Also, another parcel situated in the City of Medina, County of Medina and State of Ohio, and known as being the whole of City Lot Eighteen Hundred Seventy-Two (1872) of said City ~~of Medina, Boardman Township, Medina County, Ohio.~~

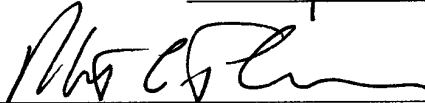
Permanent Parcel Number: 028-19B-23-007

Prior Instrument Reference: _____


Kay Schwartz

STATE OF OHIO)
) SS:
COUNTY OF Ottawa)

The foregoing instrument was acknowledged before me on July 3, 2012
by Kay Schwartz.


Notary Public

ROBERT C. TUCKER, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission expires on _____ date.
JULY 3, 2012

This instrument was prepared by:
Tucker Ellis LLP
925 Euclid Avenue, Suite 1150
Cleveland, Ohio 44115-1414
(216) 592-5000

17099.2



* 2 0 1 3 0 R 0 1 0 8 8 3 *

20130R010883

COLLEEN M. SWEDYK
MEDINA COUNTY RECORDER
MEDINA, OH

RECORDED ON
04/24/2013 04:11:48PM

REC FEE: \$36.00

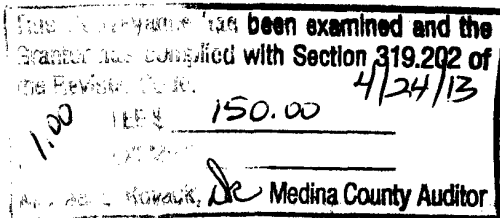
PAGES: 3

DOC TYPE: W

MEDINA COUNTY RECORDER

COLLEEN M. SWEDYK

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WARRANTY DEED

STEWART TITLE
No. 3802

KNOW ALL MEN BY THESE PRESENTS THAT Hal Mark Kahn, as Trustee of the Lee Jerome Kahn and Shirley Renee Kahn Irrevocable Trust dated June 21, 2010, the Grantor, claiming title (1/2 interest) by or through instrument recorded as Document No. 12-0002837, for valuable consideration thereunto given, grant and convey, with general warranty covenants, to Harry Rickel Greenburg, the Grantee, whose TAX MAILING ADDRESS is 999 East Washington Street, Medina, Ohio 44256, his heirs and assigns forever, all such right, title and interest as he has in and to the following described piece or parcels of land (Grantor's 1/2 interest):

PARCEL NO. 1

Situated in the City of Medina, County of Medina and State of Ohio:

And formerly known as being a part of Lot 77 in said ^{City}~~Township~~ and bounded and described as follows:

Beginning at a point in the northerly line of said Lot 77, said point being the northeast corner of ^{OR FORMERLY} land now owned by John Kramer and Minnie C. Kramer;

Thence easterly along the northerly line of said lot about 92.75 feet to a point, said point being the northwest corner of land now owned by Helen B. Riegger;

Thence southerly along the westerly line of said Riegger's land about 1299.1 feet the center of the Akron-Medina Road, so called;

10883-1

Thence in a northwesterly direction along the center line of said road about 95 feet to a point being the southeast corner of land now owned by John Kramer and Minnie C. Kramer; ^{OR FORMERLY}

Thence northerly along the easterly line of said Kramer's land to the place of beginning and containing within said boundaries 2.753 acres of land, being the same more or less, but subject to all legal highways.

NOW KNOWN AS BEING MEDINA CITY LOT NO. 5249

Permanent Parcel Number: 028-19B-23-010

Property Address: Medina Road, Medina, Ohio 44256

PARCEL NO. 2

Situated in the City of Medina, County of Medina and State of Ohio:

And known as being the whole of City Lot Eighteen Hundred Seventy-Two (1872) of said City of Medina.

Permanent Parcel Number: 028-19B-23-007

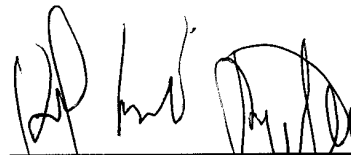
Property Address: 999 East Washington Street, Medina, Ohio 44256

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and his heirs and assigns forever.

AND THE SAID Grantor, for himself and his heirs, executors and administrators, hereby covenants with the said Grantee, his heirs and assigns, that said Grantors are the true and lawful owner of said premises, and are well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.

10883-2

IN WITNESS WHEREOF, the Grantor hereunto set his hands the 24th
day of April, 2013.



Hal Mark Kahn, Trustee

STATE OF OHIO)
) ss:
MEDINA COUNTY)

BE IT REMEMBERED, that on this 24th day of April, 2013
before me, the subscriber, a Notary Public in and for said state, personally came **Hal
Mark Kahn, as Trustee**, who executed the foregoing instrument and acknowledged
executing the same as his voluntary act and deed.

IN WITNESS THEREOF, I have hereunto subscribed my name and affixed my
Official Seal on the day and year last aforesaid.



NOTARY PUBLIC

Document Prepared By:
Attorney Lawrence J. Courtney (#0003475)
203 North Broadway – P. O. Box 277
Medina, Ohio 44258
T: 330.725.8474
F: 330.725.8518



CHERYL A. GALLUCCI
Notary Public, State of Ohio
Commission Expires Aug. 1, 2016

10883-3



8 1 0 1 3 4 4
Tx:8079187

2015OR018133

**COLLEEN M. SWEDYK
MEDINA COUNTY RECORDER
MEDINA, OH**

**RECORDED ON
08/20/2015 10:23 AM**

**REC FEE: 28.00
PAGES: 2
DOC TYPE: QC**

MEDINA COUNTY RECORDER

COLLEEN M. SWEDYK

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This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 8/20/2015

FEE \$ 50 EXEMPT ✓ D

Michael E. Kovack [Signature] Medina County Auditor

QUIT-CLAIM DEED

Kay Schwartz, unmarried, of Erie County, Ohio, for valuable consideration paid, grants to Harry Rickel Greenberg, married, whose tax-mailing address is 997 E. Washington Street, Medina, Ohio 44256, the following real property:

Situated in the City of Medina, County of Medina, and State of Ohio:

Known as being the whole of Medina City Lot 1871, be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 028-19B-23-006

Prior Instrument Reference: Volume _____, Page _____, of the Deed Records of Medina County, Ohio.

Executed on August 7, 2015.

[Signature]
Kay Schwartz

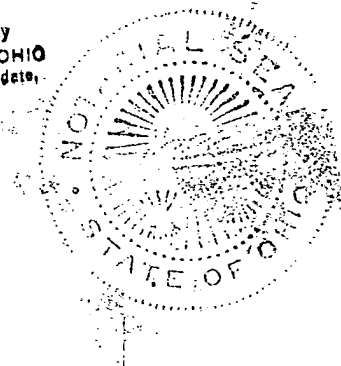
STATE OF OHIO)
) SS:
COUNTY OF Erie)

The foregoing instrument was acknowledged before me on August 7, 2015 by Kay Schwartz.

[Signature]
Notary Public

This instrument was prepared by:
Tucker Ellis LLP
950 Main Avenue, Suite 1100
Cleveland, Ohio 44113
(216) 592-5000

ROBERT C. TUCKER, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.





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Tx:8091622

2016OR001924

**COLLEEN M. SWEDYK
MEDINA COUNTY RECORDER
MEDINA, OH
RECORDED ON
01/29/2016 1:44 PM**

**REC FEE: 60.00
PAGES: 7
DOC TYPE: AFFID/TR**

MEDINA COUNTY RECORDER

COLLEEN M. SWEDYK

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This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 1/28/16
FEE \$ 500
EXEMPT EX-T
Michael E. Kovack, Medina County Auditor

AFFIDAVIT OF SUCCESSOR TRUSTEE
(O.R.C. 5302.171)

I, **JENNY LOR KAHN**, residing at 1012 Bunker Drive, Apt. 300, Fairlawn, Ohio 44333, being first duly sworn, depose and state that:

I am the Successor Trustee of the KAHN FAMILY TRUST which holds title to real property located at 995 East Washington Street, Medina, Medina County, Ohio 44256, Permanent Parcel No. 028-19B-23-005. (Copy of Appointment of Successor Trustee attached.)

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

The Trustee who preceded me, HAL MARK KAHN, due to his resignation on June 3, 2013, no longer serves as Trustee. (Copy of Resignation attached.)

SHIRLEY RENEE KAHN also resigned as Trustee on June 11, 2013. (Copy of Resignation attached.)

I am the sole Trustee of the KAHN FAMILY TRUST.

The above facts are true. Further affiant sayeth naught.

Witness my hand this 26th day of January, 2016.



JENNY LOR KAHN
(Trust ID # 27-667-8888)

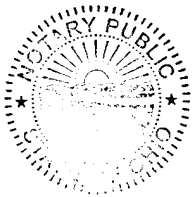
STATE OF OHIO

COUNTY OF Sunni

)
) SS:
)

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above named JENNY LOR KAHN who under penalty of perjury in violation of Section 2921.11 of the Revised Code, acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at SBank Summit County, Ohio this 26 day of January, 2016.



BRANDYN OSSO
Notary Public, State of Ohio
My Comm. Expires Aug. 4, 2018


NOTARY PUBLIC

Prepared by:

Attorney Lawrence J. Courtney #0003475
203 N. Broadway Street
Medina, Ohio 44256
330.725.8474

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the City of Medina, County of Medina and State of Ohio:

Formerly being part of ^{MEDINA TOWNSHIP} Lot 77, beginning at the intersection of the west line of Lot 77 with the center line of S.R. 18;

Thence Easterly along the center of S.R. 18 and a 1° 30' curve to the right, a distance of 174.35 feet to the true place of beginning of this parcel;

Thence continuing along said center of S.R. 18 and 1° 30' curve to the right, a distance of 33.02 feet to the P.T. of said curve;

Thence South 80° 51' east, a distance of 499.8 feet;

Thence North 0° 50' east, a distance of 540.0 feet to an iron pin;

Thence North 89° 10' west, a distance of 82.81 feet to an iron pin

Thence South 0° 50' west, a distance of 527.00 feet to the center of S.R. 18 and the place of beginning, containing within said boundaries 1.01 acres of land, more or less, subject to legal highways, as surveyed by Art Roepke, Registered Surveyor #2733 in July 1953. Now known as the whole of City Lot 1870.

Permanent Parcel No.: 028-19B-23-005

Property Address: 995 East Washington Street, Medina, Ohio 44256

**RESIGNATION OF APPOINTMENT
OF TRUSTEE OF
THE KAHN FAMILY TRUST**

On this 11th day of June, 2013, I, SHIRLEY RENEE KAHN, hereby resign as Trustee of the Kahn Family Trust effective this date, having no further powers, discretions, rights, obligations or duties with reference to the Trust.

Shirley Renee Kahn
SHIRLEY RENEE KAHN, TRUSTEE

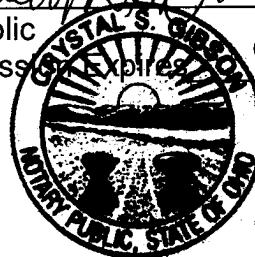
We hereby certify that the above instrument was signed, sealed and declared by SHIRLEY RENEE KAHN as a revoking to her appointment as Trustee in our presence and that we, in her presence and in the presence of each other, have signed our names as witnesses thereto, believing her to be of sound mind at the time of signing.

Crystal S. Gibson Residing at Rettsman Ohio
Donna P. Mackay Residing at Medina, Ohio

State of Ohio)
) ss.
County of Medina)

On this 11th day of June, 2013, before me, the undersigned Notary Public personally appeared SHIRLEY RENEE KAHN, known to me or satisfactorily proven to be the person whose name is subscribed above and who has acknowledged that she has executed the same for the purposes expressed therein.

Crystal S. Gibson
Notary Public
My Commission Expires _____



CRYSTAL S. GIBSON
NOTARY PUBLIC

STATE OF OHIO

My Comm. Expires September 20, 2013

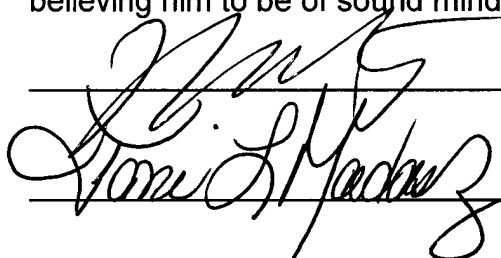
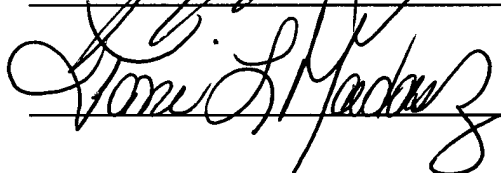
**RESIGNATION OF APPOINTMENT
OF TRUSTEE OF**

THE KAHN FAMILY TRUST

On this 3rd day of June, 2013 I, HAL MARK KAHN, hereby resign as Trustee of the Kahn Family Trust effective this date, having no further powers, discretions, rights, obligations or duties with reference to the Trust.


HAL MARK KAHN, TRUSTEE

We hereby certify that the above instrument was signed, sealed and declared by HAL MARK KAHN as a revoking to his appointment as Trustee in our presence and that we, in his presence and in the presence of each other, have signed our names as witnesses thereto, believing him to be of sound mind at the time of signing.

 Residing at Medina Ohio
 Residing at Medina, Ohio

State of Ohio
County of Medina ss.

On this 3rd day of June, 2013, before me, the undersigned Notary Public personally appeared HAL MARK KAHN, known to me or satisfactorily proven to be the person whose name is subscribed above and who has acknowledged that he has executed the same for the purposes expressed therein.



Notary Public
My Commission Expires _____

LAWRENCE J. COURTNEY
Notary Public, State of Ohio
My Commission Has No
Expiration Date. 147.03 C.R.C.

Tx ID :



**APPOINTMENT OF SUCCESSOR TRUSTEE
OF**

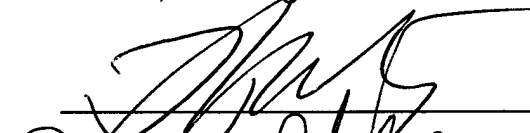
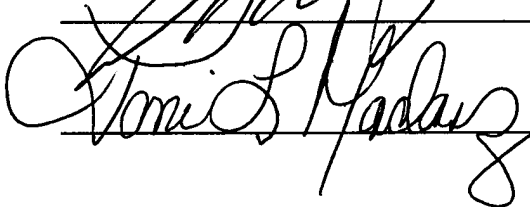
THE KAHN FAMILY TRUST

Upon the resignation of Trustee, HAL MARK KAHN, and pursuant to Article XI of the Kahn Family Trust, JENNY LOR KAHN, is hereby appointed Successor Trustee with all such powers, discretions, rights, obligations and duties given said Successor Trustee by said Trust Agreement.

The undersigned, JENNY LOR KAHN, hereby accepts the appointment and the duties as stated in the Trust Agreement.

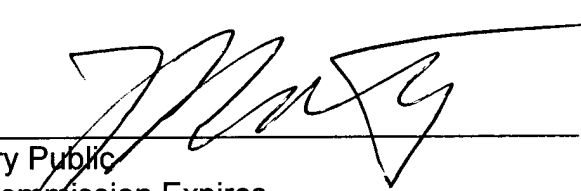

JENNY LOR KAHN
SUCCESSOR TRUSTEE

We hereby certify that the above instrument was signed, sealed and declared by JENNY LOR KAHN as to her appointment as Successor Trustee in our presence and that we, in her presence and in the presence of each other, have signed our names as witnesses thereto, believing her to be of sound mind at the time of signing.

 Residing at Medina, Ohio
 Residing at Medina, Ohio

State of Ohio)
County of Medina) ss.

On this 3rd day of June, 2013 , before me, the undersigned Notary Public personally appeared JENNY LOR KAHN, known to me or satisfactorily proven to be the person whose name is subscribed above and who has acknowledged that she has executed the same for the purposes expressed therein.


LAWRENCE J. COURTNEY Notary Public
Notary Public, State of Ohio My Commission Expires _____
My Commission Has No
Expiration Date. 147.03 R.C.



8 2 7 3 0 2 1

Tx:8183335

2019OR025409

**JOSEPH F. SALZGEBER
MEDINA COUNTY RECORDER**

**MEDINA, OH
RECORDED ON
12/04/2019 02:52 PM**

REC FEE: 68.00

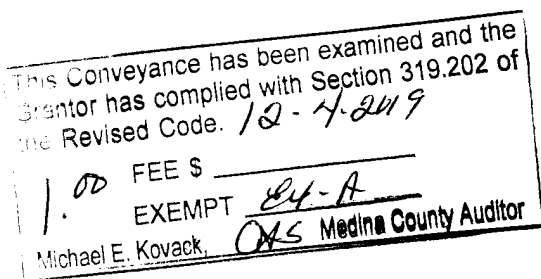
PAGES: 7

DOC TYPE: WD

MEDINA COUNTY RECORDER

JOSEPH F. SALZGEBER

**(DO NOT REMOVE THIS COVER SHEET.
THIS IS THE FIRST PAGE OF THIS DOCUMENT)**



ODOT RE 202
Rev. 10/2017

W
State

WARRANTY DEED

Jenny Lor Kahn, Successor Trustee of the Kahn Family Trust, the Grantor(s), in consideration of the sum of \$1,425.00, to be paid by the State of Ohio, Department of Transportation, does grant with general warranty covenants, to the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation, the Grantee, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 018 - WD

MED-18-12.99

SEE EXHIBIT A ATTACHED

Medina County Current Tax Parcel No. 028-19B-23- 118

Prior Instrument Reference: Inst. #2016OR001924, Medina County Recorder's Office.

Grantor(s), for itself and its successors and assigns, covenants with the Grantee, its successors and assigns, that it is the owner(s) of the above parcel(s) in fee simple, and has the right and power to convey the above parcel(s), and that the above parcel(s) are free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the above parcel(s) against all claims of all persons.

The property conveyed to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF the Kahn Family Trust by and through Jenny Lor Kahn, the Successor Trustee of the Kahn Family Trust, has hereunto subscribed her name on the 3rd day of December, 2019.

KAHN FAMILY TRUST

By: 
JENNY LOR KAHN
SUCCESSOR TRUSTEE


STATE OF OHIO, COUNTY OF SUMMIT ss:

The foregoing instrument was acknowledged before me this 3rd day of December, 2019, by Jenny Lor Kahn as Successor Trustee of the Kahn Family Trust.

In Testimony Whereof, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



CLIFTON DURHAM
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires 11/30/2020


NOTARY PUBLIC
My Commission expires: _____

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

TAX MAP DEPT.

WV

EXHIBIT A

NOV 22 2019

Page 1 of 3

RX 250 WD

Rev. 06/09

APPROVED
MEDINA COUNTY

Ver. Date 09/11/19

PID 92953

**PARCEL 18-WD
MED-18-12.99
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Medina, City of Medina and being part of City Lot 1870, also being part of Original Township Lot 77, also being within Township 3 North, Range 14 West of the Connecticut Western Reserve and also being part of a deed of record 1.01 acre parcel of land conveyed to Jenny Lor Kahn, Successor Trustee of the Kahn Family Trust (herein called the grantor) as recorded on 01-29-2016 in Document Number 2016OR001924 of the Medina County Recorder's Records and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of right of way of State Route 18 as part of the MED-18-12.99 Centerline Plat made by Northwest Consultants, Inc. for the Ohio Department of Transportation as recorded in the Recorder's Records of Medina County, Ohio and being located within the following described points in the boundary thereof:

Commencing at a point at the intersection of the centerline of right of way of Glenshire Lane (60 feet wide) with the centerline of right of way of State Route 18, said point being station 700+68.22 of State Route 18 centerline of right of way, said point witnessed by a "GPD" capped iron pin found within a monument box on the centerline of right of way of Glenshire Lane as shown on Glenshire Woods Phase 1 plat as recorded in Plat Book 25, Page 160 of the Recorder's Records of Medina County, Ohio, North 08 degrees 51 minutes 28 seconds East, 40.00 feet, said capped iron pin found within a monument box being 40.00 feet left of State Route 18 centerline of right of way station 700+68.22;

Thence westerly on the centerline of right of way of State Route 18, North 81 degrees 08 minutes 19 seconds West, 266.84 feet, to a point on the centerline of right of way of State Route 18, said point being station 698+01.38, said point also described as the grantor's southeast corner and the southeast corner of said City Lot 1870 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

EXHIBIT A

RX 250 WD

Page 2 of 3

Rev. 06/09

- 1) Thence westerly continuing on the centerline of right of way of State Route 18, also being on the grantor's south property line, also being on the south lot line of said City Lot 1870, **North 81 degrees 08 minutes 19 seconds West, 53.09 feet**, to a point of curvature on the centerline of right of way of State Route 18, said point being PT station 697+48.29;
- 2) Thence continuing on the centerline of right of way of State Route 18, also being on the grantor's south property line, also being on the south lot line of said City Lot 1870, in a westerly direction on a curve to the left with a **central angle of 00 degrees 37 minutes 44 seconds and a radius of 3819.73 feet, an arc distance of 41.92 feet, the chord of which bears North 81 degrees 27 minutes 11 seconds West for a distance of 41.92 feet**, to a point on the centerline of right of way of State Route 18, said point being station 697+06.38, said point also described as the grantor's southwest corner and the southwest corner of said City Lot 1870;
- 3) Thence northerly on the grantor's west property line, also being on the west lot line of said City Lot 1870, also being on the east lot line of City Lot 2721, **North 00 degrees 14 minutes 15 seconds West, 40.44 feet**, to a point on the existing north standard highway easement line of State Route 18, said point being 40.00 feet left of station 697+00.48, said point witnessed by a 5/8 inch iron pin found South 57 degrees 17 minutes 06 seconds East, 1.49 feet;
- 4) Thence **South 82 degrees 57 minutes 23 seconds East, 94.19 feet**, to an iron pin set on the grantor's east property line, also being on the east lot line of said City Lot 1870, also being on the west lot line of City Lot 1872, said pin being 42.69 feet left of station 697+94.13;
- 5) Thence southerly on the grantor's east property line, also being on the east lot line of said City Lot 1870, also being on the west lot line of said City Lot 1872, **South 00 degrees 46 minutes 53 seconds East, 43.30 feet**, to the **TRUE POINT OF BEGINNING** and containing 0.0898 acres, of which 0.0871 acres is PRO (Present Road Occupied), leaving a net take of 0.0027 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Medina County Auditor's permanent parcel number 028-19B-23-005.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of November 2014 through July 2015 as well as April 2016 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

EXHIBIT A

RX 250 WD

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Bearings used herein are relative to Grid North of the Ohio State Plane Coordinate System, North Zone, NAD 83(2011) datum and are for the purpose of defining angular measurement as further defined on said MED-18-12.99 Centerline Plat datum note.

All iron pins set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "ODOT R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.". Iron pins to be set that will be disturbed during construction may be reset by the construction contractor's surveyor and the new cap shall include the words "RESET".

This description was prepared on September 11, 2019 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.


Joshua R. Mihelcic

09-11-2019
Date

Registered Surveyor of Ohio: No. S-008453





2020OR003672

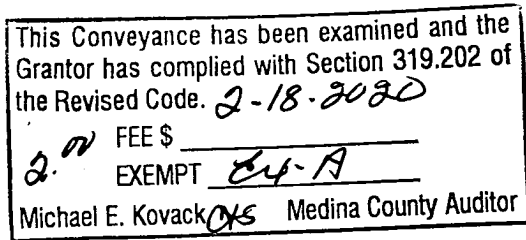
**JOSEPH F. SALZGEBER
MEDINA COUNTY RECORDER
MEDINA, OH
RECORDED ON
02/18/2020 01:27 PM**

**REC FEE: 90.00
PAGES: 10
DOC TYPE: WD**

MEDINA COUNTY RECORDER

JOSEPH F. SALZGEBER

**(DO NOT REMOVE THIS COVER SHEET.
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ODOT RE 202
Rev. 10/2017

W
State

WARRANTY DEED

Harry Rickel Greenberg, aka Harry Rickel Greenburg, Married, the Grantor(s), in consideration of the sum of \$2,900.00, to be paid by the State of Ohio, Department of Transportation, does grant with general warranty covenants, to the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation, the Grantee, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 019 - WD1 & WD2

MED-18-12.99

SEE EXHIBIT A ATTACHED

Medina County Current Tax Parcel No. 028-19B-23-010 & 028-19B-23-007

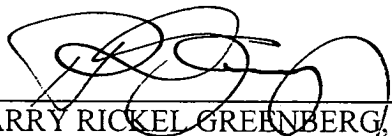
Prior Instrument Reference: 2012OR017099 and 2013OR010883, Medina County Recorder's Office.

Grantor(s), for himself and his successors and assigns, covenants with the Grantee, its successors and assigns, that he is the owner(s) of the above parcel(s) in fee simple, and has the right and power to convey the above parcel(s), and that the above parcel(s) are free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the above parcel(s) against all claims of all persons.

The property conveyed to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF Harry Rickel Greenberg, aka Harry Rickel Greenburg has set his hand on the 17th day of February, 2020.


HARRY RICKEL GREENBERG,
AKA HARRY RICKEL
GREENBURG

STATE OF OHIO, COUNTY OF Medina ss:

The foregoing instrument was acknowledged before me this 17th day of February, 2020, by Harry Rickel Greenberg, Aka Harry Rickel Greenburg.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



RYAN MICHAEL BURGESS
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires 07/06/2024


NOTARY PUBLIC
My Commission expires: 7/06/2024

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

EXHIBIT A

RX 250 WD

Ver. Date 09/11/19

**MEDINA COUNTY
APPROVED**

FEB 18 2020

MM

TAX MAP DEPT.

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Rev. 06/09

PID 92953

PARCEL 19-WD1

MED-18-12.99

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Medina, City of Medina and being part of City Lot 1872, also being part of Original Township Lot 77, also being within Township 3 North, Range 14 West of the Connecticut Western Reserve and also being part of a parcel of land conveyed to Harry Rickel Greenberg, aka Harry Rickel Greenburg (herein called the grantor) as recorded on 04-24-2013 in Document Number 2013OR010883 and as recorded on 07-13-2012 in Document Number 2012OR017099 of the Medina County Recorder's Records and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of right of way of State Route 18 as part of the MED-18-12.99 Centerline Plat made by Northwest Consultants, Inc. for the Ohio Department of Transportation as recorded in the Recorder's Records of Medina County, Ohio and being located within the following described points in the boundary thereof:

Commencing at a point at the intersection of the centerline of right of way of Glenshire Lane (60 feet wide) with the centerline of right of way of State Route 18, said point being station 700+68.22 of State Route 18 centerline of right of way, said point witnessed by a "GPD" capped iron pin found within a monument box on the centerline of right of way of Glenshire Lane as shown on Glenshire Woods Phase 1 plat as recorded in Plat Book 25, Page 160 of the Recorder's Records of Medina County, Ohio, North 08 degrees 51 minutes 28 seconds East, 40.00 feet, said capped iron pin found within a monument box being 40.00 feet left of State Route 18 centerline of right of way station 700+68.22;

EXHIBIT A

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Thence westerly on the centerline of right of way of State Route 18, North 81 degrees 08 minutes 19 seconds West, 256.84 feet, to a point on the centerline of right of way of State Route 18, said point being station 698+11.38, said point also described as the grantor's southeast corner and the southeast corner of said City Lot 1872 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

- 1) Thence westerly continuing on the centerline of right of way of State Route 18, also being the grantor's south property line, also being on the south lot line of said City Lot 1872, **North 81 degrees 08 minutes 19 seconds West, 10.00 feet**, to a point on the centerline of right of way of State Route 18, said point described as the grantor's southwest corner and the southwest corner of said City Lot 1872, said point being station 698+01.38;
- 2) Thence northerly on the grantor's west property line, also being on the west lot line of said City Lot 1872, also being on the east lot line of City Lot 1870, **North 00 degrees 46 minutes 53 seconds West, 43.30 feet**, to an iron pin set on the grantor's west property line, said pin being 42.69 feet left of station 697+94.13;
- 3) Thence **South 82 degrees 57 minutes 23 seconds East, 9.95 feet**, to an iron pin set on the grantor's east property line, said pin being 43.00 feet left of station 698+04.07;
- 4) Thence southerly on the grantor's east property line, also being on the east lot line of said City Lot 1872, also being on the west lot line of City Lot 5249, **South 00 degrees 46 minutes 53 seconds East, 43.62 feet**, to the **TRUE POINT OF BEGINNING** and containing 0.0098 acres, of which 0.0092 acres is PRO (Present Road Occupied), leaving a net take of 0.0006 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Medina County Auditor's permanent parcel number 028-19B-23-007.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of November 2014 through July 2015 as well as April 2016 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are relative to Grid North of the Ohio State Plane Coordinate System, North Zone, NAD 83(2011) datum and are for the purpose of defining angular measurement as further defined on said MED-18-12.99 Centerline Plat datum note.

EXHIBIT A

RX 250 WD

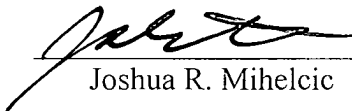
Page 3 of 3

Rev. 06/09

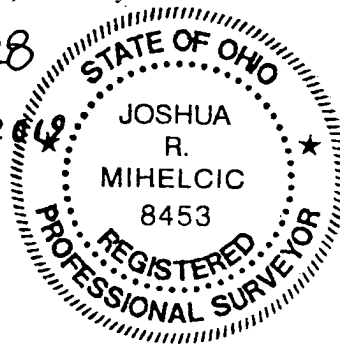
All iron pins set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "ODOT R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.". Iron pins to be set that will be disturbed during construction may be reset by the construction contractor's surveyor and the new cap shall include the words "RESET".

This description was prepared on September 11, 2019 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

PPN: 028-198-23-128


Joshua R. Mihelcic

09-11-2019
Date



Registered Surveyor of Ohio: No. S-008453

EXHIBIT A

RX 250 WD

Ver. Date 09/11/19

**MEDINA COUNTY
APPROVED**

FEB 18 2020

***mm*
TAX MAP DEPT.**

Page 1 of 3

Rev. 06/09

PID 92953

PARCEL 19-WD2

MED-18-12.99

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Medina, City of Medina and being part of City Lot 5249, also being part of Original Township Lot 77, also being within Township 3 North, Range 14 West of the Connecticut Western Reserve and also being part of a deed of record 2.753 acre parcel of land conveyed to Harry Rickel Greenberg, aka Harry Rickel Greenburg (herein called the grantor) as recorded on 04-24-2013 in Document Number 2013OR010883 and as recorded on 07-13-2012 in Document Number 2012OR017099 of the Medina County Recorder's Records and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of right of way of State Route 18 as part of the MED-18-12.99 Centerline Plat made by Northwest Consultants, Inc. for the Ohio Department of Transportation as recorded in the Recorder's Records of Medina County, Ohio and being located within the following described points in the boundary thereof:

Commencing at a point at the intersection of the centerline of right of way of Glenshire Lane (60 feet wide) with the centerline of right of way of State Route 18, said point being station 700+68.22 of State Route 18 centerline of right of way, said point witnessed by a "GPD" capped iron pin found within a monument box on the centerline of right of way of Glenshire Lane as shown on Glenshire Woods Phase 1 plat as recorded in Plat Book 25, Page 160 of the Recorder's Records of Medina County, Ohio, North 08 degrees 51 minutes 28 seconds East, 40.00 feet, said capped iron pin found within a monument box being 40.00 feet left of State Route 18 centerline of right of way station 700+68.22;

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Thence westerly on the centerline of right of way of State Route 18, North 81 degrees 08 minutes 19 seconds West, 161.84 feet, to a point on the centerline of right of way of State Route 18, said point being station 699+06.38, said point also described as the grantor's southeast corner, said point also described as the southeast corner of said City Lot 5249 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

- 1) Thence westerly continuing on the centerline of right of way of State Route 18, also being the grantor's south property line, also being on the south lot line of said City Lot 5249, **North 81 degrees 08 minutes 19 seconds West, 95.00 feet**, to a point on the centerline of right of way of State Route 18, said point described as the grantor's southwest corner, said point also described as the southwest corner of said City Lot 5249, said point being station 698+11.38;
- 2) Thence northerly on the grantor's west property line, also being on the west lot line of said City Lot 5249, also being on the east lot line of City Lot 1872, **North 00 degrees 46 minutes 53 seconds West, 43.62 feet**, to an iron pin set on the grantor's west property line, said pin being 43.00 feet left of station 698+04.07;
- 3) Thence **South 82 degrees 57 minutes 23 seconds East, 94.54 feet**, to an iron pin set on the grantor's east property line, said pin being 46.00 feet left of station 698+98.56;
- 4) Thence southerly on the grantor's east property line, also being on the east lot line of said City Lot 5249, also being on the west lot line of City Lot 6347, **South 00 degrees 46 minutes 53 seconds East, 46.66 feet**, passing a yellow "GPD LS5927" capped iron pin found 39.99 feet left of station 698+99.53, to the **TRUE POINT OF BEGINNING** and containing 0.0971 acres, of which 0.0872 acres is PRO (Present Road Occupied), leaving a net take of 0.0099 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Medina County Auditor's permanent parcel number 028-19B-23-010.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of November 2014 through July 2015 as well as April 2016 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are relative to Grid North of the Ohio State Plane Coordinate System, North Zone, NAD 83(2011) datum and are for the purpose of defining angular measurement as further defined on said MED-18-12.99 Centerline Plat datum note.

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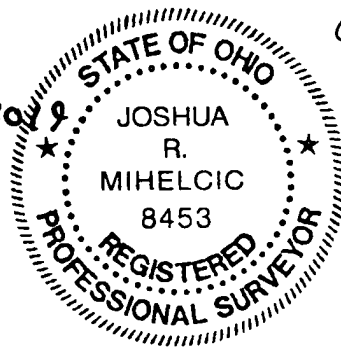
All iron pins set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "ODOT R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.". Iron pins to be set that will be disturbed during construction may be reset by the construction contractor's surveyor and the new cap shall include the words "RESET".

This description was prepared on September 11, 2019 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.


Joshua R. Mihelcic

09-11-2019
Date

Registered Surveyor of Ohio: No. S-008453



028-198-23-130



DocId:8521030

Tx:8379215

2023OR013179

**LINDA HOFFMANN
MEDINA COUNTY RECORDER**

**MEDINA, OH
RECORDED ON
08/28/2023 01:48 PM**

REC FEE: 34.00

PAGES: 3

DOC TYPE: WD

MEDINA COUNTY RECORDER

LINDA HOFFMANN

**(DO NOT REMOVE THIS COVER SHEET.
THIS IS THE FIRST PAGE OF THIS DOCUMENT)**

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. <u>8-28-23</u>	
FEE \$ <u>82.50</u>	EXEMPT <u>50</u>
Anthony P. Capretta, <u>2</u> Medina County Auditor	

*** RED STAMPED**
MUST HAVE A NEW SURVEY
OR DESCRIPTION PRIOR TO NEXT
TRANSFER. SEE "STAR" FILE.
TAKE OFF DIMENSIONS NEXT
TRANSFER, ONLY SHOW THE
WHOLE OF MCL 2720
GENERAL WARRANTY DEED

MEDINA CO. MAP OFFICE
APPROVED JP*
FILE # 08281215
DATE 8-28-2023

NANCY A. LEGG aka NANCY LEGG, widowed and not remarried, and for valuable consideration paid, grants, with general warranty covenants, to HARRY R. GREENBERG, the following real property:

Situated in the City of Medina, County of Medina, Ohio

And being a parcel land in the North part of Lot #1868 in said City, and bounded and described as follows:

Beginning at an iron- pin found in the North East corner of Lot #2603 in Royal Oaks Subdivision #2 in said City and going South 0°05' East along the Easterly line of said Lot #2603 and Lot #2602 in said City of Medina, a distance of 171.25 feet to an iron pin found on the South East corner of said Lot #2602;

Thence going South 89° 51' East, a distance of 183.21 feet to an iron pin set on the West line of Lot #1872 in said City;

Thence North 0° 01' West along the West Line of said Lot #1872 and the West property line of land now or formerly in the name of A. Lewis Schwartz and Eva Schwartz, a distance of 171.25 feet to an iron pin found on the Northwest corner of said Lot #1872;

Thence North 89°51' West along the North line of Subject Lot #1868, a distance of 183.40 feet to the Place of Beginning and containing within said boundaries 0.72 acres of land, as surveyed by T.J. Hood May 22, 1963. Now known as the whole of Medina City Lot 2720, as created in Volume 11, Page 62 of the Medina County Plat Records.

Tax Mailing Address: 997 E. Washington St MEDINA
OH 44050

Except a) any mortgage assumed by Grantee; b) such restrictions, conditions, easements (however

created), and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable.

Permanent Parcel Number: 028-19B-17-001

Prior Instrument Reference: 2008OR001043, 2018OR001349 & 2022OR022970

Property Address: V/L Woodland Drive, Lot 2720, Medina, OH 44256

Executed by NANCY A. LEGG aka NANCY LEGG, this the 24 day of August, 2023.

Nancy A. Legg aka Nancy Legg
NANCY A. LEGG aka NANCY LEGG

State of Ohio

County of Medina

This is an acknowledgment clause. No oath or affirmation was administered to the signer.

The foregoing instrument was acknowledged before me this 24 day of August 2023 by NANCY A. LEGG aka NANCY LEGG.

Jessica Sulewski
NOTARY PUBLIC

This document was prepared by:
Leonard A. Cuilli
Sandhu Law Group, LLC
1213 Prospect Ave., STE 300
Cleveland, OH 44115
(216) 373-1001
2023-07-0611-184590



JESSICA SULEWSKI
Notary Public
State of Ohio
My Comm. Expires
June 5, 2027