

AUGUSTA LAKES NO. 1

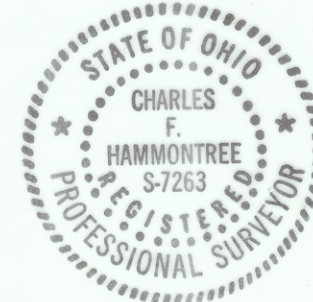
LOCATED IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE
OF OHIO AND BEING OUTLOT 870

DECEMBER 28, 2000

26 LOTS

I HEREBY CERTIFY THAT THIS PLAT OF AUGUSTA LAKES NO. 1 LOCATED IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO AND BEING OUTLOT 870, REPRESENTS A SURVEY MADE BY ME WHICH BALANCES AND CLOSES, THAT THE MONUMENTS SHOWN HEREON EXIST OR SHALL BE SET AS SHOWN AND THAT ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT.

Charles F. Hammontree 1-2-01
CHARLES F. HAMMONTREE, P.S. 7263 DATE



KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, DOES HEREBY ACKNOWLEDGE THE MAKING OF THE SAME TO BE HIS FREE ACT AND DEED, AND DOES HEREBY DEDICATE THE STREETS AND PUBLIC EASEMENTS SHOWN HEREON TO PUBLIC USE FOREVER.

WITNESS
OWNER
JANDA DEVELOPMENT LIMITED, LLC

Barbara H. Bennett
Barbara H. Bennett
Steve Smith 12-29-00
STEVEN L. BROOKS STEVE SMITH, PRESIDENT DATE

STATE OF OHIO
COUNTY OF STARK

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED ACCORDING TO LAW. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL AT N. Canton, OHIO, THIS 24th DAY OF December, 2000.

Karen S. Monaghan
NOTARY PUBLIC

Sept 1, 2003
MY COMMISSION EXPIRES

APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION THIS 11th DAY OF October, 2000.

Richard D. Howard CHAIRMAN
Sharon Howard SECRETARY

ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO, BY ORDINANCE NO. 226-2000 PASSED THIS 20th DAY OF November, 2000.

Richard D. Howard PRESIDENT
Sharon Howard CLERK

I CERTIFY BASED ON DOCUMENTS SUBMITTED TO ME, THAT TO MY KNOWLEDGE NO ENCUMBRANCES EXIST ON ANY OF THE LANDS HEREIN OFFERED FOR DEDICATION AS PUBLIC STREETS AS OF THIS 21st DAY OF February, 2001.

John D. Ferraro Jr.
MASSILLON CITY LAW DIRECTOR

LOT NUMBERS 16172 through 16199
ASSIGNED BY MASSILLON CITY ENGINEER.

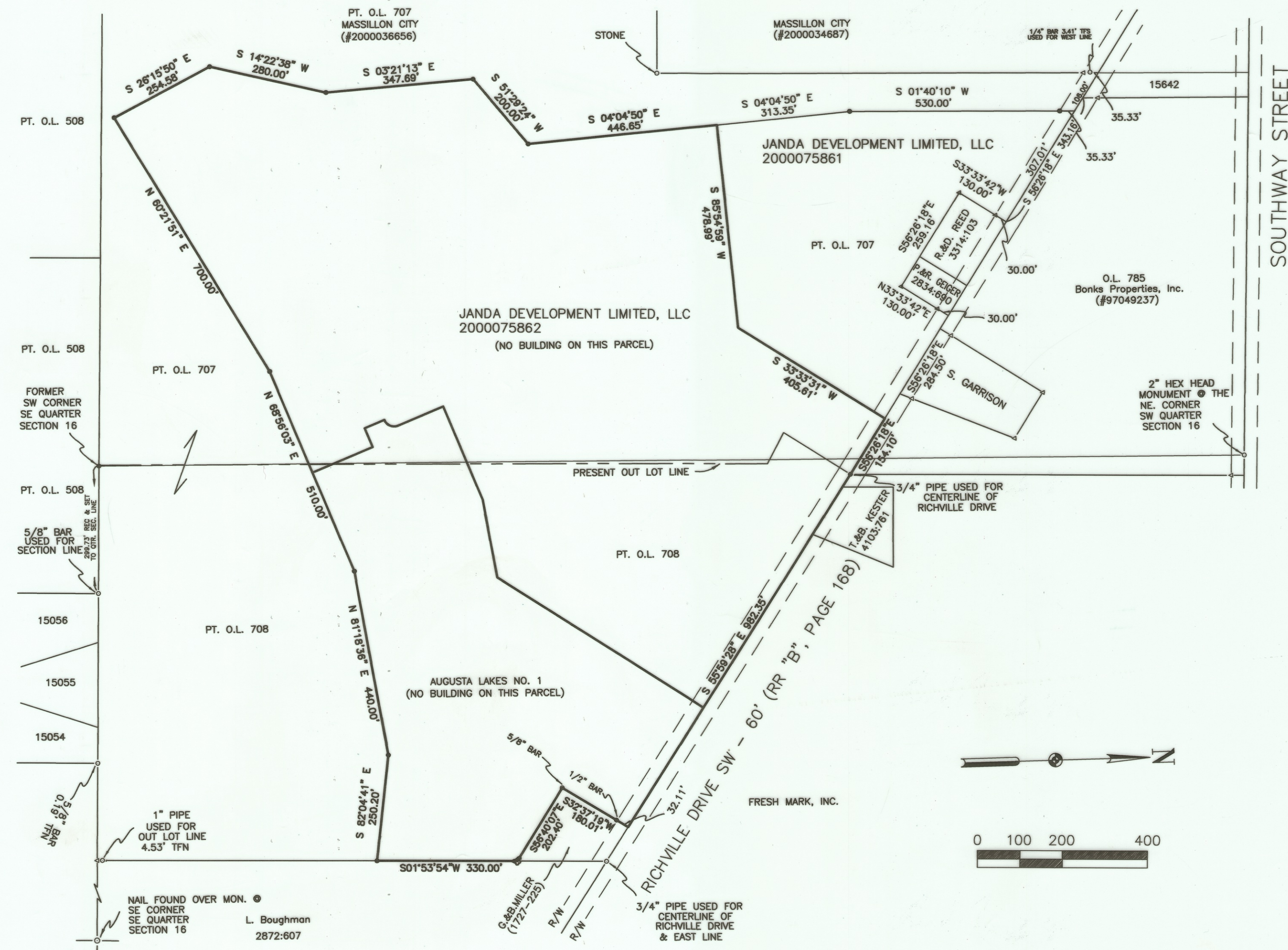
Richard D. Howard
MASSILLON CITY ENGINEER

ENTERED FOR TRANSFER THIS 27th DAY OF February, 2001.

Janet Weir Crighton
STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS 27th DAY OF February, 2001.
RECORDED IN PLAT BOOK 62, PAGE 100.

Rich Campbell
STARK COUNTY RECORDER



ORIGINAL DEED DESCRIPTION

DATA USED:

TAX MAPS: MASSILLON 59

DEED: L.I. NO. 97049236
L.I. NO. 2000075861
L.I. NO. 2000075862

MAP OF SURVEY: THE LEGENDS OF MASSILLON EXPANSION
DATED: NOVEMBER 23, 1999, SHEET 3 OF 3.

BASIS OF BEARINGS:

N 55°59' 39" E, THE CENTERLINE OF RICHVILLE DRIVE S.W., FROM MAP OF SURVEY OF THE LEGENDS OF MASSILLON EXPANSION BY THE CITY OF MASSILLON DATED: NOVEMBER 23, 1999, SHEET 3 OF 3.

NOTES:

STREETS HAVING 50 FOOT RIGHT OF WAY ARE SUITABLE FOR ONE AND TWO FAMILY DWELLINGS ONLY.

IRON PINS W/H&A CAPS ARE TO BE SET AT ALL LOT CORNERS AND CURVE POINTS.

- DENOTES PROPERTY MARKER FOUND AS NOTED.
- DENOTES 1/2" IRON BAR WITH H&A CAP FOUND (UNLESS OTHERWISE NOTED).
- DENOTES MONUMENT BOXES TO BE SET AT INTERSECTIONS & CURVE POINTS W/PINS.

RIGHT OF ACCESS TO ANY DEAD END STREETS IS PROHIBITED EXCEPT FOR THE LOTS PLATTED IN CONFORMITY WITH THE CITY OF MASSILLON SUBDIVISION REGULATIONS.

OWNER/DEVELOPER
JANDA DEVELOPMENT LIMITED, LLC
6501 HIGH MILL AVE. N.W.
MASSILLON, OHIO 44646
PHONE: (330) 832-1040

ENGINEER/SURVEYOR
HAMMONTREE AND
ASSOCIATES, LTD.
5233 STONEHAM ROAD
NORTH CANTON, OHIO 44720
PHONE: (330) 499-8817

FINAL PLAT
AUGUSTA LAKES NO. 1
SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE
OF OHIO AND BEING OUTLOT 870

© HAMMONTREE & ASSOCIATES, LTD.
ENGINEERS, PLANNERS, SURVEYORS
CANTON ORLANDO PITTSBURGH AKRON
5233 STONEHAM ROAD, NORTH CANTON, OHIO 44720
PHONE: CANTON (330)/499-8817 AKRON (330)/633-7274
TOLL FREE: 1-800-394-8817 FAX: (330)/499-0149

ACREAGE SUMMARY

LOTS = 9.738 AC.
ROADS = 2.239 AC.
TOTAL = 11.977 AC.

JANDA DEVELOPMENT LIMITED, LLC
2000075862

MASSILLON CITY
2000036656

EASEMENTS AND RESTRICTIONS

AN EASEMENT, TEN FEET WIDE ON THE FRONT AND FIVE FEET WIDE ON THE SIDES AND BACK OF ALL LOTS, AND TEN FEET ON EXTERIOR BOUNDARY OF THIS SUBDIVISION IS HEREBY DEDICATED AND RESERVED IN THIS SUBDIVISION TO: COUNTY OF STARK, CITY OF MASSILLON, OHIO WATER SERVICE CO., EAST OHIO GAS COMPANY, OHIO EDISON COMPANY, OHIO BELL TELEPHONE COMPANY, MASSILLON CABLE COMPANY, AND ANY P.U.C.O. REGULATED UTILITY FOR THE PURPOSES OF CONSTRUCTION, ERECTION, AND/OR MAINTENANCE OF ANY TRANSMISSION LINES, PIPES, CABLES, CONDUITS, BURIED WIRES, SWALES OR OTHER APPURTENANCES FOR THE TRANSMISSION OF POWER, ELECTRIC, COMMUNICATIONS, STORM WATER, SANITARY SEWER WASTES, WATER, AND/OR ANY FUTURE DEVELOPED PUBLIC UTILITY. THIS EASEMENT GIVES ALL OF THE UTILITIES THE RIGHT TO REMOVE TREES AND LANDSCAPING WITHOUT LIABILITY AS REQUIRED TO MAINTAIN, OPERATE, OR CONSTRUCT THE FACILITIES.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	39.27'	35.36'	N 10°59'39" W	90°00'00"	25.00'
C2	25.00'	39.27'	35.36'	N 79°00'21" E	90°00'00"	25.00'
C3	25.00'	39.27'	35.36'	N 10°59'39" W	90°00'00"	25.00'
C4	25.00'	39.27'	35.36'	N 79°00'21" E	90°00'00"	25.00'
C5	250.00'	140.11'	136.28'	S 72°02'58" E	32°06'38"	71.95'
C6	225.00'	79.17'	78.76'	S 66°04'28" E	20°09'37"	40.00'
C7	225.00'	40.37'	40.32'	S 81°17'42" E	10°16'52"	20.24'
C8	225.00'	119.54'	118.14'	S 71°12'54" E	30°26'29"	61.22'
C9	25.00'	21.72'	21.04'	N 68°40'42" E	49°46'19"	11.60'
C10	50.00'	58.42'	55.15'	N 77°15'50" E	68°56'34"	33.06'
C11	50.00'	68.64'	63.38'	N 29°56'05" W	78°39'35"	40.97'
C12	50.00'	48.20'	46.35'	N 37°00'40" E	55°13'55"	26.16'
C13	50.00'	65.90'	61.23'	S 77°36'50" E	75°31'06"	38.73'
C14	50.00'	241.16'	66.68'	N 01°58'08" E	276°21'10"	44.74'
C15	25.00'	20.56'	19.98'	S 63°24'40" E	47°06'47"	10.90'
C16	275.00'	67.48'	67.31'	S 79°56'16" E	14°03'34"	33.91'
C17	275.00'	81.18'	80.89'	S 64°27'04" E	16°54'50"	40.89'
C18	275.00'	148.66'	148.86'	S 71°28'51" E	30°58'24"	76.20'
C19	275.00'	12.34'	12.33'	N 35°17'27" E	02°34'13"	6.17'
C20	275.00'	84.33'	84.00'	N 45°21'39" E	17°34'12"	42.50'
C21	275.00'	84.33'	84.00'	N 62°55'51" E	17°34'12"	42.50'
C22	275.00'	46.03'	45.98'	N 76°30'41" E	09°35'27"	23.07'
C23	275.00'	227.03'	220.64'	N 57°39'23" E	47°18'04"	120.43'
C24	225.00'	57.25'	57.10'	N 41°17'43" E	14°34'44"	28.78'
C25	225.00'	128.50'	126.76'	N 64°56'45" E	32°43'19"	66.05'
C26	225.00'	185.75'	180.52'	N 57°39'23" E	47°18'04"	98.54'
C27	225.00'	48.60'	48.51'	N 75°07'08" E	12°22'33"	24.39'
C28	250.00'	206.39'	200.58'	S 57°39'23" W	47°18'04"	109.48'
C29	250.00'	54.00'	53.89'	S 75°07'08" W	12°22'33"	27.11'
C30	275.00'	14.20'	14.20'	N 79°49'39" E	02°57'32"	7.10'
C31	275.00'	45.20'	45.15'	N 73°38'22" E	09°25'01"	22.65'
C32	275.00'	59.40'	59.28'	N 75°07'08" E	12°22'33"	29.82'
C33	25.00'	39.27'	35.36'	S 66°04'08" E	90°00'00"	25.00'
C34	25.00'	39.27'	35.36'	N 23°55'52" E	90°00'00"	25.00'

LOT NO.	CITY LOT NO.
1	16172
2	16173
3	16174
4	16175
5	16176
6	16177
7	16178
8	16179
9	16180
10	16181
11	16182
12	16183
13	16184
14	16185
15	16186
16	16187
17	16188
18	16189
19	16190
20	16191
21	16192
22	16193
23	16194
24	16195
25	16196
26	16197
27	16198
28	16199

EASEMENT LEGEND

- * PUBLIC DRAINAGE EASEMENT
- Δ PUBLIC SANITARY SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- ◇ PUBLIC WATERLINE EASEMENT
- PUBLIC SIDEWALK EASEMENT
- N.R. - NON RADIAL

0 25 50 100

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