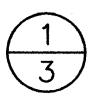
62

# CENTENNIAL VILLAGE DEVELOPMENT



SITUATED IN:

THE CITY OF MASSILLON THE STATE OF OHIO COUNTY OF STARK

We, the undersigned owners of, and holders of liens and other interests in and to, the land embraced within this subdivision, do hereby declare this plat to be our free act and deed, and do hereby dedicate to public use forever the streets and easements shown upon this plat.

OWNERS AND LEINHOLDERS MICHAEL A. FARINA, MANAGING MEMBER State of Ohio) County of Stark)ss Before me, a notary public in and for said county and state, personally appeared the above named person's who acknowledged the foregoing instrument to be a true statement. In testimony whereof, I have hereunto set my hand and official seal at TARK. Objo this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 2002 My Commission Expires CITY OF MASSILLON ENGINEER Plat approved this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2002\_ 500 0.00 CITY ENGINEER THE CITY OF MASSILLON PLANNING COMMISSION Plat approved this  $12^{2r}$  day of 3une, 2002MASSILLON CITY COUNCIL Accepted by ordinance no. 124-2002 of the City of Massillon

MASSILLON CITY LAW DIRECTOR

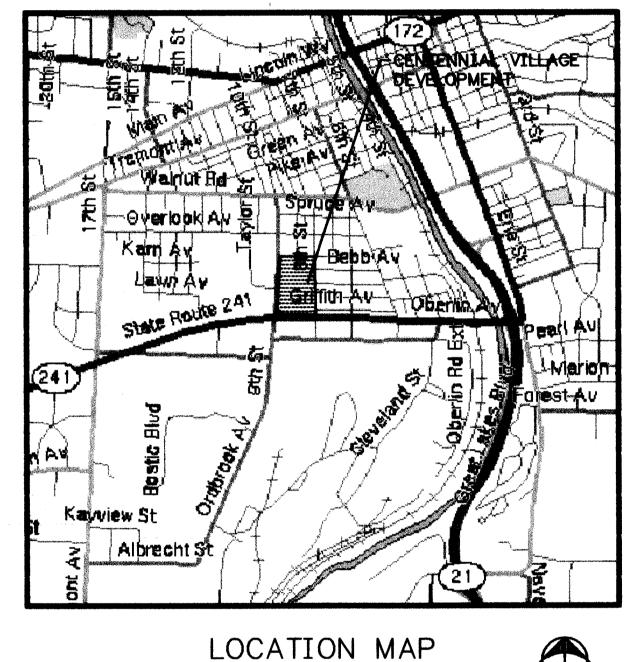
Plat approved this 9th day of August, 2002

AREA IN LOTS OUT LOTS AREA IN R/W

TOTAL AREA

7.707 Acres (5.3 LOTS) 8.222 Acres (3 O.L.'S) 2.052 Acres

-17.981 Acres



SCALE IN MILES

FX	OF	SHFFTS	

SHEET 1\_ SHEET 2\_ RESTRICTIONS, EASEMENTS & COVENANTS SHEET 3 \_\_\_ SITE PLAN LOTS 1 - 52

> PREPARED BY: KARL R. ROHRER ASSOCIATES, INC. 3810 RIDGEWOOD ROAD, SUITE D AKRON, OHIO 44321 PHONE: (330) 666-1127

I hereby certify I have surveyed the land shown on this plat, and that this plat is a correct representation of the land surveyed and the subdivision thereof, and that I have found or set the pins and monuments shown on the plat, and that all lots conform to the City Zoning Resolution.

State of Ohio) County of Stark)ss

Before me, a Notary Public in and for said county and state, personally appeared on structy, P.S. who acknowledged the foregoing instrument to be a true statement.

In testimony whereof, I have hereunto set my hand and official seal at Common, Ohio this 25 day of June 2002

My Commission Expires Aug. 2

COUNTY AUDITOR

Entered for Transfer this 28th Day of Angust, 2002 STARK GOUNTY AUDITOR by Robert P. M. Shames, Deputy

COUNTY RECORDER

Received for Record this 18 day of August, 2002



O2 PS 18



# NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.



KARL R. ROHRER ASSOC INCORPORATED COPYRIGHT YEAR 2000

DATES & REVISIONS	DATES & REVISIONS				
FOR PLAT APPROVAL	6/16/01				
FINAL REVIEW SET	6/17/02				
	1				
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COVENANT & RESTRICTIONS

PROJECT NUMBER K2020

ENNIAL VILLAGE DEVELOPMENT

KRRA JOB NO. K2020
DRAWN BY RGS
CHECKED BY LDS

SHEET NO.

PH: 330-666-1127 FAX: 330-668-2788 EMAIL: krra@karlrohrer.co

#### UNDERGROUND UTILITY EASEMENT

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT TO THE CITY OF MASSILLON THEIR SUCCESSORS AND ASSIGNS A PERMANENT RIGHT-OF WAY AND EASEMENT OVER THE FOLLOWING DESCRIBED LANDS:

0.392 ACRES ON THE WESTERN MOST BOUNDARY OF SAID PROPERTY ALONG 9TH STREET AS FURTHER DESCRIBED HEREIN AND SHOWN IN THE PLANS. 0.931 ACRES AS RIGHT OF WAY FOR PATRIOT PLACE AND 0.758 ACRES FOR LIBERTY COURT AS ALSO SHOW HEREIN.

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT TO THE CITY OF MASSILLON, EAST OHIO GAS COMPANY, OHIO EDISON, AMERITECH AND APPLICABLE CABLEVISION FRANCHISE, THEIR SUCCESSORS AND ASSIGNS A PERMANENT RIGHT—OF-WAY AND EASEMENT OVER THE FOLLOWING DESCRIBED LANDS:

IN ADDITION TO PUBLIC DRAINAGE EASEMENTS AND STORM DETENTION EASEMENT SHOWN ON THE PLAT DRAWING, AN EASEMENT, TEN FEET WIDE ON THE FRONT AND FIVE FEET WIDE ON THE SIDES AND BACK OF ALL LOTS, AND TEN FEET ON THE EXTERIOR BOUNDARY OF THIS ALLOTMENT IS HEREBY DEDICATED AND RESERVED IN THIS SUBDIVISION TO: COUNTY OF STARK, CITY OF MASSILLON, CONSUMERS OHIO WATER 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 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 LIABLITY AS REQUIRED TO MAINTAIN, OPERATE, OR CONSTRUCT THE FACILITIES.

#### PUBLIC DRAINAGE / STORM DETENTION EASEMENTS

THE MAINTENANCE AND REMOVAL OF DEBRIS, SEDIMENT OR OTHER BLOCKAGE IN THE "PUBLIC DRAINAGE EASEMENT AREAS" AND THE "STORM DETENTION EASEMENT AREA" IS THE RESPONSIBILITY OF THE OWNERS OF THE SUBLOTS WITHIN SAID AREA. IN THE EVENT THAT SAID OWNERS FAIL TO PROPERLY MAINTAIN OR REMOVE DEBRIS, SEDIMENT OR OTHER BLOCKAGE FROM THE "PUBLIC DRAINAGE AND STORM DETENTION EASEMENTS" THE CITY OF MASSILLON SHALL HAVE THE RIGHT TO PERFORM THAT WORK AND CHARGE BACK TO SAID OWNERS FOR ALL COSTS INCURRED. NOT WITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE RESPONSIBILITY FOR MAINTENANCE OF THESE PUBLIC DRAINAGE AND STORM DETENTION EASEMENTS IS UNDERTAKEN BY THE OWNERS OF THE SUBLOTS WITHIN SAID AREA.

# RESTRICTIVE COVENANTS

THE OWNER AND DEVELOPER OF LOTS 1 THROUGH 52 INCLUSIVE, IN CENTENNIAL VILLAGE DEVELOPMENT DOES HEREBY ESTABLISH THE FOLLOWING RESTRICTIVE COVENANTS RUNNING WITH THE LAND COVERING ALL OF THE LOTS AS DEDICATED IN THE PLAT AS AFORESAID FOR THE MUTUAL BENEFIT OF ANY GRANTEES AND GRANTORS THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND FOR THE BENEFIT AND PROTECTION OF ALL OF THE PRESENT AND FUTURE OWNERS OF PROPERTY IN CENTENNIAL VILLAGE DEVELOPMENT.

- 1. NO LOT OR ANY PART THEREOF SHALL BE USED FOR OTHER THAN SINGLE FAMILY, PRIVATE, RESIDENTIAL PURPOSES. NO LOT SHALL BE SUBDIVIDED OR ANY LOT SOLD EXCEPT AS A WHOLE, EXCEPT THAT THE DEVELOPER SHALL HAVE THE RIGHT TO DIVIDE LOTS FOR THE PURPOSE OF ADDING PARTS THEREOF TO OTHER LOTS OR TRACTS IN EACH CASE TO BE USED FOR ONE SINGLE FAMILY RESIDENCE ON THE ENLARGED TRACTS.
- 2. ANY DWELLING ERECTED IN CENTENNIAL VILLAGE DEVELOPMENT SHALL ADHERE TO AND COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - A. SINGLE FAMILY DWELLINGS SHALL MEET THE FOLLOWING REQUIREMENTS:
    MINIMUM S.F. 1,400 SQUARE FEET
  - B. A HARD SURFACED DRIVEWAY OF CONCRETE, NO LATER THAN SIX (6) MONTHS FROM THE TIME OF OCCUPANCY OF THE PROPERTY.
  - C. NO BUILDING OF ANY KIND MAY BE ERECTED OR MAINTAINED ON ANY OF THE LOTS IN SAID ALLOTMENT, UNTIL THE PLANS AND SPECIFICATIONS, ELEVATION, LOCATION, MATERIALS AND GRADE THEREOF, HAVE BEEN SUBMITTED IN WRITING AND ARE APPROVED IN WRITING BY THE DEVELOPER, OR AN AUTHORIZED EMPLOYEE OR AGENT OF THE DEVELOPER.
  - D. THE LOT OWNERS SHALL MAINTAIN A GENERAL GOOD APPEARANCE OF PREMISES AND SHALL IN NO CASE ALLOW WEEDS TO GROW ON ANY PART OF SAID LOT INCLUDING EASEMENTS RESERVED FOR PUBLIC UTILITIES AND THE LAND LYING BETWEEN THE FRONT LOT LINE AND THE ROAD IMPROVEMENT. A LAWN SHALL BE PLANTED AND SEEDED WITHIN SIX (6) MONTHS AFTER OCCUPANCY OF THE RESIDENCE.
  - E. THE ERECTION OF ANY BUILDING ON SAID PREMISES MUST BE COMPLETED WITHIN ONE (1) YEAR FROM THE BEGINNING OF BUILDING OPERATIONS. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, RECREATIONAL VEHICLES, BASEMENT DWELLING, TENT, SHACK, BARN, MINI-BARN, STORAGE SHED, OR OTHER BUILDING OR COMMERCIAL ADVERTISING SIGNS (EXCEPT A REAL ESTATE "FOR SALE" SIGN), OR BILLBOARDS SHALL BE ERECTED OR LOCATED ON SAID PREMISES.

- F. MATERIALS. DETAILS & DIRECTIONS: ALL MATERIALS USED (ROOFS, WALLS, ETC.) SHOULD BE COMPATIBLE WITH EACH OTHER AND BLEND TOGETHER WITH A COMMON TONE. NATURAL COLORS ARE THE MOST APPROPRIATE AND WILL RELATE TOGETHER THE EASIEST. ACCENT COLORS ARE ACCEPTABLE IF USED CAREFULLY TO ADD DETAIL AND HIGHLIGHT ARCHITECTURAL FEATURES. THE FOLLOWING MATERIALS ARE ACCEPTABLE FOR USE AT THE CENTENNTIAL VILLAGE DEVELOPMENT:
  - i. <u>WOOD SIDING:</u> CLAPBOARD, ROUGH OR SMOOTH FINISH; CHANNEL RUSTIC BOARDS; V-JOINT TONGUE AND GROOVE BOARDS; VERTICAL BOARD AND BATTEN; WOOD SHINGLES; ALL WITH SEMI-TRANSPARENT STAINS ARE RECOMMENDED. SIDING SHOULD BE BETWEEN 4" AND 8" IN SIZE. PAINT IS ALLOWED, BUT DOES REQUIRE MORE MAINTENANCE THAN STAIN AND IS NOT CONSIDERED AS DESIRABLE AS STAIN.
- ii. <u>BRICK:</u> NATURAL SAND MOLDED BRICK IS PREFERRED. "MANUFACTURED SAND MOLD AND TEXTURED BRICK MAY ALSO BE USED. COLOR RANGES SHOULD BE SUBTLE WITH NO SPACKLED OR GLAZED EFFECTS PERMITTED. BRICK DETAILS IN CHIMNEYS, SILLS, ENTRY STEPS AND FOUNDATIONS ARE ENCOURAGED.
- iii. STONE: NATURAL STONE LAID IN A NATURAL HORIZONTAL BED IS PREFERRED. RUBBLE AND ROUGHLY SQUARED STONE IS FELT TO BE AESTHETICALLY MORE PLEASING BECAUSE OF ITS NATURAL QUALITY THAN SQUARE CUT DIMENSIONAL OR ASHLAR STONE. NATIVE OHIO LIMESTONE IN GRAY OR BUFF IS RECOMMENDED OVER MORE EXOTIC
- iv. <u>STUCCO:</u> NATURAL, HAND FINISHED, SAND TEXTURED OR SWIRLS ARE THE PREFERRED FINISHES; SCRATCHES, SPLASHES AND ARTIFICIAL TEXTURES ARE DISCOURAGED. STUCCO COLORS MUST BLEND WITH NATURAL EARTH COLORS, SAND, BUFFS, AND TANS. WHITE STUCCO IS DISCOURAGED.
- v. <u>VINYL OR ALUMINUM SIDING:</u> SIDING COLORS MUST BLEND WITH NATURAL MATERIALS. THE LAP EXPOSURE ON THE SIDING SHOULD NOT EXCEED 4"; NO STRONGLY TEXTURED SIDING IS ACCEPTABLE.
- vi. OTHER MATERIALS: USE OF OTHER MAN MADE MATERIALS IS
  PERMITTED IF THEY ARE PAINTED TO BLEND WITH OTHER NATURAL
  MATERIALS. THE USE OF WROUGHT IRON AND OTHER DECORATIVE
  ORNAMENTATION MUST BE APPROVED BY THE DEVELOPER.
- G. OWNERS SHOULD SELECT BUILDING SITE AND PLANS SO AS NOT TO ATTEMPT TO CONSTRUCT REPETITIOUS DESIGNS WITHIN CLOSE PROXIMITY. FURTHERMORE, CAREFUL CONSIDERATION MUST BE GIVEN TO ROOF LINES OF ADJACENT RESIDENCES. AN EARLY DISCUSSION BEFORE DESIGN IS ENCOURAGED IF YOU HAVE ANY QUESTIONS ABOUT APPROVAL REGARDING THIS POINT.
- 3. NO FENCE OR RAILING, INCLUDING HEDGE OR SHRUBBERY FENCE, SHALL BE BUILT OR PERMITTED ON SAID PROPERTY IN THE FRONT OR SIDE YARDS NO SUCH FENCE SHALL BE OF WIRE OR CHAIN LINK CONSTRUCTION.
  ALL FENCES SHALL BE APPROVED IN WRITING BY THE DEVELOPER PRIOR TO INSTALLATION.
- 4. NO COMMERCIAL OR INDUSTRIAL VEHICLES, SUCH AS, BUT NOT LIMITED TO, MOVING VANS, TRUCKS, (OTHER THAN PICKUP TRUCKS OF LESS THAN ONE TON CAPACITY), TRACTORS, TRAILERS, WRECKERS, HEARSES, COMPRESSORS, CONCRETE MIXERS, OR BUSSES SHALL BE PARKED UPON SAID PREMISES, EXCEPT AS NECESSARY TO THE PERFORMANCE OF WORK IN CONSTRUCTION, REPAIRING OR SERVICING THE DWELLING HOUSE ON THE PREMISES OR ITS APPURTENANCES.
- 5. NO ANIMALS OR FOWL SHALL BE PERMITTED OR KEPT IN THE PREMISES, EXCEPT ANIMALS OR FOWL WHICH ARE COMMONLY CONSIDERED DOMESTIC HOUSE PETS. DOGS OR CATS PERMITTED OR KEPT ON THE PREMISES SHALL NOT EXCEED THREE (3), IN TOTAL. NO NUISANCE OF ANY KIND SHALL BE MAINTAINED OR ALLOWED ON SAID PREMISES AND NO USE THEREOF SHALL BE MADE OR PERMITTED THAT IS NOXIOUS OR DANGEROUS TO HEALTH. GRANTOR SHALL HAVE THE DISCRETION AND AUTHORITY TO DETERMINE WHAT CONSTITUTES A NUISANCE.
- 6. THE DEVELOPER RESERVES THE RIGHT FOR ITSELF, ITS AGENTS, EMPLOYEES, SUCCESSORS AND ASSIGNS TO ENTER UPON ANY LOT FOR THE PURPOSE OF CARRYING OUT AND COMPLETING THE DEVELOPMENT OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE COMPLETION OF ANY FILLING, GRADING, OR INSTALLATION OF DRAINAGE FACILITIES. ENTRY INTO SAID PROPERTY FOR SUCH PURPOSES SHALL NOT BE DEEMED A TRESPASS.

#### ARCHITECTURAL STANDARDS

THE FOLLOWING STANDARDS AND GUIDELINES SHOULD BE UTILIZED IN THE PREPARATION OF SITE PLANS AND DWELLING PLANS TO BE APPROVED BY THE DEVELOPER AS REQUIRED BY PARAGRAPH 2 OF THE RESTRICTIVE, COVENANTS FOR CENTENNTIAL VILLAGE DEVELOPMENT.

- 1) <u>SITE PLAN</u> A SITE PLAN MUST BE SUBMITTED WITH THE BUILDING PLAN. SITE PLAN MUST CONTAIN THE FOLLOWING DATA:
  - a) LOCATION OF BUILDING ON SITE, INDICATING FRONT, SIDE AND REAR
  - YARD SETBACK LINES.
    b) LOCATION OF DRIVEWAYS AND WALKS.
  - c) CONTOUR OF SITE. ANY CHANGE OF GRADE MUST CONFORM TO OVERALL DRAINAGE PATTERN OF THE SUBDIVISION AND MUST BE APPROVED BY DEVELOPER.
  - d) ANY TREE OVER FOUR INCHES IN DIAMETER, MEASURED THREE FEET FROM THE GROUND, WHICH IS TO BE REMOVED, MUST BE IDENTIFIED AND APPROVED FOR REMOVAL.
  - e) EXTERIOR LIGHTING PLANS.
  - f) WALLS, FENCING AND SCREENING.
  - g) PATIQS, DECKS, POOLS AND PORCHES.
  - h) A MINIMUM OF THREE TREES, AT LEAST  $1-1\frac{1}{2}$  TRUNK DIAMETER, PER UNIT ARE REQUIRED ON NON-WOOD LOTS, IN ADDITION TO TREES, TO BE SHOWN ON THE SITE PLAN.
- 2) <u>BUILDING PLANS</u> COMPLETE BUILDING PLANS MUST BE SUBMITTED AND SHALL INCLUDE THE FOLLOWING:
  - a) PLANS FOR ALL FLOORS, CROSS SECTIONS, ELEVATIONS, PORCHES, WING WALLS, PATIOS AND DECKS.
  - b) COMPLETE EXTERIOR COLOR SCHEMES AND COLOR SAMPLES.
  - NO VENTS OR EXPOSED PREFAB FIREPLACE FLUES SHALL BE PLACED ON THE "FRONT" HALF (50% OF THE ROOF AREA, REGARDLESS OF ROOF SLOPE OR SHAPE). FIREPLACE FLUES AND FLASHING SHALL BE PAINTED THE SAME COLOR AS THE ROOF.
  - d) NO EXPOSED CONCRETE BLOCK FOUNDATION SHALL BE PERMITTED, UNLESS CONCRETE BLOCK IS TEXTURED, OR HAS A DECORATIVE PATTERN CONSISTENT WITH THE ARCHITECTURE OF THE STRUCTURE AND IS OF A MATERIAL APPROVED BY DEVELOPER.
- e) MAILBOXES AND NEWSPAPER BOXES WILL BE SUPPLIED BY DEVELOPER. MAILBOX LOCATION WILL BE DETERMINED BY THE UNITED STATES POSTAL SERVICE.
- f) ROOFS SHALL HAVE A MINIMUM PITCH OF 5/12.
- g) EACH RESIDENCE IS TO BE PREWIRED FOR CABLE TV. CABLE TV WILL BE PROVIDED UNDERGROUND ADJOINING EACH LOT.
- h) NO MORE THAN TWO MAIN COLORS EXCLUDING ACCENT COLORS, AND TWO MAIN MATERIALS ON ANY BUILDING.

#### AREA RESERVED FOR DETENTION

THE PROPERTY AREA DESCRIBED HEREIN AND NOTED HEREIN AS OUTLOT 5 SHALL REMAIN UNDER THE OWNERSHIP OF THE DEVELOPER UNTIL SUCH A TIME THAT 50% (FIFTY PERCENT) OF THE SUBLOTS HAVE BEEN SOLD. AT THAT TIME, OUTLOT 5 SHALL BECOME THE PROPERTY OF THE "CENTENNIAL VILLAGE HOMEOWNERS' ASSOCIATION."

### CENTENNIAL VILLAGE HOMEOWNERS' ASSOCIATION

THE CENTENNIAL VILLAGE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF THE "AREA RESERVED FOR STORM WATER DETENTION" AND WILL SUBMIT TO THE STARK COUNTY RECORDER'S OFFICE A COMPLETE SET OF BYLAWS GOVERNING MAINTENANCE AND IMPROVEMENTS WITHIN THE CENTENNIAL VILLAGE DEVELOPMENT. A COMPLETED SET OF BYLAWS SHALL BE SUBMITTED FOR APPROVAL BY THE CITY OF MASSILLON AND STARK COUNTY WITHIN 3 (THREE) MONTHS OF THE DATE THAT 50%(FIFTY PERCENT) OF THE LOTS IN THE SUBDIVISION ARE SOLD. UNTIL BYLAWS FOR THE CENTENNIAL VILLAGE HOMEOWNERS ASSOCIATION ARE APPROVED AND ON RECORD, THE COVENANTS AND RESTRICTIONS NOTED HEREIN SHALL GOVERN ANY AND ALL MAINTENANCE AND IMPROVEMENTS WITHIN THE "CENTENNIAL VILLAGE DEVELOPMENT."

PDESCRIPTION OF THE PROPERTY O	
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P:2 of 3 F:\$129.60	10-36AMPL24X
Rick Campbell	T2002002921
Stark County Recorder	INO

## EASEMENTS AND RESTRICTIONS

IN ADDITION TO PUBLIC DRAINAGE EASEMENTS SHOWN ON THIS DRAWING, AN EASEMENT, TEN FEET WIDE ON THE FRONT AND FIVE FEET WIDE ON THE SIDES AND BACK OF ALL LOTS, AND TEN FEET ON THE EXTERIOR BOUNDARY OF THIS ALLOTMENT IS HEREBY DEDICATED AND RESERVED IN THIS SUBDIVISION TO: COUNTY OF STARK, CITY OF MASSILLON, CONSUMERS OHIO WATER 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 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 LIABLITY AS REQUIRED TO MAINTAIN, OPERATE, OR CONSTRUCT THE FACILITIES. NO FENCES OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE LIMITS OF ANY DRAINAGE OR PUBLIC EASEMENT.

'A BLANKET SANITARY EASEMENT IS HEREBY DEDICATED AND RESERVED IN THIS SUBDIVISION TO THE CITY OF MASSILLON ON OUTLOT 3 FOR THE PURPOSE OF GAINING ACCESS TO THE THIRTY FOOT WIDE SANITARY EASEMENT DENOTED WITH AN ASTERISK BELOW.

# OWNER/DEVELOPER

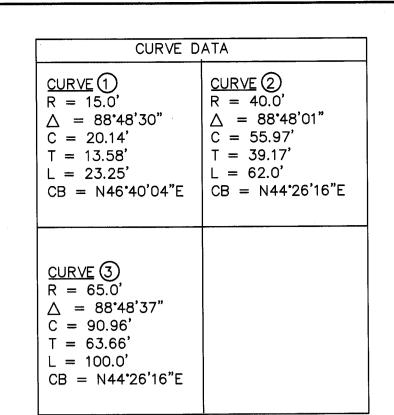
MASSLAND DEVELOPMENT, LLC 4530 BUTTERBRIDGE ROAD N. LAWRENCE, OH 44666

1. IRON BARS TO BE SET AT ALL LOT CORNERS AND CURVE POINTS.

2. ALL LOTS TO HAVE SANITARY SEWER AND WATER.

3. THE STORM DETENTION BASIN AREA IS RESTRICTED FOR STORM WATER DETENTION. THE RESTRICTED AREA MAY NOT BE BUILT UPON, NOR SHALL GRADING BE ADJUSTED UNTIL SUCH TIME AS THE DETENTION BASIN IS ABANDONED. THE LOT OWNER IS RESPONSIBLE FOR THE DETENTION BASIN RESERVATION AREA AND ITS MAINTENANCE.

\* DENOTES FORMER OUTLOT



LEGEND PROP R/W	
PROPERTY LINE	
EXISTING PROPERTY LINE	
EXISTING R/W	
STORM DETENTION EASEMENT	
PUBLIC DRAINAGE EASEMENT	
PUBLIC SANITARY/ DRAINAGE EASEMENT	

LOT NO. AND AREA TABLE

CITY LOT OR

OUTLOT NO.

SINGLE FAMILY

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NOTICE

	KARL R. ROHRER ASSOC. INCORPORATED COPYRIGHT YEAR 2000						
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PLAT PROJECT NUMBER K2020 CENTENNIAL VILLAGE DEVELOPMENT PATRIOT PLACE & LIBERTY COURT MASSILLON, OHIO 44646
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399.74' PUBLIC DRAINAGE EASEMENT  229.99' S 0'31'31" E	N 0°31′31″ W 610.44′  S 0°31′31″ E 115.05′ 57.08′ 53.02′	08 09 10 11 12 13
89 8562 114.97' N 0'02'16" W	115.03' N 0'02'16" W PUBLIC DRAINAGE/SANITARY FASEMENT  PUBLIC DRAINAGE/SANITARY FASEM	14 15 16 17 18 19
23.66.36 115.13.4 10.005,18.40.4 10.005,18.	1.05.88 S  1.10.87/  1.05.624 SF (1.5.624 SF (1.5.6	19 20 21 22 23
115.28' N 0'02'16" W	115.03' 57.07' 53.01' 5	20 21 22 23 24 25 26 27 28 29 30
115.44'   N 0.02'16" W   N 0.02'16	PATRIOT PLACE SW (50')  N 0'02'16" W  PUBLIC DRAINAGE EASEMENT  PUBLIC	31 32 33
NOE SW. (SW. (SW. (SW. (SW. (SW. (SW. (SW.	N O O O O O O O O O O O O O O O O O O O	34 35 36 37 38 39
WEBB AVE S 88:38'1 S 88:38'1 S 80:38'1 S 80:38'1 S 80:38'1 S 80:38'1	N 0.002,16, M   N 0.002,16,	40 41 42 43 44
3.38'15" E  116'06' A  116'06' A  139 SF9'' A  130 SF9''	115.03' N 0.05,16, M 12.63' 12.63' 12.63' 12.63' 12.63' 12.63' 12.63' 12.63' 13.63' 14.63' 15.63' 15.63' 16.63' 17.63' 18.63' 19	45 46 47 48 49
S. S	25.00' 25.00' N 0'00'00" E 420.65'  N 0'00'00" E 420.65'  STORM—  DETENTION	50 51 52 53 SU
116.37' N 0°02'16" W  116.52'  9N 0°02'16" W	# # # # # # # # # # # # # # # # # # #	20°37′20″ 40.0° 45°00″ 89.95° 19.83′
132.06' N 00'21'17" W  138.39' N 04'50'50" E	8. 23. 35.7 SF	DELTA= R = 76. D = 00° T = 138 L = 274
N 00°34'23" E 258.06'  N 04°49'56" E 144.22'  9TH ST. SW (PROP R/W 40' – EX. R/W VARIES)	115.33' N 05'33'36" E	9TH PAT LIBE SUE
0 25 50 100 SCALE: 1" = 50'	N 05°08'01" E	Instr: 200208280068069 0 P:3 of 3 F:\$129.60 10:360 Rick Campbell T200 Stark County Recorder II

PH: 330-666-1127 FAX: 330-668-2788 EMAIL: krra@karlrohrer.com