

AUGUSTA LAKES NO. 2B

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

AUGUST, 2002
13 LOTS

SURVEY DATA USED:

TAX MAP - MASSILLON 59
SURVEY BY THE CITY OF MASSILLON, 11/23/99-SHEET 3 OF 3
ROAD RECORD "B" PAGE 168

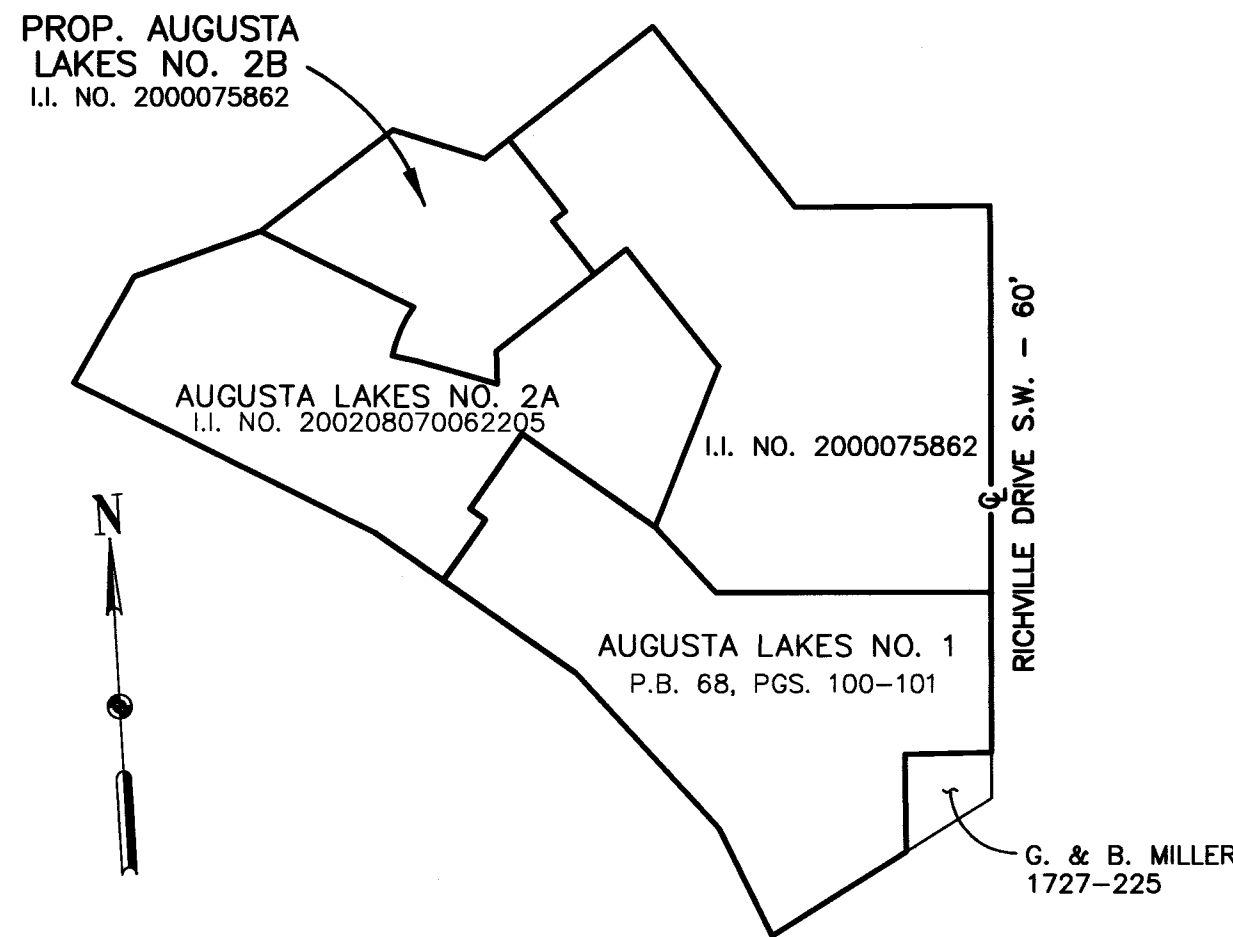
DEEDS - I.I. NO. 2000075862
I.I. NO. 2000075861
I.I. NO. 97049236

PLAT - AUGUSTA LAKES NO. 1
P.B. 68, PGS. 100-101
AUGUSTA LAKES NO. 2A
I.I. NO. 200208070062205

BASIS OF BEARINGS:

N 55°59'39" W, THE CENTERLINE OF RICHVILLE DR. S.W.
FROM A MAP OF SURVEY OF THE LEGENDS OF MASSILLON
EXPANSION BY THE CITY OF MASSILLON DATED 11/23/99-
SHEET 3 OF 3

PROP. AUGUSTA
LAKES NO. 2B
I.I. NO. 2000075862

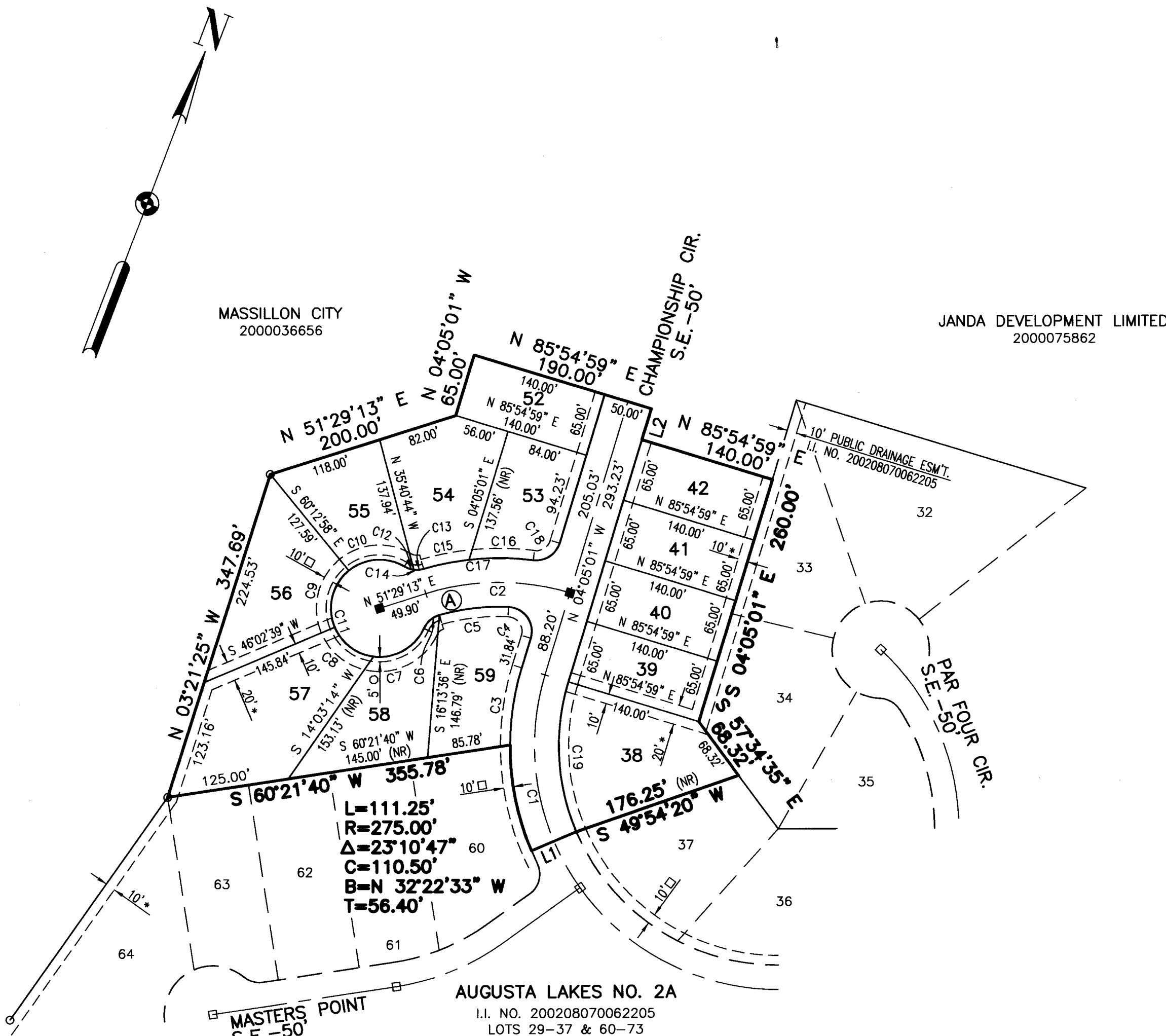


ORIGINAL DEED DESCRIPTION

SCALE: 1"=400'

LINE	BEARING	DISTANCE
L1	S 46°02'03" W	50.00'
L2	S 04°05'01" E	33.23'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	250.00'	174.02'	170.53'	S 24°01'29" E	39°52'56"	90.70'
C2	250.00'	150.23'	147.98'	N 68°42'06" E	34°25'46"	77.46'
C3	275.00'	80.17'	79.88'	N 12°26'05" W	16°42'09"	40.37'
C4	25.00'	45.59'	39.53'	S 56°19'20" E	104°28'39"	32.27'
C5	225.00'	71.69'	71.39'	N 62°18'40" E	18°15'20"	36.15'
C6	25.00'	21.73'	21.05'	N 28°17'07" E	49°47'46"	11.60'
C7	50.00'	63.40'	59.24'	N 39°42'56" E	72°39'25"	36.77'
C8	50.00'	52.36'	50.00'	S 73°57'21" E	60°00'00"	28.87'
C9	50.00'	64.35'	60.00'	N 07°05'09" W	73°44'23"	37.50'
C10	50.00'	61.05'	57.33'	N 64°45'42" E	69°57'19"	34.98'
C11	50.00'	241.16'	66.68'	S 38°26'13" E	276°21'07"	44.74'
C12	25.00'	10.28'	10.20'	N 87°57'55" E	23°32'53"	5.21'
C13	25.00'	10.27'	10.20'	N 64°25'02" E	23°32'52"	5.21'
C14	25.00'	20.55'	19.98'	N 76°11'28" E	47°05'45"	10.90'
C15	275.00'	47.62'	47.56'	N 57°36'15" E	09°55'20"	23.87'
C16	275.00'	66.03'	65.87'	N 69°26'38" E	13°45'25"	33.17'
C17	275.00'	113.65'	112.84'	N 64°28'58" E	23°40'45"	57.65'
C18	25.00'	35.08'	32.27'	N 36°07'10" E	80°24'21"	21.13'
C19	225.00'	156.62'	153.47'	S 24°01'29" E	39°52'56"	81.63'



(A) TRIPLE CROWN CIRCLE S.E.-50'

LEGEND

- LOT LINE
- R/W RIGHT-OF-WAY
- O.R. OFFICIAL RECORD
- (NR) NON RADIAL
- DENOTES 1/2" IRON BAR W/H&A CAP FD.
- DENOTES CITY OF MASSILLON MONUMENT FD.
- DENOTES CITY OF MASSILLON MONUMENT SET

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.

EASEMENT LEGEND

- PUBLIC DRAINAGE EASEMENT
- PUBLIC SANITARY SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- PROPOSED CONSUMERS OHIO WATERLINE EASEMENT
- PUBLIC SIDEWALK EASEMENT

I HEREBY CERTIFY THAT THIS PLAT OF A 4.488 ACRE TRACT LOCATED IN THE CITY OF MASSILLON, COUNTY OF STARK AND STATE OF OHIO AND BEING PART OF 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.



HAMMONTREE & ASSOCIATES, LIMITED

Charles F. Hammontree
CHARLES F. HAMMONTREE, P.S. 7263

8-20-02

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, PUBLIC UTILITY, DRAINAGE, SANITARY SEWER, WATERLINE AND SIDEWALK EASEMENTS AS SHOWN ON THIS PLAT TO PUBLIC USE FOREVER.

WITNESS

OWNER

Teri K. Scheetz
Teri K. Scheetz
LAWRENCE JAY PHILLIPS

JANDA DEVELOPMENT LIMITED
STEVE SMITH

8-20-02

DATE

STATE OF OHIO
COUNTY OF STARK

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED ACCORDING TO LAW. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL AT Massillon, OHIO, THIS 20 DAY OF August, 2002.

TERI K. SCHEETZ
Notary Public, State of Ohio
My Commission Expires March 16, 2007

Notary Public
Notary Public

APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION THIS 8th DAY OF August, 2001.

Chairman
Secretary

ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO, BY ORDINANCE NO. 194-2001 PASSED THIS 20th DAY OF August, 2001.

Dennis M. Kuning
PRESIDENT
Sharon Howell
CLERK

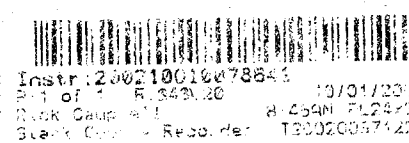
LOT NUMBERS 16534 - 16546
ASSIGNED BY MASSILLON CITY ENGINEER.

MASSILLON CITY ENGINEER

ENTERED FOR TRANSFER THIS 1st DAY OF October, 2002.

Janet Wein Craghton
STARK COUNTY AUDITOR
by Robert F. Kahan, II, Deputy

RECEIVED FOR RECORD THIS 1 DAY OF October, 2002.
RECORDED IN INSTRUMENT IMAGING NUMBER



Stark County Recorder

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 23 DAY OF August, 2002.

John D. Ferraro, Jr.
MASSILLON CITY LAW DIRECTOR

OWNER/DEVELOPER
JANDA DEVELOPMENT LIMITED
ATTN: STEVE SMITH, PRESIDENT
6501 HIGH MILL AVE. N.W.
MASSILLON, OH 44646
PHONE: (330) 832-1040

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

SCALE: 1 INCH = 100 FEET
0 50 100 200

FINAL PLAT
AUGUSTA LAKES NO. 2B
SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO AND BEING OUTLOT 870

HAMMONTREE & ASSOCIATES, LTD.
ENGINEERS, PLANNERS, SURVEYORS
CANTON, OHIO 44705
5233 STONEHAM ROAD
NORTH CANTON, OHIO 44720
PHONE: (330)499-8817 FAX: (330)499-0149
TOLL FREE: 1-800-394-8817

DWG. NO.
1 OF 1