

CITY OF MASSILLON, OHIO
PT. O.L. 499

BENSON BROTHERS, INC.
PT. O.L. 499 — 17.970 Ac.

CERTIFICATION

I hereby certify that this plat of Bethann Ave. S.W., located in the City of Massillon, County of Stark, and in the State of Ohio, and being part of Out Lot 498, 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. Setting 30"x5/8" iron bars at all lot corners.

Orville R. DeBos, Jr.
Reg. Surveyor # 5823

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 the exterior boundary of this subdivision is hereby dedicated and reserved in this subdivision to County of Stark, City of Massillon, Ohio Water Service Company, Dominion East Ohio Gas Company, Ohio Edison A First Energy Company, Ameritech Company, Massillon Cable TV Inc., 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.

MASSILLON CITY PLANNING COMMISSION

Approved by the City of Massillon Planning Commission this 12th Day of JUNE, 20 02.

Orville R. DeBos, Jr.
Chairman

SW D. Harris
Secretary

MASSILLON CITY COUNCIL

Accepted by the City Council of Massillon, Ohio, by Ordinance No. 128-2002 passed this 15th day of July, 20 02.

Dennis D. Harris
President

Sharon Howice
Clerk

MASSILLON CITY LAW DIRECTOR

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 14th day of August, 20 02.

John D. Ferrenti
Massillon City Law Director

MASSILLON CITY ENGINEER

Lot Numbers 16547 16548 16549
16550 16551 16552 16553

SW D. Harris
Massillon City Engineer

STARK COUNTY AUDITOR

Entered for Transfer this 2 day of October, 20 02.

Juste W. Bright
Stark County Auditor

STARK COUNTY RECORDER

Received for Record this 2 day of October, 20 02.

Recorded in Plat Book , Page .

Rich Campbell
Stark County Recorder

ACKNOWLEDGEMENT

Know all men by these presents, that we the undersigned, owners of the land shown on this plat, do hereby acknowledge the making of same to be their free act and deed, and do hereby dedicate the streets and public easements shown hereon to public use forever.

Witness
Bruce B. Pratt
Elaine C. Lambert
Paul N. Harris

Owners
P.B.R. DEVELOPMENT
Richard Pratt
RICHARD PRATT

Paul Lambert
PAUL LAMBERT

Brent Harris
BRENT HARRIS

NOTARY PUBLIC
STATE OF OHIO
COUNTY OF STARK ss.

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 19th day of JUNE, 20 02.

Bruce B. Pratt
Notary Public

My Commission Expires

ORVILLE R. PRATT, NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES MARCH 7, 2003

PARK VIEW ESTATES

FINAL PLAT

Being part of Out Lot 498 in the City of Massillon, County of Stark, State of Ohio

SCALE: 1" = 40'

DATE: JUNE 10, 2002

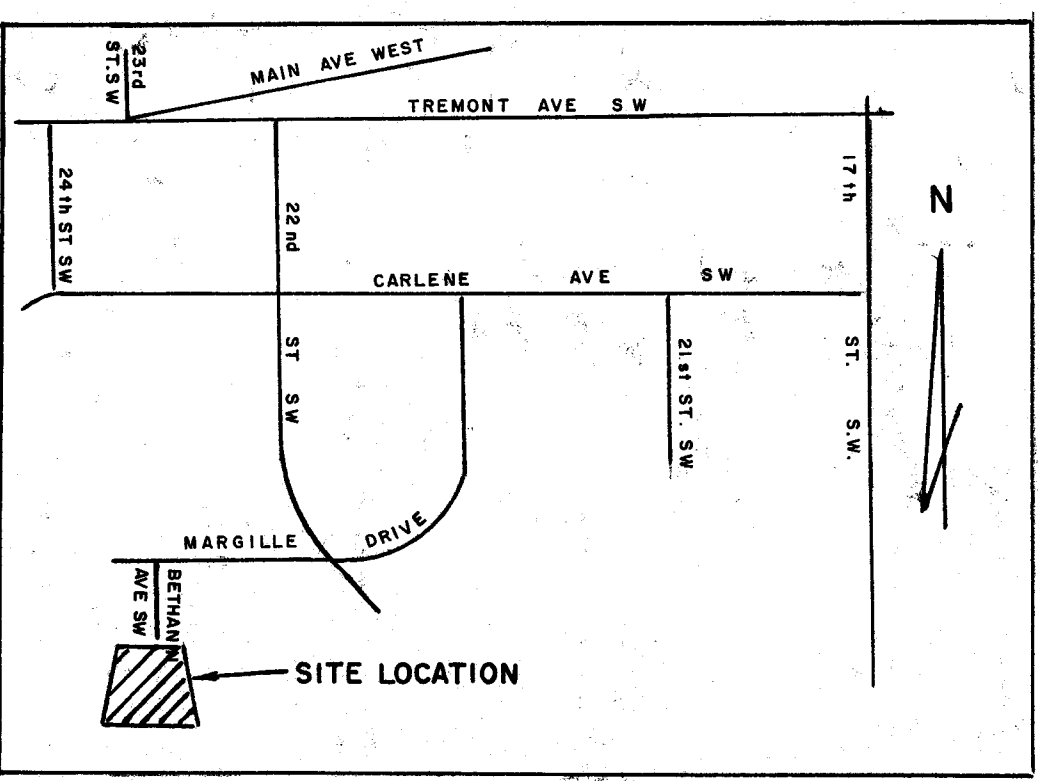
Orville R. DeBos, Jr.
Orville R. DeBos, Jr.
Reg. Surveyor # 5823

OWNERS/DEVELOPERS
P.B.R. DEVELOPMENT
2456 - KENYON AVE. N.W.
MASSILLON, OHIO 44647
Phone: 330-837-2364

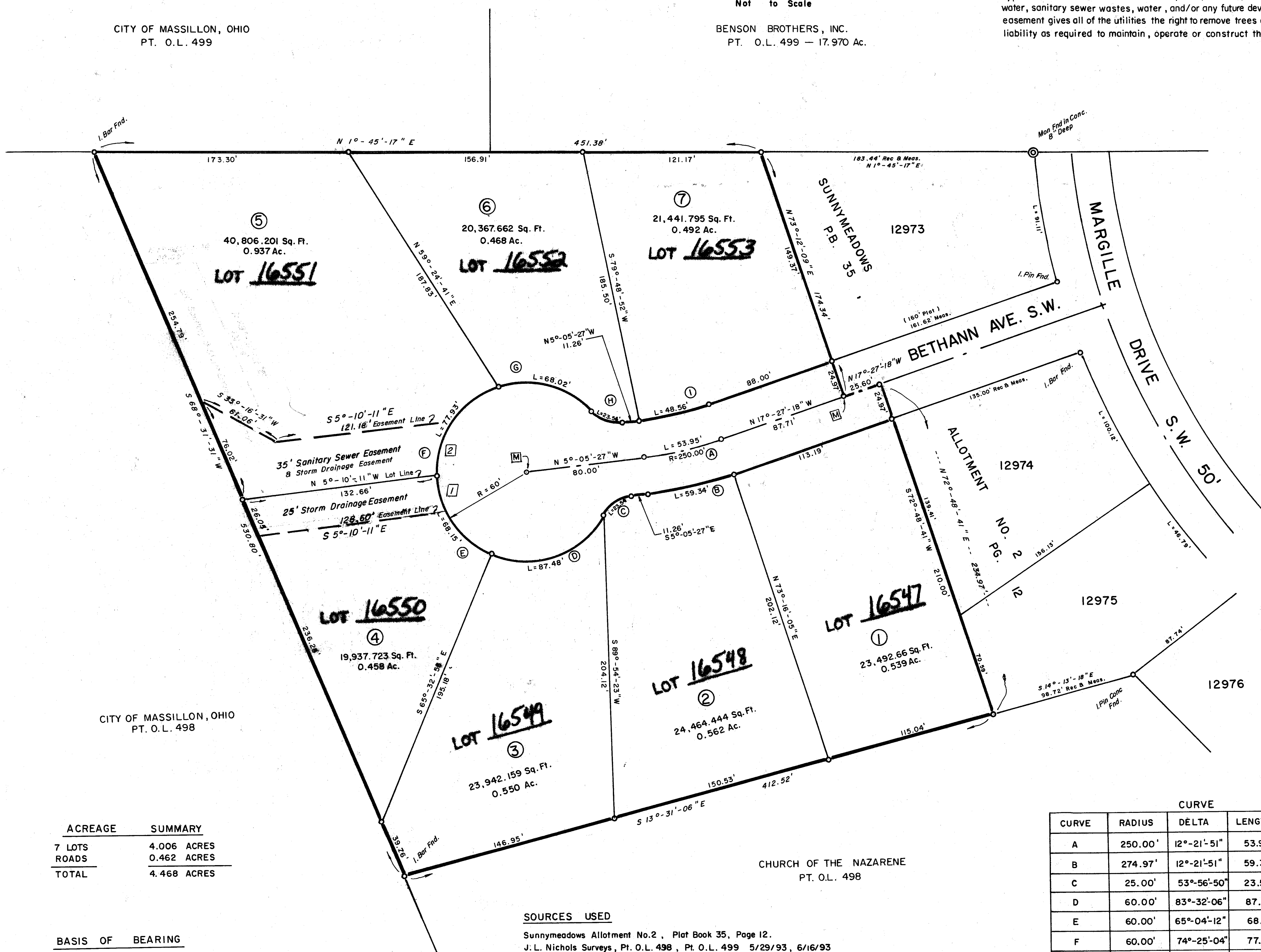
2327 - Carlene Ave. S.W.
Massillon, Ohio 44647
Phone: 330-837-2678

FOR: PRATT, LAMBERT, & HARRIS

FILE NO.
ACC. NO. 02 P524



SITE MAP
Not to Scale



ACREAGE	SUMMARY
7 LOTS	4.006 ACRES
ROADS	0.462 ACRES
TOTAL	4.468 ACRES

BASIS OF BEARING

Using the West Line of Out Lot 498, as N 1°-45'-17"E, found in Deed Vol. 1455, Page 546 of the Stark County Record of Deeds.

SOURCES USED

Sunnymeads Allotment No. 2, Plat Book 35, Page 12.
J.L. Nichols Surveys, Pt. O.L. 498, Pt. O.L. 499 5/29/93, 6/16/93
B.H. Bennett Survey, Pt. O.L. 498, 5/28/98
Deed Vol. 1455, Pg. 546-548
Tax Map

NOTE:

A standard 30" x 5/8" iron bar with cap shall be set at all curve points and all lot corners shown above.

[M] Denotes Standard Roadway Monument Box to be set upon completion of roadway construction.

Revisions:

Sanitary & Storm Easement along lots 4 & 5 to meet private easement on City of Massillon Park Lands, on Pt. O.L. 498, 8/17/02.

CURVE		TABLE			
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
A	250.00'	12°-21'-51"	53.95'	53.84'	S 11°-16'-22" E
B	274.97'	12°-21'-51"	59.34'	59.22'	N 11°-16'-24" W
C	25.00'	53°-56'-50"	23.54'	22.68'	S 32°-06'-37" E
D	60.00'	83°-32'-06"	87.48'	79.93'	S 17°-19'-02" E
E	60.00'	65°-04'-12"	68.15'	64.55'	S 56°-59'-29" W
F	60.00'	74°-25'-04"	77.93'	72.57'	N 53°-15'-42" W
G	60.00'	64°-57'-16"	68.02'	64.44'	N 16°-25'-30" E
H	25.00'	53°-56'-50"	23.54'	22.68'	N 21°-55'-43" E
I	225.03'	12°-21'-51"	48.56'	48.47'	N 11°-16'-16" W

EASEMENT CURVE DATA					
[1]	60.00'	24°-15'-23"	25.40'	25.21'	N 77°-24'-05" E
[2]	60.00'	37°-00'-09"	38.75'	38.08'	N 71°-58'-09" W