

RECORD PLAT
OF
WESTBROOK ESTATES - WEST No. 2

AN ALLOTMENT BEING LOCATED IN PART OF OUTLOT 772 IN THE CITY OF MASSILLON,
AS SITUATED IN PART OF THE N.W. QUARTER OF SECTION 10,
TOWNSHIP-12 (TUSCARAWAS TWP.), RANGE-10,
STARK COUNTY, OHIO

SCALE 1"=100'

DATE: APRIL 2004

DEVELOPER
JACOB GLICK
995 LANEDALE STREET N.W.
MASSILLON, OHIO 44647
PHONE: (330) 832-7897

OWNERS
JACOB & DOROTHY E. GLICK
995 LANEDALE STREET N.W.
MASSILLON, OHIO 44647
PHONE: (330) 832-7897

EASEMENT TABLE	
EASEMENT	DESCRIPTION
E1	20' STORM SEWER EASEMENT
E2	5' SIDEWALK EASEMENT
E3	20' STORM SEWER & DRAINAGE EASEMENT
E4	10' DRAINAGE EASEMENT
*	SEE UTILITY EASEMENT NOTE AT RIGHT

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
W1	47.94'	S84°30'32"E
W2	46.99'	N51°59'46"W
W3	112.20'	N02°35'49"E
W4	192.56'	N31°43'33"E
W5	101.32'	N69°12'43"E
W6	81.05'	N81°50'18"E
W7	62.33'	N63°44'49"E
W8	123.89'	N74°55'53"E
W9	27.44'	S72°26'16"E
W10	150.19'	S05°23'24"W
W11	28.96'	S77°26'48"W
W12	82.37'	N67°32'48"W
W13	33.30'	S66°39'14"W
W14	79.09'	S42°13'17"W
W15	78.93'	S10°09'15"W
W16	46.74'	S34°09'58"E
W17	35.83'	S03°04'00"E
W18	68.25'	S18°55'06"W
W19	24.45'	S61°50'06"W
W20	190.79'	S84°30'32"E
W21	86.19'	S05°17'21"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.37'	N84°31'15"W
L2	53.29'	S84°31'15"E
L3	59.74'	N84°30'32"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	231.78'	3236.00'	04°06'14"	115.94'	231.73'	N82°33'29"W
C2	61.70'	3236.00'	01°05'33"	30.85'	61.70'	N81°03'09"W
C3	85.07'	3236.00'	01°30'22"	42.54'	85.07'	N82°21'07"W
C4	85.01'	3236.00'	01°30'19"	42.51'	85.01'	N83°51'27"W
C5	230.25'	3286.00'	04°00'53"	115.17'	230.20'	N82°30'49"W
C6	36.63'	3286.00'	00°38'19"	18.31'	36.63'	N84°12'05"W
C7	85.03'	3286.00'	01°28'58"	42.52'	85.03'	N83°08'27"W
C8	85.12'	3286.00'	01°29'03"	42.56'	85.11'	N81°39'27"W
C9	23.47'	3286.00'	00°24'33"	11.73'	23.47'	N80°42'39"W
C10	112.64'	3236.00'	01°59'40"	56.33'	112.64'	S83°31'25"E
C11	80.93'	3236.00'	01°25'59"	40.47'	80.93'	S83°14'34"E
C12	31.71'	3236.00'	00°33'41"	15.85'	31.71'	S84°14'25"E
C13	38.36'	25.00'	87°54'59"	24.11'	34.71'	S38°34'06"E
C14	218.63'	50.00'	250°31'44"	-----	-----	-----
C15	90.00'	50.00'	103°07'57"	63.01'	78.33'	N13°34'22"W
C16	50.00'	50.00'	57°17'45"	27.31'	47.94'	N66°38'29"E
C17	50.00'	50.00'	57°17'45"	27.31'	47.94'	S56°03'46"E
C18	28.63'	50.00'	32°48'17"	14.72'	28.24'	S11°00'45"E
C19	30.77'	25.00'	70°31'44"	17.68'	28.87'	S29°52'28"E
C20	40.96'	25.00'	93°52'13"	26.75'	36.53'	S52°19'30"W
C21	13.18'	3236.00'	00°14'00"	6.59'	13.18'	N80°37'23"W
C22	235.36'	3286.00'	04°06'14"	117.73'	235.31'	N82°33'29"W
C23	85.01'	3286.00'	01°28'56"	42.51'	85.01'	S83°52'08"E
C24	85.06'	3286.00'	01°29'00"	42.54'	85.06'	S82°23'10"E
C25	65.29'	3286.00'	01°08'18"	32.64'	65.29'	S81°04'31"E

LOT ACREAGE TABLE		
LOT #	CITY LOT # OR OUTLOT #	ACREAGE
17	16837	0.2518 Ac.
18	16838	0.2538 Ac.
19	16839	0.2599 Ac.
20	16840	0.2698 Ac.
21	16841	0.2782 Ac.
22	16842	0.2823 Ac.
23	16843	0.2875 Ac.
24	16844	0.2800 Ac.
25	16845	0.3360 Ac.
26	16846	0.7377 Ac.
27	Out Lot 986	2.5131 Ac.
28	Out Lot 987	1.7603 Ac.
29	16847	0.3779 Ac.
30	16848	0.3405 Ac.
31	16849	0.2802 Ac.
TOTAL AREA IN LOTS		8.5090 Ac.

- LEGEND -

- 1/2" IRON BAR W/ COOPER & ASSOC. CAP SET
- MONUMENT SET
- 1/2" IRON BAR W/ COOPER & ASSOC. CAP FOUND (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND (AS NOTED)
- MAG NAIL SET
- RAILROAD SPIKE FOUND
- LOT LINE
- PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- C CENTERLINE

- DETENTION BASIN RESTRICTED GRADING AREA -

BY MEANS OF THIS PLAT - JACOB AND DOROTHY E. GLICK, THE OWNERS OF THE PROPERTY ON WHICH THE DETENTION BASIN AREA IS LOCATED, GRANTS AND ASSIGNS TO THE OWNERS OF LOTS 26 & 27 THE FOLLOWING RIGHTS, RESPONSIBILITIES AND RESTRICTIONS:

- MAINTENANCE AND REPAIR OF THE SIDE EMBANKMENTS WITHIN SAID LOT OWNERS PROPERTY LINES INCLUDING (BUT NOT LIMITED TO) MOWING, REPAIR/FILLING WITH TOPSOIL OF RILLS & EROSION, SEEDING, REMOVAL OF DEBRIS/SEDIMENT/BLOCKAGES AS NECESSARY TO MAINTAIN THE OPERATION, CAPACITY AND GEOMETRY OF THE BASIN PER THE DESIGN FILED WITH THE MASSILLON CITY ENGINEER.
- ALL COSTS ASSOCIATED WITH MAINTENANCE AND REPAIR SHALL BE BORNE BY THE INDIVIDUAL LOT OWNER FOR ON WHICH LOT THE REPAIRS ARE PERFORMED.
- NO PLAY OR WORK EQUIPMENT, MULCHED LANDSCAPE BEDS OR STRUCTURES OF ANY KIND WILL BE PERMITTED WITHIN THE DEFINED DETENTION BASIN AREA.
- ALL PIPE INLETS/OUTLETS SHALL BE KEPT FREE OF DEBRIS/BLOCKAGE AS NECESSARY TO FUNCTION PROPERLY.

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	58.79'	S05°23'24"W
EL2	90.41'	N50°39'59"W
EL3	114.51'	S50°39'59"E
EL4	24.11'	N05°23'24"E
EL5	124.48'	N24°49'05"E
EL6	10.00'	S37°59'37"W
EL7	50.00'	S52°00'23"E
EL8	10.00'	N37°59'37"E

2 of 2
FIELD BOOK No. 549
DATE APRIL 2004
SHEET 2 OF 2
PROJ. # 04168

REVISIONS

COOPER & ASSOCIATES, LLP
ENGINEERS AND SURVEYORS
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STATE OF OHIO
REGISTERED SURVEYOR
JEROLD E. GEIB
6725

WESTBROOK ESTATES - WEST No. 2
FOR: JACOB GLICK

DRAWN BY: S.D.H.
CHECKED BY: R.R.D.
FIELD BOOK No. 549
DATE APRIL 2004
SHEET 2 OF 2
PROJ. # 04168