

H:\Land Projects R2\03158\dwg\03158-RP.DWG 4/1/2004 4:34:38 PM EST

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	5729.58	191.68	191.67	S26°58'48"E	01°55'00"	95.85'
C2	5769.58	163.14	163.14	S27°07'42"E	01°37'12"	81.58'
C3	40.00	62.63	56.42	S71°10'12"E	89°42'12"	39.79'
C4	40.00	62.83	56.57	N18°58'42"E	90°00'00"	40.00'
C5	500.00	251.26	248.63	N78°22'28"E	28°47'33"	128.34'
C6	540.00	271.36	268.52	N78°22'28"E	28°47'33"	138.61'
C7	460.00	231.16	228.74	N78°22'28"E	28°47'33"	118.08'
C8	2864.60	161.10	161.08	S24°24'38"E	03°13'20"	80.57'
C9	540.00	227.85	226.16	S76°03'57"W	24°10'31"	115.64'
C10	460.00	161.16	160.34	S74°00'54"W	20°04'25"	81.41'
C11	40.00	62.66	56.45	S47°52'17"W	89°45'25"	39.83'
C12	40.00	62.99	56.68	S42°07'05"E	90°13'20"	40.16'
C13	40.00	62.68	56.46	S47°52'55"W	89°46'40"	39.85'
C14	40.00	33.64	32.66	S21°06'06"E	48°11'23"	17.89'
C15	80.00	385.90	---	---	276°22'46"	---
C16	80.00	20.21	20.16	S85°45'16"W	14°28'39"	10.16'
C17	80.00	192.95	149.47	S23°53'53"W	138°11'23"	209.44'
C18	40.00	33.64	32.66	N27°05'16"E	48°11'23"	17.89'
C19	5729.58	162.00	161.99	N27°07'42"W	01°37'12"	81.01'
C20	540.00	43.52	43.51	N89°32'16"W	04°37'03"	21.77'
C21	40.00	7.93	7.92	N45°30'00"E	11°21'55"	3.98'
C22	80.00	192.95	149.47	N17°54'44"W	138°11'23"	209.44'
C23	40.00	25.71	25.27	N21°24'19"E	36°49'28"	13.32'

RECORD PLAT
NOVA EAST INDUSTRIAL PARK

BEING PART OF OUTLOT 767 AND
ALL OF OUTLOTS 898 & 949
IN THE CITY OF MASSILLON,
STARK COUNTY, OHIO

SCALE 1" = 100'

MARCH 2004

- OWNER -

ANCHOR BAPTIST CHURCH, Inc.
c/o MARK A. JACOBS - PASTOR/PRESIDENT
2200 RICHVILLE DRIVE S.E.
MASSILLON, OHIO 44646
Ph (330) 837-0101

- OWNER/DEVELOPER -

BEAVER EXCAVATING COMPANY
c/o MARK STERLING - PRESIDENT
4650 SOUTHWAY STREET S.W.
CANTON, OHIO 44706
Ph (330) 478-2151

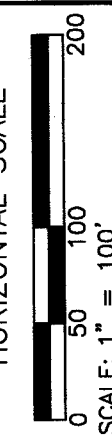
- OWNER -

C.L. WEBSTER PROPERTIES, LLC
c/o CHUCK WEBSTER - PRESIDENT
4150 BELDEN VILLAGE STREET
SUITE 305
CANTON, OHIO 44718
Ph (330) 491-3700

LINE #	LENGTH	BEARING
L1	45.64'	N87°13'45"W
L2	40.00'	N63°58'42"E
L3	45.63'	S87°15'00"E
L4	76.70'	N03°29'42"E
L5	40.00'	S63°40'54"W
L6	20.00'	N02°46'15"E
L7	40.00'	N87°15'00"W
L8	79.70'	N87°15'00"W
L9	49.42'	N26°01'18"W
L10	31.11'	S87°13'45"E
L11	40.26'	N87°13'45"W
L12	17.64'	S87°13'45"E
L13	24.72'	S87°13'45"E
L14	80.00'	S26°01'18"E

- LEGEND -

- IRON PIN SET
- MONUMENT SET
- IRON PIPE OR BAR FOUND (AS NOTED)
- MONUMENT FOUND
- P.K. NAIL FOUND
- COTTON GIN GEAR SET
- MAG NAIL FOUND

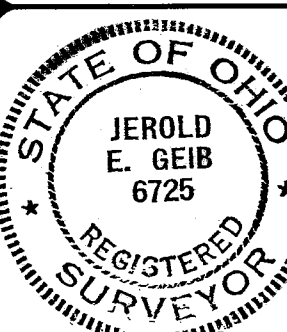


REVISIONS

BRYAN J. ASHMAN
JEROLD E. GEIB

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ENGINEERS AND SURVEYORS

1389 MARKET
AVENUE, NORTH
CANTON, OHIO
44714



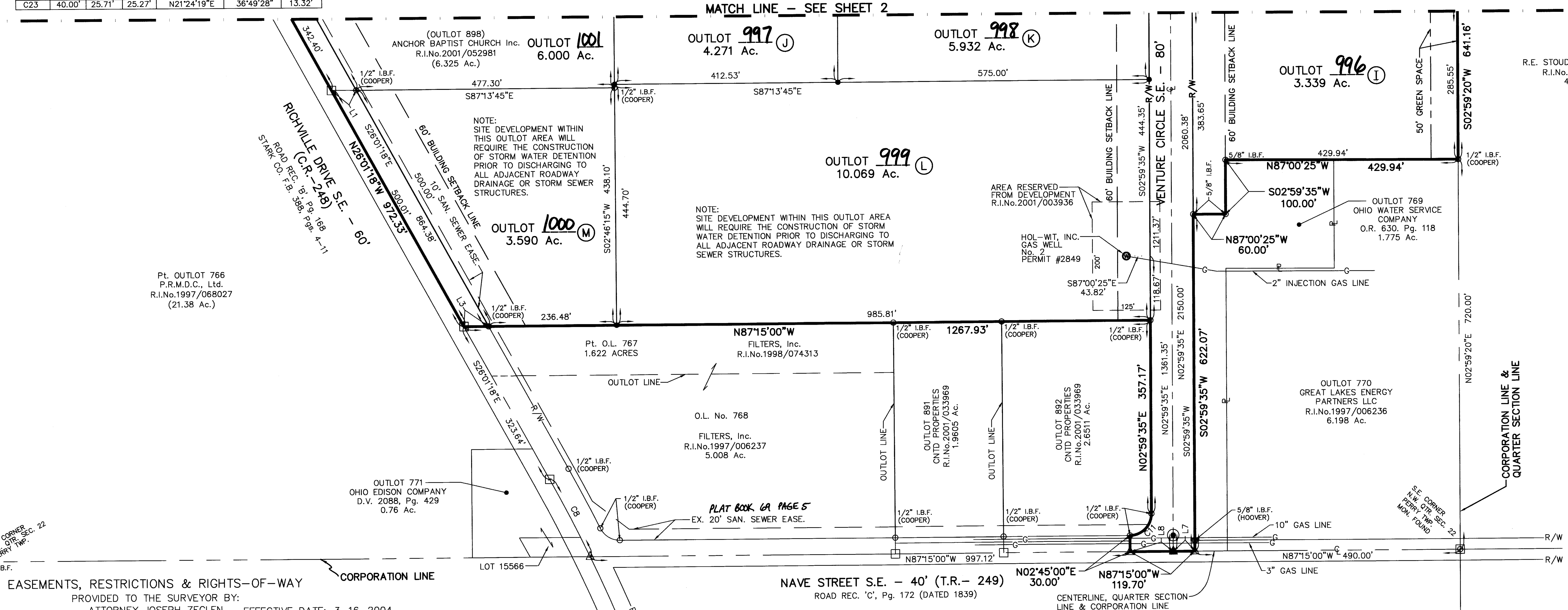
RECORD PLAT
NOVA EAST INDUSTRIAL PARK
IN THE CITY OF MASSILLON,
STARK COUNTY, OHIO

FOR: BEAVER EXCAVATING COMPANY

DRAWN BY: S.D.H.
CHECKED BY: R.R.D.
FIELD BOOK No. _____
DATE MARCH 2004

SHEET
3 OF 3

PROJ.# 03158-B



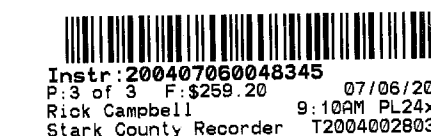
EASEMENTS, RESTRICTIONS & RIGHTS-OF-WAY
PROVIDED TO THE SURVEYOR BY:
ATTORNEY JOSEPH ZEGLEN EFFECTIVE DATE: 3-16-2004

ITEM LETTER	VOLUME & PAGE	DESCRIPTION	REMARKS
	R.I.No.2001/003937	WARRANTY DEED FROM WAYNE D. & DEBORAH L. WHIPKEY TO BEAVER EXCAVATING Co.	DEED OF RECORD
A	R.I.No.1997/006233	RESERVATION TO HOL-WIT, Inc.	RESERVES ROYALTY PAYMENTS FROM EX. OIL & GAS WELLS
B	D.V. 830, Pg. 195	RIGHT-OF-WAY TO THE MASSILLON ELECTRIC AND GAS Co. FROM A.A. ISLER	FOR POLES, WIRES, ETC. ALONG EAST LINE OF RICHVILLE DR. & NORTH LINE OF NAVE ST.
C	D.V. 1330, Pg. 494	EASEMENT TO THE OHIO PUBLIC SERVICE Co. FROM ESTA J. LUTZ	BLANKET EASEMENT FOR POLES IN COUNTY ROADS 247 & 249
D	O.R. 444, Pg. 425	RIGHT-OF-WAY TO M.B. OPERATING Co., Inc. FROM HOL-WIT, Inc.	BLANKET RIGHT-OF-WAY PIPELINE TO BE WITHIN 20' OF NAVE ST. RIGHT-OF-WAY
E	O.R. 475, Pg. 696	EASEMENT TO THE OHIO EDISON Co. FROM HOL-WIT, Inc.	DOES NOT APPLY TO THIS TRACT
F	L.V. 188, Pg. 810	OIL & GAS LEASE TO MB. OPERATING Co. Inc. FROM HOL-WIT, Inc.	BLANKET LEASE
G	O.R. 630, Pg. 120	AGREEMENT BETWEEN OHIO WATER SERVICE & THE M.B. OPERATING Co., Inc.	ESTABLISHED THE RIGHTS OF USE ON A 1.775 AC. TRACT OF LAND
H	R.I.No.1997/006234	RIGHT-OF-WAY TO M.B. OPERATING Co., Inc. FROM WAYNE D. & DEBORAH L. WHIPKEY	BLANKET RIGHT-OF-WAY FOR SINGLE PIPELINE ON NORTH SIDE OF NAVE ST.

ITEM LETTER	VOLUME & PAGE	DESCRIPTION	REMARKS
I	R.I.No.1997/006235	DISPOSAL LEASE AGREEMENT BETWEEN M.B. OPERATING Co., Inc. & WAYNE D. & DEBORAH L. WHIPKEY	LEASE RIGHT FOR DISPOSAL PURPOSES FOR HOL-WIT WELL#2
J	P.B. 64, Pg. 74	ANNEXATION PLAT TO THE CITY OF MASSILLON	ESTABLISHED THE LIMITS & LABELS OUTLOTS 767 - 777
K	R.I.No.2001/003936	PARTIAL RELEASE OF SURFACE RIGHTS & GRANT OF RIGHT-OF-WAY BETWEEN GREAT LAKES ENERGY PARTNERS, LLC & WAYNE D. & DEBORAH L. WHIPKEY	RELEASES SURFACE RIGHTS (PARTIAL) & ESTABLISHED VARIOUS RIGHTS-OF-WAY
L	R.I.No.2001/052980	CONDITIONS & RESTRICTIONS FOR NOVA EAST INDUSTRIAL PARK	SEE DOCUMENT
M	R.I.No.1999/003784	AGREEMENT BETWEEN DEBORAH L. & WAYNE D. WHIPKEY AND FILTERS, Inc.	THAT BOTH PARTIES ARE INDEPENDENTLY RESPONSIBLE FOR DISPOSAL OF THEIR SITE'S STORM WATER RUN OFF
N	R.I.No.2001/052984	RIGHT OF FIRST REFUSAL TO PURCHASE GRANTED TO ANCHOR BAPTIST CHURCH, Inc.	RIGHT TO PURCHASE 4,000 AC. OPTION TRACT
O	R.I.No.2002/009765	RELEASE OF RIGHT OF FIRST REFUSAL BY ANCHOR BAPTIST CHURCH, Inc.	RELEASE RIGHT OF FIRST REFUSAL TO PURCHASE 4,000 AC. OPTION TRACT

- NOTES -

- ALL LOTS TO HAVE SANITARY SEWER AND WATER SERVICE.
- IRON BARS ARE TO BE SET AT ALL LOT CORNERS, CURVE POINTS AND DEFLECTION POINTS, UNLESS OTHERWISE NOTED.
- BY MEANS OF THIS PLAT - BEAVER EXCAVATING COMPANY, THE OWNER OF THE PROPERTY WHICH ENCOMPASSES THE LARGE DETENTION BASIN AREA, GRANTS AND ASSIGNS TO THE FUTURE OWNERS THE FOLLOWING RIGHTS, RESPONSIBILITIES AND RESTRICTIONS:
 - MAINTENANCE AND REPAIR OF THE SIDE EMBANKMENTS WITHIN SAID OUTLOT 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 OUTLOT OWNER FOR ON WHICH OUTLOT 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.



RECORD PLAT

04 PS 19