

RECORD PLAT
OF
WITTENBERG COMMONS

AN ALLOTMENT
BEING PART OF O.L. 766 IN THE CITY OF MASSILLON
AS SITUATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP-10 (PERRY TWP.), RANGE-9,
STARK COUNTY, OHIO

SEPTEMBER 2004

OWNER AND DEVELOPER

P.R.M.D.C., LTD., A LIMITED LIABILITY COMPANY
7694 STRAUSSER ST. N.W.
NORTH CANTON, OHIO 44720
C/O FRED TOBIN
PHONE: (330) 497-9744

LEGEND

- P — L — PROPERTY LINE
— — — — — CENTERLINE
— — EX. R/W — — EXIST. RIGHT-OF-WAY
— — R/W — — PROP. RIGHT-OF-WAY
— — — — — QUARTER SECTION LINE
— — — — — SECTION LINE
// // // // // CORPORATION LINE
● 1/2" IRON BAR WITH COOPER & ASSOC. CAP SET
○ 1/2" IRON BAR WITH COOPER & ASSOC. CAP FOUND
■ MONUMENT SET
□ MONUMENT FOUND (AS NOTED)
▲ MAG NAIL SET
△ MAG NAIL FOUND

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 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 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.

LINE TABLE		
LINE	BEARING	LINE
L1	S07°02'47"W	20.15'
L2	N83°06'34"W	20.00'
L3	N07°02'47"E	62.63'
L4	N37°39'33"E	34.91'
L5	S83°06'34"E	45.60'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BRG.
C1	248.21'	61°20'22"	265.73'	253.22'	S33°18'30"W
C2	248.21'	25°18'28"	109.64'	108.75'	N15°17'34"E
C3	248.21'	36°01'54"	156.09'	153.53'	N45°57'45"E
C4	30.00'	90°00'00"	47.12'	42.43'	N71°01'18"W
C5	218.21'	61°20'22"	233.61'	222.61'	S33°18'30"W
C6	218.21'	36°38'05"	139.52'	137.16'	N45°39'39"E
C7	218.21'	24°42'17"	94.09'	93.36'	N14°59'28"E
C8	278.21'	13°04'43"	63.50'	63.37'	N09°10'41"E
C9	25.00'	114°22'04"	49.90'	42.02'	N41°28'00"W
C10	55.00'	253°11'40"	243.05'		
C11	55.00'	06°07'37"	5.88'	5.88'	N84°24'47"E
C12	55.00'	124°11'04"	119.21'	97.21'	S30°25'53"E
C13	55.00'	52°38'28"	50.53'	48.77'	S57°58'53"W
C14	55.00'	70°14'31"	67.43'	63.28'	N60°34'38"W
C15	25.00'	114°22'04"	49.90'	42.02'	S82°38'24"E
C16	278.21'	23°48'08"	115.58'	114.75'	N52°04'38"E
C17	278.21'	14°29'38"	70.38'	70.19'	S47°25'22"W
C18	278.21'	09°18'30"	45.20'	45.15'	S59°19'26"W
C19	30.00'	90°00'00"	47.12'	42.43'	N18°58'42"E
C20	55.00'	24°37'02"	23.63'	23.45'	S19°21'08"W
C21	55.00'	50°28'34"	48.45'	46.90'	S18°12'40"E
C22	218.21'	12°27'00"	47.41'	47.32'	N08°51'49"E
C23	278.21'	02°24'18"	11.68'	11.68'	S14°30'53"W

EASEMENT TABLE	
EASEMENT	DESCRIPTION
E1	20' STORM SEWER EASEMENT
E2	10' PUBLIC DRAINAGE EASEMENT
E3	20' SANITARY SEWER EASEMENT
E4	60' STORM SEWER EASEMENT
E5	40' STORM SEWER EASEMENT
E6	EX. 15' STORM SEWER EASEMENT
E7	EX. 20' SANITARY SEWER EASEMENT
E8	EX. 25' STORM SEWER EASEMENT
E9	EX. 15' STORM SEWER EASEMENT
E10	30' SANITARY SEWER EASEMENT
E11	STORM SEWER EASEMENT

NOTE:
THE STARK COUNTY BRASS MONUMENT FOUND IS N11°05'18"W - 0.37' OF THE 3/4" IRON PIPE ORIGINALLY FOUND AND USED BY COOPER AND ASSOC., LLP FOR THE UNIVERSITY VILLAGE ALLOTMENTS SINCE 1995.

STARK COUNTY AREA
JOINT VOCATIONAL SCHOOL
D.V. 3865, Pg. 741
82.15 Ac.

S.W. QUARTER
SECTION 22
PERRY TWP.

QUARTER SECTION LINE, CORPORATION LINE
& PROPERTY LINE

Pt. OUTLOT 766
P.R.M.D.C., LTD.
R.I.No.1999/002244
(23.50 Ac.)

CANTON CELLULAR TELEPHONE
Co. LEASE AGREEMENT
O.R. 451, Pg. 855
1.025 Ac.

OUTLOT 771
OHIO EDISON Co.
D.V. 2088, Pg. 429
0.76 Ac.

NOVA EAST INDUSTRIAL PARK
R.I.No.2004/07060048345
OUTLOT 1000
3.590 Ac.

RICHVILLE DRIVE S.E. CR-248
STARK COUNTY F.B. 388, Pgs. 4-11

100' RADIUS
BUILDING
RESTRICTION
FOR HOL-WIT, INC.
WELL #3
Pt. OUTLOT 766
P.R.M.D.C., LTD.
R.I.No.1999/002244
(23.50 Ac.)

OUTLOT 913
THE PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST OF THE
LATTER DAY SAINTS
R.I.No.2001/073786
4.002 Ac.

0.5311 Ac.
LOT 16864

0.4746 Ac.
LOT 16863

DOMINICAN
CIRCLE S.E.

0.4247 Ac.
LOT 16865

0.4350 Ac.
LOT 16866

0.9155 Ac.
LOT 16867

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