

REPLAT OF PART OF OUT LOT 1011

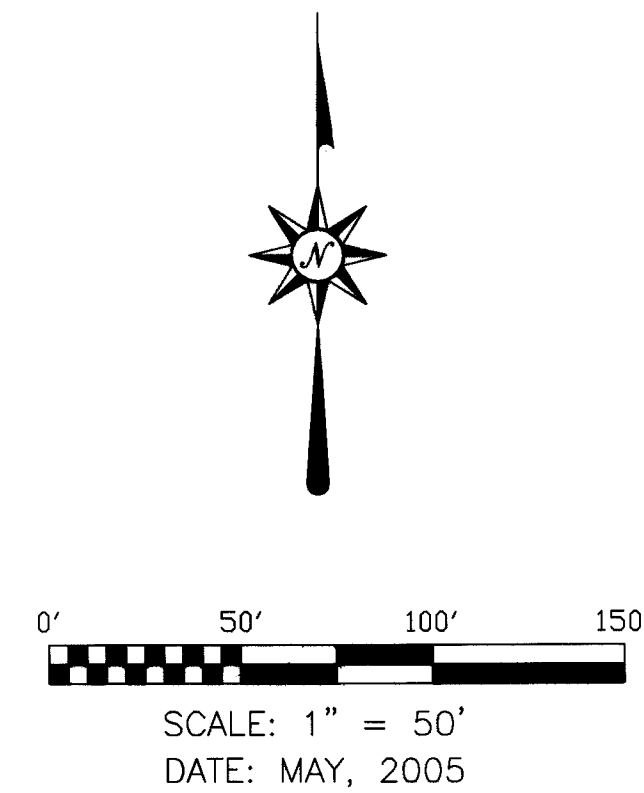
IN THE
CITY OF MASSILLON,
STARK COUNTY, OHIO

BY:
BUCKEYE SURVEYING SERVICES, INC.
2223 FULTON DR. N.W.
CANTON, OHIO 44709

PHONE: (330)453-8339

ACREAGE SUMMARY
LOTS 1.045 AC.
STREETS 0.000 AC.
TOTAL 1.045 AC.

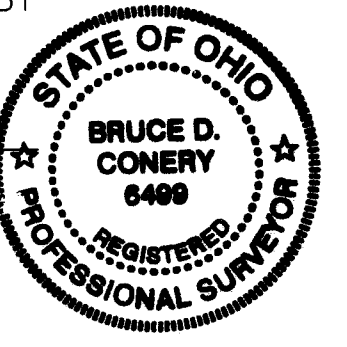
NUMBER OF LOTS = 4



I HEREBY DECLARE THAT THIS REPLAT OF PART OF OUTLOT 1011 IN THE CITY OF MASSILLON, STARK COUNTY, OHIO, IS A TRUE AND CORRECT SURVEY WHICH BALANCES AND CLOSES AND THE MONUMENTS SHOWN HEREON EXIST OR SHALL BE SET AS SHOWN, AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT, AS SURVEYED BY BUCKEYE SURVEYING SERVICES, INC., IN APRIL OF 2005.

BRUCE D. CONERY, P.S. NO. 6499

5-23-05
DATE



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY APPROVE THE PLAT, AND DO HEREBY DEDICATE TO THE PUBLIC, FOREVER, ALL THE LANDS FOR PUBLIC PURPOSES SHOWN HEREON.

WITNESSES:

OWNER:

Bruce Conery
Bruce Conery

David E. Daugherty
DAVID E. DAUGHERTY, PRESIDENT
TRIDOC DEVELOPMENT, INC., AN OHIO CORPORATION

Lana S. Larke
Lana S. Larke

Michael R. Watkins
MICHAEL R. WATKINS, TREASURER
TRIDOC DEVELOPMENT, INC., AN OHIO CORPORATION

Lana S. Larke
Lana S. Larke

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 ACKNOWLEDGED 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 HAND AND AFFIXED MY OFFICIAL SEAL AT Canton, OHIO, THIS 24th DAY OF May, 2005.

Lana S. Larke
NOTARY PUBLIC

LANA S. LARKE
Notary Public - State of Ohio
My Commission Expires 8-23-05

CITY PLANNING COMMISSION:
APPROVED BY THE MASSILLON CITY PLANNING COMMISSION THIS 11th DAY OF May, 2005.

John R. H. P.
SECRETARY

James S. P.
CHAIRMAN

MASSILLON CITY COUNCIL:

COUNCIL ACCEPTANCE NOT NECESSARY, NO STREET DEDICATION HEREON, PER SECTION 1107.3 (b) (3) CODIFIED ORDINANCES OF MASSILLON, OHIO.

MASSILLON CITY ENGINEER:

I HEREBY APPROVE THIS PLAT AND ASSIGN THE LOT NUMBERS SHOWN HEREON.

John R. H. P.
MASSILLON CITY ENGINEER

STARK COUNTY AUDITOR:

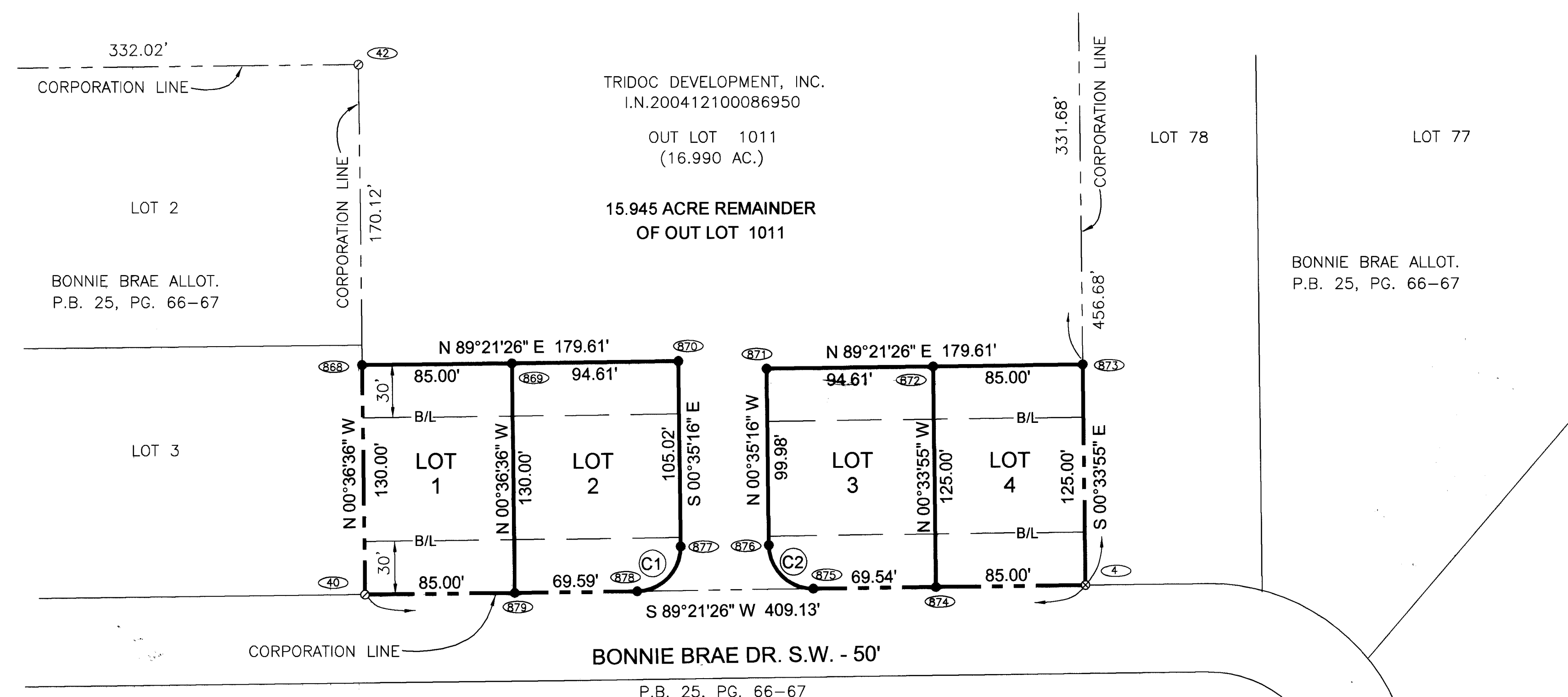
ENTERED FOR TRANSFER BY THE STARK COUNTY AUDITOR THIS 11th DAY OF July, 2005.

John R. H. P.
STARK COUNTY AUDITOR

STARK COUNTY RECORDER:

RECEIVED BY THE STARK COUNTY RECORDER THIS 13th DAY OF July, 2005, AND RECORDED IN 200507130045496

Rich Campbell
STARK COUNTY RECORDER



CURVE DATA

(C1) $\Delta=89^{\circ}56'41''$
R=25.00'
T=24.98'
L=39.25'
Ch=35.34'
BRG=S 44°23'05" W

(C2) $\Delta=90^{\circ}03'19''$
R=25.00'
T=25.02'
L=39.29'
Ch=35.37'
BRG=N 45°36'55" W

LOT NUMBER	CITY OF MASSILLON LOT NUMBER	AREA IN AC.
1	17001	0.254
2	17002	0.279
3	17003	0.268
4	17004	0.244

NOTE:
NO BUILDINGS ON PLATTED LOTS

LEGEND:

- INDICATES 5/8" IRON BAR FOUND & USED
- INDICATES 1/2" IRON PIPE FOUND & USED
- INDICATES 5/8" IRON BAR WITH CONERY CAP SET
- INDICATES STANDARD COUNTY MONUMENT FOUND & USED
- B/L INDICATES 30 FOOT BUILDING SETBACK LINE
- () INDICATES RECORD DATA
- ④ INDICATES COORDINATE POINT NUMBER

DATA USED:

TAX MAP - MASSILLON 505
DEEDS AS SHOWN
PLATS AS SHOWN

BASIS OF BEARINGS:

S89°21'26"W ON THE NORTH LINE OF BONNIE BRAE DRIVE AS PER IMAGING NUMBER 200412100086950.

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.