

REPLAT
PART OF OUT LOTS 636 AND 934
AND ALL OF LOTS 16683, 16684 AND 16685
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

SCALE 1" = 50' JUNE 16, 2005

AREA FROM LOT 16683 = 0.384 ACRE
TOTAL AREA IN NEW LOT 1 = 0.384 ACRE

AREA FROM LOT 16683 = 0.064 ACRE
AREA FROM LOT 16684 = 0.221 ACRE
TOTAL AREA IN NEW LOT 2 = 0.285 ACRE

AREA FROM LOT 16685 = 0.188 ACRE
AREA FROM O.L. 626 = 0.101 ACRE
TOTAL AREA IN NEW LOT 3 = 0.289 ACRE

AREA FROM LOT 16684 = 0.099 ACRE
AREA FROM LOT 16685 = 0.067 ACRE
AREA FROM O.L. 934 = 2.025 ACRES
TOTAL AREA IN NEW OUT LOT = 2.191 ACRES

OUT LOT 783

RICHARD G. ROHRER
I. R. 200504040020551
35.845 ACRES

OUT LOT 782

ALEXANDER R. LOCKHART, ETAL.
I. R. 1997063263
33.413 ACRES

AREA IN OUT LOT = 2.191 ACRES
AREA IN 3 LOTS = 0.958 ACRES
AREA IN ROADWAY = 0.000 ACRES
TOTAL AREA IN REPLAT = 3.149 ACRES

OWNER
RICHARD G. ROHRER

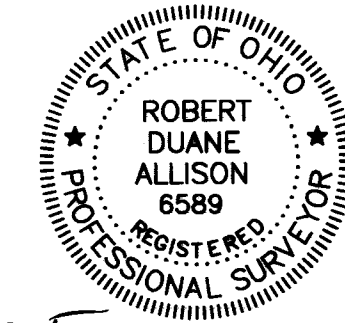
DEVELOPER
CROCKETT HOMES, INC.
5686 DRESSLER ROAD N.W.
SUITE 130
NORTH CANTON, OHIO 44720
Ph. 330-966-5111

EASEMENTS AND RESTRICTIONS

AN EASEMENT, 12 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: THE COUNTY OF STARK, THE CITY OF MASSILLON, AQUA OHIO, INC., DOMINION 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.

THE 5 UTILITY EASEMENT ON THE SIDE LOT LINES OF LOTS 16683, 16684, AND 16685 WHICH WERE GRANTED WITH WEST BROOK ESTATES, PHASE II, ARE HEREBY VACATED AND REPLATTED HEREON.

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPLAT OF PART OF OUT LOTS 636 AND 934, AND ALL OF LOTS 16683, 16684 AND 16685 IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO, IS A TRUE AND CORRECT SURVEY MADE BY ME AS SHOWN, WHICH BALANCES AND CLOSES. THE MONUMENTS SHOWN EXIST OR SHALL BE SET AS SHOWN, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AS SURVEYED AND PLATTED BY ME IN JUNE OF 2005.



Robert D. Allison, Registered Surveyor 6589 DATE June 28, 2005

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE REPLAT OF PART OF OUT LOTS 636 AND 934, AND ALL OF LOTS 16683, 16684 AND 16685, IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO, DO HEREBY ACCEPT THIS PLAT AND ACKNOWLEDGE THE MAKING OF THE SAME TO BE OUR FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE AS SUCH THE EASEMENTS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS THIS 29 DAY OF June, 20 05.

WITNESS
Brandon R. Kail
Richard G. Rohrer

WITNESS
Ivan Reed
Richard G. Rohrer

Richard G. Rohrer
his Attorney in Fact
POA dated 6/29/05

STATE OF OHIO
COUNTY OF STARK
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED RICHARD G. ROHRER, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS FREE FREE ACT AND DEED.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS THIS 29 DAY OF June, 20 05

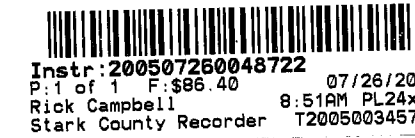
MY COMMISSION EXPIRES: LORETTA M. CONRAD, Notary Public
In and for the State of Ohio
My Commission Expires June 3, 2009
NOTARY PUBLIC

APPROVED BY THE MASSILLON, OHIO PLANNING COMMISSION AT A MEETING HELD THE 8th DAY OF June, 20 05

APPROVED BY THE MASSILLON CITY ENGINEER THIS 30th DAY OF June, 20 05.
AND LOT AND/OR OUT LOT NUMBERS ASSIGNED.

ENTERED FOR TRANSFER THIS 26th DAY OF July, 20 05.

RECEIVED FOR RECORD THIS 26th DAY OF July, 20 05 RECORDED IN RECORDERS
IMAGING NO. 200507260048722.



RECORD INFORMATION

LOT NUMBER	OWNER	RECORDING INSTRUMENT
16683	RICHARD G. ROHRER	I.R. 200504050020883
16684	RICHARD G. ROHRER	I.R. 200504050020881
16685	RICHARD G. ROHRER	I.R. 200504050020882

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	350.00'	08°33'13"	26.17'	52.25'	S 83°18'54" E	52.20'
C2	375.00'	08°33'13"	28.04'	55.98'	N 83°18'54" W	55.93'
C3	25.00'	89°57'41"	24.98'	39.25'	N 42°36'40" W	35.34'
C4	25.00'	89°53'39"	24.95'	39.22'	S 47°19'00" W	35.32'

LINE DATA

NO.	BEARING	DISTANCE
L1	S 87°35'31" E	56.74'
L2	S 79°02'18" E	32.40'
L3	N 79°02'18" W	32.40'
L4	N 79°02'18" W	29.02'
L5	N 79°02'18" W	3.38'
L6	N 87°35'31" W	56.77'
L7	N 87°35'31" W	6.77'
L8	S 43°37'03" E	27.79'

NOTES:

- ⊙ INDICATES BRASS DISC MONUMENT FOUND.
- INDICATES IRON PIN FOUND.
- INDICATES 5/8" SOLID IRON PIN SET WITH CAP "CIVIL DESIGN".
- IRON PINS ARE TO BE SET AT ALL LOT CORNERS AND CURVE POINTS.
- BEARINGS ARE REFERENCED TO STARK COUNTY GIS DATUM.
- SURVEY REFERENCES:
TAX MAPS
DEEDS AS NOTED
PLAT BOOK 65, PAGE 26, WESTSIDE AREA ANNEXATION PLAT
PLAT BOOK 67, PAGE 102, SANITARY EASEMENT PLAT
INST. NO. 200304030030101, WEST BROOK ESTATES - PHASE II
- THERE ARE NO BUILDINGS ON PROPOSED LOTS AND OUT LOT AT THIS TIME.
- B/W INDICATES EXISTING RIGHT-OF-WAY LINE.
- O.L. INDICATES EXISTING OUT LOT LINE.
- L. INDICATES EXISTING LOT LINE.

Civil Design Associates, Inc.
Consulting Engineers & Surveyors
1780 BRIGHTWOOD ROAD S.E.
NEW PHILADELPHIA, OHIO 44663
330-339-4242

REPLAT
PART OF OUT LOTS 636 AND 934
AND ALL OF LOTS 16683, 16684 AND 16685
CITY OF MASSILLON, STARK COUNTY, OHIO

REVISIONS	DATE	BY	CHKD
DESCRIPTION	6/27/05	RDA	
REVISED PER: STARK COUNTY MAP OFFICE			

PROJECT No.
200099
SHEET No.
1 OF 1
DATE:
JUNE 1, 2005
DRAWN BY:
RDA
200099_REPLAT

05 PS 16