

RECORD PLAT OF
ORCHARD HILL
FINAL PLAT
6.9963 ACRES

CITY OF MASSILLON
COUNTY OF STARK
STATE OF OHIO

ACKNOWLEDGMENT

IN CONSIDERATION OF THE MUTUAL BENEFITS TO BE DERIVED THEREFROM, I, THE UNDERSIGNED PROPERTY OWNER AND LIENHOLDER OF THE LANDS SHOWN HEREON, LOCATED IN THE CITY OF MASSILLON, STARK COUNTY, OHIO, DO HEREBY CONVEY UNTO THE CITY OF MASSILLON, OHIO, ITS SUCCESSORS AND ASSIGNS FOR UTILITIES RIGHT OF WAY PURPOSES, THAT PORTION OF LAND OWNED BY ME OR UPON WHICH I HAVE A LIEN AS SHOWN ON THIS DEDICATION PLAT. I DO HEREBY WAIVE ALL MY CLAIMS FOR COMPENSATION FOR LANDS AND PROPERTY HEREBY CONVEYED OR DAMAGES SUSTAINED ON ACCOUNT THEREOF, AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO PUBLIC USE FOREVER, AND DO FURTHER WAIVE ALL MY RIGHTS TO HEARING AND NOTICE THEREOF, TO HAVE AND HOLD SAID CONVEYANCE UNTO SAID CITY OF MASSILLON, OHIO, ITS SUCCESSORS AND ASSIGNS, THAT I AM THE LAWFUL OWNER OR LAWFUL AGENTS OF THE LAWFUL OWNER OF SAID PREMISES AND HAVE FULL POWER TO GRANT, BARGAIN, SELL, CONVEY AND RELEASE THE SAME IN THE MANNER AFORESAID AND WILL WARRANT AND DEFEND THE SAME AGAINST ALL CLAIMS AND ALSO ALLOW FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SAID UTILITIES.

OWNER AND LIENHOLDER

Peter J. Lepp
PETER J. LEPP
PRESIDENT
LEPP CONSTRUCTION, INC.

WITNESSES

Jason M. Popiel
JASON M. POPIEL
James H. Sickels
JAMES H. SICKELS

STATE OF OHIO }
COUNTY OF SUMMIT }SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED PETER J. LEPP WHO ACKNOWLEDGED THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AKRON, OHIO THIS 20th DAY OF August, 2004.

James H. Sickels
NOTARY PUBLIC

MY COMMISSION EXPIRES

James H. Sickels
Resident Medina County
Notary Public, State of Ohio
My Commission expires March 24, 2009

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.

LOTS 5.8117 Acres (12 LOTS)
STREETS 1.1846 Acres
TOTAL 6.9963 Acres

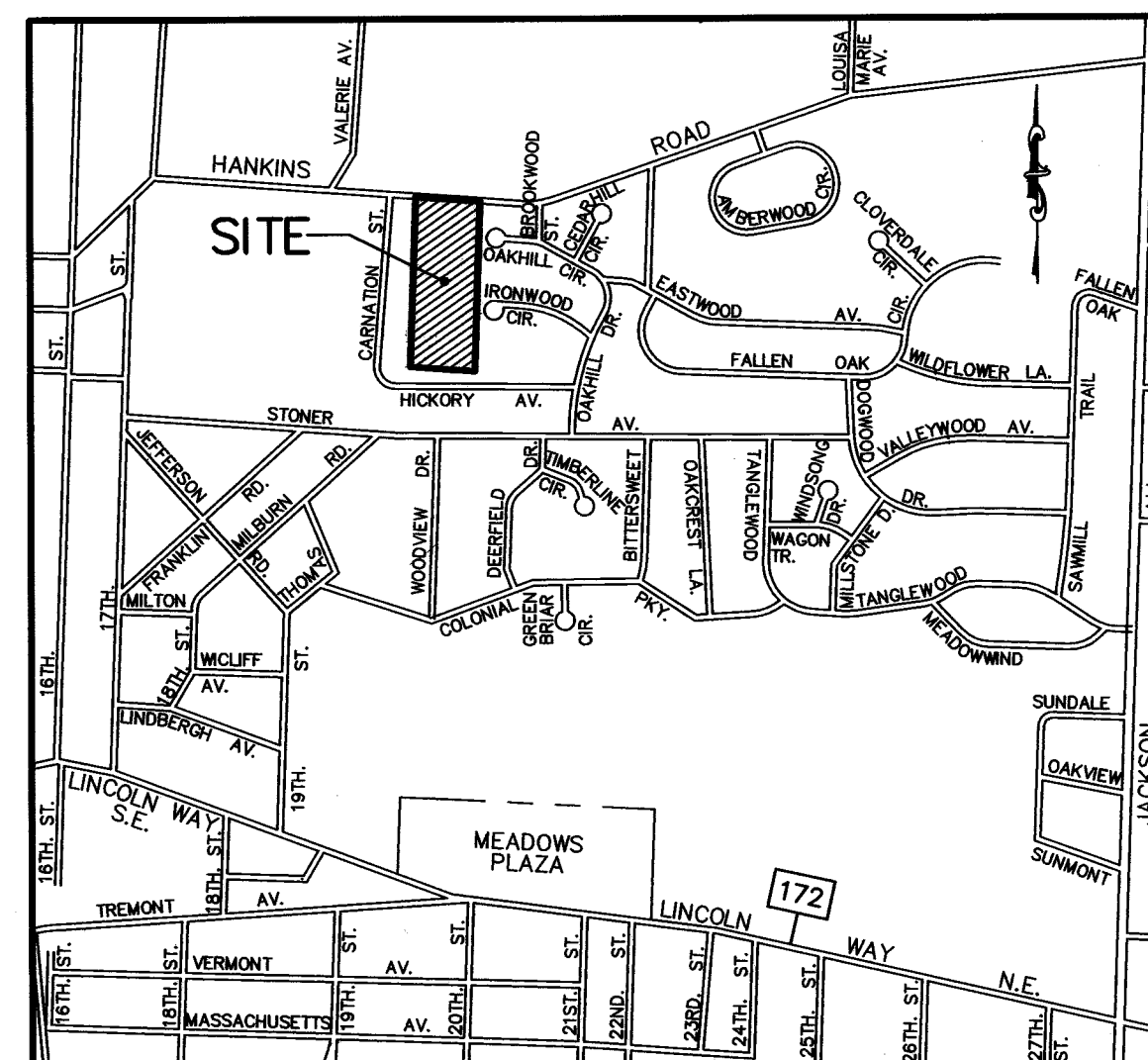
OUT LOT 426
ZONED R-3, SINGLE FAMILY RESIDENTIAL

OWNER/DEVELOPER

LEPP CONSTRUCTION, INC.
871 BELLEAU WOOD DRIVE
AKRON, OHIO 44303
(330) 836-7779 PHONE

REPRESENTATIVE - PETER J. LEPP, PRESIDENT

JULY, 2004



LOCATION MAP

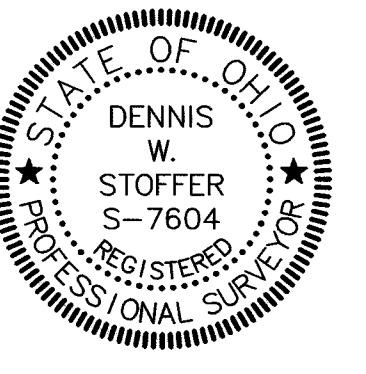
1" = 1000'

INDEX

TITLE SHEET 1
PLAT SHEET 2

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, AND THAT I HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT AND THAT ALL LOTS CONFORM TO THE CITY ZONING RESOLUTION.

Dennis W. Stoffer
DENNIS W. STOFFER REGISTERED SURVEYOR NO. 7604



STATE OF OHIO }
COUNTY OF SUMMIT }SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DENNIS W. STOFFER WHO ACKNOWLEDGED THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AKRON, OHIO THIS 18th DAY OF August, 2004.

James H. Sickels
NOTARY PUBLIC

MY COMMISSION EXPIRES

James H. Sickels
Resident Medina County
Notary Public, State of Ohio
My Commission expires March 24, 2009

MASSILLON PLANNING COMMISSION

ACCEPTED BY THE CITY PLANNING COMMISSION OF MASSILLON, OHIO AT A MEETING HELD THE 14th DAY OF July, 2004.

David J. ... SECRETARY
David J. ... CHAIRMAN

MASSILLON CITY COUNCIL

ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO, BY ORDINANCE No. 125-2004 PASSED THE 16th DAY OF August, 2004.

May Beth Spiley CLERK
Dennis W. Stoffer PRESIDENT

MASSILLON CITY ENGINEER

APPROVED BY THE MASSILLON CITY ENGINEER THIS 21st DAY OF July, 2005 AND LOT NUMBERS ASSIGNED.

David J. ...
MASSILLON CITY ENGINEER

MASSILLON CITY LAW DIRECTOR

I HEREBY CERTIFY, BASED ON DOCUMENTS SUBMITTED TO ME, TO THE BEST OF MY KNOWLEDGE, NO ENCUMBRANCES EXIST ON THE LANDS HEREIN OFFERED FOR PUBLIC USE THIS 9th DAY OF MAY, 2005.

Paula C. Stojanovic
MASSILLON CITY LAW DIRECTOR

STARK COUNTY AUDITOR

ENTERED FOR TRANSFER THIS 15th DAY OF SEPTEMBER, 2005

Kim P. ...
STARK COUNTY AUDITOR

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS 7th DAY OF September, 2005

RECORDED IN PLAT BOOK 172 PAGE 1

Rich Campbell
STARK COUNTY RECORDER

x 200509190062725

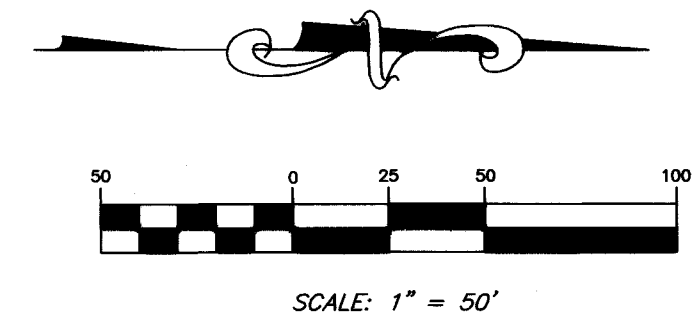
Prepared By
SPAGNUOLO & ASSOCIATES, LLC
ENGINEERS - SURVEYORS
3057 WEST MARKET STREET, SUITE 2A
FAIRLAWN, OHIO 44333
(330) 836-6661

REVISED: 6-08-05

ORCHARD HILL

SHEET 1 OF 2

05 PS 20



BASIS OF BEARINGS:
CENTERLINE OF HANKINS ROAD AS
LISTED IN DEED VOLUME 3928 PAGE
392 OF THE STARK COUNTY RECORDS,
ROTATED 019°27' RIGHT.

LEGEND

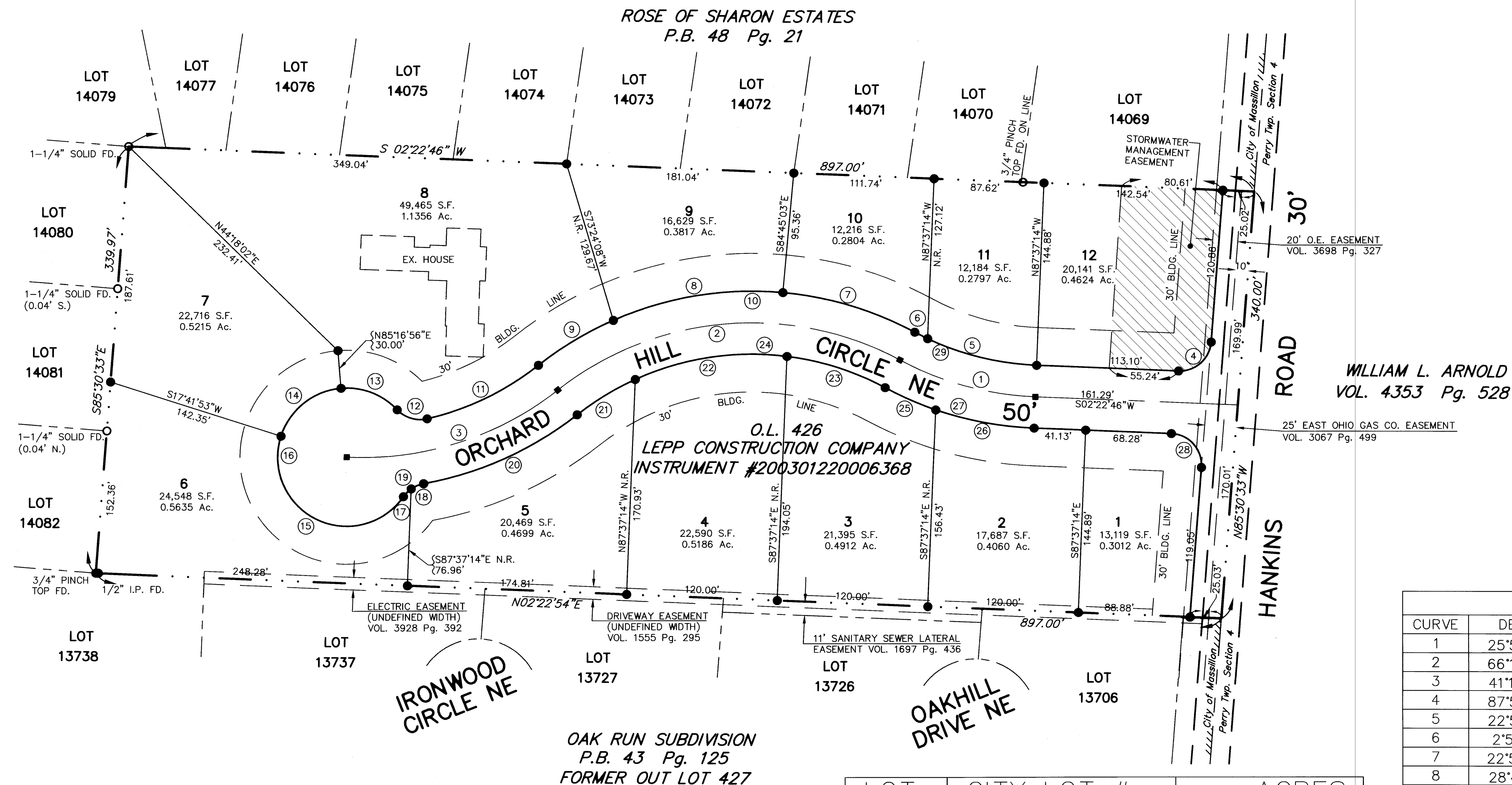
- IRON PINS TO BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION
(WITH IDENTIFICATION CAPS 7604)
- IRON PIN FOUND AS NOTED
- MONUMENT ASSEMBLY TO BE SET DURING CONSTRUCTION
- MONUMENT BOX WITH IRON PIN FOUND
- CURVE DATA
- N.R. NON RADIAL

PERTINENT DOCUMENTS

VOL. 3928 Pg. 392
VOL. 3698 Pg. 327
VOL. 4353 Pg. 528
VOL. 1697 Pg. 436
VOL. 1555 Pg. 295
VOL. 3067 Pg. 499
P.B. 48 Pg. 21
P.B. 43 Pg. 125
INSTRUMENT #200301220006368



2003 091900 63725



WILLIAM L. ARNOLD
VOL. 4353 Pg. 528

25' EAST OHIO GAS CO. EASEMENT
VOL. 3067 Pg. 499

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH	CHORD BEARING
1	25°50'12"	250.00'	57.34'	111.78'	112.73'	N15°17'52"E
2	66°19'40"	250.00'	163.37'	273.52'	289.41'	S04°56'51"E
3	41°16'50"	250.00'	94.17'	176.25'	180.12'	N17°28'16"W
4	87°53'19"	25.00'	24.10'	34.70'	38.35'	N41°33'53"W
5	22°55'05"	225.00'	45.61'	89.40'	90.00'	N13°50'19"E
6	2°55'07"	225.00'	5.73'	11.46'	11.46'	S26°45'25"W
7	22°58'01"	275.00'	55.87'	109.50'	110.23'	S16°43'58"W
8	28°49'06"	275.00'	70.65'	136.86'	138.32'	S09°09'36"E
9	14°32'33"	275.00'	35.09'	69.61'	69.80'	S30°50'25"E
10	66°19'40"	275.00'	179.71'	300.87'	318.35'	S04°56'51"E
11	25°13'35"	225.00'	50.35'	98.27'	99.06'	N25°29'54"W
12	59°47'35"	25.00'	14.37'	24.92'	26.09'	N17°00'41"E
13	51°37'32"	55.00'	26.60'	47.90'	49.56'	S21°05'42"W
14	67°35'03"	55.00'	36.81'	61.18'	64.88'	S38°30'35"E
15	162°41'32"	55.00'	361.37'	108.75'	156.17'	N26°21'07"E
16	281°54'07"	55.00'	44.62'	69.30'	270.61'	N85°57'25"E
17	20°22'44"	25.00'	4.49'	8.85'	8.90'	S44°48'17"E
18	24°41'26"	25.00'	5.47'	10.69'	10.77'	S22°16'12"E
19	45°04'10"	25.00'	10.37'	19.16'	19.67'	S32°27'34"E
20	28°11'12"	275.00'	69.04'	133.93'	135.29'	N24°01'05"W
21	13°49'44"	225.00'	27.29'	54.17'	54.31'	S31°11'49"E
22	31°30'56"	225.00'	63.49'	122.21'	123.76'	S08°31'29"E
23	20°59'00"	225.00'	41.67'	81.94'	82.40'	S17°43'29"W
24	66°19'40"	225.00'	147.03'	246.17'	260.47'	S04°56'51"E
25	9°10'15"	275.00'	22.06'	43.97'	44.02'	N23°37'51"E
26	16°39'57"	275.00'	40.28'	79.71'	79.99'	N10°42'45"E
27	25°50'12"	275.00'	63.08'	122.96'	124.01'	N15°17'52"E
28	92°06'41"	25.00'	25.94'	36.00'	40.19'	S48°26'07"W
29	25°50'12"	225.00'	51.61'	100.60'	101.46'	N15°17'52"E

LOT	CITY LOT #	ACRES
1	17012	0.3012
2	17013	0.4060
3	17014	0.4912
4	17015	0.5186
5	17016	0.4699
6	17017	0.5635
7	17018	0.5215
8	Out Lot 1021	1.1356
9	17019	0.3817
10	17020	0.2804
11	17021	0.2797
12	17022	0.4624

ORCHARD HILL

SHEET 2 OF 2

05 PS 20