



AREA IN LOTS_____7.0006 Ac.
AREA IN STREETS_____0.7457 Ac.
TOTAL AREA_____7.7463 Ac.

A circular professional seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED SURVEYOR" at the bottom, separated by two small stars. The center of the seal contains the name "JEROLD E. GEIB" and the number "6725".

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF A SURVEY MADE BY ME THIS 13TH DAY OF June, 2005 AND THAT THE SURVEY BALANCES AND CLOSES, THE MONUMENTS SHOWN HEREON ARE SET OR TO BE SET AS SHOWN, AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.



 JEROLD E. GEIB
 REGISTERED SURVEYOR NO. 6725

R.I.No.2004/09240068621
R.I.No.2004/09300070022
O.R. 1614, Pg. 414
R.I.No.1995/004969
D.V. 3406, Pg. 263
O.R. 35, Pg. 799
P.B. 30,P. 43
P.B. 32, Pg. 53
P.B. 32, Pg. 6
P.B. 34, Pg. 57
P.B. 35, Pg. 29
P.B. 65, Pg. 17

THAT MASSILLON HOMES, LLC, THE OWNERS OF THE LAND SHOWN ON THIS PLAT DO HEREBY
BE TO BE THEIR FREE ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS, SANITARY
LINE AND SIDEWALK EASEMENTS SHOWN HEREON TO PUBLIC USE FOREVER.
OUR HANDS THIS 18 DAY OF July, 2005.

OWNER - MASSILLON HOMES, LLC

Grady Appleton
GRADY APPLETON

STATE OF OHIO
COUNTY OF STARK s.s.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MASSILLON HOMES, LLC, WHO
ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 18 DAY OF July, 2005.

Audrey B. Rountree
NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVED BY THE MASSILLON CITY PLANNING COMMISSION ON THIS 22nd DAY OF June, 2005.

R. S. Doherty
CHAIRMAN

SECRETARY

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


MASSILLON CITY ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT NO ENCUMBRANCES EXIST ON THE LANDS HEREIN OFFERED FOR PUBLIC USE
THIS 25th DAY OF JULY 2005

Paula B. Steynor
MASSILLON CITY LAW DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF MASSILLON BY ORDINANCE No. 6A-2005 PASSED THIS 5th DAY OF JULY, 2005

Glen Damba
PRESIDENT

Mary Beth Bailey
CLERK OF COUNCIL

ENTERED FOR TRANSFER THIS 11TH DAY OF AUGUST, 2005.

Kim P. Parr
STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS 12th DAY OF August, 2005

RECORDED IN R.I.No.2005/08120053385 FEE \$ 172

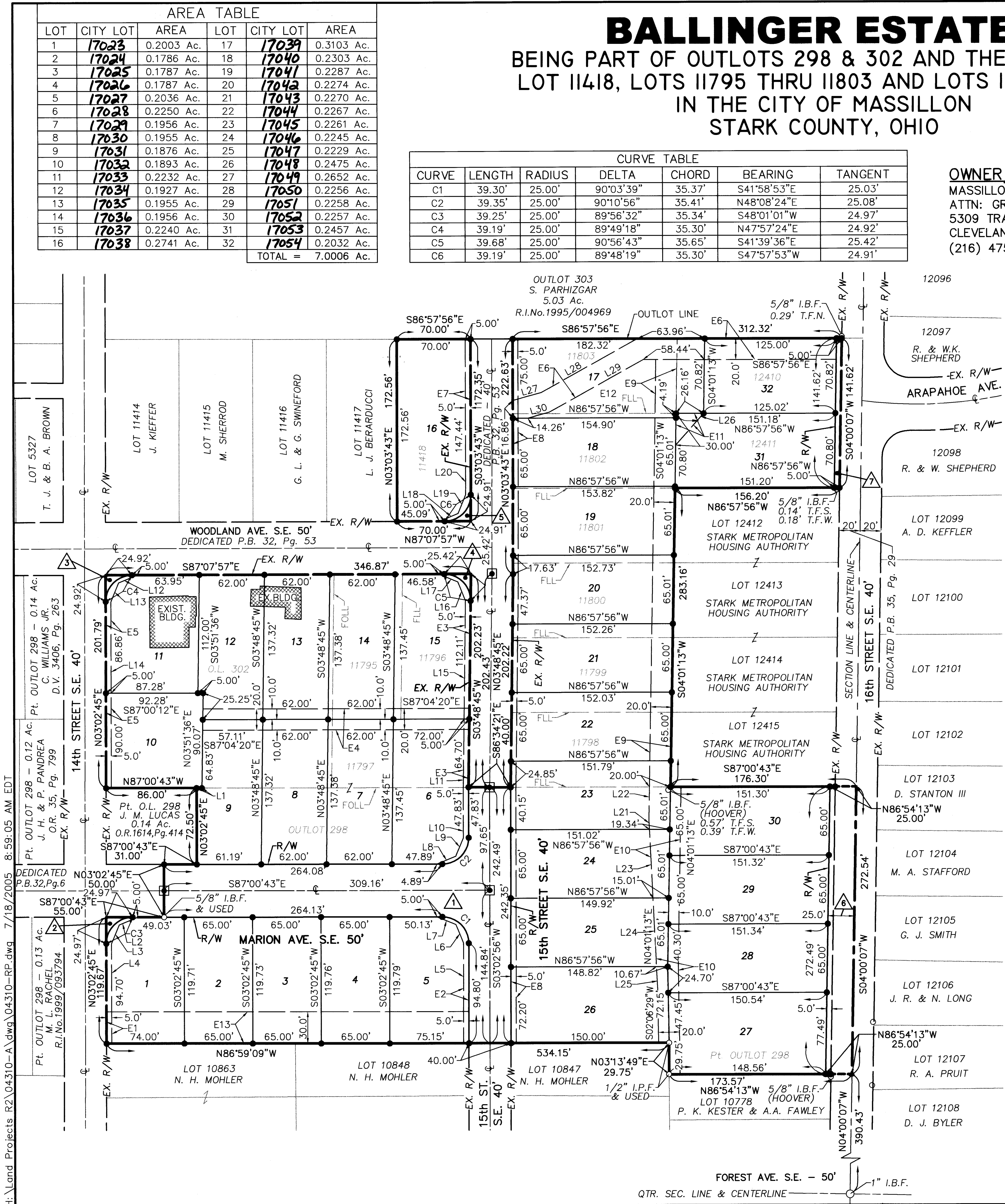
Rich Campbell
STARK COUNTY RECORDER

Instr: 200508120053385 08/12/2005
P: 1 of 2 F: \$172.80 9:00AM PL24
Rick Campbell
Stark County Recorder T200500378

RECORD PLAT 

PROJ.# 04310A

05 PS 21



AREA TABLE					
LOT	CITY LOT	AREA	LOT	CITY LOT	AREA
1	17023	0.2003 Ac.	17	17039	0.3103 Ac.
2	17024	0.1786 Ac.	18	17040	0.2303 Ac.
3	17025	0.1787 Ac.	19	17041	0.2287 Ac.
4	17026	0.1787 Ac.	20	17042	0.2274 Ac.
5	17027	0.2036 Ac.	21	17043	0.2270 Ac.
6	17028	0.2250 Ac.	22	17044	0.2267 Ac.
7	17029	0.1956 Ac.	23	17045	0.2261 Ac.
8	17030	0.1955 Ac.	24	17046	0.2245 Ac.
9	17031	0.1876 Ac.	25	17047	0.2229 Ac.
10	17032	0.1893 Ac.	26	17048	0.2475 Ac.
11	17033	0.2232 Ac.	27	17049	0.2652 Ac.
12	17034	0.1927 Ac.	28	17050	0.2256 Ac.
13	17035	0.1955 Ac.	29	17051	0.2258 Ac.
14	17036	0.1956 Ac.	30	17052	0.2257 Ac.
15	17037	0.2240 Ac.	31	17053	0.2457 Ac.
16	17038	0.2741 Ac.	32	17054	0.2032 Ac.
TOTAL =		7.0006 Ac.			

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.30'	25.00'	90°03'39"	35.37'	S41°58'53"E
C2	39.35'	25.00'	90°10'56"	35.41'	N48°08'24"E
C3	39.25'	25.00'	89°56'32"	35.34'	S48°01'01"W
C4	39.19'	25.00'	89°49'18"	35.30'	N47°57'24"E
C5	39.68'	25.00'	90°56'43"	35.65'	S41°39'36"E
C6	39.19'	25.00'	89°48'19"	35.30'	S47°57'53"W

OWNER/DEVELOPER
MASSILLON HOMES, LLC
ATTN: GRADY APPLETON
5309 TRANSPORTATION BOULEVARD
CLEVELAND, OHIO 44125
(216) 475-8900

LEGEND OF SYMBOLS AND ABBREVIATIONS

	PROPERTY LINE
	CENTERLINE
	EX. R/W
	R/W
	QUARTER SECTION LINE
	SECTION LINE
	1/2" IRON BAR WITH COOPER & ASSOC. CAP SET
	IRON BAR FOUND AS NOTED
	MONUMENT SET - MASSILLON CITY
	MAG NAIL SET
	COTTON GIN GEAR SET
	FORMER OUTLOT LINE
	FORMER LOT LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	S86°08'24"E
L2	19.12'	S70°30'09"W
L3	19.12'	S25°31'53"W
L4	94.70'	S03°02'45"W
L5	94.80'	N03°02'56"E
L6	19.15'	N19°27'59"W
L7	19.15'	N64°29'49"W
L8	19.12'	N70°30'11"E
L9	19.12'	N25°32'01"E
L10	47.87'	N03°02'56"E
L11	64.66'	N03°48'45"E
L12	19.10'	S70°24'43"W
L13	19.10'	S25°30'04"W
L14	86.88'	S03°02'45"W
L15	112.10'	N03°48'45"E
L16	19.32'	N18°55'25"W
L17	19.32'	N64°23'47"W
L18	19.09'	N70°24'58"E
L19	19.09'	N25°30'48"E
L20	147.45'	N03°03'43"E
L21	9.85'	N00°11'55"E
L22	30.42'	N04°01'13"E
L23	65.08'	N00°11'55"E
L24	65.08'	N00°11'55"E
L25	20.05'	N00°11'55"E
L26	40.14'	S44°41'09"W
L27	27.79'	N77°51'24"E
L28	104.75'	N63°58'53"E
L29	102.00'	S63°58'53"W
L30	20.88'	S77°51'24"W

EASEMENT TABLE	
EASEMENT	DESCRIPTION
E1	5' SIDEWALK EASEMENT
E2	5' SIDEWALK & WATERLINE EASEMENT
E3	5' SIDEWALK & WATERLINE EASEMENT
E4	20' STORM SEWER EASEMENT
E5	5' SIDEWALK EASEMENT
E6	20' STORM SEWER & DRAINAGE EASEMENT
E7	5' SIDEWALK & WATERLINE EASEMENT
E8	5' SIDEWALK EASEMENT
E9	20' STORM SEWER & DRAINAGE EASEMENT
E10	STORM SEWER & DRAINAGE EASEMENT
E11	DRAINAGE EASEMENT & RESTRICTED GRADING AREA
E12	LOT 17 - PROPOSED NON-BUILDABLE, RESTRICTED GRADING & STORM WATER MAINTENANCE EASEMENT
E13	30' STORM SEWER & DRAINAGE EASEMENT

ROADWAY DEDICATION AREAS

1	MARON AVE. & 15th ST. S.E.	- 0.5607 Ac.
2	S.E. COR. MARION AVE. & 14th ST. S.E.	- 0.0031 Ac.
3	S.E. COR. 14th ST. & WOODLAND AVE. S.E.	- 0.0031 Ac.
4	S.W. COR. 15th ST. & WOODLAND AVE. S.E.	- 0.0032 Ac.
5	N.W. COR. 15th ST. & WOODLAND AVE. S.E.	- 0.0030 Ac.
6	16th ST. S.E. - 25' DEDICATED	- 0.1564 Ac.
7	16th ST. S.E. - 5' DEDICATED	- 0.0162 Ac.
TOTAL ROADWAY DEDICATION AREA		- 0.7457 Ac.

EASEMENTS, RESTRICTIONS & RESERVATIONS
AS PROVIDED TO THE SURVEYOR

VOLUME & PAGE	DESCRIPTION	REMARKS
D.V. 2302, Pg. 529	POLE LINE EASEMENT TO THE OHIO EDISON COMPANY	BLANKET EASEMENT

EASEMENTS & 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 CO., OHIO EDISON CO., OHIO BELL TELEPHONE CO., MASSILLON CABLE CO. 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.

REFERENCE DIRECTION

REFERENCE DIRECTION FOR BEARING SYSTEM USED WAS ESTABLISHED FROM THE RECORD PLAT OF SINCLAIR VILLAGE, AS RECORDED IN PLAT BOOK 65 PAGE 17 OF THE STARK COUNTY PLAT RECORDS; USING N86°58'42"W FOR THE CENTERLINE OF GIBSON AVENUE S.E.

Printed: 200508120653305 08/12/2005
P.12 of 2 F.5172.80 9:00PM PL2493
Risk Capital 11 Stark County Recorder 120060637842

HORIZONTAL SCALE
0 25 50
SCALE: 1" = 50'

REVISIONS

NO.	DATE	DESCRIPTION
1	06/21/2005	ADD UTILITY/EASEMENT NOTE

BRYAN J. ASHMAN
JEROLD E. GEIB

COOPER & ASSOCIATES, LLP
ENGINEERS AND SURVEYORS

PHONE (330) 452-5731
FAX (330) 452-9110

STATE OF OHIO
REGISTERED SURVEYOR
JEROLD E. GEIB
6725

RECORD PLAT

BALLINGER ESTATES

FOR: MASSILLON HOMES, LLC

DRAWN BY: S.D.H.

CHECKED BY: M.L.M.

FIELD BOOK No.

DATE: FEBRUARY 2005

SHEET

2 OF 2

PROJ.# 04310A