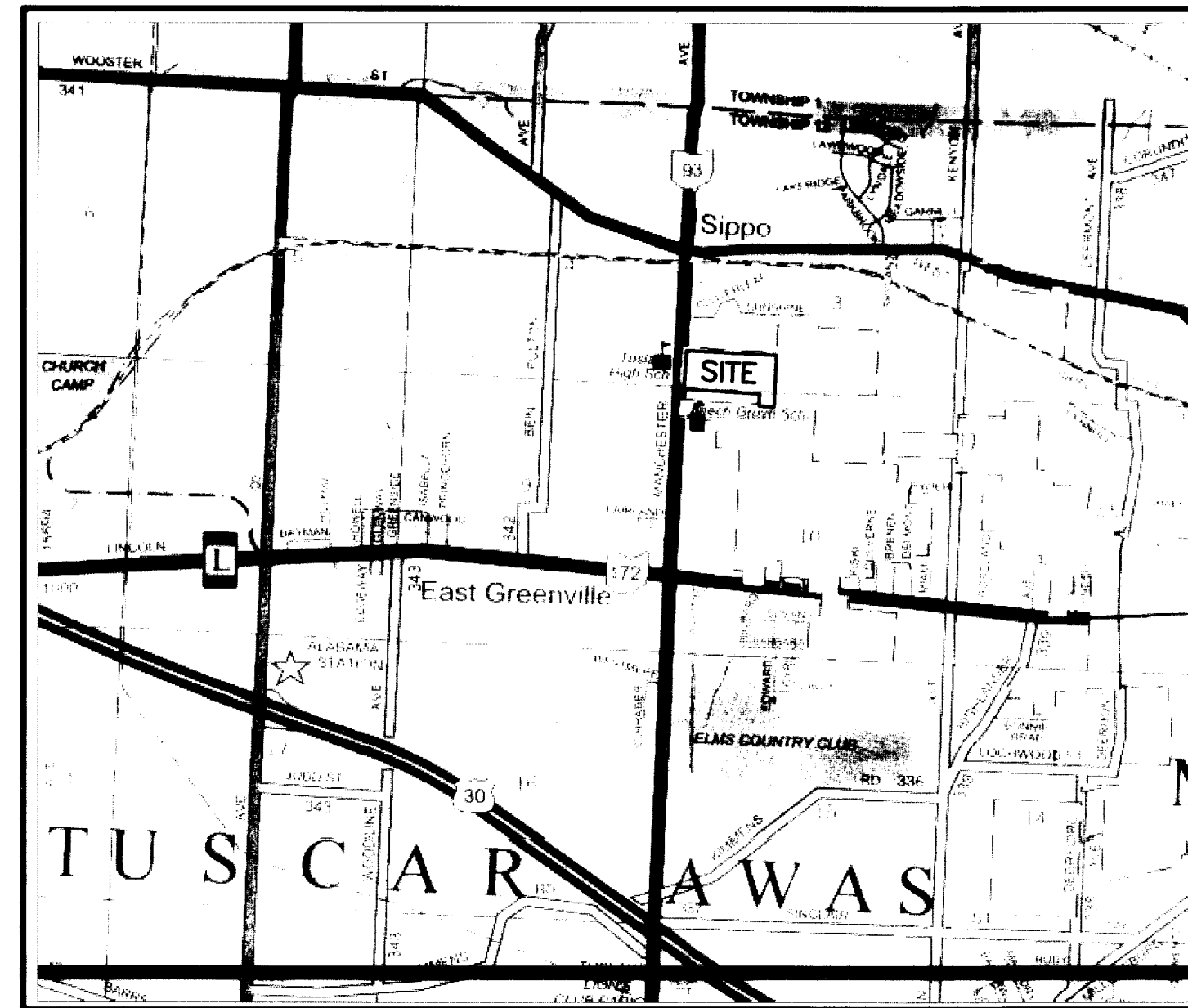


SIPPO RESERVES ALLOTMENT PHASE 1

PART OF OUT LOT 783
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO



VICINITY MAP

SCALE 1" = 100' 0 100' 200' JUNE 29, 2005

INDICATES WETLAND RESTRICTED AREAS

WETLAND RESTRICTIONS

JURISDICTIONAL WETLAND RESTRICTIONS ARE BEING RECORDED WITH THIS PLAT. JURISDICTIONAL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. EACH WETLAND AREA IS PROTECTED BY A 25' BUFFER AND THE STREAM CHANNEL IS PROTECTED BY A 50' BUFFER, 25' FROM THE TOP OF EACH BANK. THESE AREAS ARE PROTECTED IN PERPETUITY IN THEIR NATURAL STATE. NO FILLING OR DISTURBANCE MAY OCCUR IN THESE AREAS WITHOUT THE WRITTEN PERMISSION OF THE CORPS OF ENGINEERS. PLEASE CONTACT THE MUSKINGUM BASIN PERMIT OFFICE, HUNTINGTON DISTRICT, U.S. ARMY CORPS OF ENGINEERS AT 330-364-6177 BEFORE WORKING IN THESE AREAS.

DETENTION BASIN RESTRICTED GRADING AREA

BY MEANS OF THIS PLAT, RICHARD G. ROHRER, THE OWNER OF THE PROPERTY ON WHICH THE DETENTION BASIN AREA IS LOCATED, GRANTS AND ASSIGNS TO THE OWNERS OF THE FUTURE LOTS TO BE PLATTED ON WHICH SAID DETENTION BASIN IS LOCATED, THE FOLLOWING RIGHTS, RESPONSIBILITIES AND RESTRICTIONS:

1. MAINTENANCE AND REPAIR OF THE SIDE EMBANKMENTS WITHIN SAID LOT OWNERS PROPERTY LINES INCLUDING (BUT NOT LIMITED TO) MOWING, REPAIR/FILLING WITH TOPSOIL OF RILLS & EROSION, SEEDING, REMOVAL OF DEBRIS/SEDIMENT/BLOCKAGES AS NECESSARY TO MAINTAIN THE OPERATION, CAPACITY AND GEOMETRY OF THE BASIN PER THE DESIGN FILED WITH THE MASSILLON CITY ENGINEER.
2. ALL COSTS ASSOCIATED WITH THE MAINTENANCE AND REPAIR SHALL BE BORNE BY THE INDIVIDUAL LOT OWNER ON WHICH LOT THE REPAIRS ARE PERFORMED.
3. NO PLAY OR WORK EQUIPMENT, MULCHED LANDSCAPE BEDS OR STRUCTURES OF ANY KIND WILL BE PERMITTED WITHIN THE DEFINED DETENTION BASIN AREA.
4. ALL PIPE INLETS/OUTLETS SHALL BE KEPT FREE OF DEBRIS/BLOCKAGE AS NECESSARY TO FUNCTION PROPERLY.

EASEMENTS AND RESTRICTIONS

AN EASEMENT, 12 FEET WIDE ON THE FRONT AND FIVE FEET WIDE ON THE SIDES AND BACK OF ALL LOTS, AND 12 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.

COORDINATE SYSTEM

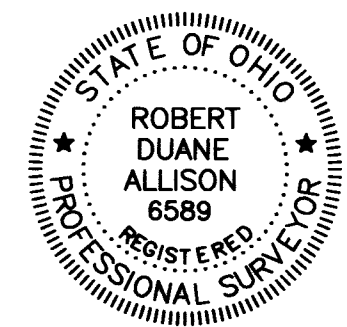
1. COORDINATES ARE ORIENTED TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), AS PUBLISHED BY THE STARK COUNTY GIS DEPARTMENT.
2. THE SCGRS POINT USED AS REFERENCE STATIONS TO ESTABLISH DATUM IS DESIGNATED AS TUS032:
(NORTH, FEET) 417314.039 417202.421
(EAST, FEET) 2217136.958 2219844.188
3. ALL BEARINGS SHOWN ARE BASED ON GRID NORTH. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR OF 0.99989830.

OWNER
RICHARD G. ROHRER

DEVELOPER
CROCKETT HOMES, INC.
7300 WHIPPLE AVENUE N.W.
UNIT 1
NORTH CANTON, OHIO 44720
Ph. 330-966-5111

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF SIPPO RESERVES ALLOTMENT, PHASE 1, LOCATED IN PART OF OUT LOT 783 (PLAT BOOK 65, PAGE 26) 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 Sept. 9, 2005
DATE



KNOW ALL MEN BY THESE PRESENTS THAT RICHARD G. ROHRER, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, 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 STREETS AND EASEMENTS SHOWN HEREON TO PUBLIC USE FOREVER.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS THIS 16th DAY OF Sept., 2005.

WITNESS Carol A. Norris, David P. Loomis
WITNESS Judy Farby, David P. Loomis
OWNER Richard G. Rohrer, David P. Loomis
RICHARD G. ROHRER
David P. Loomis

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 ACT AND DEED.
IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS THIS 16th DAY OF SEPT., 2005.

MY COMMISSION EXPIRES: APRIL 20, 2008

Jay R. Hunt, Notary Public
Larry R. Hunt

APPROVED BY THE MASSILLON, OHIO PLANNING COMMISSION AT A MEETING HELD THE 13th DAY OF July, 2005.

Chairman

Secretary

APPROVED BY THE MASSILLON CITY ENGINEER THIS 11th DAY OF October, 2005.
AND LOT AND/OR OUT 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 26 DAY OF Sept., 2005.

Massillon City Law Director

ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO
BY ORDINANCE 89-2005, PASSED THIS 6th DAY OF September, 2005

President

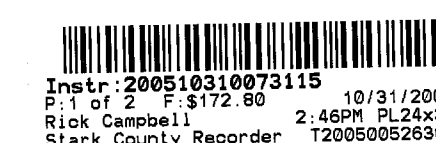
Clerk

ENTERED FOR TRANSFER THIS 20 DAY OF October, 2005.

Stark County Auditor

RECEIVED FOR RECORD THIS 31st DAY OF Oct, 2005 RECORDED IN RECORDERS
IMAGING NO. 200510310073115

Stark County Recorder



CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	25.00'	89°46'47"	24.90'	39.17'	S 42°32'58" E	35.29'
C2	25.00'	90°13'13"	25.10'	39.37'	S 47°27'02" W	35.42'
C3	25.00'	90°00'00"	25.00'	39.27'	N 42°26'22" W	35.36'
C4	25.00'	85°54'52"	23.28'	37.49'	S 45°31'04" W	34.07'
C5	25.00'	90°00'00"	25.00'	39.27'	N 42°26'22" W	35.36'
C6	25.00'	90°00'00"	25.00'	39.27'	S 47°33'38" W	35.36'
C7	25.00'	90°00'00"	25.00'	39.27'	N 47°33'38" E	35.36'
C8	25.00'	90°00'00"	25.00'	39.27'	S 42°26'22" E	35.36'
C9	25.00'	90°00'00"	25.00'	39.27'	S 47°33'38" W	35.36'
C10	25.00'	90°00'00"	25.00'	37.27'	N 42°26'22" W	35.36'
C11	160.00'	45°58'00"	67.86'	128.36'	S 25°32'38" W	124.95'
C12	135.00'	21°38'29"	25.80'	50.99'	N 13°22'53" E	50.69'
C13	185.00'	28°25'30"	46.86'	91.78'	S 16°46'23" W	90.84'
C14	185.00'	26°29'05"	43.54'	85.52'	S 15°48'11" W	84.76'
C15	185.00'	01°56'25"	3.13'	6.26'	S 30°00'56" W	6.26'
C16	25.00'	40°00'55"	17.46'	9.10'	S 10°58'40" W	17.11'
C17	50.00'	274°43'28"	N/A	239.74'	N 51°40'03" W	67.74'
C18	50.00'	42°38'14"	19.51'	37.21'	S 12°17'20" W	36.36'
C19	50.00'	49°39'44"	23.14'	43.34'	S 58°26'19" W	42.00'
C20	50.00'	49°39'44"	23.14'	43.34'	N 71°53'57" W	42.00'
C21	50.00'	49°39'46"	23.14'	43.34'	N 22°14'12" W	42.00'
C22	50.00'	83°05'59"	44.31'	72.52'	N 44°08'41" E	66.33'
C23	25.00'	61°29'33"	14.87'	26.83'	N 54°56'54" E	25.56'
C24	325.00'	28°26'58"	82.39'	161.37'	N 69°28'29" E	159.72'
C25	275.00'	26°53'08"	65.73'	129.04'	S 68°41'34" W	127.86'
C26	325.00'	08°31'07"	24.20'	48.32'	N 87°57'31" E	48.28'
C27	275.00'	10°04'57"	24.26'	48.39'	S 87°10'37" W	48.33'

LINE DATA		
NO.	BEARING	DISTANCE
L1	S 87°26'22" E	30.00'
L2	S 87°26'22" E	30.00'
L3	S 87°26'22" E	139.60'
L4	S 83°21'14" E	140.36'
L5	S 88°28'30" W	60.78'
L6	S 02°33'38" W	30.00'
L7	S 02°33'38" W	30.00'
L8	S 02°33'38" W	30.00'
L9	S 02°33'38" W	20.00'
L10	S 02°33'38" W	50.00'
L11	S 87°26'22" E	25.00'
L12	S 87°26'22" E	25.00'
L13	S 02°33'38" W	25.00'
L14	S 02°33'38" W	25.00'
L15	N 42°55'56" E	81.22'
L16	N 40°15'50" E	95.75'

Civil Design Associates, Inc.
Consulting Engineers & Surveyors
1760 BRIGHTWOOD ROAD S.E.
NEW PHILADELPHIA, OHIO 44663
330-339-4242

RECORD PLAT
SIPPO RESERVES ALLOTMENT - PHASE 1
PART OF OUT LOT 783
CITY OF MASSILLON, STARK COUNTY, OHIO

REVISIONS	DATE	BY	CHKD
DESCRIPTION			
REVISED PER: CITY OF MASSILLON COMMENTS	8-30-05	RDA	

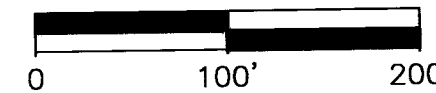
PROJECT No.
200099
SHEET No.
1 OF 2
DATE:
JUNE 29, 2005
DRAWN BY:
RDA
200099_RP1

05 PS 25

PART OF OUT LOT 783
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

AREA IN 22 LOTS = 7.500 ACRES
AREA IN ROADWAY = 2.487 ACRES
TOTAL AREA IN PHASE 1 = 9.987 ACRES

SCALE 1" = 100'



JUNE 29, 2005

TUSLAW LOCAL SCHOOL DISTRICT BOARD OF EDUCATION
INST. NO. 200210080080819
30.000 ACRES

S.W. QUARTER SECTION 3
TUSCARAWAS TOWNSHIP

DET
NO. S

NO 3

3/4" PINCH TOP PIPE

Fd. & USE

LOT DATA

NO.	NEW CITY LOT	ACREAGE
1	17061	0.280 AC.
2	17062	0.209 AC.
3	17063	0.213 AC.
4	17064	0.221 AC.
5	17065	0.225 AC.
6	17066	0.225 AC.
7	17067	0.225 AC.
8	17068	0.225 AC.
9	17069	0.225 AC.
10	17070	0.225 AC.
11	17071	0.225 AC.
12	17072	0.225 AC.
13	17073	0.286 AC.
14	17074	0.286 AC.
15	17075	0.286 AC.
16	17076	0.870 AC.
17	Out Lot 1022	1.350 AC.
18	17077	0.507 AC.
19	17078	0.429 AC.
20	17079	0.314 AC.
21	17080	0.225 AC.
22	17081	0.225 AC.

Civil Design Associates, Inc.
Consulting Engineers * Surveyors
1760 BRIGHTWOOD ROAD S.E.
NEW PHILADELPHIA, OHIO 44663
(330) 339-4242

RECORD PLAT
MISSISSIPPO RESERVES ALLOTMENT - PHASE 1
PART OF OUT LOT 783
CITY OF MASSILLON, STARK COUNTY, OHIO

REVISIONS

REVISED PER: CITY OF MASSILLON COMMENTS	8-30-05	RDA
REVISED PER: STARK COUNTY MAP OFFICE COMMENTS	9-9-05	RDA

PROJECT No.
200099

SHEET No.

2 OF 2

DATE: _____

NE 29 2005

DATE: 25, 2008

DRAWN BY:

RDA

00099RP 1

SECRET

505

5730

05 PS 25