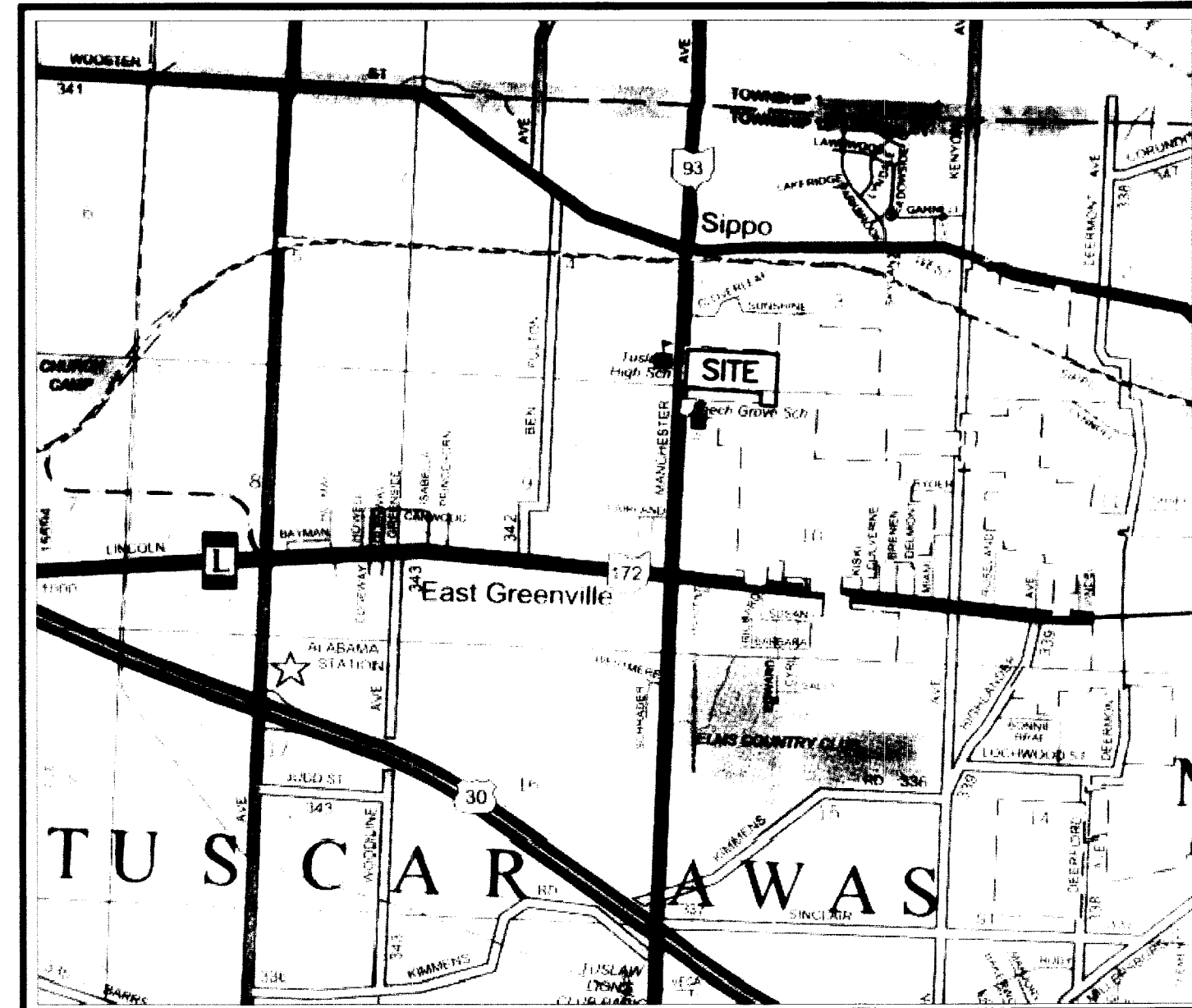


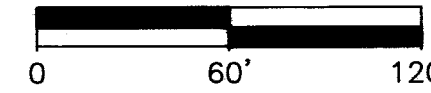
SIPPO RESERVES ALLOTMENT PHASE 2

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



VICINITY MAP

SCALE 1" = 60'



SEPTEMBER 27, 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.

 INDICATES DETENTION BASIN RESTRICTED GRADING 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 OPERATING 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.

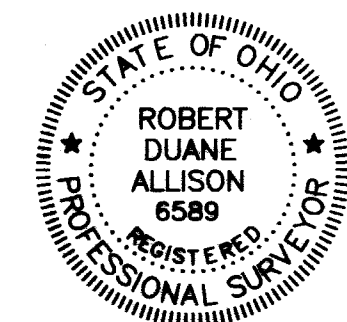
OWNER
RICHARD G. ROHRER

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 2, 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 SEPTEMBER OF 2005.

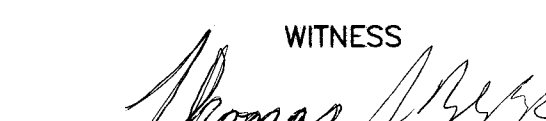

ROBERT D. ALLISON, REGISTERED SURVEYOR 6589

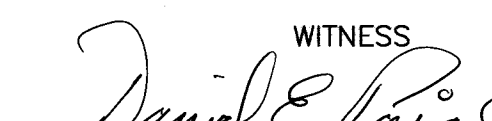
Jan. 31, 2006
DATE



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 2nd DAY OF February, 2006.

WITNESS

Thomas J. Zepp

WITNESS

Daniel E. Price

OWNER
By his Attorney in Fact

RICHARD G. ROHRER
David 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 2nd DAY OF February, 2006.

MY COMMISSION EXPIRES: 4-20-2005

Larry R. Hurr
Notary Public, State of Ohio
My Commission Expires April 20, 2008

APPROVED BY THE MASSILLON, OHIO PLANNING COMMISSION AT A MEETING HELD THE 12th DAY OF October, 2005.


David Dodson
CHAIRMAN

APPROVED BY THE MASSILLON CITY ENGINEER THIS 27th DAY OF February, 2006.
AND LOT AND/OR OUT LOT NUMBERS ASSIGNED.

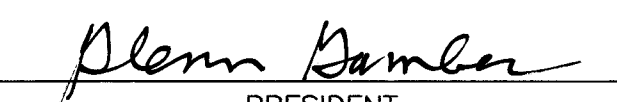

Steven D. Hamit
SECRETARY

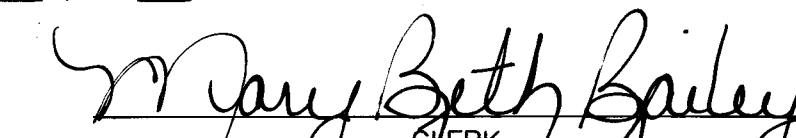

Steven D. Hamit
MASSILLON CITY ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT NO ENCUMBRANCES EXIST ON THE LANDS HEREIN OFFERED FOR PUBLIC USE, THIS 13 DAY OF MARCH, 2006.

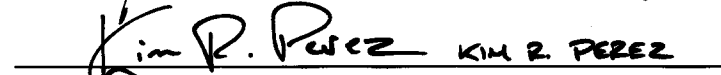

Pericles G. Stergios
MASSILLON CITY LAW DIRECTOR

ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO
BY ORDINANCE 120-2005, PASSED THIS 7th DAY OF November, 2005.


Glenn Gamber
PRESIDENT


Mary Beth Bailey
CLERK

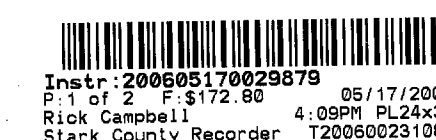
ENTERED FOR TRANSFER THIS 17th DAY OF May, 2006.


Kim R. Perez
STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS 17 DAY OF May, 2006 RECORDED IN RECORDERS

IMAGING NO. 200605170029879


Rick Campbell
STARK COUNTY RECORDER



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 2
PART OF OUT LOT 783
CITY OF MASSILLON, STARK COUNTY, OHIO

REVISIONS	DESCRIPTION	DATE	BY	CHKD
	REVISED PER: CITY OF MASSILLON COMMENTS	1-27-06	RDA	

PROJECT No.
200099

SHEET No.
1 OF 2

DATE:
SEPT., 2005
DRAWN BY:
RDA

200099_RP2_2

06 PS 03

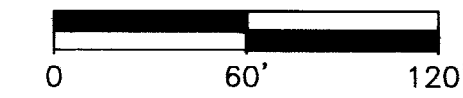
S.W. QUARTER SECTION 3
TUSCARAWAS TOWNSHIP

TUSLAW LOCAL SCHOOL DISTRICT BOARD OF EDUCATION
INST. NO. 20021008008019
30.000 ACRES

SIPPO RESERVES ALLOTMENT PHASE 2

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

SCALE 1" = 60'



SEPTEMBER 27, 2005

LOT DATA

NO.	NEW CITY LOT	ACREAGE
23	17098	0.225 AC.
24	17099	0.225 AC.
25	17100	0.225 AC.
26	17101	0.225 AC.
27	17102	0.225 AC.
28	17103	0.224 AC.
29	17104	0.644 AC.
30	17105	0.940 AC.
31	17106	0.436 AC.
32	17107	0.446 AC.
33	17108	0.412 AC.
34	17109	0.359 AC.
35	17110	0.305 AC.
36	17111	0.252 AC.

AREA IN 14 LOTS = 5.143 ACRES
AREA IN ROADWAY = 0.603 ACRES
TOTAL AREA IN PHASE 2 = 5.746 ACRES

PART OF
OUT LOT 783
(PLAT BOOK 65, PAGE 26)
RICHARD G. ROHRER
I. R. 200504040020551
35.845 ACRES

ALEXANDER R. LOCKHART, ETAL.
INST. NO. 1997063263
33.413 ACRES

OUT LOT 1019
RICHARD G. ROHRER
I. R. 200504040020551
2.127 ACRES

REPLAT
I. R. 200507260048722

LINE DATA

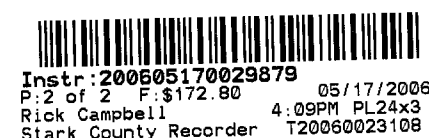
NO.	BEARING	DISTANCE
L1	S 87°26'22" E	25.00'
L2	S 87°26'22" E	25.00'
L3	N 87°26'22" W	5.00'
L4	N 02°33'38" E	25.00'
L5	N 02°33'38" E	25.00'
L6	N 42°55'56" E	81.22'
L7	S 87°26'22" E	24.24'
L8	S 13°17'09" E	51.98'
L9	N 87°26'22" W	38.43'
L10	N 87°26'22" W	14.10'
L11	S 87°26'22" E	9.10'
L12	N 02°33'38" E	173.66'
L13	S 46°11'56" W	108.36'
L14	S 52°51'54" W	77.98'
L15	N 82°54'45" W	70.22'

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	25.00'	39.27'	N 47°33'38" E	35.36'
C2	25.00'	90°00'00"	25.00'	39.27'	S 42°26'22" E	35.36'
C3	25.00'	90°00'00"	25.00'	39.27'	S 47°33'38" W	35.36'
C4	25.00'	90°00'00"	25.00'	37.27'	N 42°26'22" W	35.36'
C5	160.00'	45°58'00"	67.86'	128.36'	S 25°32'38" W	124.95'
C6	135.00'	21°38'29"	25.80'	50.99'	N 13°22'53" E	50.69'
C7	185.00'	28°25'30"	46.86'	91.78'	S 16°46'23" W	90.84'
C8	25.00'	40°00'55"	17.46'	9.10'	S 10°58'40" W	17.11'
C9	50.00'	274°43'28"	N/A	239.74'	N 51°40'03" W	67.74'
C10	25.00'	61°29'33"	14.87'	26.83'	N 54°56'54" E	25.56'
C11	25.00'	48°11'23"	11.18'	21.03'	S 68°27'57" E	20.41'
C12	50.00'	276°22'46"	N/A	241.19'	S 02°33'38" W	66.67'
C13	50.00'	51°39'28"	24.20'	45.08'	S 70°11'59" W	43.57'
C14	50.00'	62°17'15"	30.21'	54.36'	N 52°49'39" W	51.72'
C15	50.00'	84°14'40"	45.21'	73.52'	N 20°26'18" E	67.07'
C16	50.00'	78°11'23"	40.63'	68.23'	S 78°20'40" E	63.06'
C17	25.00'	48°11'23"	11.18'	21.03'	N 63°20'40" W	20.41'

NOTES:

- INDICATES IRON PIN IN MONUMENT ASSEMBLY, FOUND OR TO BE SET.
- 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.
- 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
INST. NO. 200303260027010, WEST BROOK ESTATES - WEST NO. 1
INST. NO. 200406250045865, WEST BROOK ESTATES - WEST NO. 2
INST. NO. 200507260048722, REPLAT
INST. NO. 200510310073115, SIPPO RESERVES ALLOTMENT, PHASE 1
- THERE ARE NO BUILDINGS ON PROPOSED LOTS AND OUT LOT AT THIS TIME.
- R/W INDICATES RIGHT-OF-WAY LINE.
- O.L. INDICATES EXISTING OUT LOT LINE.
- INDICATES EXISTING LOT LINE.



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 2
PART OF OUT LOT 783
CITY OF MASSILLON, STARK COUNTY, OHIO

REVISIONS

NO.	DATE	BY	CHKD
1	1-27-06	RDA	

PROJECT NO.
200099

SHEET NO.
2 OF 2

DATE:
SEPT., 2005

DRAWN BY:
RDA

200099_RP2_2

200099_RP2_2