

GRAY RIDGE ESTATES No. 1

SITUATED IN THE CITY OF MASSILLON,
COUNTY OF STARK,
STATE OF OHIO AND KNOWN AS BEING PART OF THE
NORTHWEST QUARTER OF SECTION 15 OF
FORMER PERRY TOWNSHIP (T-10), RANGE 9,
ALSO KNOWN AS BEING PART OF OUT LOT 889 OF
SAID CITY OF MASSILLON

LOTS 12.1961 AC.
STREETS 3.4860 AC.
TOTAL 15.6821 AC.

ACREAGES SHOWN FOR INDIVIDUAL LOTS ROUNDED
OFF TO THE CLOSEST 4 SIGNIFICANT DIGITS.

OCTOBER, 2005

45 LOTS

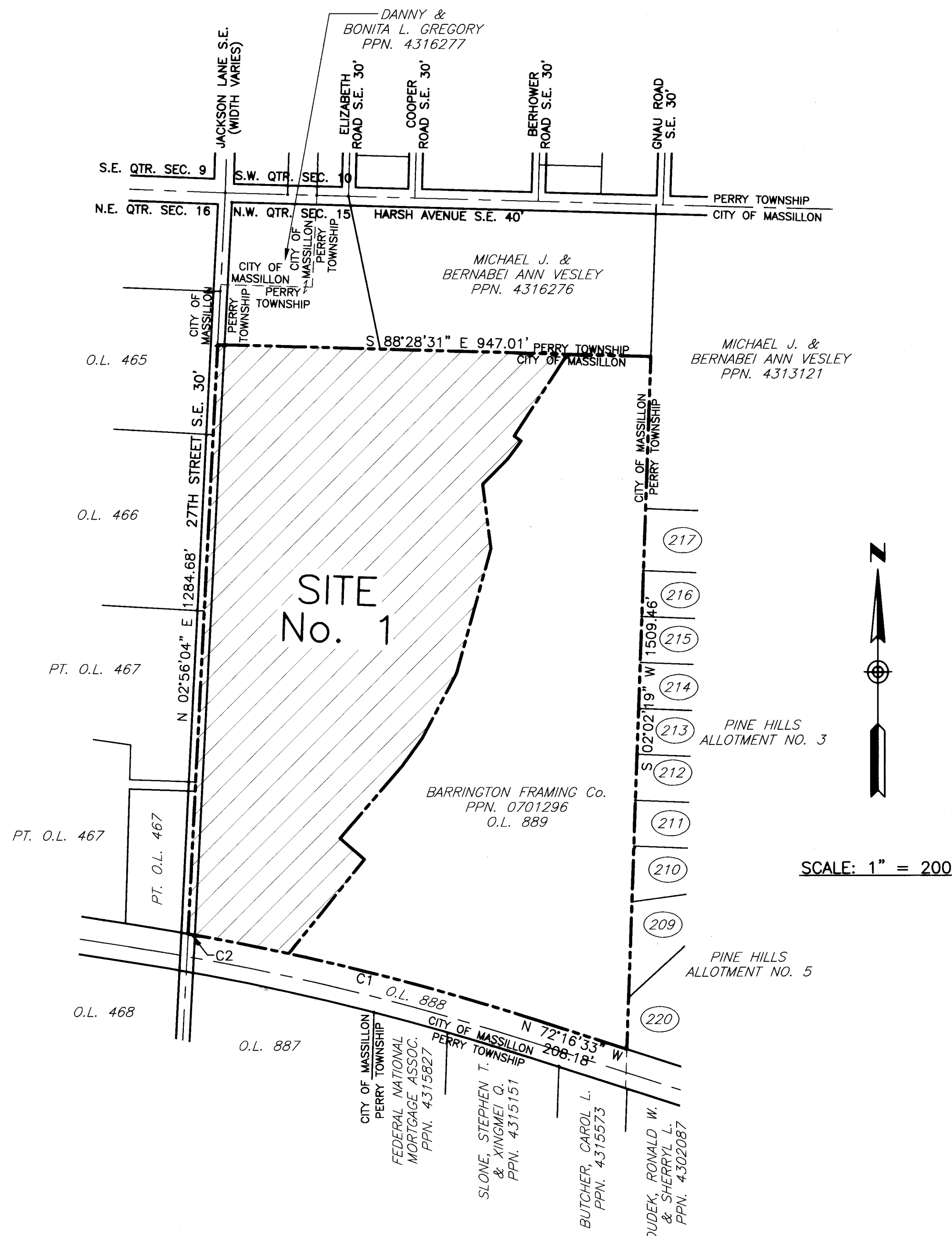
PREPARED FOR:
BARRINGTON FRAMING COMPANY, INC.
1725 FALLEN TIMBER STREET N. E.
CANTON, OHIO 44721
PHONE: 330-806-3717
REP.: RON. L. DUPLAIN

PREPARED BY:
GBC DESIGN, INC.
3878 W. Market St. Akron, Ohio 44388-3886
Phone 330-836-0228 Fax 330-836-5782

LOT 1 FRONTAGE RESTRICTED TO GRAY RIDGE AVE. S.E.
LOT 17 FRONTAGE RESTRICTED TO BARRINGTON CIRCLE
LOT 18 FRONTAGE RESTRICTED TO STARR RIDGE ST.
LOTS 33-45 FRONTAGE RESTRICTED TO STARR RIDGE ST.
NO ACCESS TO 27TH STREET WILL BE PERMITTED



LOCATION MAP



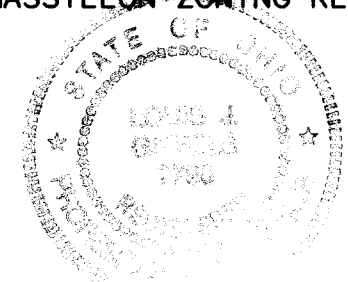
SCALE: 1" = 200'

CURVE TABLE					
CURVE	DELTA	CHORD BEARING	RADIUS	LENGTH	CHORD LENGTH
C1	7°46'16"	N 76°09'41" W	5778.65'	783.78'	392.49'
C2	0°09'00"	N 79°58'19" W	5778.65'	15.12'	7.56'

BOUNDARY MAP

STORM WATER RETENTION BASIN EASEMENT
BY MEANS OF THIS PLAT - THE OWNERS OF LOTS 26, 27, 28, 30, 31, 32 & 33 ON WHICH THE STORM WATER RETENTION BASIN EASEMENT IS LOCATED, GRANTS AND ASSIGNS GRAY RIDGE ESTATES HOME OWNERS ASSOCIATION THE FOLLOWING RIGHTS, RESPONSIBILITIES AND RESTRICTIONS:
- MAINTENANCE AND REPAIR OF THE SIDE EMBANKMENTS WITHIN SAID LOT OWNER PROPERTY LINES INCLUDING (BUT NOT LIMITED TO), REPAIR/FILLING WITH TOPSOIL OF RILLS & OPERATION, CAPACITY AND GEOMETRY OF THE BASIN PER THE DESIGN FILED WITH THE CITY OF MASSILLON ENGINEER.
- ALL COSTS ASSOCIATED WITH MAINTENANCE AND REPAIR SHALL BE BORNE BY THE GRAY RIDGE ESTATES HOMEOWNERS ASSOCIATION.
- NO PLAY OR WORK EQUIPMENT, MULCHED LANDSCAPE BED OR STRUCTURES OF ANY KIND WILL BE PERMITTED WITHIN THE DEFINED RETENTION BASIN AREA.
- ALL PIPE INLETS/OUTLETS SHALL BE KEPT FREE OF DEBRIS/BLOCKAGE AS NECESSARY TO FUNCTION PROPERLY.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THE 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 CURRENT CITY OF MASSILLON ZONING RESOLUTION OR VARIANCE GRANTED.



LOUIS J. GIFFLES - REG. NO. 7790

12/12/2006
DATE

DEDICATION

I, THE UNDERSIGNED OWNER OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION DO HEREBY DECLARE THIS PLAT TO BE MY FREE ACT AND DEED, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AND PUBLIC EASEMENTS SHOWN UPON THIS PLAT, WITH THE RIGHT TO ENTER UPON PROPERTY FOR MAINTAINING, OPERATING, REPAIRING OR REPLACING SUCH SANITARY SEWERS AND APPURTENANCES.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICATION OF STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF MASSILLON, STARK COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

OWNERS

BY: Ron L. Duplain
RON L. DUPLAIN
BARRINGTON FRAMING Co., INC.

WITNESSES

Mary Ann Road
PRINT NAME: Mary Ann Road
Jason Haines
PRINT NAME: Jason Haines

STATE OF OHIO
COUNTY OF STARK) SS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED BARRINGTON MORTGAGE Co. BY RON L. DUPLAIN, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF SAID PARTNERSHIP AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID PARTNERSHIP.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Massillon, OHIO THIS 15th DAY OF December, 2006

Mary Ann Road
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/01/2007

EASEMENTS

AN EASEMENT, TWELVE 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.D. 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.

APPROVALS

ACCEPTED BY THE CITY PLANNING COMMISSION OF MASSILLON, OHIO AT A MEETING HELD THE 8th DAY OF February, 2006.
David Dodson
CHAIRMAN
CLERK
Keith A. Dylewski

APPROVED BY THE MASSILLON CITY ENGINEER THIS 13th DAY OF DECEMBER, 2006 AND LOT NUMBERS ASSIGNED.
Keith A. Dylewski
MASSILLON CITY ENGINEER

I HEREBY CERTIFY BASED ON DOCUMENTS SUBMITTED TO ME, THAT TO THE BEST OF MY KNOWLEDGE NO ENCUMBRANCES EXIST ON ANY OF THE LANDS OFFERED FOR DEDICATION AS PUBLIC STREETS THIS 23 DAY OF December, 2006.

Pericles G. Stergios
MASSILLON CITY LAW DIRECTOR
Pericles G. Stergios

ACCEPTED BY THE COUNCIL OF THE CITY OF MASSILLON BY ORDINANCE NO. 55-2006 PASSED THIS 3rd DAY OF April, 2006.

Glenn Gamber
PRESIDENT
CLERK OF COUNCIL
Mary Beth Bailey

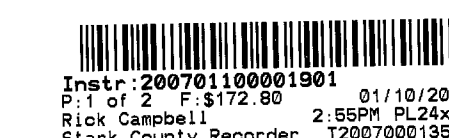
RECORDING

ENTERED FOR TRANSFER BY THE STARK COUNTY AUDITOR THIS 10th DAY OF January, 2007.

Jason Fleeter
STARK COUNTY AUDITOR
Kim E. Peere

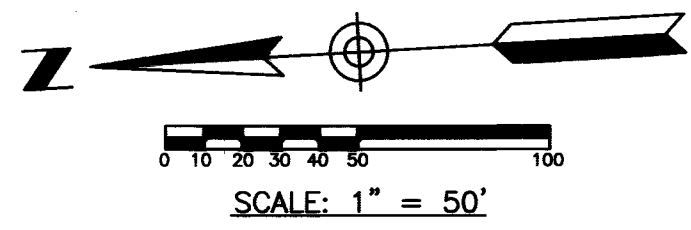
RECEIVED FOR RECORD BY THE STARK COUNTY RECORDER THIS 10th DAY OF January, 2007 IN PLAT INSTRUMENT # 200701100001901

Rick Campbell
STARK COUNTY RECORDER



GRAY RIDGE ESTATES No. 1
SHEET 1 OF 2

NOTE:
ALL LOTS RECORDED HEREBY IN THIS PLAT ARE
VACANT AT THE TIME OF RECORDING.



- LEGEND
- 15/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC.)
 - IRON PIN FOUND (TYPE & SIZE AS INDICATED)
 - MONUMENT ASSEMBLY TO BE SET
 - P.K. NAIL FOUND
 - CURVE DATA
 - * LINE OF NEW DIVISION
 - - - EXISTING GAS LINE - LOCATION IS APPROXIMATE PER OHIO UTILITIES PROTECTION SERVICE LOCATION SERVICE

40' DRAINAGE EASEMENT/
VEGETATION BUFFER STRIP

50' TEMPORARY
TURNAROUND EASEMENT

DRAINAGE/STORM WATER RETENTION
BASIN EASEMENT

DRAINAGE/VEGETATION BUFFER
STRIP EASEMENT

BASIS OF BEARING: STARK COUNTY GEODETIC REFERENCE SYSTEM, GRID NORTH

DRAINAGE EASEMENT/VEGETATIVE BUFFER STRIP
A 40' NATURAL BUFFER STRIP SHALL BE
MAINTAINED ALONG THE EXISTING STREAM. THE
EXISTING VEGETATION SHOULD NOT BE REMOVED
FROM THE BUFFER STRIP AREA. ALL VEGETATION
INCLUDING DEAD TREES AND STABLE OVER
HANGING TREES SHOULD BE LEFT ON THE
STREAM BANKS.

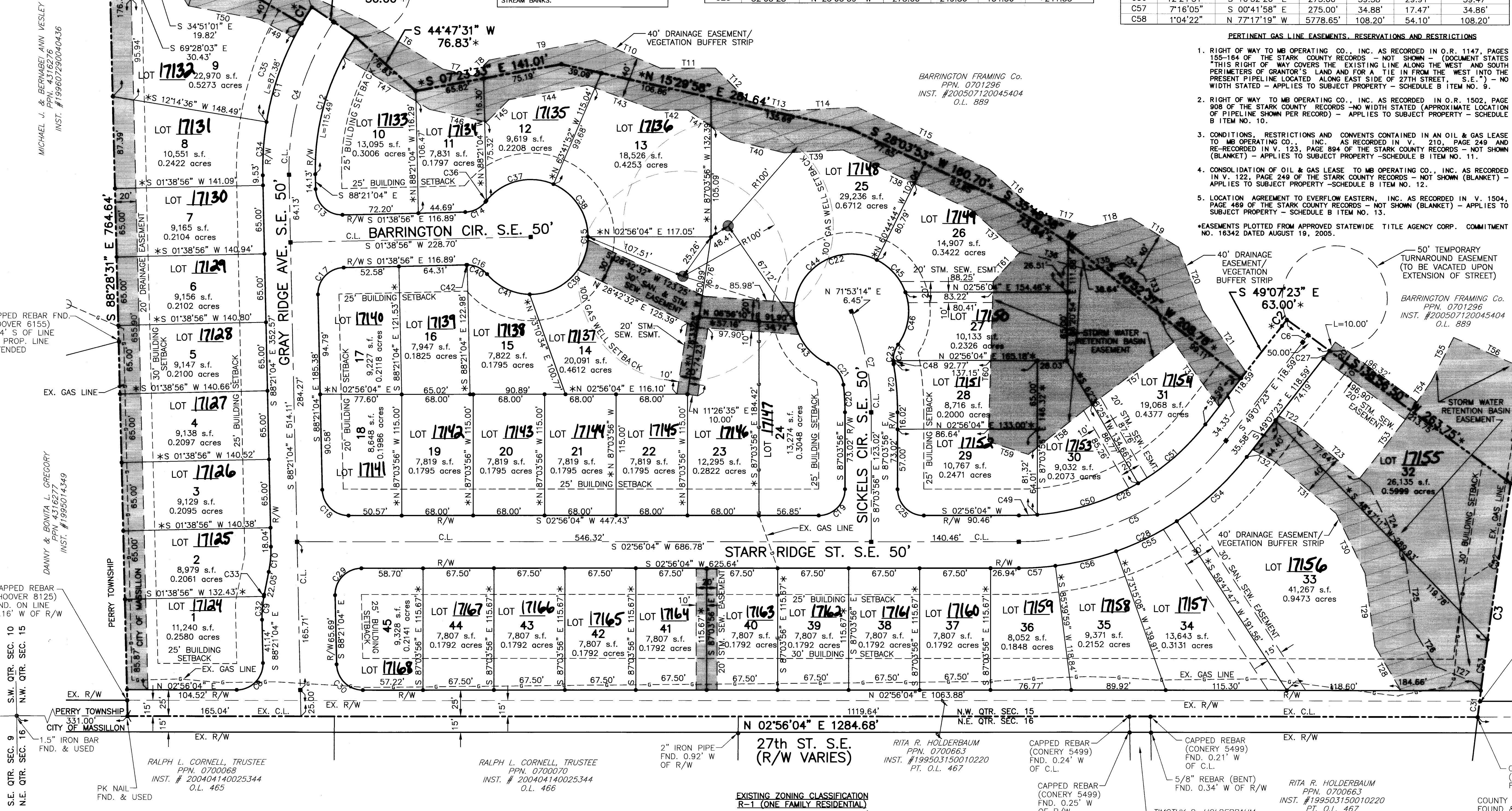
CURVE TABLE						
CURVE	DELTA	CHORD BEARING	RADIUS	LENGTH	TANGENT	CHORD LENGTH
C1	3'48'35"	S 55°03'20" E	275.00'	18.29'	9.15'	18.28'
C2	1'55'47"	S 50°05'17" E	225.00'	7.58'	3.79'	7.58'
C3	2'13'19"	N 78°56'10" W	5778.65'	224.09'	112.06'	224.08'
C4	35'12'01"	S 70°45'03" E	250.00'	153.59'	79.31'	151.19'
C5	52°03'28"	S 23°05'39" E	250.00'	227.14'	122.09'	219.41'
C6	1'55'47"	S 50°05'17" E	250.00'	8.42'	4.21'	8.42'
C7	21°02'51"	N 82°24'39" E	250.00'	91.84'	46.44'	91.32'
C8	91°17'08"	S 42°42'30" E	25.00'	39.83'	25.57'	35.75'
C9	12°31'47"	S 82°05'10" E	109.50'	23.95'	12.02'	23.90'
C10	12°31'47"	S 82°05'10" E	109.50'	23.95'	12.02'	23.90'
C11	35°12'01"	S 70°45'03" E	275.00'	168.95'	87.24'	166.31'
C12	35°12'01"	S 70°45'03" E	225.00'	138.23'	71.37'	136.07'
C13	90°00'00"	S 46°38'56" W	25.00'	39.27'	25.00'	35.36'
C14	51°01'43"	S 23°51'55" E	25.00'	22.27'	11.93'	21.54'
C15	282°03'27"	N 88°21'04" W	54.50'	268.29'	44.09'	68.55'
C16	51°01'43"	N 27°09'48" E	25.00'	22.27'	11.93'	21.54'
C17	90°00'00"	N 43°21'04" W	25.00'	39.27'	25.00'	35.36'
C18	88°42'52"	S 47°17'30" W	25.00'	38.71'	24.45'	34.96'
C19	90°00'00"	S 42°03'56" E	25.00'	39.27'	25.00'	35.36'
C20	6°39'29"	N 89°36'20" E	225.00'	26.15'	13.09'	26.13'
C21	59°19'45"	N 56°36'43" E	25.00'	25.89'	14.24'	24.75'
C22	281°20'51"	S 12°22'44" E	54.50'	267.62'	44.65'	69.08'
C23	44°54'56"	N 74°09'47" W	25.00'	19.60'	10.33'	19.10'
C24	9°33'19"	S 88°09'25" W	275.00'	45.86'	22.98'	45.81'
C25	90°00'00"	S 47°56'04" W	25.00'	39.27'	25.00'	35.36'
C26	52°03'28"	S 23°05'39" E	225.00'	204.43'	109.88'	197.47'
C27	1°55'47"	N 50°05'17" W	275.00'	9.26'	4.63'	9.26'
C28	52°03'28"	N 23°05'39" W	275.00'	249.86'	134.30'	241.35'

CURVE TABLE						
CURVE	DELTA	CHORD BEARING	RADIUS	LENGTH	TANGENT	CHORD LENGTH
C29	91°17'08"	N 82°32'07" W	25.00'	39.83'	25.57'	35.75'
C30	88°42'52"	S 47°17'30" W	25.00'	38.71'	24.45'	34.96'
C31	0°14'59"	N 79°55'19" W	5778.65'	224.09'	112.06'	224.08'
C32	11°37'54"	N 82°32'07" W	109.50'	22.23'	11.15'	22.19'
C33	0°53'53"	N 76°16'14" W	109.50'	1.72'	0.86'	1.72'
C34	10°35'40"	N 83°03'14" W	275.00'	50.85'	25.50'	50.78'
C35	20°47'47"	N 67°21'31" W	275.00'	99.81'	50.46'	99.27'
C36	1°26'40"	N 48°39'27" W	54.50'	1.37'	0.69'	1.37'
C37	74°14'15"	N 10°49'00" W	54.50'	70.62'	41.25'	65.78'
C38	66°37'56"	N 59°37'06" E	54.50'	63.38'	35.82'	59.87'
C39	91°00'17"	S 41°33'47" E	54.50'	86.56'	55.46'	77.75'
C40	49°26'13"	S 27°57'33" W	25.00'	21.57'	11.51'	20.91'
C41	48°44'19"	S 28°13'30" W	54.50'	46.36'	24.69'	44.98'
C42	1°35'30"	S 02°26'41" W	25.00'	0.69'	0.35'	0.69'
C43	53°27'13"	S 53°40'28" W	54.50'	50.85'	27.44'	49.02'
C44	128°51'12"	N 35°10'20" W	54.50'	122.57'	113.89'	98.32'
C45	44°12'01"	N 51°21'17" E	54.50'	42.04'	22.13'	41.01'
C46	54°50'24"	S 79°07'30" E	54.50'	52.16'	28.27'	50.20'
C47	37°14'06"	S 70°19'21" E	25.00'	16.25'	8.42'	15.96'
C48	7°40'51"	N 87°13'10" E	25.00'	3.35'	1.68'	3.35'
C49	4°28'13"	N 00°41'58" E	225.00'	17.56'	8.78'	17.55'
C50	25°49'26"	N 14°26'52" W	225.00'	101.41'	51.58'	100.55'
C51	21°45'48"	N 38°14'29" W	225.00'	85.46'	43.25'	84.95'
C52	1°29'11"	N 78°34'06" W	5778.65'	149.92'	74.96'	149.91'
C53	0°29'08"	N 79°33'16" W	5778.65'	48.98'	24.49'	48.98'
C54	18°55'11"	S 39°39'48" E	275.00'	90.81'	45.82'	90.40'
C55	13°27'21"	S 23°28'32" E	275.00'	64.58'	32.44'	64.44'
C56	12°24'51"	S 10°32'26" E	275.00'	59.58'	29.91'	59.47'
C57	7°16'05"	S 00°41'58" E	275.00'	34.88'	17.47'	34.86'
C58	1°04'22"	N 77°17'19" W	5778.65'	108.20'	54.10'	108.20'

LINE TABLE		
LINE	LENGTH	BEARING
T1	16.39	S31°29'19"W
T2	49.26	S02°04'34"W
T3	71.99	S61°14'47"W
T4	56.93	S13°29'18"W
T5	97.70	S27°14'01"W
T6	85.40	S34°52'43"W
T7	29.74	S15°20'51"W
T8	21.15	S41°48'40"E
T9	102.73	S07°44'15"E
T10	67.73	S26°06'55"W
T11	52.31	S02°53'36"W
T12	43.57	S48°00'10"W
T13	39.75	S16°41'28"W
T14	65.82	S00°07'53"W
T15	138.02	S28°10'18"W
T16	62.89	S44°28'11"W
T17	52.06	S17°13'15"W
T18	38.64	S09°21'53"E
T19	53.19	S34°14'40"W
T20	63.98	S71°59'25"W
T21	71.75	S57°46'26"W
T22	19.75	S30°20'33"W
T23	90.65	S43°05'38"W
T24	77.68	S66°56'23"W
T25	68.15	S85°17'26"W
T26	37.40	S62°25'34"W
T27	47.85	S28°42'46"W
T28	49.18	N62°25'34"E
T29	69.77	N85°17'26"E
T30	62.78	N66°56'23"E
T31	77.73	N43°05'38"E
T32	22.72	N30°20'33"E
T33	87.86	N57°44'47"E
T34	56.79	N71°19'05"E
T35	22.87	N34°14'40"E
T36	32.09	N09°21'53"W
T37	71.21	N17°13'15"E
T38	58.84	N44°28'11"E
T39	135.19	N27°57'19"E
T40	55.78	N00°07'53"E
T41	52.73	N16°41'28"E
T42	49.38	N37°26'48"E
T43	31.05	N02°53'36"E
T44	68.31	N23°18'37"E
T45	76.55	N07°29'19"W
T46	29.74	N41°48'40"W
T47	56.00	N15°20'51"W
T48	95.57	N34°20'59"E
T49	37.61	N30°47'35"E
T50	68.55	N13°29'18"E
T51	66.99	N61°14'47"E
T52	40.37	N02°04'34"E
T53	68.48	S49°07'23"E
T54	46.53	S52°42'33"E
T55	46.53	S59°52'51"E
T56	79.48	S26°31'59"W
T57	102.84	N34°14'32"W
T58	71.72	N35°16'02"W
T59	40.14	N20°45'16"E
T60	151.78	S85°19'17"E
T61	38.04	S44°46'34"E

PERTINENT GAS LINE EASEMENTS, RESERVATIONS AND RESTRICTIONS

- RIGHT OF WAY TO MB OPERATING CO., INC. AS RECORDED IN O.R. 1147, PAGES 155-164 OF THE STARK COUNTY RECORDS - NOT SHOWN - DOCUMENT STATES "THIS RIGHT OF WAY COVERS THE EXISTING LINE ALONG THE WEST AND SOUTH PERIMETERS OF GRANTOR'S LAND AND FOR A TIE IN FROM THE WEST INTO THE PRESENT PIPELINE LOCATED ALONG EAST SIDE OF 27TH STREET, S.E. 1" - NO WIDTH STATED - APPLIES TO SUBJECT PROPERTY - SCHEDULE B ITEM NO. 6.
 - RIGHT OF WAY TO MB OPERATING CO., INC. AS RECORDED IN O.R. 1502, PAGE 908 OF THE STARK COUNTY RECORDS - NO WIDTH STATED (APPROXIMATE LOCATION OF PIPELINE SHOWN PER RECORD) - APPLIES TO SUBJECT PROPERTY - SCHEDULE B ITEM NO. 10.
 - CONDITIONS, RESTRICTIONS AND CONVENTS CONTAINED IN AN OIL & GAS LEASE TO MB OPERATING CO., INC. AS RECORDED IN V. 210, PAGE 249 AND RE-RECORDED IN V. 123, PAGE 89 OF THE STARK COUNTY RECORDS - NOT SHOWN (BLANKET) - APPLIES TO SUBJECT PROPERTY - SCHEDULE B ITEM NO. 11.
 - CONSOLIDATION OF OIL & GAS LEASE TO MB OPERATING CO., INC. AS RECORDED IN V. 122, PAGE 249 OF THE STARK COUNTY RECORDS - NOT SHOWN (BLANKET) - APPLIES TO SUBJECT PROPERTY - SCHEDULE B ITEM NO. 12.
 - LOCATION AGREEMENT TO EVERFLOW EASTERN, INC. AS RECORDED IN V. 1504, PAGE 469 OF THE STARK COUNTY RECORDS - NOT SHOWN (BLANKET) - APPLIES TO SUBJECT PROPERTY - SCHEDULE B ITEM NO. 13.
- *EASEMENTS PLOTTED FROM APPROVED STATEWIDE TITLE AGENCY CORP. COMMITMENT NO. 16342 DATED AUGUST 19, 2005.



EXISTING ZONING CLASSIFICATION
R-1 (ONE FAMILY RESIDENTIAL)

MINIMUM LOT WIDTH AT BUILDING LINE 65'
MINIMUM FRONT YARD DEPTH 25'
MINIMUM REAR YARD DEPTH 30'
MINIMUM SIDE YARD WIDTH 10'

1 STORY = 6'
2 STORY = 8'

2" IRON PIPE
FND. 0.92' W
OF R/W

RITA R. HOLDERBAUM
PPN. 0700663
INST. #199503150010220
PT. O.L. 467

CAPPED REBAR
(CONERY 5499)
FND. 0.24' W
OF C.L.

CAPPED REBAR
(CONERY 5499)
FND. 0.25' W
OF R/W

CAPPED REBAR
(CONERY 5499)
FND. 0.21' W
OF C.L.

5/8" REBAR (BENT)
FND. 0.34' W OF R/W

TIMOTHY D. HOLDERBAUM
O.R. 1129, PG. 525
PT. O.L. 467

RITA R. HOLDERBAUM
PPN. 0700663
INST. #199503150010220
PT. O.L. 467

CAPPED REBAR
(HOOVER 6153)
FND. & USED

COUNTY DISK IN MON. BOX
FOUND & USED

GRAY RIDGE ESTATES No. 1
SHEET 2 OF 2

