WARMINGTON ROAD SW

VICINITY MAP

ACREAGE SUMMARY

5.888 ACRES - OUT LOT 1045 3.853 ACRES - OUT LOT 1046 5.789 ACRES - OUT LOT 761

15.530 ACRE - TOTAL

DATA USED:

TAX MAPS - MASSILLON 123

BASIS OF BEARING:

PLATS - REPLAT OF OUT LOT 762

MDF BUSINESS PARK

(P.B. 64, PG. 74)

DEEDS - O.R.I.N. 200206120046854

(O.R.I.N. 200703020011186)

O.R.I.N. 200712210066518

O.R.I.N. 200802260008183

S 04°32'25" W ALONG THE EAST RIGHT-OF-WAY LINE OF COMMERCE DRIVE S.W. BY A REPLAT OF OUT LOT

762 AS RECORDED IN OFFICIAL RECORD IMAGING NUMBER 200703020011186 OF THE STARK COUNTY PLAT RECORDS.

NOT TO SCALE

REPLAT OF OUT LOTS 761, 1045 AND 1046

SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO AND BEING ALL OUT LOTS 761, 1045 AND 1046. MARCH, 2008

LEGEND

- 1/2 INCH REBAR WITH AN H&A CAP FOUND
- 1/2 INCH REBAR WITH H&A CAP SET
- CENTERLINE

R/W RIGHT-OF-WAY

A=47.12' R=30.00' Δ=90,00,00, T=30.00' C=42.43' B=S 40°27'35" E _WARMINGTON RD. S.W.-VARIABLE R/W S 85'27'35" E 30' EX. SANITARY 20' EX. DRAINAGE EASEMENT SEWER EASEMENT
FROM THE CITY OF MASSILLON
SOUTH MASSILLON 80' EX. SANITARY SEWER EASEMENT P.B. 64, PG. 74 SANITARY SEWER
CONSTRUCTION PLANS 1 STORY EXISTING BRICK BUILDING **OUT LOT 1045** 255 WARMINGTON ROAD S.W. (5.888 AC.) **OUT LOT 758** PEPSI-COLA GENERAL BOTTLERS OF MANSFIELD, INC. 30' EX. SANITARY SEWER EASEMENT P.B. 64, PG. 74 OUT LOT A=120.99' R=220.00'15.530 ACRE TRACT $\Delta = 31'30'38'$ T=62.07' OUT LOT 1046 C=119.47'(3.853 AC.) B=S 2017'43" W 10' EX. SANITARY SEWER EASEMENT P.B. 64, PG. 74 OUT LOT 759 20' EX. SANITARY SEWER EASEMENT P.B. 64, PG. 74 OUT LOT 761 A=588.59' R=507.46' (5.789 AC.) Δ=66°27'20" T=332.43' VACANT C=556.15' B=S 02'49'22" W PEPSI-COLA GENERAL BOTTLERS OF MANSFIELD, INC. O.R.I.N. 200802260008183 R=270.00' $\Delta = 08^{\circ}23'21'$ T=19.80' C=39.50' B=S 2612'38" E 0.018 Ac., PRIVATE SAN. SEWER ESM'T FROM O.L. 761 TO O.L. 760 (FROM LOT 4 TO LOT 3) (P.B. 64, PG. 74) N 85'27'34" W

604.19

SCALE: 1" = 100'

0 50 100 200

OUT LOT 760

(5.53 AC.)

JJ AND WV LTD.

I.I.N. 1997049103

PART OF

OUT LOT 587

ACKNOWLEDGEMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT PEPSI-COLA GENERAL BOTTLERS OF MANSFIELD, INC., THE OWNER OF THE LAND SHOWN ON THIS PLAT, DOES HEREBY ACKNOWLEDGE THE MAKING OF THE SAME TO BE THEIR FREE ACT AND DEED.

WITNESSES PEPSI-COLA GENERAL BOTTLERS OF MANSFIELD, INC. SIGN Sennedy 100 henned W. Scott Nehs, Senior VICE Persioner

STATE OF OHIO Illinois COUNTY OF STARK COOK

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED OWNER/OWNERS OF THE LAND SHOWN ON THIS PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED ACCORDING TO LAW. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL AT SCHOUMBURG , IL OHIO, THIS /BHH DAY OF MARCH , 20 08 .

OFFICIAL SEAL

APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION THIS DAY OF

APPROVED BY THE CITY OF MASSILLON ENGINEER THIS AND OUT LOT NUMBER ASSIGNED.

RECEIVED FOR RECORD THIS 23 DAY OF HORIL IN OFFICIAL RECORD IMAGING NUMBER 200804230017899\$

I HEREBY CERTIFY THAT THIS REPLAT OF OUT LOTS 761, 1045 AND 1046, LOCATED IN THE CITY OF MASSILLON, COUNTY OF STARK AND STATE OF OHIO, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION WHICH BALANCES AND CLOSES, THAT THE MONUMENTS SHOWN HEREON EXIST OR SHALL BE SET AS SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS, ARE CORRECT

HAMMONTREE & ASSOCIATES, LIMITED SURVEY DATE - 10/19/2007

Gary L. Toussant, P.S. #6332

DATE: 3-13.08

SCALES:

HORIZ: 1"=100'

1046

AND ES

1045 SERVIC

RE، **761,** ۲۰ HAT

0.L.

OF

08 PS 04