

CITY OF MASSILLON
151 LINCOLN WAY EAST
MASSILLON, OHIO 44646

RECORD PLAT OF
WEST BROOK ESTATES - PHASE III
FINAL PLAT
13.0290 ACRES

PART OF THE NW 1/4 SECTION 10
TOWNSHIP 12, RANGE 10
FORMERLY TUSCARAWAS TWP.,
BEING PARTS OF OUTLOTS 636, 782 & 934
CITY OF MASSILLON

ACKNOWLEDGMENT

IN CONSIDERATION OF THE MUTUAL BENEFITS TO BE DERIVED THEREFROM, I, THE UNDERSIGNED PROPERTY OWNER AND LIENHOLDER OF THE LANDS SHOWN HEREON, LOCATED IN THE CITY OF MASSILLON, PART OF OUTLOT 738 (FORMERLY PART OF OUTLOTS 562 & 563), STARK COUNTY, OHIO, DO HEREBY CONVEY UNTO THE CITY OF MASSILLON, OHIO, ITS SUCCESSORS AND ASSIGNS FOR UTILITIES RIGHTS OF WAY PURPOSES, THAT PORTION OF LAND OWNED BY ME OR UPON WHICH I HAVE A LIEN AS SHOWN ON THIS DEDICATION PLAT. I DO HEREBY WAIVE ALL MY CLAIMS FOR COMPENSATION FOR LANDS AND PROPERTY HEREBY CONVEYED OR DAMAGES SUSTAINED ON ACCOUNT THEREOF, AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO PUBLIC USE FOREVER, AND DO FURTHER WAIVE ALL MY RIGHTS TO HEARING AND NOTICE THEREOF, TO HAVE AND HOLD SAID CONVEYANCE UNTO SAID CITY OF MASSILLON OHIO, ITS SUCCESSORS AND ASSIGNS, THAT I AM THE LAWFUL OWNER OR LAWFUL AGENTS OF THE LAWFUL OWNER OF SAID PREMISES AND HAVE FULL POWER TO GRANT, BARGAIN, SELL, CONVEY, AND RELEASE THE SAME IN THE MANNER AFORESAID AND WILL WARRANT AND DEFEND THE SAME AGAINST ALL CLAIMS, AND ALSO ALLOW FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SAID UTILITIES.

OWNER AND LIENHOLDER

A.R. Lockhart
A.R. LOCKHART
PRESIDENT
A.R. LOCKHART DEVELOPMENT CO.

WITNESSES

E.W. Lockhart
E.W. LOCKHART
Denise Pennington
DENISE PENNINGTON

STATE OF OHIO }
COUNTY OF SUMMIT } SS:



PATRICIA COLER
Residence - Summit County
Notary Public, State of Ohio
My Commission Expires October 30, 2010

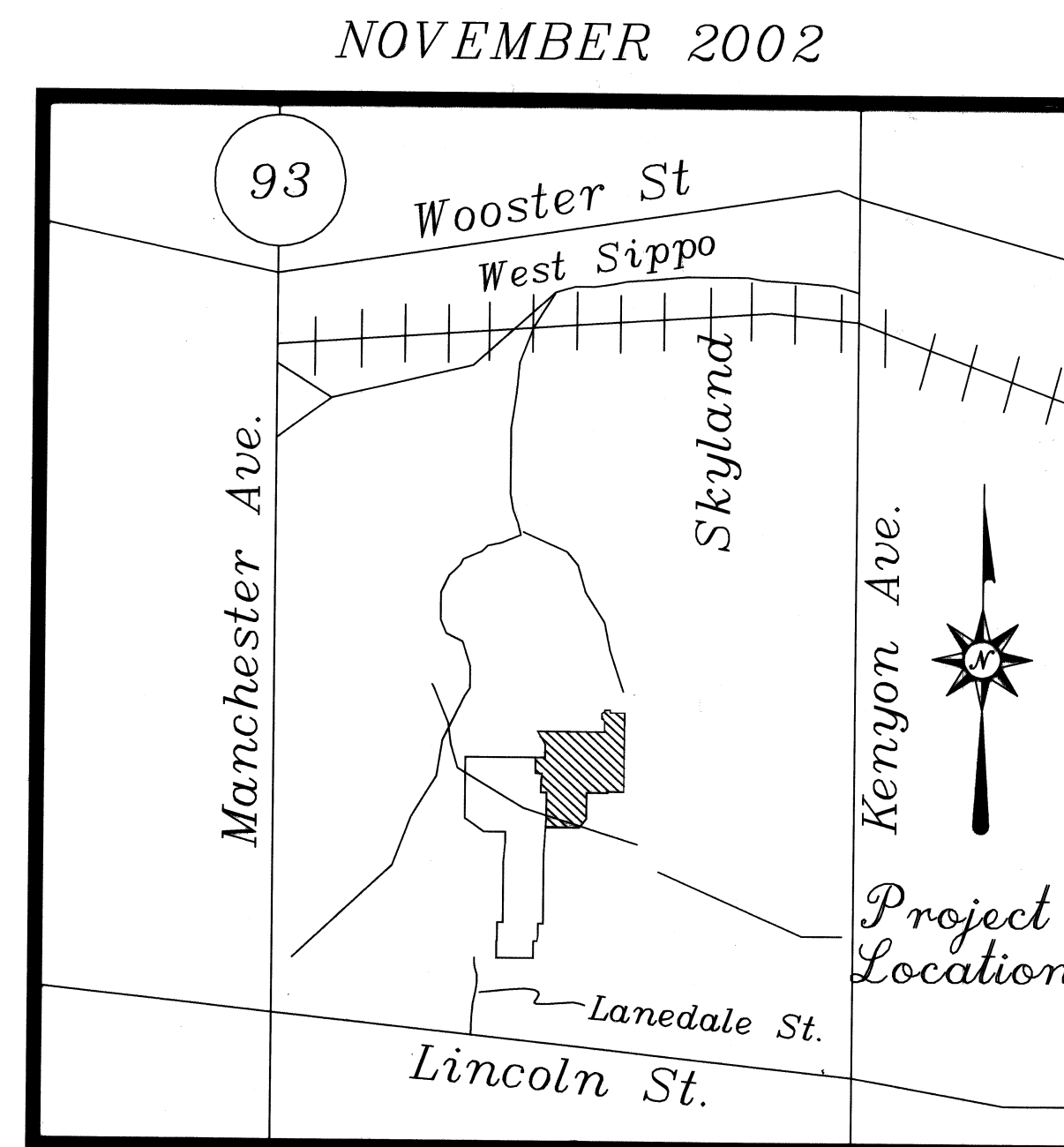
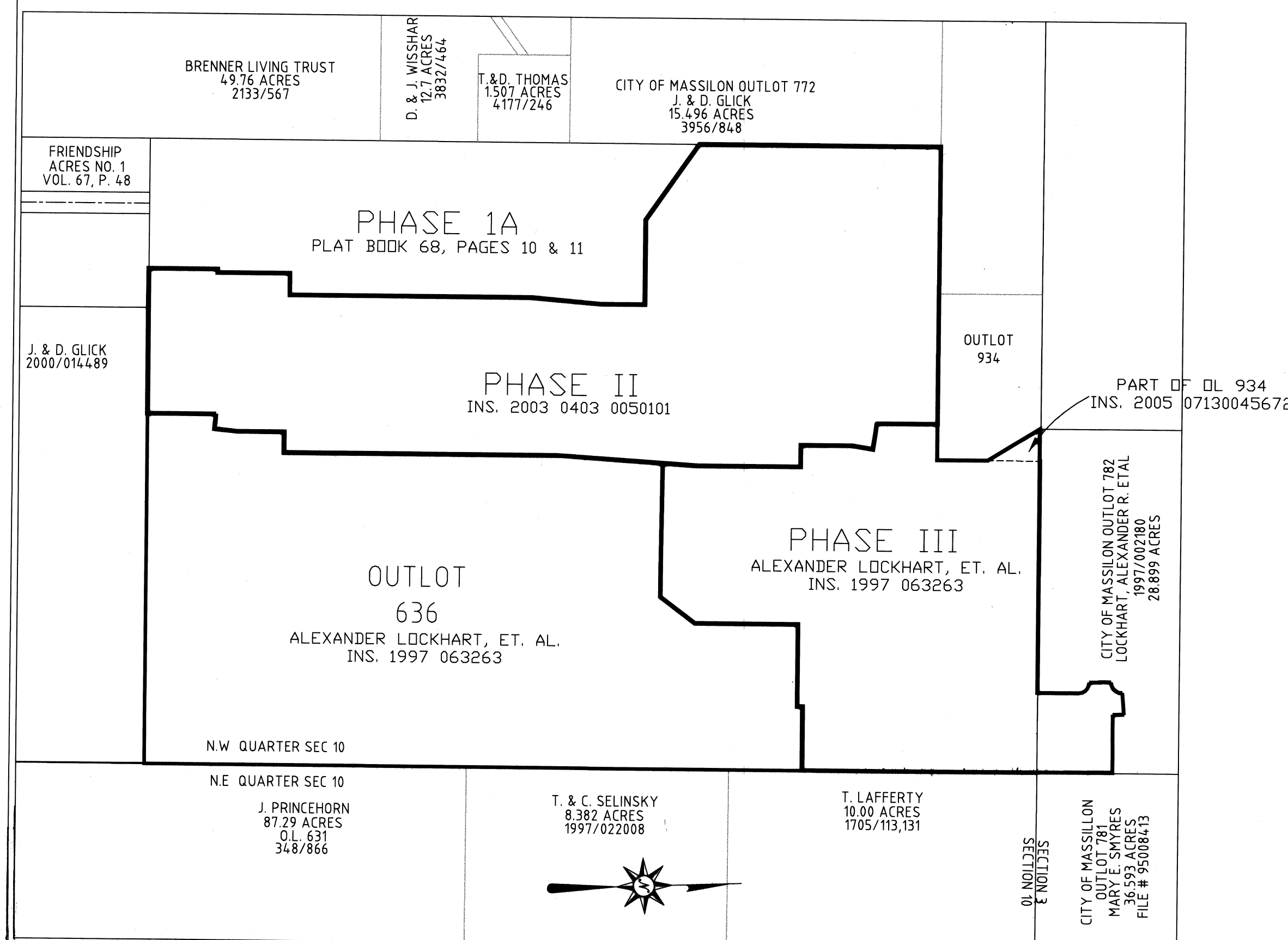
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED A.R. LOCKHART, WHO ACKNOWLEDGED THE MAKING AND SIGNING OF FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AKRON, OHIO THIS 20 DAY OF Feb, 2006. 2008

Patricia Coler
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/30/09

PLAT OF LANDS OF THE DEDICATORS FROM WHICH LAND IS TAKEN
NOT TO SCALE
FOR CURVE INFO, SEE SHEET 2 OF 2



LOCATION MAP
Not to scale

INDEX	
TITLE	SHEET 1
PLAT	SHEET 2

OUTLOT 636	65.0000 ACRES
PHASE IA	9.3968 ACRES
PHASE II	20.4332 ACRES
PHASE III	12.1238 ACRES
REMAINING	23.0461 ACRES

OUTLOT 782	28.7841 ACRES
PHASE III	0.8056 ACRES
REMAINING	27.9785 ACRES

OUTLOT 934	2.1270 ACRES
PHASE III	0.0996 ACRES
REMAINING	2.0274 ACRES

EASEMENTS

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, AQUA OHIO WATER CO., 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

OWNER/ DEVELOPER

A.R. LOCKHART DEVELOPMENT CO.
800 WEST WATERLOO ROAD
AKRON, OHIO 44319
PH: (330) 745-6520
FAX (330) 745-0716

CERTIFICATION

I HEREBY CERTIFY THAT THE LAND AS SHOWN ON THIS PLAT WAS SURVEYED BY ME OR UNDER MY SUPERVISION, AND THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF.

STATE OF OHIO }
COUNTY OF SUMMIT } SS:

Kenneth W. Jensen
Kenneth W. Jensen
Registered Surveyor No. 4869
3543 DARROW RD.
STOW, OH 44224
PHONE 330-688-6049
FAX 330-688-6040

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Kenneth W. Jensen WHO ACKNOWLEDGED THE MAKING AND SIGNING OF FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AKRON, OHIO THIS 11th DAY OF October, 2006.

Betty J. Scaife
NOTARY PUBLIC

MY COMMISSION EXPIRES BETTY J. SCAIFE, Notary Public
STATE OF OHIO
My Commission Expires October 18, 2010

MASSILLON PLANNING COMMISSION

APPROVED BY THE CITY PLANNING COMMISSION OF MASSILLON, OHIO AT A MEETING HELD THE 14th DAY OF June, 2006.
Case SECRETARY
Ben D. Doleman CHAIRMAN

MASSILLON CITY COUNCIL

ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO, BY ORDINANCE No. 103-2006 PASSED THE 3rd DAY OF July, 2006.
Mary Beth Spilley CLERK
Dean Doman PRESIDENT

MASSILLON CITY ENGINEER

APPROVED BY THE MASSILLON CITY ENGINEER THIS 14th DAY OF JANUARY 2009.
AND LOT NUMBERS ASSIGNED.

EATX
MASSILLON CITY ENGINEER

MASSILLON CITY LAW DIRECTOR

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT NO ENCUMBRANCES EXIST ON THE LANDS HEREIN OFFERED FOR PUBLIC USE THIS 27 DAY OF August, 2008.

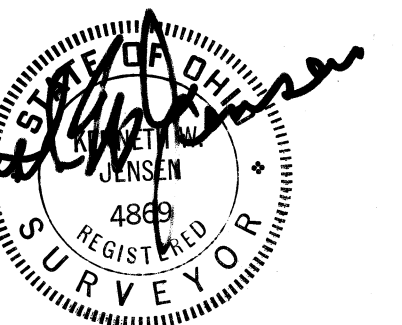
Paula C. Stupras
MASSILLON CITY LAW DIRECTOR

STARK COUNTY AUDITOR

ENTERED FOR TRANSFER THE 24th DAY OF MARCH, 2009.
Ken E. Pore
STARK COUNTY AUDITOR

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS 26th DAY OF MARCH, 2009.
RECORDED IN PLAT BOOK Page
20090625 0011813
Rich Campbell
STARK COUNTY RECORDER



LOT	CITY LOT #	ACRES
69	17285	0.3027
70	17286	0.2790
71	17287	0.2721
72	17288	0.2798
73	17289	0.2682
74	17290	0.3053
75	17291	0.4007
76	17292	0.3102
77	17293	0.2912
78	17294	0.3384
79	17295	0.3031
80	17296	0.3381
81	17297	0.2904
82	17298	0.2917
83	17299	0.3275
84	17300	0.4778
85	17301	0.2429
86	17302	0.2449

LOT	CITY LOT #	ACRES
87	17303	0.2654
88	17304	0.2665
89	17305	0.3230
90	17306	0.3424
91	17307	0.2601
92	17308	0.2338
93	17309	0.2602
94	17310	0.2525
95	17311	0.2201
96	17312	0.2881
97	17313	0.2720
98	17314	0.3000
99	17315	0.3687
100	17316	0.2676
101	17317	0.3181
102	17318	0.2787
103	17319	0.2803

CURVE	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	08°33'13"	350.0000'	52.2510'	26.1741'	52.2025'	S 83°35'30" E
C2	5°37'37"	310.9781'	46.8228'	23.4620'	46.7791'	S 43°30'35"E
C3	30°11'55"	300.0000'	158.1196'	80.9423'	156.2957'	N 12°55'22" W
C4	00°46'07"	300.0000'	4.0244'	2.0211'	4.0243'	N 27°38'16" W
C5	09°15'09"	350.0000'	56.5203'	28.3217'	56.4589'	N 06°48'11" E
C6	09°15'09"	350.0000'	56.5203'	28.3217'	56.4589'	N 06°48'11" E
C7	5°37'37"	286.3418'	45.0691'	21.5783'	45.0725'	S 43°30'35"W
C8	90°00'00"	25.0000'	39.2699'	25.0000'	35.3553'	S 47°36'10" W
C9	05°27'15"	275.0000'	26.1779'	13.0988'	26.1685'	S 00°34'27" E
C10	21°10'33"	275.0000'	100.9186'	51.0324'	100.3515'	S 13°47'25.5" E
C11	03°43'07"	275.0000'	17.8481'	8.9278'	17.8449'	S 26°09'45.5" E
C12	03°13'48"	325.0000'	18.3222'	9.1635'	18.3197'	S 26°24'25" E
C13	15°07'56"	325.0000'	85.8347'	43.1686'	85.5854'	N 20°27'21" W
C14	15°03'59"	325.0000'	85.4615'	42.9787'	85.2155'	N 05°21'24" W
C15	90°00'00"	25.0000'	39.2699'	25.0000'	35.3553'	N 42°49'24" W
C16	90°00'00"	25.0000'	39.2699'	25.0000'	35.3553'	S 47°10'36" W
C17	09°15'09"	375.0000'	60.5575'	30.3447'	60.4917'	S 06°48'10.5" W
C18	09°15'09"	325.0000'	52.4831'	26.2987'	52.4261'	S 06°48'10.5" W
C19	07°16'26"	375.0000'	47.6071'	23.8356'	47.5751'	N 05°48'49" E
C20	03°18'10"	325.0000'	18.7344'	9.3698'	18.7318'	N 09°46'40" E
C21	01°58'43"	375.0000'	12.9504'	6.4758'	12.9497'	N 10°26'23" E
C22	05°56'59"	325.0000'	33.7988'	16.8896'	33.7336'	N 05°09'06" E
C23	90°00'00"	25.0000'	39.2699'	25.0000'	35.3553'	N 42°49'24" W
C24	90°00'00"	25.0000'	39.2699'	25.0000'	35.3553'	N 47°10'36" E
C25	90°00'00"	25.0000'	39.2699'	25.0000'	35.3553'	S 42°49'24" E
C26	90°00'00"	25.0000'	39.2699'	25.0000'	35.3553'	N 47°10'36" E
C27	90°00'00"	25.0000'	39.2699'	25.0000'	35.3553'	S 42°49'24" E
C28	5°37'37"	326.3418'	45.0691'	21.5783'	45.0725'	S 43°30'35"E
C29	51°19'04"	25.0000'	22.3916'	12.0096'	21.6506'	S 27°50'08" W
C30	38°41'44"	55.0000'	37.1451'	19.3123'	36.4432'	S 34°08'48" W
C31	45°50'12"	55.0000'	44.0000'	23.2537'	42.8361'	S 08°07'10" E
C32	45°50'12"	55.0000'	44.0000'	23.2537'	42.8361'	S 53°57'22" E
C33	45°50'12"	55.0000'	44.0000'	23.2537'	42.8361'	N 80°12'26" E
C34	45°50'12"	55.0000'	44.0000'	23.2537'	42.8361'	N 34°22'14" E
C35	60°35'36"	55.0000'	58.1654'	32.1351'	55.4925'	N 18°50'40" W
C36	51°19'04"	25.0000'	22.3916'	12.0096'	21.6506'	N 23°28'56" W
C37	89°57'33"	25.0000'	39.2520'	24.9821'	35.3427'	N 42°48'10" W
C38	94°38'16"	25.0000'	41.2936'	27.1102'	36.7569'	N 44°53'55" E
C39	04°35'49"	300.0000'	24.0694'	12.0412'	24.0630'	S 00°07'18" E
C40	04°35'49"	325.0000'	26.0752'	13.0446'	26.0682'	S 00°07'18" E
C41	09°30'24"	325.0000'	53.9249'	27.0245'	53.8330'	N 07°02'25" W

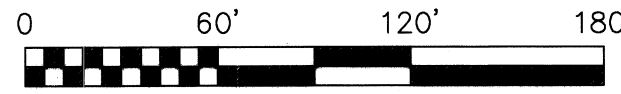
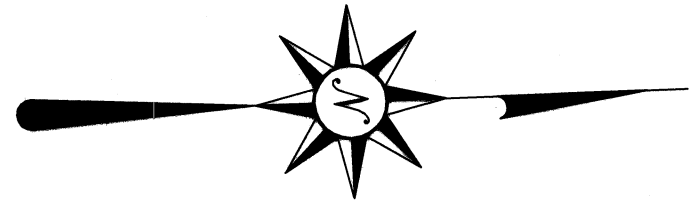
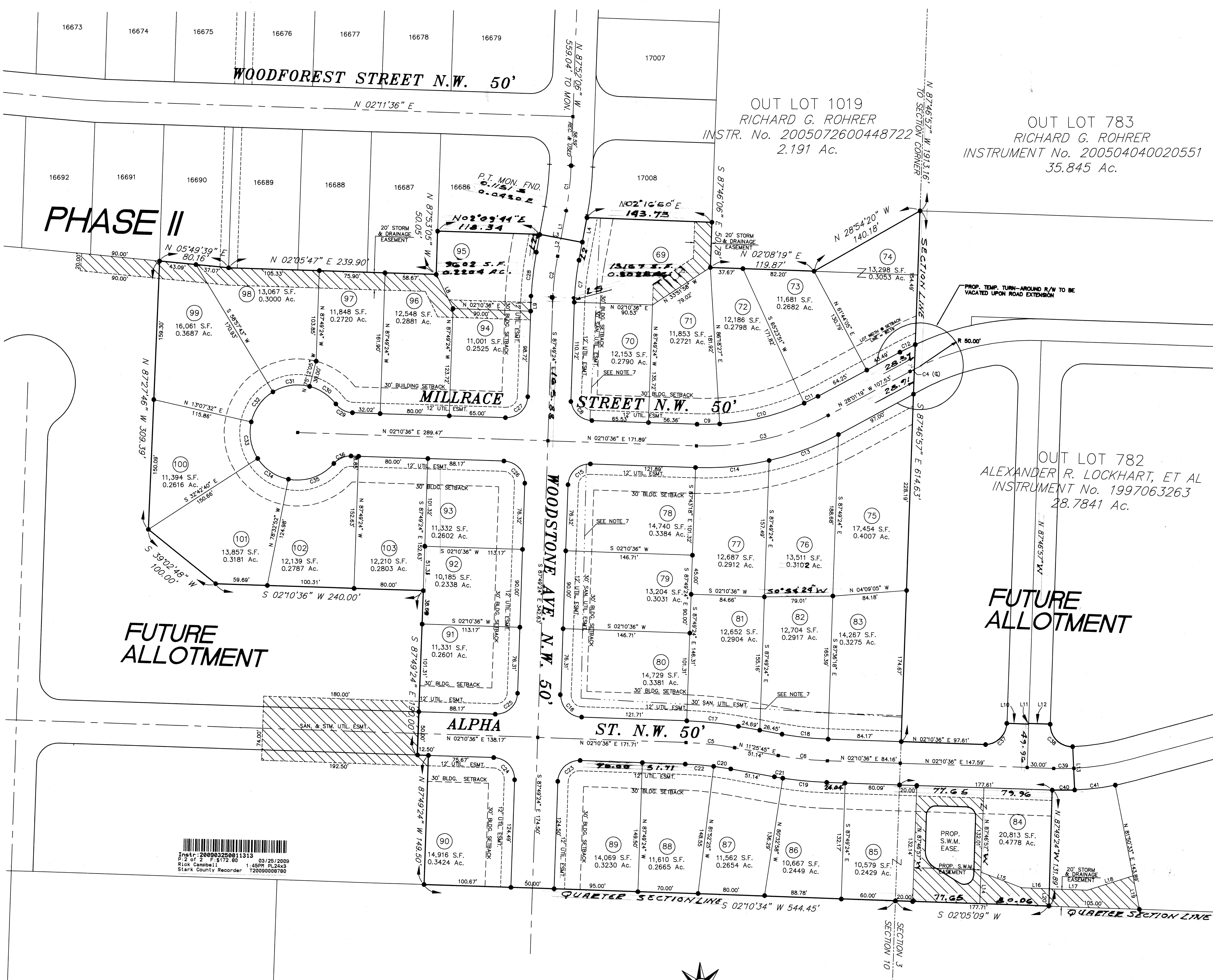
LINE	BEARING	LENGTH
L1	S 79°11'47" E	32.40
L2	S 79°11'47" E	21.82
L3	N 10°48'15" E	50.00'
L4	N 79°11'47" W	29.02
L5	N 87°49'24" W	5.16
L6	S 87°46'57" E	57.28'
L7	S 87°46'57" E	50.00'
L8	N 63°02'23" E	43.80'
L9	S 87°49'24" E	17.16
L10	N 02°13'03" E	25.00'
L11	N 87°46'57" W	0.88'
L12	N 02°13'03" E	25.00'
L13	N 87°34'47" E	50.00'
L14	N 87°46'57" W	27.00'
L15	N 10°03'21" E	50.48'
L16	N 02°05'09" E	30.03'
L17	N 02°05'09" E	44.97'
L18	N 18°19'28" W	56.37'
L19	N 81°50'33" E	40.28'
L20	S 87°49'24" E	20.00'

NOTES

- RIGHT OF ACCESS TO ANY DEAD END STREETS IN THIS ALLOTMENT IS PROHIBITED, EXCEPT FROM LOTS PLATTED IN CONFORMANCE WITH THE CITY OF MASSILLON SUBDIVISION REGULATIONS.
- ALL LOTS TO HAVE SANITARY SEWER AND STORM SEWER LATERALS
- IRON BARS SET OR TO BE SET AT ALL LOT CORNERS AND CURVE POINTS
- MONUMENTS SET OR TO BE SET AT ALL STREET INTERSECTIONS AND ALL LOCATIONS AS SHOWN
- LANDS IN THIS SUBDIVISION ARE ZONED R-2
- A FIVE FOOT UTILITY EASEMENT ON ALL SIDE PROPERTY LINES AND A TEN FOOT UTILITY EASEMENT ON ALL REAR PROPERTY LINES OF INTERIOR LOTS
- EASEMENT FOR REPAIR OR RECONSTRUCTION OF THE SANITARY SEWER - 30' WIDE, MEASURED FROM THE CENTER LINE OF THE PIPE
- LAND WITHIN PHASE III IS VACANT

LEGEND

- #5 REBAR SET, CAPPED
"A.R. LOCKHART DEVELOPMENT"
- IRON PIN FOUND
- ◆ MONUMENT SET
- C₃ REFERS TO CURVE TABLE
- L₆ REFERS TO LINE TABLE



SCALE: 1" = 60'

BASIS FOR BEARING:
NORTH LINE OF N.W. QUARTER SECTION
10 = S 87°46'57"E