NEOCOM I INDUSTRIAL PARK – NO. 6

LOCATED IN THE CITY OF MASSILLON,
COUNTY OF STARK, STATE OF OHIO
AND BEING PART OF OUTLOT 569 & PART OF OUTLOT 765

FEBRUARY 2012

1 LOT

I HEREBY CERTIFY THAT THIS PLAT OF NEOCOM I INDUSTRIAL PARK – NO. 6 LOCATED IN THE CITY OF MASSILLON, COUNTY OF STARK AND STATE OF OHIO AND BEING PART OF OUTLOT 569 & PART OF OUTLOT 765, REPRESENTS A SURVEY MADE BY HAMMONTREE & ASSOCIATES, LTD. AND 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

TIMOTHY J. BRIGGS, PS — FEB 14, 2012 DATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, MILLER LAND DEVELOPMENT, LTD., DOES HEREBY REPLAT THEIR LAND AND ACKNOWLEDGE THE MAKING OF THE SAME TO BE THEIR FREE ACT AND DEED AND DO HEREBY DEDICATE THE PRIVATE ACCESS EASEMENT AS SHOWN ON THIS PLAT TO PRIVATE USE FOREVER.

MILLER LAND DEVELOPMENT, LTD.

DONALD M. MILLER, MANAGER — MARCH 28, 2012 DATE

STATE OF OHIO
COUNTY OF STARK

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED ACCORDING TO LAW. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL AT [illegible] OHIO, THIS 28 DAY OF March, 2012.

JOHN H. HORNBROOK, Attorney at Law
Notary Public, State of Ohio
My Commission Expires Pursuant to O.R.C. Sec. 147.03

MY COMMISSION EXPIRES John H. Hornbrook No expiration

NOTARY PUBLIC

APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION THIS 8th DAY OF February, 2012.

CHAIRMAN PRINT NAME: Todd Locke

SECRETARY PRINT NAME: K.A. DL

LOT NUMBER(S) Out Lot 1099 ASSIGNED BY MASSILLON CITY ENGINEER.

K.A. DL
MASSILLON CITY ENGINEER: KEITH A. DYLEWSKI PE, PS

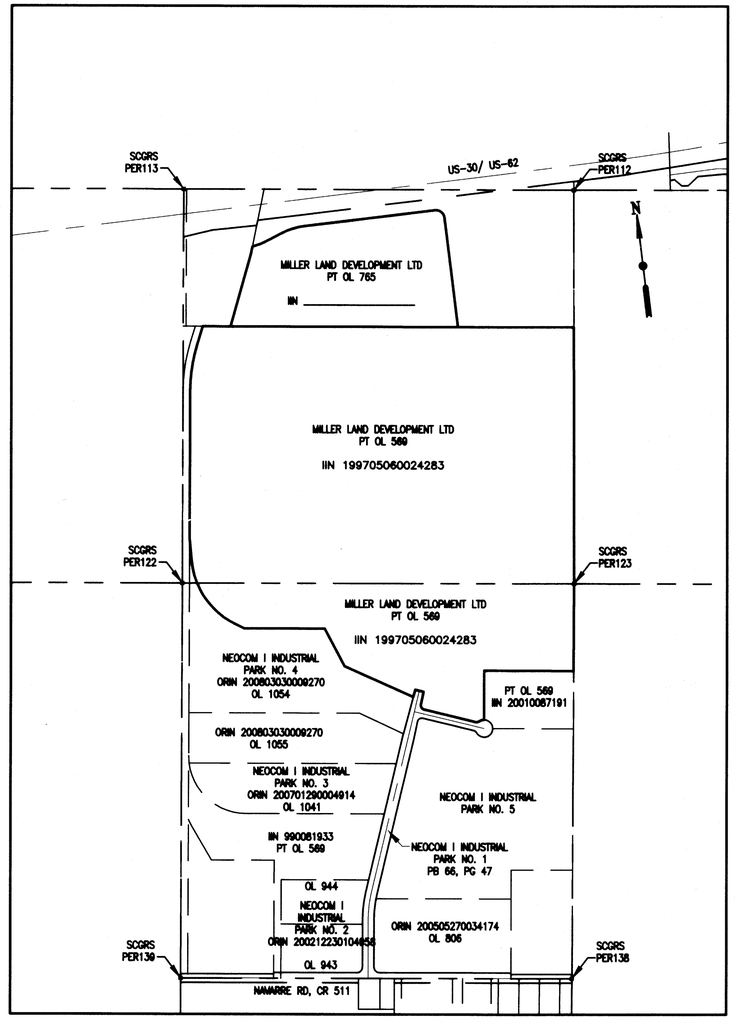
ENTERED FOR TRANSFER THIS 7TH DAY OF AUGUST, 2012.

ALAN HAROLD, STARK COUNTY AUDITOR — by Jason Frost

RECEIVED FOR RECORD THIS 7th DAY OF AUGUST 2012. RECORDED IN OFFICIAL RECORD IMAGING NUMBER:
20120807003559 6

RICK CAMPBELL, STARK COUNTY RECORDER

Instr: 20120807003559 6 08/07/2012
P:1 of 2 F:$149.60 3:20PM PAGE3
Rick Campbell
Stark County Recorder T20120031987



PLAT OF THE LANDS OF THE DEDICATORS FROM WHICH LAND IS TAKEN IN ACCORDANCE WITH ORC 711.02(B)

SCALE: 1" = 500'

DATA USED:

TAX MAPS – MASSILLON 125 AND PERRY 28 SW

PLAT – N.E.O. I INDUSTRIAL PARK NO. 1, P.B. 66, PG. 47

DEED – IIN 199705060024283
IIN 19901210004534

NOTES:

IRON PINS WITH H & A CAPS ARE TO BE SET AT ALL LOT CORNERS, ANGLE POINTS AND CURVE POINTS. RIGHT OF ACCESS TO ANY DEAD END STREETS IS PROHIBITED EXCEPT FOR THE LOTS PLATTED IN CONFORMITY WITH THE MASSILLON CITY SUBDIVISION REGULATIONS.

NO BUILDINGS ARE LOCATED WITHIN THE LIMITS OF NEOCOM I INDUSTRIAL PARK – NO. 6.

BASIS OF BEARING:

N 83°03'12" W – THE CENTERLINE OF NAVARRE ROAD FROM THE PLAT OF N.E.O. COM. PARK – PHASE 1 AS RECORDED IN PLAT BOOK 62, PAGE 94 OF THE STARK COUNTY PLAT RECORDS. SCGRS POINTS USED AS REFERENCE STATIONS FOR THIS LINE ARE PER138 & PER139. BEARING FOR THIS LINE BASED ON GRID NORTH IS N 88°10'29" W.

THE S.C.G.R.S. POINTS USED AS REFERENCE STATIONS TO ESTABLISH THE DATUM ARE DESIGNATED AS PER138 AND PER139. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE. MULTIPLY GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999906545.

OWNER

MILLER LAND DEVELOPMENT, LTD.
1400 MARKET AVE. N.
CANTON, OH. 44714
PHONE: (330) 456-9911

ENGINEER / SURVEYOR

HAMMONTREE AND ASSOCIATES, LTD.
5233 STONEHAM ROAD
NORTH CANTON, OH. 44720
PHONE: (330)499-8817

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TOLL FREE: 1-800-394-8817 FAX: (330)499-0149
www.hammontree-engineers.com

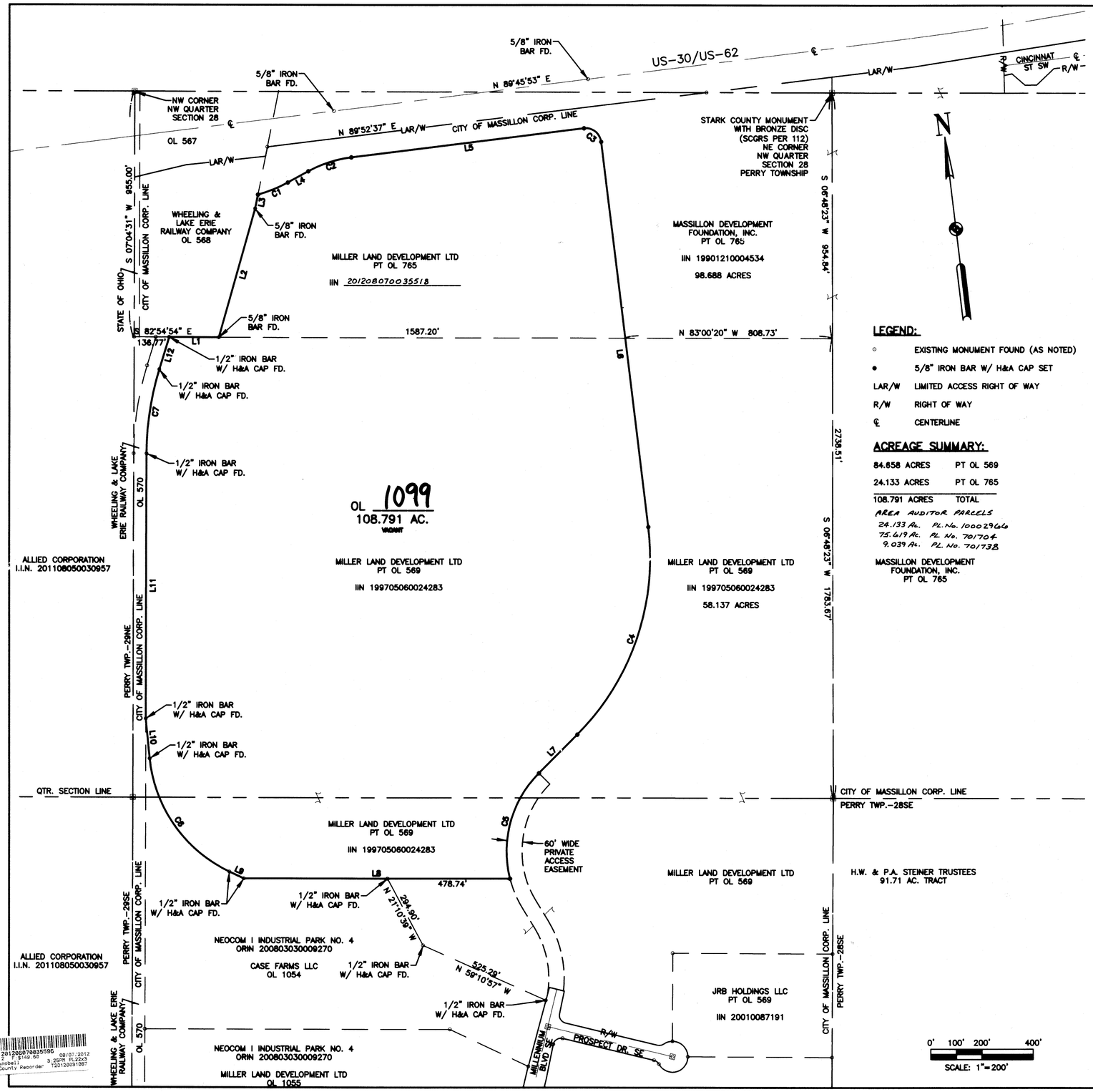
DESN BY: BAB	FLD BK: XXX	REV. BY:	DESC.:
DRWN BY: BAB	BK PG: XXX	REV. BY:	DESC.:
CHKD BY: BHB	CRW CHF: XXX	REV. BY:	DESC.:
RVWD BY: BHB	CPYRGHT:2012	REV. BY:	DESC.:
DATE: 01/30/12	TAB: FP-1	REV. BY:	DESC.:

SCALES
HORIZ:
VERT:
CONTOUR INT:

FINAL PLAT
NEOCOM I INDUSTRIAL PARK NO. 6
FOR: MASSILLON DEVELOPMENT FOUNDATION
LOCATED IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

1/2

12 PS 02



LEGEND:

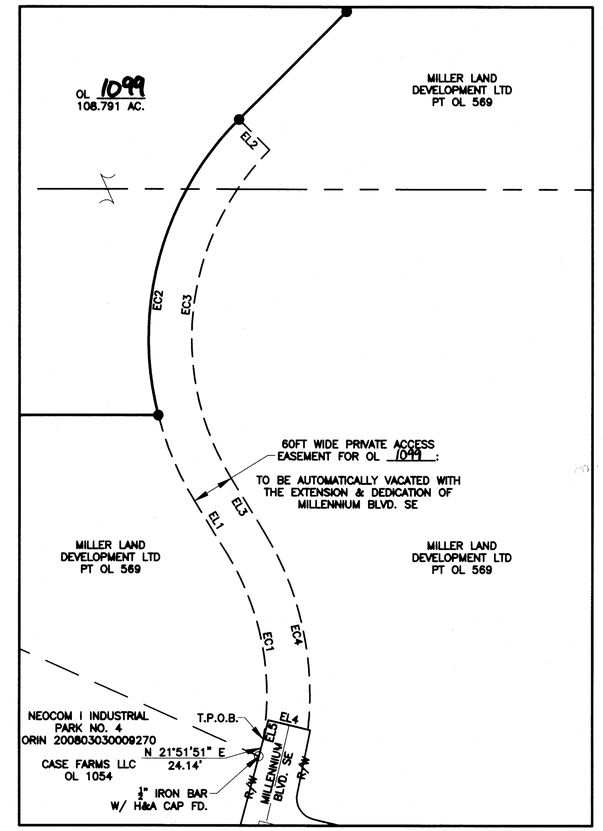
○	EXISTING MONUMENT FOUND (AS NOTED)
●	5/8" IRON BAR W/ H&A CAP SET
LAR/W	LIMITED ACCESS RIGHT OF WAY
R/W	RIGHT OF WAY
℄	CENTERLINE

ACREAGE SUMMARY:

84.658 ACRES	PT OL 569
24.133 ACRES	PT OL 765
108.791 ACRES	TOTAL

AREA AUDITOR PARCELS
24.133 Ac. PL. No. 100029666
75.619 Ac. PL. No. 701704
9.039 Ac. PL. No. 701738

MASSILLON DEVELOPMENT FOUNDATION, INC. PT OL 765



PRIVATE ACCESS EASEMENT DETAIL

1"=100'

EASEMENT LINE & CURVE TABLES

LINE	BEARING	DISTANCE
EL1	N 24°46'20" W	87.51'
EL2	S 38°02'17" E	60.00'
EL3	S 24°46'20" E	87.51'
EL4	N 69°46'20" W	56.88'
EL5	S 21°51'51" W	27.58'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
EC1	370.00'	266.45'	260.73'	N 04°08'30" W	41°15'40"	139.30'
EC2	430.00'	575.88'	533.80'	N 13°35'42" E	76°44'04"	340.41'
EC3	370.00'	495.53'	459.32'	S 13°35'42" W	76°44'04"	292.91'
EC4	430.00'	285.90'	280.67'	S 05°43'29" E	38°05'43"	148.46'

BOUNDARY LINE & CURVE TABLES

LINE	BEARING	DISTANCE
L1	S 82°54'54" E	194.19'
L2	N 22°41'53" E	521.46'
L3	N 18°15'34" E	55.34'
L4	N 68°17'27" E	91.07'
L5	N 89°52'37" E	916.06'
L6	S 00°07'23" E	1505.95'
L7	S 51°57'43" W	212.19'
L8	N 83°03'12" W	1039.45'
L9	N 58°03'12" W	62.67'
L10	N 01°19'53" E	155.60'
L11	N 07°04'31" E	1027.79'
L12	N 24°00'12" E	131.15'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	530.00'	126.06'	125.77'	N 75°06'17" E	13°37'42"	63.33'
C2	470.00'	177.07'	176.03'	N 79°05'02" E	21°35'11"	89.60'
C3	60.00'	94.25'	84.85'	S 45°07'23" E	90°00'00"	60.00'
C4	970.00'	881.78'	851.73'	S 25°55'10" W	52°05'06"	473.99'
C5	430.00'	446.02'	426.29'	S 22°14'49" W	59°25'49"	245.42'
C6	543.69'	563.51'	538.62'	N 28°21'40" W	59°23'05"	310.02'
C7	1121.28'	331.28'	330.07'	N 15°32'22" E	16°55'40"	166.85'

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DESN BY: BAB	FLD BK: XXX		
DRWN BY: BAB	BK PG: XXX		
CHKD BY: BHB	CRW CHF: XXX		
RVWD BY: BHB	CPYRGHT:2012		
DATE: 01/30/12	TAB: FP-2		

SCALES
HORIZ: 1"=200'
VERT:
CONTOUR INT:

FINAL PLAT

NEOCOM I INDUSTRIAL PARK NO. 6

FOR: MASSILLON DEVELOPMENT FOUNDATION
LOCATED IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

Instr: 201208070035096
P:2 Of 2 F:$149.00 08/07/2012
Rick Campbell 3:26PM PL22x3
Stark County Recorder 1201203138T

12 PS 02