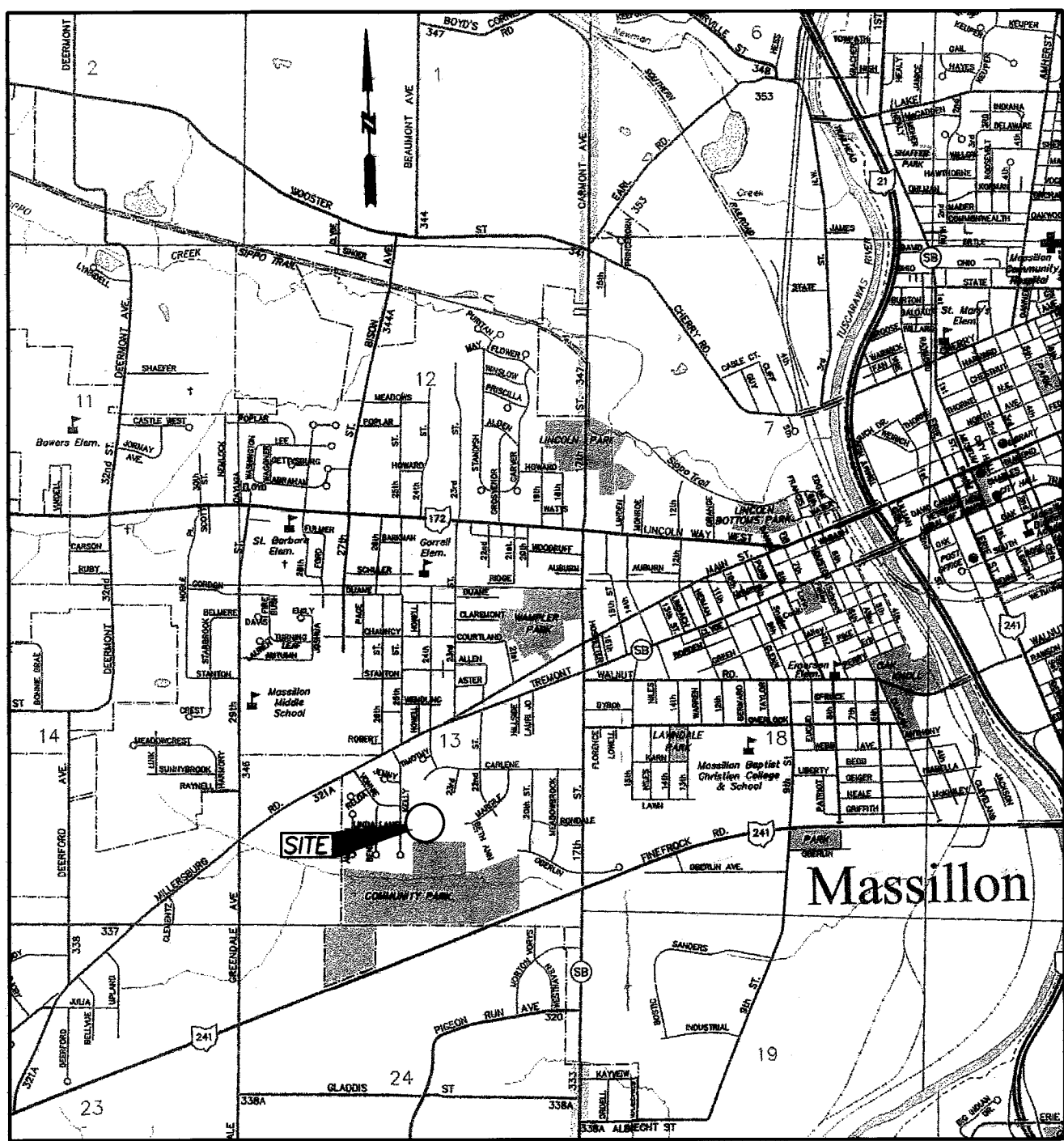




VICINITY MAP
NO SCALE

RECORD PLAT
COUNTRY VIEW MEADOWS ALLOTMENT, PHASE 1
LOCATED IN PART OF OUT LOT 499
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

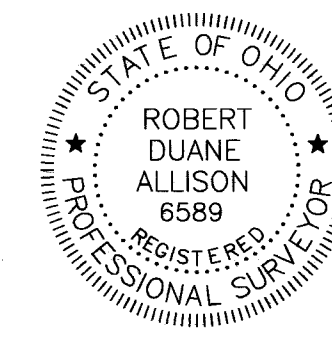
OWNER
FAIRCREST PROPERTIES, LTD.
5060 NAVARRE RD. S.W.
CANTON, OHIO 44706
Ph. 330-479-8944

DEVELOPER
CROCKETT HOMES, INC.
5060 NAVARRE RD. S.W.
CANTON, OHIO 44706
Ph. 330-479-8944

ENGINEER / SURVEYOR
CIVIL DESIGN ASSOCIATES, INC.
1760 BRIGHTWOOD ROAD S.E.
NEW PHILADELPHIA, OHIO 44663
Ph. 330-339-4242

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF COUNTRY VIEW MEADOWS ALLOTMENT, PHASE 1, LOCATED IN PART OF OUT LOT 499, 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 2013.

Robert D. Allison 12/5/2013
ROBERT D. ALLISON, REGISTERED SURVEYOR 6589 DATE



DETENTION BASIN RESTRICTED GRADING AREA

BY MEANS OF THIS PLAT, FAIRCREST PROPERTIES, LTD., THE OWNER OF THE PROPERTY ON WHICH A PORTION OF THE DETENTION BASIN AREA IS LOCATED AS INDICATED, 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 OPERATION, 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.

DETENTION BASIN RESTRICTED GRADING AREA (CITY OF MASSILLON)

BY MEANS OF THIS PLAT, THE CITY OF MASSILLON, THE OWNER OF THE PROPERTY ON WHICH A PORTION OF THE DETENTION BASIN AREA IS LOCATED AS INDICATED, ACCEPTS THE FOLLOWING RIGHTS, RESPONSIBILITIES AND RESTRICTIONS AFTER ALL CONSTRUCTION HAS BEEN COMPLETED BY FAIRCREST PROPERTIES, LTD. AND APPROVED BY THE MASSILLON CITY ENGINEER AND STARK SOIL & WATER CONSERVATION DISTRICT:

1. MAINTENANCE AND REPAIR OF THE SIDE EMBANKMENTS WITHIN SAID CITY 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 OPERATION, CAPACITY AND GEOMETRY OF THE BASIN PER THE DESIGN FILED WITH THE MASSILLON CITY ENGINEER.
2. ALL COSTS ASSOCIATED WITH THE MAINTENANCE AND REPAIR ON CITY PROPERTY SHALL BE BORNE BY THE CITY OF MASSILLON.
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.

INGRESS/EGRESS EASEMENT

A 20 FOOT WIDE INGRESS/EGRESS EASEMENT AS INDICATED, IS HEREBY DEDICATED AND RESERVED FOR PUBLIC USE AS SUCH FOR FOOT AND BICYCLE TRAFFIC ONLY, TO BE LOCATED ON THE EXISTING 20 FOOT WIDE WATERLINE EASEMENT AS RECORDED IN I.R. 99010680.

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.

KNOW ALL MEN BY THESE PRESENTS THAT FAIRCREST PROPERTIES, LTD., THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DO HEREBY ACCEPT THIS PLAT AND ACKNOWLEDGE THE MAKING OF THE SAME TO 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 5 DAY OF December, 20 13.

WITNESS

Juan Wallace

WITNESS

Paul Hayes

OWNER

Micheal G. Petros
FAIRCREST PROPERTIES, LTD.
MICHEAL G. PETROS

STATE OF OHIO S.S.
COUNTY OF STARK

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED MICHEAL G. PETROS, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED.



WHEREOF, WE HEREUNTO SET OUR HANDS THIS 5 DAY OF December, 20 13.

Lori Vance
Notary Public
in and for the State of Ohio
My Commission Expires
11-01-2014

NOTARY PUBLIC

APPROVED BY THE MASSILLON, OHIO PLANNING COMMISSION AT A MEETING HELD THE 9th DAY OF October, 20 13.

Gold Dyeck
CHAIRMAN

Keith A. Dylawski
SECRETARY

APPROVED BY THE MASSILLON CITY ENGINEER THIS 10th DAY OF February, 20 14.
AND LOT AND/OR OUT LOT NUMBERS ASSIGNED.

Keith A. Dylawski
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 9th DAY OF January, 20 14.

Paul G. Sten
MASSILLON CITY LAW DIRECTOR

ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO
BY ORDINANCE 140-2013, PASSED THIS 18th DAY OF November, 20 13.

Tony Townsend
PRESIDENT
Tony Townsend

Mary Beth Bailey
CLERK

ENTERED FOR TRANSFER THIS 25th DAY OF February, 20 14.

Aut
STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS 26 DAY OF FEB, 20 14. RECORDED IN RECORDERS
IMAGING NO. 2014-226006756

Rich 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
COUNTRY VIEW MEADOWS, PHASE 1
LOCATED IN PART OF OUT LOT 499
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

REVISIONS	DESCRIPTION	DATE	BY	CHKD

PROJECT No.
1319

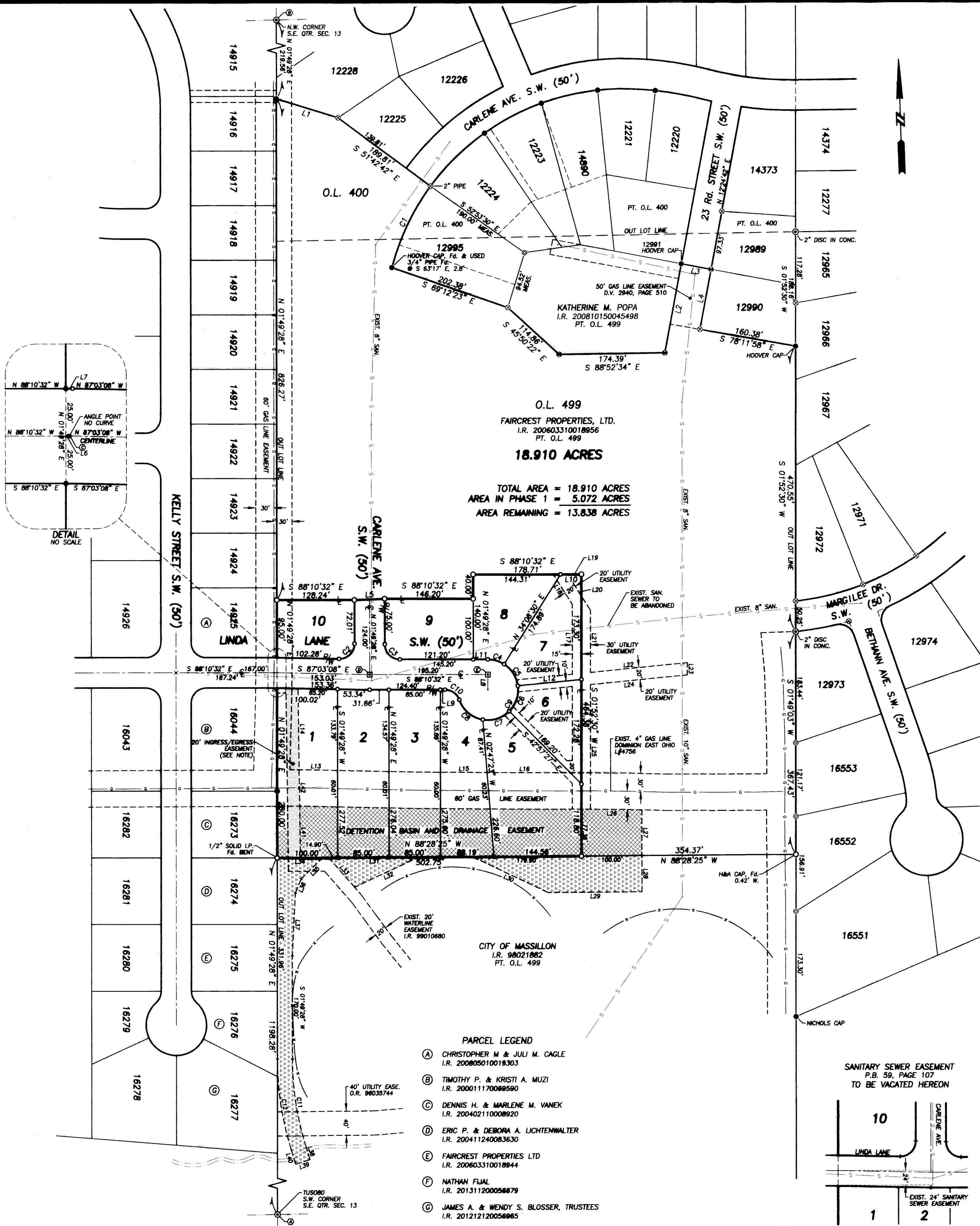
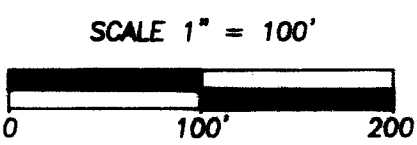
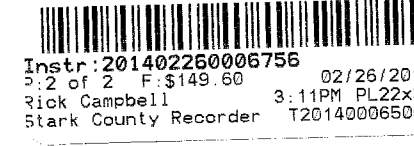
SHEET No.
1 OF 2

DATE:
OCTOBER, 2013

DRAWN BY:
RDA

1319_RP1

RECORD PLAT
COUNTRY VIEW MEADOWS ALLOTMENT, PHASE 1
LOCATED IN PART OF OUT LOT 499
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO



O.L. 499
FAIRCREST PROPERTIES, LTD.
I.R. 200603310018956
PT. O.L. 499
18.910 ACRES
TOTAL AREA = 18.910 ACRES
AREA IN PHASE 1 = 5.072 ACRES
AREA REMAINING = 13.838 ACRES

LOT DATA		
NO.	NEW CITY LOT	ACREAGE
1	17430	0.640 AC.
2	17431	0.540 AC.
3	17432	0.538 AC.
4	17433	0.453 AC.
5	17434	0.672 AC.
6	17435	0.281 AC.
7	17436	0.355 AC.
8	17437	0.323 AC.
9	17438	0.333 AC.
10	17439	0.280 AC.

AREA IN 10 LOTS = 4.415 ACRES
AREA IN ROADWAY = 0.657 ACRES
TOTAL AREA IN PHASE 1 = 5.072 ACRES

MONUMENT COORDINATES NAD83(2007)		
NO.	NORTH	EAST
MON. A	406270.191	2230238.470
MON. B	408937.938	2230323.427
MON. C	407772.690	2230286.554
MON. D	407764.820	2230439.379
MON. E	407758.605	2230634.480

CURVE DATA					
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING
C1	392.63'	21°50'34"	75.76'	149.68'	S 27°16'27" W
C2	25.00'	91°07'24"	25.50'	39.76'	N 47°23'10" E
C3	25.00'	90°00'00"	25.00'	39.27'	S 43°10'32" E
C4	50.00'	32°25'41"	14.54'	28.30'	N 71°57'36" W
C5	50.00'	50°09'30"	23.40'	43.77'	N 30°40'09" W
C6	50.00'	52°37'53"	24.73'	45.93'	N 20°43'36" E
C7	50.00'	54°32'50"	25.78'	47.60'	N 74°18'57" E
C8	50.00'	60°45'49"	29.31'	53.03'	S 48°01'42" E
C9	50.00'	250°31'44"	N/A	218.63'	S 37°05'20" W
C10	25.00'	70°31'44"	17.68'	30.77'	S 52°54'40" E
C11	475.13'	17°20'08"	72.43'	143.76'	S 06°50'36" E
C12	500.13'	17°20'08"	76.24'	151.32'	N 06°50'36" W

- NOTES:
- ⊙ INDICATES MONUMENT FOUND.
 - ⊠ INDICATES MONUMENT ASSEMBLY TO BE SET.
 - INDICATES 5/8" SOLID IRON PIN FOUND, UNLESS INDICATED OTHERWISE.
 - ⦿ INDICATES 1/2" SOLID IRON PIN FOUND, WITH "H&A" CAP.
 - ⦿ INDICATES 5/8" SOLID IRON PIN FOUND, WITH "DEBORSE" CAP.
 - ⦿ INDICATES 1/2" PIPE FOUND UNLESS INDICATED.
 - × INDICATES MAG NAIL FOUND.
 - INDICATES 5/8" DIA. X 30" LONG SOLID IRON PIN SET OR TO BE SET WITH CAP "CIVIL DESIGN".
 - SURVEY REFERENCES:
TAX MAPS
DEEDS AS NOTED
PLAT BOOK 34, PAGE 103
PLAT BOOK 35, PAGE 12
PLAT BOOK 35, PAGE 83
PLAT BOOK 59, PAGE 61
PLAT BOOK 67, PAGE 80
IMAGE 2002108270690055
PLAT OF SURVEY BY HOLDEN & ASSOC., DATED FEB., 1998
PLAT OF SURVEY BY HAMMONTREE & ASSOC., DATED JUNE, 1998
PLAT OF SURVEY BY HOOVER & ASSOC., DATED JAN., 2007
- R/W— INDICATES RIGHT OF WAY
—C— INDICATES CENTERLINE
—L— INDICATES LOT LINE

- COORDINATE SYSTEM:
- COORDINATES ARE ORIENTED TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), NAD83(2007).
 - BEARINGS ARE BASED ON GRID NORTH.

LINE DATA		
NO.	BEARING	DISTANCE
L1	S 71°04'33" E	106.80'
L2	N 12°24'42" E	149.00'
L3	S 77°22'20" E	50.00'
L4	S 12°24'42" W	100.29'
L5	N 89°32'02" E	50.04'
L6	S 88°10'32" E	0.24'
L7	S 88°10'32" E	0.49'
L8	S 01°49'28" W	25.00'
L9	S 88°10'32" E	7.73'
L10	S 88°10'32" E	34.40'
L11	N 88°10'32" W	24.00'
L12	S 86°15'00" W	105.47'
L13	S 86°56'43" E	63.44'
L14	S 01°04'03" W	133.71'
L15	S 87°47'54" E	77.00'
L16	S 87°53'55" E	123.32'
L17	N 01°52'30" E	115.45'
L18	N 30°30'49" W	58.32'
L19	S 88°10'32" E	22.57'
L20	S 30°30'49" E	70.13'
L21	S 01°52'30" W	102.54'

LINE DATA		
NO.	BEARING	DISTANCE
L22	N 86°15'00" E	160.77'
L23	S 01°52'30" W	20.10'
L24	S 86°15'00" W	160.77'
L25	S 01°52'30" W	145.34'
L26	S 87°19'12" E	100.01'
L27	S 01°52'30" W	75.37'
L28	S 01°52'30" W	60.00'
L29	N 88°28'25" W	155.00'
L30	N 62°45'00" W	138.24'
L31	N 88°28'25" W	149.03'
L32	S 66°45'00" W	117.31'
L33	N 39°20'00" W	65.00'
L34	S 88°28'25" E	75.00'
L35	S 46°49'28" W	50.00'
L36	S 24°31'04" W	25.00'
L37	S 04°34'44" W	104.05'
L38	S 15°30'40" E	25.00'
L39	S 74°29'20" W	25.00'
L40	N 15°30'40" W	25.00'
L41	N 01°04'03" E	85.39'
L42	N 01°04'03" E	60.04'

Civil Design Associates, Inc.
Consulting Engineers & Surveyors
1780 BRIGHAM ROAD S.E.
NEW PHILADELPHIA, OHIO 44663
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RECORD PLAT
COUNTRY VIEW MEADOWS, PHASE 1
LOCATED IN PART OF OUT LOT 499
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

REVISIONS
DESCRIPTION
DATE
BY
CHKD
EASEMENT TO BE VACATED SHOWN
1/28/14
ROA

PROJECT No.
1319

SHEET No.
2 OF 2
DATE:
OCTOBER, 2013
DRAWN BY:
ROA

1319_RP1