



0' 40' 80' 120'
SCALE: 1"=40'

BASIS OF BEARINGS

THE BASIS FOR BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

- (A) L=54.80' Rec. Used
R=35.00' Rec. Used
Δ=89°42'49"
C LEN=49.37'
BRG=N 46°52'19" E
T=34.82'
- (B) L=230.01' Rec. Used
R=490.00' Rec. Used
Δ=26°53'41"
C LEN=227.90'
BRG=N 78°16'53" E
T=117.16'
- (C) L=50.60' Rec. Used
R=35.00' Rec. Used
Δ=82°50'01"
C LEN=46.31'
BRG=S 73°44'57" E
T=30.87'
- (D) L=148.89' Rec. Used
R=248.84' Rec. Used
Δ=34°16'55"
C LEN=146.68'
BRG=S 15°11'29" E
T=76.75'
- (E) L=28.60' Rec. Used
R=35.00' Rec. Used
Δ=46°49'35"
C LEN=27.82'
BRG=S 25°21'46" W
T=15.16'
- (F) L=117.71' Obs. (117.50' Rec.)
R=60.00' Rec. Used
Δ=112°12'08"
C LEN=99.60'
BRG=N 07°19'31" W
T=89.29'
- (G) L=63.38' Rec. Used
R=60.00' Rec. Used
Δ=60°31'34"
C LEN=60.48'
BRG=S 18°30'46" W
T=35.01'
- (H) L=54.32' Rec. Used
R=60.00' Rec. Used
Δ=51°52'29"
C LEN=52.49'
BRG=S 37°41'15" E
T=29.18'

LEGEND

- REC. - RECORD
CALC. - CALCULATED
OBS. - OBSERVED
T.P.O.B. - TRUE PLACE OF BEGINNING
P.O.B. - PLACE OF BEGINNING
- - MONUMENT BOX
● - MONUMENT FOUND, SIZE & TYPE AS INDICATED
○ - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET
△ - MAG NAIL SET
△ - RECORD BEARING & DISTANCE

REPLAT

OF OUT LOT 1070
ERIE AVENUE S.W.
MASSILLON, OHIO

Revisions	Date



CAMPBELL &
ASSOCIATES, INC.
Surveying
(330) 945-4117
3485 Fortuna Drive Suite 100 Akron, Ohio 44312

Date: MAY 2017
By: DLG
Scale: 1"=40'
Job: 20160278
Sheet 1 of 1

REFERENCES

STARK COUNTY AUDITOR/GIS.

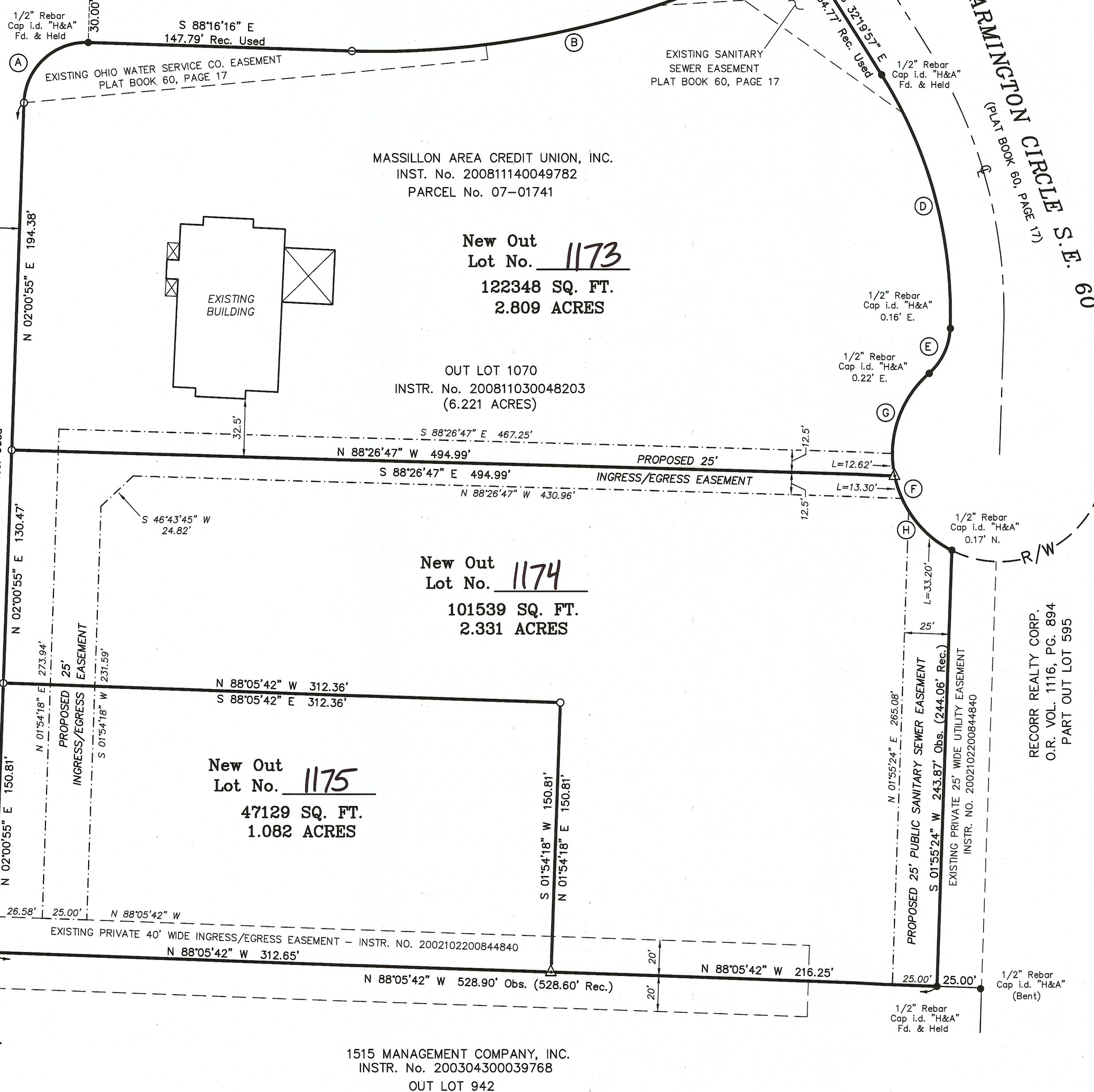
STARK COUNTY DEEDS AND EASEMENT
DOCUMENTS REFERENCED HEREON.

STARK COUNTY PLATS:

- P.B. 60, PG. 17
- P.B. 64, PG. 30
- INSTR. #200210220084840
- INSTR. #200811030048203

BEING A REPLAT OF OUT LOT 1070 AND EASEMENT DEDICATION PLAT IN THE CITY OF MASSILLON COUNTY OF STARK, STATE OF OHIO

WARMINGTON ROAD S.E. 60'
(PLAT BOOK 60, PAGE 17)



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN
ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY
SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C.
CHAPTER 4733-37.

JAMES P. YURKSCHATT REG. NO. 7809
CAMPBELL & ASSOCIATES, INC.

DATE: 8/16/2017



ACREAGE BREAKDOWN

OUT LOT 1070 (PARCEL #701741)	- 6.222 AC. THIS SURVEY (6.221 AC. REC.)
NEW OUT LOT	- 2.809 ACRES
NEW OUT LOT	- 2.331 ACRES
NEW OUT LOT	- 1.082 ACRES
TOTAL	- 6.222 ACRES

ACKNOWLEDGMENT

WE, THE UNDERSIGNED MASSILLON AREA CREDIT UNION INC., OWNERS OF THE LANDS
SHOWN HEREON, HEREBY ACKNOWLEDGE THIS REPLAT TO BE OUR FREE ACT AND DEED
AND DO HEREBY DEDICATE THE 25' SANITARY SEWER EASEMENT AND THE 25' INGRESS/
EGRESS EASEMENT AS SHOWN HEREON TO THE PUBLIC FOREVER.

OWNER: MASSILLON AREA CREDIT UNION, INC.

BY: Nicholas D. Langeveld, CEO
NAME:

ITS: Chief Executive Officer

STATE OF OHIO, S.S.
COUNTY OF STARK

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
THE ABOVE NAMED Nicholas D. Langeveld, REPRESENTATIVE OF MASSILLON AREA
CREDIT UNION, INC., WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT
AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT
Stark COUNTY, STATE OF Ohio, THIS 23 DAY OF Aug, 2017.

Jeanne C. Glick
NOTARY PUBLIC:

11-27-20
MY COMMISSION EXPIRES



Jeanne C. Glick
Notary Public, State of Ohio
My Commission Expires 11-27-2017

APPROVALS

APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION THIS 14 DAY OF June, 20 17.

God's Grace
CHAIRMAN

Paul A. Fine
SECRETARY

APPROVED BY THE CITY OF MASSILLON ENGINEER THIS 5 DAY OF September, 20 17.

NEW OUT LOT NUMBERS: 1173, 1174, 1175

David G. Krock, P.E.
DAVID G. KROCK, P.E. - CITY ENGINEER

ACCEPTED BY THE COUNCIL OF THE CITY OF MASSILLON BY ORDINANCE NO. 77-2017
PASSED THIS 17 DAY OF July, 2017.

Claudette Intrich
PRESIDENT

Diane Ballou
CLERK OF COUNCIL

RECORDING

ENTERED FOR TRANSFER THIS 13TH DAY OF SEPTEMBER, 20 17.

Alan Harold
ALAN HAROLD, STARK COUNTY AUDITOR

Jason Frost
JASON FROST, STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS 22nd DAY OF September, 20 17

RECORDED IN INSTRUMENT # 201709220040080

Rick Campbell
RICK CAMPBELL, STARK COUNTY RECORDER

