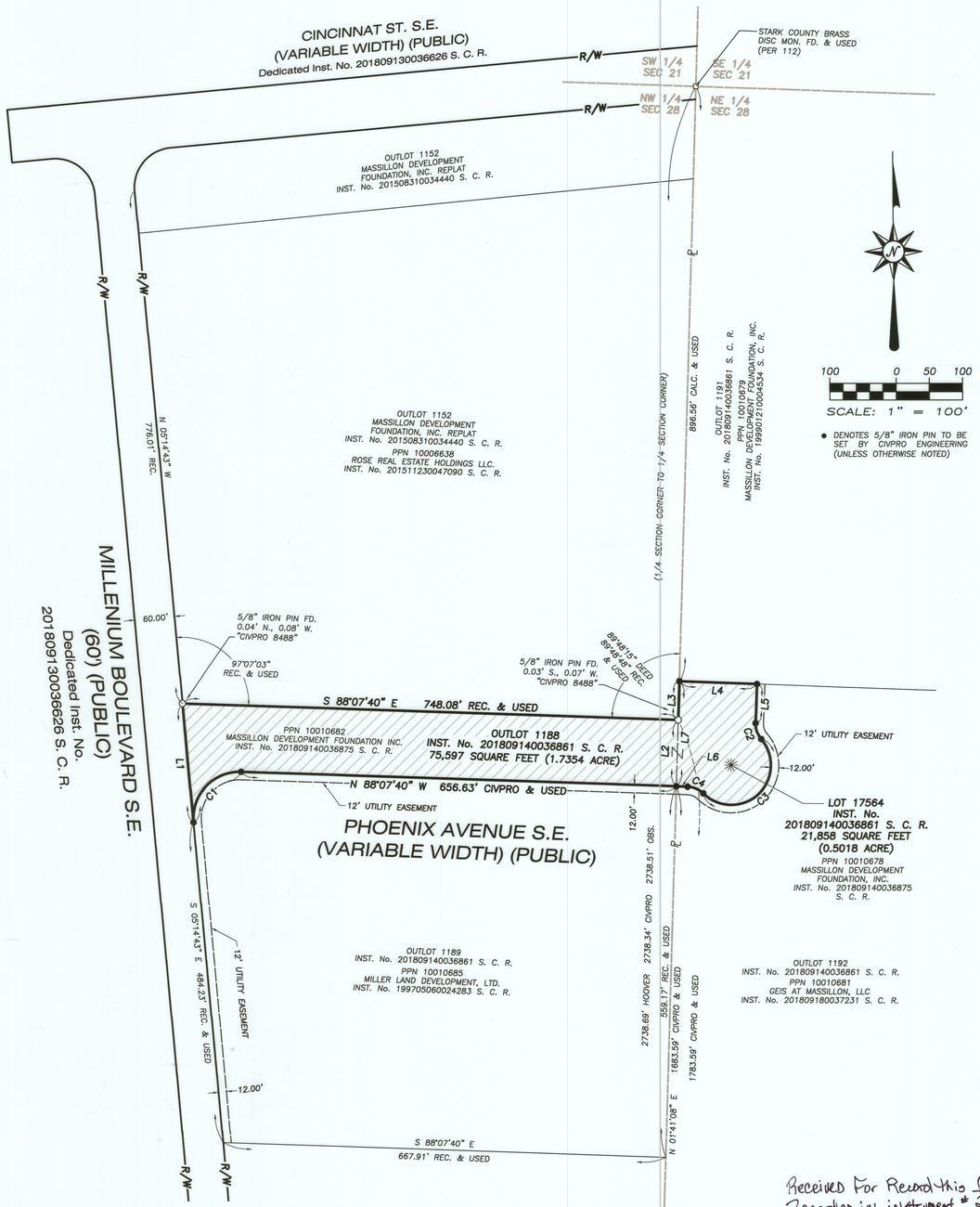

Received For Record this 6th Day of Sept. 2019
Recorded in Instrument # 201909060034075
Rick Campbell

Instr:201909060034075
P: 1 of 1 F:$86.40 9/6/2019
Rick Campbell 12:15 PM PL2#636
Stark County Recorder T20190032255

MISCELLANEOUS NOTES

1. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
2. BEARINGS ARE BASED ON A BEARING OF NORTH 01°41'08" EAST AS THE WESTERLY LINE OF THE NORTHEAST QUARTER OF PERRY TOWNSHIP SECTION 28, AS EVIDENCED BY MONUMENTS FOUND, AND AS SHOWN IN INSTRUMENT NO. 201508310034440 OF STARK COUNTY RECORDS.
3. ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAT AS FOUND OR USED ARE IN GOOD CONDITION, APPARENTLY UNDISTURBED, UNLESS OTHERWISE NOTED.
4. THERE IS NO APPARENT OCCUPATION ALONG THE SUBJECT BOUNDARY LINES OTHER THAN AS SHOWN ON THIS PLAT.
5. "HOOVER" REFERS TO A MAP OF SURVEY PREPARED BY HOOVER & ASSOCIATES, INC. AND DATED OCTOBER 25, 1988.
6. "CIVPRO" REFERS TO A MAP OF SURVEY PREPARED BY CIVPRO ENGINEERING AND DATED AUGUST 23, 2018.

UTILITY EASEMENT

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A TWELVE (12.00) FOOT WIDE EASEMENT AT THE FRONT OF OUTLOT 1189 AND OUTLOT 1192, BEING PARALLEL WITH AND CONTIGUOUS TO, THE STREETS AND HIGHWAYS WITHIN OR ADJACENT TO SAID OUTLOTS SHALL BE RESERVED FOR THE OHIO EDISON COMPANY, TELEPHONE COMPANY, CABLE TV COMPANY, AND DOMINION EAST OHIO TO BE USED FOR INSTALLING, OPERATING, MAINTAINING AND SERVICING OF POLE LINES, UNDERGROUND CABLES AND CONDUITS, THE CHARACTER OF THE INSTALLATION AND STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON, AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES SUCH AS GUYS, CONDUITS, POLES, ANCHORS, TRANSFORMERS, PAD MOUNTED TRANSFORMERS, PADS, HANDHOLES, ETC. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN PREMISES, FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

DEDICATION PLAT OF
PHOENIX AVENUE S. E.

SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK, AND STATE OF OHIO, AND KNOWN AS BEING PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 28, PERRY TOWNSHIP (TOWNSHIP 10, RANGE 9), NOW KNOWN AS BEING OUTLOT 1188 AND LOT 17564 IN THE REPLAT OF PART OF OL 569 & PART OF OL 765 RECORDED IN INSTRUMENT No. 201809140036861 OF STARK COUNTY RECORDS

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON A BEARING OF NORTH 01°41'08" EAST AS THE WESTERLY LINE OF THE NORTHEAST QUARTER OF PERRY TOWNSHIP SECTION 28, AS EVIDENCED BY MONUMENTS FOUND, AND AS SHOWN IN INSTRUMENT NO. 201508310034440 OF STARK COUNTY RECORDS.

STATE OF OHIO
CHRISTOPHER J. DEMPSEY
S-6914
REGISTERED
PROFESSIONAL SURVEYOR

Christopher J Dempsey 8/22/2019
CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 6914
DATE OF SURVEY: OCTOBER 1, 2018

www.dempseysurvey.com
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DEMPSEY / SURVEYING / COMPANY
P 216/226/1130 | 12815 DETROIT AVENUE
F 216/226/1131 | CLEVELAND, OH 44107-2835

ACCEPTANCE OF UTILITY EASEMENT

I, THE UNDERSIGNED REPRESENTATIVE OF MILLER LAND DEVELOPMENT, LTD., OWNER OF THE LAND SHOWN HEREON, DO HEREBY DEDICATE TO PUBLIC USE THE UTILITY EASEMENT AS SHOWN.

MILLER LAND DEVELOPMENT, LTD.
BY:

Donald M. Miller	Donald M. Miller
SIGNATURE	PRINTED NAME
MANAGER	8/26/19
TITLE	DATE

NOTARY PUBLIC

STATE OF OHIO
COUNTY OF STARK } S. S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF MILLER LAND DEVELOPMENT, LTD., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED. IN WITNESS THEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT MASSILLON, OHIO THIS 26 DAY OF AUGUST, 2018-19

Mark R. Percival
NOTARY PUBLIC — MY COMMISSION EXPIRES

MARK R. PERCIVAL
Attorney at Law
Notary Public, State of Ohio
My Commission has no exp. date
R.C. Sec. 14703

ACCEPTANCE OF UTILITY EASEMENT

I, THE UNDERSIGNED REPRESENTATIVE OF GEIS AT MASSILLON, LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY DEDICATE TO PUBLIC USE THE UTILITY EASEMENT AS SHOWN.

GEIS AT MASSILLON, LLC
BY:

SIGNATURE	JEFFREY L. MARTIN
	PRINTED NAME
AUTHORIZED REPRESENTATIVE	8-23-19
TITLE	DATE

NOTARY PUBLIC

STATE OF OHIO
COUNTY OF PORTAGE } S. S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF GEIS AT MASSILLON, LLC, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED. IN WITNESS THEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT PORTAGE CTY. THIS 23 DAY OF AUGUST, 2018-19

Jena Kallai
NOTARY PUBLIC

NOTARIAL SEAL
JENA KALLAI
Notary Public
In and for the State of Ohio
My Commission Expires
November 28, 2023
STATE OF OHIO

ACCEPTANCE OF DEDICATION

I, THE UNDERSIGNED REPRESENTATIVE OF MASSILLON DEVELOPMENT FOUNDATION INC., OWNER OF THE LAND SHOWN HEREON, DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE LAND AS SHOWN BY HATCHING HEREON AND DESIGNATED AS "AREA TO BE DEDICATED".

MASSILLON DEVELOPMENT FOUNDATION INC.
BY:

Melville Herncane	Melville Herncane
SIGNATURE	PRINTED NAME
Executive DIRECTOR	8/26/19
TITLE	DATE

NOTARY PUBLIC

STATE OF OHIO
COUNTY OF STARK } S. S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF MASSILLON DEVELOPMENT FOUNDATION INC., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED. IN WITNESS THEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT MASSILLON, OHIO THIS 26 DAY OF AUGUST, 2018-19

Mark R. Percival
NOTARY PUBLIC — MY COMMISSION EXPIRES

MARK R. PERCIVAL
Attorney at Law
Notary Public, State of Ohio
My Commission has no exp. date
R.C. Sec. 14703

APPROVALS

THIS DEDICATION PLAT APPROVED BY THE CITY ENGINEER OF THE CITY OF MASSILLON, OHIO THIS 28 DAY OF AUGUST, 2018-19

JASON M. POPIEL P. E.
CITY ENGINEER

THIS DEDICATION PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASSILLON, OHIO THIS 13 DAY OF SEPTEMBER, 2018-19

C. Todd Locke
C. TODD LOCKE
CHAIRMAN

JASON M. POPIEL P. E.
SECRETARY

THIS DEDICATION PLAT ACCEPTED BY ORDINANCE 30-2019 OF THE COUNCIL OF THE CITY OF MASSILLON, OHIO THIS 5 DAY OF August, 2018-19

Claudette O. Istnick
CLAUDETTE O. ISTNICK
PRESIDENT OF COUNCIL

Diane Rolland
DIANE ROLLAND
CLERK OF COUNCIL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT NO ENCUMBRANCES EXIST ON THE LANDS HEREIN OFFERED FOR PUBLIC USE, THIS 28 DAY OF August, 2018-19

Andrea Scassa
ANDREA SCASSA
LAW DIRECTOR

LINE DATA

LINE	BEARING	DISTANCE
L1	N 05°14'43" W	180.08' CIVPRO & USED
L2	S 01°41'08" W	100.00' CIVPRO & USED
L3	N 01°41'08" E	58.36' CIVPRO & USED
L4	S 88°03'30" E	116.97' CIVPRO & USED
L5	S 02°01'46" W	59.02' CIVPRO & USED
L6	N 88°07'40" W	16.92' CIVPRO & USED
L7	N 01°41'08" E	158.36' CIVPRO & USED

DENOTES AREA TO BE DEDICATED

TABULATION OF AREA TO BE DEDICATED

OUTLOT 1188 ..... 75,597 SQUARE FEET (1.7354 ACRE)
LOT 17564 ..... 21,858 SQUARE FEET (0.5018 ACRE)

TOTAL AREA TO BE DEDICATED ..... 97,455 SQUARE FEET (2.2372 ACRES)

CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	70.00' CIVPRO & USED	118.65' CIVPRO & USED	97°07'03" CIVPRO & USED	104.95' CIVPRO & USED	S 43°18'49" W CIVPRO & USED
C2	35.00' CIVPRO & USED	26.17' CIVPRO & USED	42°50'01" CIVPRO & USED	25.56' CIVPRO & USED	S 19°23'15" E CIVPRO & USED
C3	60.00' CIVPRO & USED	183.75' CIVPRO & USED	175°28'08" CIVPRO & USED	119.91' CIVPRO & USED	S 46°55'49" W CIVPRO & USED
C4	35.00' CIVPRO & USED	26.14' CIVPRO & USED	42°47'32" CIVPRO & USED	25.54' CIVPRO & USED	N 66°43'54" W CIVPRO & USED

19 PS 05

FILE No. 9314

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Drawing File: W:\9300-9399\9314\9314 DEDICATION.dwg Aug 22, 2019 - 9:59am