

FINAL PLAT OF COUNTRY VIEW MEADOWS ALLOTMENT - PHASE 2

13.8381 ACRES
PART OF THE SE 1/4 OF SECTION 13
TOWNSHIP 12, RANGE 10
BEING PART OF OUTLOTS 400 & 499
CITY OF MASSILLON, STARK COUNTY, OHIO

SURVEY CERTIFICATION
THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, DEEDS, AND SURVEY RECORDS UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, PER CH 4733-37 OF THE OHIO ADMINISTRATIVE CODE. BEARINGS ARE SHOWN TO A MERIDIAN DESCRIBED HEREON, AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. MONUMENTATION WAS FOUND, REFERENCED, OR SET AT ALL PROPERTY CORNERS. 5/8" IRON PINS, 30" LONG WITH A YELLOW CAP STAMPED CIVPRO P.S.#8488 WERE SET.

KEITH A. DYLEWSKI
KEITH A. DYLEWSKI, P.E., P.S.



3/2/21
DATE

BASIS OF BEARING:
THE BASIS OF BEARING IS OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401) NAD 83 (1986) AND BEING THE WESTERN LINE OF THE SOUTHEAST QUARTER OF SECTION 13 S 01°49'28" W.

EASEMENTS

AN EASEMENT, TWELVE FEET WIDE ON THE FRONT AND FIVE FEET WIDE ON THE SIDES AND BACK OF ALL LOTS, AND TWELVE 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., 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.



LOCATION MAP
1 INCH = 300 FEET

ACREAGE BREAKDOWN

TOTAL AREA PT OL 400 = 0.9430 ACRES (Calc)
TOTAL AREA PT OL 499 = 12.8951 ACRES (Calc)
TOTAL AREA IN RIGHT OF WAY (TO BE DEDICATED) = 2.2744 ACRES
TOTAL AREA IN LOTS (32) = 11.5637 ACRES

PLAN PREPARED BY:
CIVPRO ENGINEERING, LLC
4450 Belden Village Street NW, Suite 800
Canton, Ohio 44718
(234) 410-3913

OWNER:
Partner Land Company, LLC
5060 Navarre Road SW, Suite A
Canton, Ohio 44706
(330) 479-8944
ATTN: Mr. David Hayes

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, PARTNER LAND COMPANY, LLC DOES HEREBY REPLAT THEIR LAND AS SHOWN AND ACKNOWLEDGE THE MAKING OF THE SAME TO BE THEIR FREE ACT AND DEED.

David Hayes S/M
DAVID HAYES
PARTNER LAND COMPANY, LLC
STATE OF OHIO, STARK COUNTY, SS

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DAVID HAYES WHO ACKNOWLEDGE THAT HE DID SIGN OF THE FORGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT STARK COUNTY, STATE OF OHIO, THIS 3 DAY OF March, 2021.

2-6-2023
MY COMMISSION EXPIRES

Erin Ferriack
NOTARY PUBLIC



APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION THIS 13th DAY OF January, 2021.

C. Todd Locke
C. TODD LOCKE, CHAIRMAN

David Maley
DAVID MALEY, SECRETARY

PLAT APPROVED BY MASSILLON CITY ENGINEER THIS 16 DAY OF March, 2021.

Jason M. Popel
JASON M. POPEL, P.E., CITY ENGINEER

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 2021.

ALAN HAROLD, STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2021.

RECORDED IN OFFICIAL RECORD IMAGING NUMBER: _____

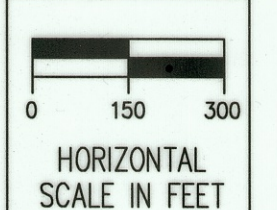
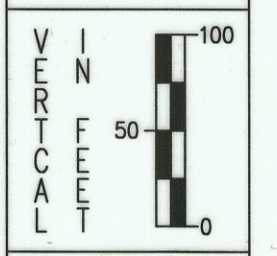
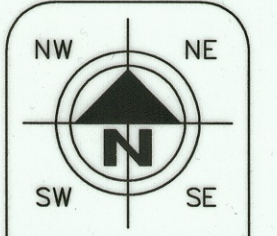
JAMIE WALTERS, STARK COUNTY RECORDER

DEDICATION PLAT ACCEPTED BY ORDINANCE # 16-2021 OF THE MASSILLON CITY COUNCIL THIS 16 DAY OF March, 2021.

Claudette D. Strick
PRESIDENT OF COUNCIL
Diane Ballan
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 13th DAY OF September, 2021.

Justin Richard
JUSTIN RICHARD - MASSILLON CITY LAW DIRECTOR



HORIZONTAL
SCALE IN FEET

CHECKED BY:
KAD

DATE:
DEC., 2020

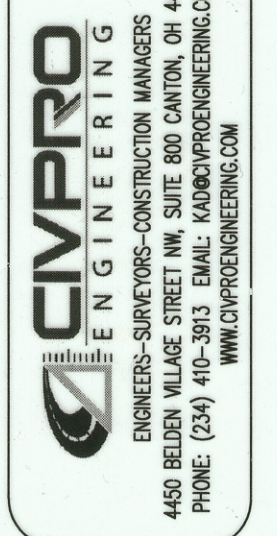
DRAWN BY:
BMH

DATE:
DEC., 2020

REVISIONS:	DATE	DESCRIPTION

COUNTRY VIEW MEADOWS ALLOTMENT PHASE 2

Final Plat
KNOWN AS BEING PART OF OL 400 AND PART OF OL 499 AS RECORDED IN LR 200603310018956 OF THE STARK COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, (T-12, R-10), CITY OF MASSILLON, STARK COUNTY, OHIO.

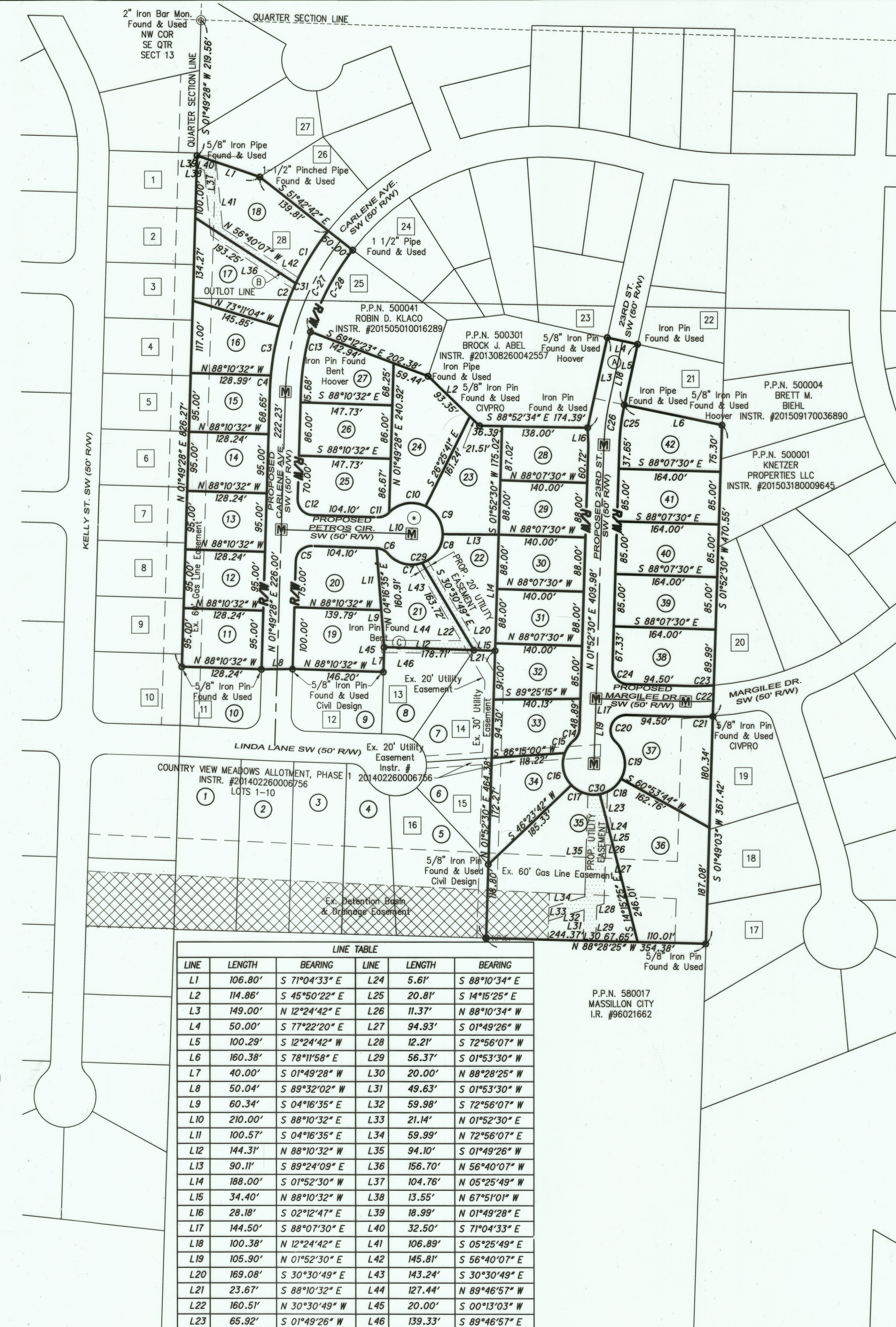


DRAWING NAME:
Country View
Final Plat
PROJECT NUMBER:

1 / 2

21 PS 06

- PARCEL LEGEND
- 1 P.P.N. 500251
CONNIE J. ELLIS
INSTR. #201102100005599
- 2 P.P.N. 500252
RAYMOND S. &
DOROTHY M. BECK
INSTR. #199405180027452
- 3 P.P.N. 500253
CHARLES M. &
DEBORAH J. RUSSELL
INSTR. #199806160039906
- 4 P.P.N. 500254
THOMAS E. &
PAMELA S. HUG
INSTR. #199501270003410
- 5 P.P.N. 500255
JEREMY M. &
ASHLEY L. HOWERTER
INSTR. #201907100025017
- 6 P.P.N. 500256
JOSEPH M. &
KELLY A. PUTNAM
INSTR. #201407010024572
- 7 P.P.N. 500257
JAMES A. &
JULIE L. HAMILTON
INSTR. #200112310097657
- 8 P.P.N. 500258
EVERAL R. &
BARBARA J. BUCKLAND
INSTR. #1996035349
- 9 P.P.N. 500259
JEFFREY O. &
JANICE M. BEITEL
INSTR. #1997003435
- 10 P.P.N. 500260
PAULA HEITGER
INSTR. #201606270024402
- 11 P.P.N. 10004819
ANTHONY W. &
TAMMI R. COLLY
INSTR. #201905130016933
- 12 P.P.N. 10004824
DIANE A.
WEBER
INSTR. #201509110036150
- 13 P.P.N. 10004821
CARL & CORINNE
PALMBERG
INSTR. #201805150018752
- 14 P.P.N. 10004828
MATTHEW N. &
ASHLEY M. MCCABE
INSTR. #201404100012384
- 15 P.P.N. 10004827
LINDSEY R. &
ANDREW F. DAILEY
INSTR. #201405050016050
- 16 P.P.N. 10004822
KRIST N. &
MARGARET A. GUGOV
INSTR. #201708110033585
- 17 P.P.N. 504593
BRETT M. &
KAITLYN M. REESE
INSTR. #201507230028494
- 18 P.P.N. 504594
JAMES D. &
KARA R. WINTER
INSTR. #201408140030828
- 19 P.P.N. 500017
BRIAN L. &
JANET M. ALLEN
INSTR. #200107310053361
- 20 P.P.N. 500016
RYAN RICE
INSTR. #201708240035610
- 21 P.P.N. 500036
CALVIN L. &
FRANCINE A. GONTER
INSTR. #200502080008056
- 22 P.P.N. 500034
JESSICA
D. KINSEY
INSTR. #200807210032742
- 23 P.P.N. 500076
THOMAS E. &
SUSAN M. YOUNG
INSTR. #199303240014036
- 24 P.P.N. 610882
TERENCE W.
OBRADOVICH
INSTR. #201402110004809
- 25 P.P.N. 609594
KLACO ROBIN D TRUSTEE
UNDER THE RESH IRREVOCABLE
HERITAGE TRUST
INSTR. #201505010016289
- 26 P.P.N. 601848
DENNIS J. &
CHRISTINE R. BURKY
INSTR. #199805290035508
- 27 P.P.N. 605093
GREGORY A. &
DIANNE E. HILL
INSTR. #200110300078984
- 28 P.P.N. 605349
PARTNER LAND COMPANY, LLC
PT OL 499
INSTR. #201903140008515
- 29 P.P.N. 500041
KLACO ROBIN D TRUSTEE
UNDER THE RESH IRREVOCABLE
HERITAGE TRUST
INSTR. #201505010016289
- 30 P.P.N. 10004818
PARTNER LAND COMPANY, LLC
PT OL 499
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UNDER THE RESH IRREVOCABLE
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- 100 P.P.N. 500041
KLACO ROBIN D TRUSTEE
UNDER THE RESH IRREVOCABLE
HERITAGE TRUST
INSTR. #201505010016289



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	106.80'	S 71°04'33\"	L24	5.61'	S 88°10'34\"
L2	114.86'	S 45°50'22\"	L25	20.81'	S 14°15'25\"
L3	149.00'	N 12°24'42\"	L26	11.37'	N 88°10'34\"
L4	50.00'	S 77°22'20\"	L27	94.93'	S 01°49'26\"
L5	100.29'	S 12°24'42\"	L28	12.21'	S 72°56'07\"
L6	160.38'	S 78°11'58\"	L29	56.37'	S 01°53'30\"
L7	40.00'	S 01°49'28\"	L30	20.00'	N 88°28'25\"
L8	50.04'	S 89°32'02\"	L31	49.63'	S 01°53'30\"
L9	60.34'	S 04°16'35\"	L32	59.98'	S 72°56'07\"
L10	210.00'	S 88°10'32\"	L33	21.14'	N 01°52'30\"
L11	100.57'	S 04°16'35\"	L34	59.99'	N 72°56'07\"
L12	144.31'	N 88°10'32\"	L35	94.10'	S 01°49'26\"
L13	90.11'	S 89°24'09\"	L36	156.70'	N 56°40'07\"
L14	188.00'	S 01°52'30\"	L37	104.76'	N 05°25'49\"
L15	34.40'	N 88°10'32\"	L38	13.55'	N 67°51'01\"
L16	28.18'	S 02°12'47\"	L39	18.99'	N 01°49'28\"
L17	144.50'	S 88°07'30\"	L40	32.50'	S 71°04'33\"
L18	100.38'	N 12°24'42\"	L41	106.89'	S 05°25'49\"
L19	105.90'	N 01°52'30\"	L42	145.81'	S 56°40'07\"
L20	169.08'	S 30°30'49\"	L43	143.24'	S 30°30'49\"
L21	23.67'	S 88°10'32\"	L44	127.44'	N 89°46'57\"
L22	160.51'	N 30°30'49\"	L45	20.00'	S 00°13'03\"
L23	65.92'	S 01°49'26\"	L46	139.33'	S 89°46'57\"

LOT TABLE					
LOT	AREA (SF)	AREA (ACRES)	LOT NUMBER	LOT	AREA (SF)
11	12,183	0.2797	17665	27	13,398
12	12,183	0.2797	17666	28	12,284
13	12,183	0.2797	17667	29	12,321
14	12,183	0.2797	17668	30	12,321
15	12,189	0.2798	17669	31	12,321
16	13,258	0.3044	17670	32	12,321
17	16,434	0.3773	17671	33	12,282
18	22,652	0.5200	17672	34	14,032
19	14,427	0.3312	17673	35	43,080
20	13,310	0.3056	17674	36	32,669
21	15,285	0.3509	17675	37	20,990
22	15,620	0.3586	17676	38	14,973
23	16,228	0.3725	17677	39	13,940
24	19,640	0.4509	17678	40	13,940
25	13,853	0.3180	17679	41	13,940
26	12,705	0.2917	17680	42	14,569

CURVE TABLE					
CURVE	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	LENGTH
C-1	12°58'40\"	442.63'	99.79'	S 31°44'02\"	50.21'
C-2	09°42'30\"	442.63'	74.91'	S 20°24'27\"	37.59'
C-3	10°23'26\"	442.63'	80.16'	S 10°21'29\"	40.24'
C-4	03°24'47\"	442.63'	26.36'	S 03°27'23\"	13.19'
C-5	90°00'00\"	25.00'	35.36'	N 46°49'28\"	25.00'
C-6	48°11'23\"	25.00'	21.41'	S 64°04'50\"	21.03'
C-7	69°12'22\"	50.00'	56.79'	S 74°35'20\"	60.39'
C-8	70°12'38\"	50.00'	57.51'	N 35°42'10\"	61.27'
C-9	64°10'12\"	50.00'	53.12'	N 31°29'15\"	56.00'
C-10	72°47'34\"	50.00'	59.34'	S 80°01'52\"	63.52'
C-11	48°11'23\"	25.00'	20.41'	S 67°43'47\"	21.03'
C-12	90°00'00\"	25.00'	35.36'	N 43°10'32\"	39.27'
C-13	14°36'26\"	392.63'	99.83'	N 09°02'56\"	100.10'
C-14	48°11'23\"	25.00'	20.41'	S 25°58'11\"	21.03'
C-15	29°26'18\"	50.00'	25.41'	S 35°20'44\"	25.69'
C-16	64°13'53\"	50.00'	53.16'	S 11°29'22\"	56.05'
C-17	57°14'10\"	50.00'	47.90'	S 72°13'24\"	49.95'
C-18	50°02'39\"	50.00'	42.30'	N 54°08'11\"	43.67'
C-19	75°25'45\"	50.00'	61.17'	N 08°36'01\"	65.82'
C-20	90°00'00\"	25.00'	35.36'	N 46°52'30\"	39.27'
C-21	05°19'54\"	478.90'	44.55'	N 89°11'41\"	44.56'
C-22	05°40'02\"	450.08'	44.50'	N 89°02'17\"	44.52'
C-23	06°00'34\"	425.06'	44.56'	S 88°52'01\"	44.58'
C-24	90°00'00\"	25.00'	35.36'	N 43°07'30\"	39.27'
C-25	10°32'10\"	357.13'	65.57'	N 07°08'34\"	65.67'
C-26	10°32'10\"	382.13'	70.17'	N 07°08'36\"	70.27'
C-27	36°22'36\"	417.63'	260.72'	N 20°00'46\"	265.15'
C-28	21°50'36\"	392.63'	148.78'	S 27°16'27\"	149.68'
C-29	23°33'31\"	50.00'	20.41'	N 71°02'56\"	20.56'
C-30	37°07'38\"	50.00'	31.84'	N 82°53'34\"	32.40'
C-31	02°36'54\"	442.63'	20.20'	S 25°15'34\"	20.20'

DOCUMENTS USED TO PREPARE SURVEY
CURRENT DEEDS & PLATS OF RECORD AS
REFERENCED.

TAX MAP MAS 060

NOTES:
SUBJECT TO ANY AND ALL EASEMENTS,
RESERVATIONS, RESTRICTIONS AND
CONVEYANCES OF RECORD.

VARIANCES GRANTED FOR LOTS #2, 4, 8,
24-26, 28-32, 34-36, & 39-42 PER
LETTER DATED 7/31/12.

LEGEND

DRILL HOLE/R.R. SPIKE FOUND/SET AS NOTED
MONUMENT BOX FD./SET AS NOTED
STONE FOUND

CENTERLINE
PROPERTY LINE
EXISTING ADJOINERS
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
CHAIN LINK FENCE

REC. RECEPTION RECORD ()
MEAS. MEASURED
No. NUMBER
S/L SUBLOT
DEED CALCULATED
Obs. OBSERVED
Co. COMPANY
Easmt. EASEMENT
Bldg. BUILDING
I. IRON
P.P.N. PERMANENT PARCEL
RCP. REINFORCED CONCRETE
ENCR. ENCRICHES
CLR. CLEARS
EX. EXISTING

Ac. ACRES
Sq. Ft. SQUARE FEET
Vol. VOLUME
Pg. PAGE
Stm. STORM
San. SANITARY
N. NORTH
S. SOUTH
E. EAST
W. WEST
Fd. FOUND
P.O.B. PLACE OF BEGINNING
P.P.O.B. PRINCIPAL PLACE OF BEGINNING

CL.F. CHAIN-LINK FENCE
CONN. CONNECTION
Adj. ADJACENT
CNTY. COUNTY

COUNTRY VIEW MEADOWS ALLOTMENT PHASE 2

KNOWN AS BEING PART OF OL 400 AND PART OF OL 499 AS RECORDED IN I.R. 20060