

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, 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

All Vacant
* OL 400 P.B. 34, P.G. 103
OL 499 P.B. 37, P.G. 95

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 C. Ferriek
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, P.E.
JASON M. POPEL, P.E., CITY ENGINEER

ENTERED FOR TRANSFER THIS 4th DAY OF October, 2021.

Alan Harold
ALAN HAROLD, STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS 16th DAY OF Oct, 2021.

RECORDED IN OFFICIAL RECORD IMAGING NUMBER: 20211014005423

Jamie Walters
JAMIE WALTERS, STARK COUNTY RECORDER
RE Record number: 202202280008966
RE Record Date: 2/28/2022

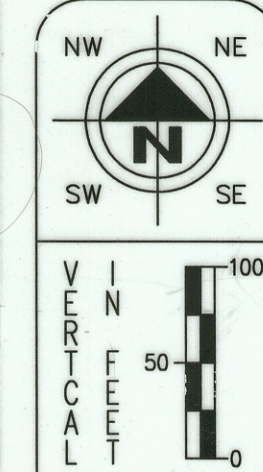
DEDICATION PLAT ACCEPTED BY ORDINANCE # 16-2021 OF THE MASSILLON CITY COUNCIL
THIS 15 DAY OF March, 2021.

Claudia D. Strick
PRESIDENT OF COUNCIL

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 13th DAY OF September, 2021.

Justin Richard
JUSTIN RICHARD - MASSILLON CITY LAW DIRECTOR



HORIZONTAL
SCALE IN FEET
0 150 300

CHECKED BY:
KAD

DATE:
DEC., 2020

DRAWN BY:
BIMH

DATE:
DEC., 2020

REVISIONS:	DATE	DESCRIPTION

COUNTRY VIEW MEADOWS ALLOTMENT PHASE 2

KNOWN AS BEING PART OF OL 400 AND PART OF OL 499 AS RECORDED IN LR 20060330008966 OF THE STARK COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, (T-12, R-10), CITY OF MASSILLON, STARK COUNTY, OHIO.

CIVPRO ENGINEERING
ENGINEERS-SURVEYORS-CONSTRUCTION MANAGERS
4450 BELDEN VILLAGE STREET NW, SUITE 800 CANTON, OH 44718
PHONE: (234) 410-3913 FAX: (234) 410-3914
WWW.CIVPROENGINEERING.COM

DRAWING NAME:
Country View
Final Plat
PROJECT NUMBER:

1 / 2

21 PS 06

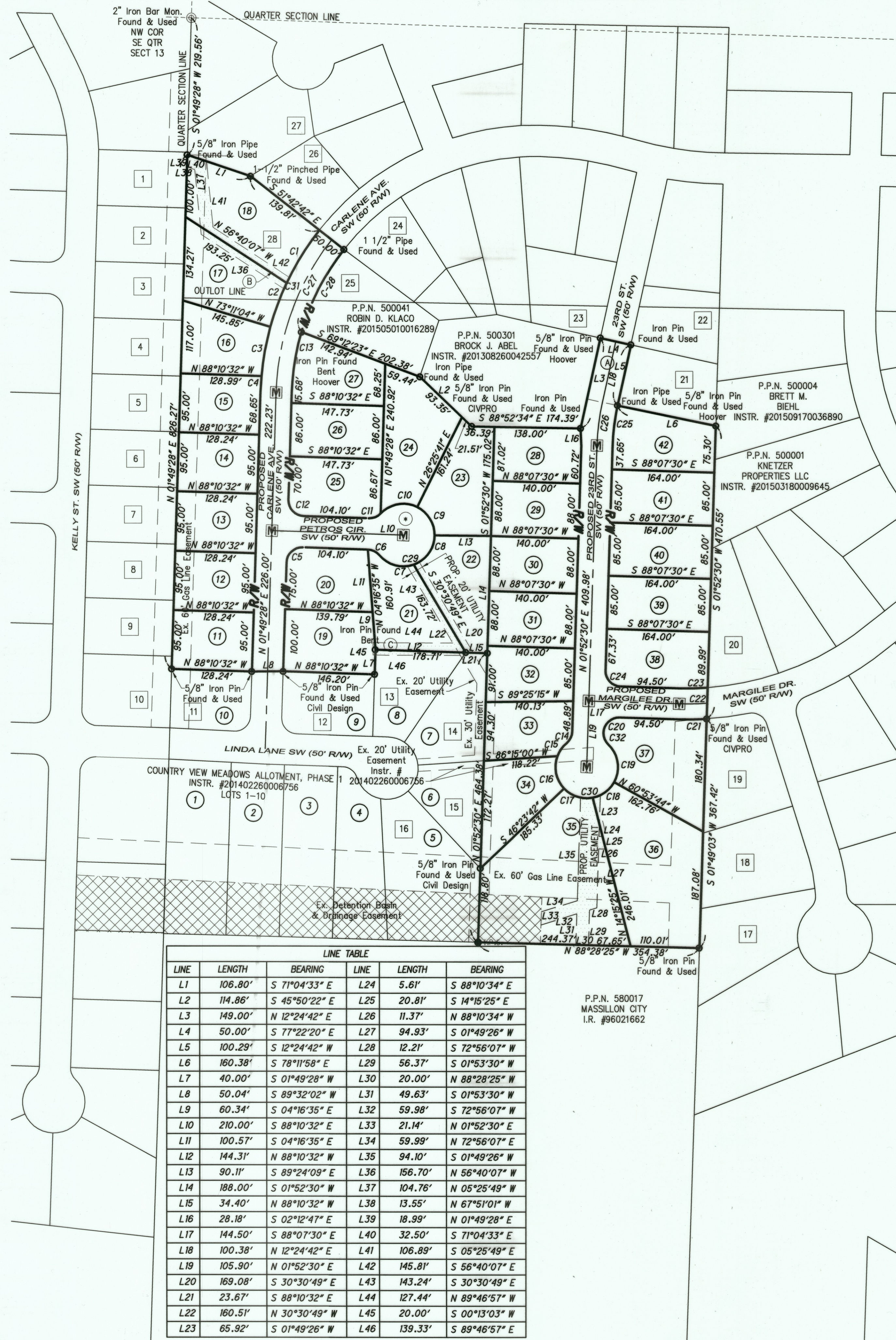
Rerecorded to correct curve data.

1	P.P.N. 500251 CONNIE J. ELLIS INSTR. #20110210005599	17	P.P.N. 504593 BRETT M. & KAITLYN M. REESE INSTR. #201507230028494
2	P.P.N. 500252 RAYMOND S. & DOROTHY M. BECK INSTR. #199405180027452	18	P.P.N. 504594 JAMES D. & KARA R. WINTER INSTR. #201408140030828
3	P.P.N. 500253 CHARLES M. & DEBORAH J. RUSSELL INSTR. #199806160039906	19	P.P.N. 500017 BRIAN L. & JANET M. ALLEN INSTR. #20107310053361
4	P.P.N. 500254 THOMAS E. & PAMELA S. HUG INSTR. #199501270003410	20	P.P.N. 500016 RYAN RICE INSTR. #201708240035610
5	P.P.N. 500255 JEREMY M. & ASHLEY L. HOWERTER INSTR. #201907100025017	21	P.P.N. 500036 CALVIN L. & FRANCINE A. GONTER INSTR. #200502080008056
6	P.P.N. 500256 JOSEPH M. & KELLY A. PUTNAM INSTR. #201407010024572	22	P.P.N. 500034 JESSICA D. KINSEY INSTR. #200807210032742
7	P.P.N. 500257 JAMES A. & JULIE L. HAMILTON INSTR. #200112310097657	23	P.P.N. 500076 THOMAS E. & SUSAN M. YOUNG INSTR. #199303240014036
8	P.P.N. 500258 EVERAL R. & BARBARA J. BUCKLAND INSTR. #1996035349	24	P.P.N. 610682 TERENCE W. & OBRADOVICH INSTR. #201402110004809
9	P.P.N. 500259 JEFFREY O. & JANICE M. BEITEL INSTR. #1997003435	25	P.P.N. 605954 KLACO ROBIN D. TRUSTEE UNDER THE RESH IRREVOCABLE HERITAGE TRUST INSTR. #201505010016289
10	P.P.N. 500260 PAULA HEITGER INSTR. #201606270024402	26	P.P.N. 601848 DENNIS J. & CHRISTINE R. BURKY INSTR. #199805290035508
11	P.P.N. 10004819 ANTHONY W. & TAMMI R. COLLY INSTR. #201905130016933	27	P.P.N. 605093 GREGORY A. & DIANNE E. HILL INSTR. #200110300078984
12	P.P.N. 10004824 DIANE A. WEBER INSTR. #201509110036150	28	P.P.N. 605349 PARTNER LAND COMPANY, LLC PT OL 400 INSTR. #201903140008515
13	P.P.N. 10004821 CARL & CORINNE PALMBERG INSTR. #201805150018752	29	P.P.N. 500041 KLACO ROBIN D. TRUSTEE UNDER THE RESH IRREVOCABLE HERITAGE TRUST INSTR. #201505010016289
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		

(A) Ex. 50' Gas Line Easement
D.V. 2940, PG. 510

(B) PROPOSED 20 FT STORM
SEWER EASEMENT

(C) PROPOSED 20 FT STORM
SEWER EASEMENT



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 FD. AS NOTED
SET CAP CIVPRO PS 8488
AS NOTED

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

REC. RECEPTION
RECORD ()
MEAS. MEASURED
NO. NUMBER
SUBLOT
DEED
CALC. CALCULATED
OBS. OBSERVED
CO. COMPANY
ENCL. ENCLOSURE
Bldg. BUILDING
I. IRON
P.P.N. PERMANENT PARCEL
NUMBER
RCP. REINFORCED CONCRETE
PIPE
ENCR. ENCROACHES
CLR. CLEAR
EX. EXISTING

Ac. ACRE
Sq. Ft. SQUARE FEET
Vol. VOLUME
Pg. PAGE
Stm. STORM
San. SANITARY
N. NORTH
S. SOUTH
E. EAST
W. WEST
F. FOUND
P.O.B. PLACE OF BEGINNING
P.P.O.B. PRINCIPAL PLACE OF
BEGINNING
CHAIN-LINK FENCE
ADJ. ADJACENT
CNTY. COUNTY

LOT TABLE							
LOT	AREA (SF)	AREA (ACRES)	LOT NUMBER	LOT	AREA (SF)	AREA (ACRES)	LOT NUMBER
11	12,183	0.2797	17665	27	13,398	0.3076	17681
12	12,183	0.2797	17666	28	12,284	0.2820	17682
13	12,183	0.2797	17667	29	12,321	0.2829	17683
14	12,183	0.2797	17668	30	12,321	0.2829	17684
15	12,189	0.2798	17669	31	12,321	0.2829	17685
16	13,258	0.3044	17670	32	12,321	0.2829	17686
17	16,434	0.3773	17671	33	12,282	0.2820	17687
18	22,652	0.5200	17672	34	14,032	0.3221	17688
19	14,427	0.3312	17673	35	43,080	0.9890	17689
20	13,310	0.3056	17674	36	32,669	0.7500	17690
21	15,285	0.3509	17675	37	20,990	0.4819	17691
22	15,620	0.3586	17676	38	14,973	0.3437	17692
23	16,228	0.3725	17677	39	13,940	0.3200	17693
24	19,640	0.4509	17678	40	13,940	0.3200	17694
25	13,853	0.3180	17679	41	13,940	0.3200	17695
26	12,705	0.2917	17680	42	14,569	0.3345	17696

CURVE TABLE						
CURVE	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	LENGTH	TANGENT
C-1	12°56'40"	442.63'	99.79'	S 31°44'02" W	100.00'	50.21'
C-2	09°42'30"	442.63'	74.91'	S 20°24'27" W	75.00'	37.59'
C-3	10°23'26"	442.63'	80.16'	S 10°21'29" W	80.27'	40.24'
C-4	03°24'47"	442.63'	26.36'	S 03°27'23" W	26.37'	13.19'
C-5	90°00'00"	25.00'	35.36'	N 46°49'28" E	39.27'	25.00'
C-6	48°11'23"	25.00'	21.41'	S 64°04'50" E	21.03'	11.18'
C-7	69°12'22"	50.00'	56.79'	S 74°35'20" E	60.39'	34.50'
C-8	70°12'38"	50.00'	57.51'	N 35°42'10" E	61.27'	35.15'
C-9	64°10'12"	50.00'	53.12'	N 31°29'15" W	56.00'	31.35'
C-10	72°47'34"	50.00'	59.34'	S 80°01'52" W	63.52'	36.86'
C-11	48°11'23"	25.00'	20.41'	S 67°43'47" W	21.03'	11.18'
C-12	90°00'00"	25.00'	35.36'	N 43°10'32" W	39.27'	25.00'
C-13	14°36'26"	392.63'	99.83'	N 09°02'56" E	100.10'	50.32'
C-14	48°11'23"	25.00'	20.41'	S 25°58'11" W	21.03'	11.18'
C-15	29°26'18"	50.00'	25.41'	S 35°20'44" W	25.69'	13.13'
C-16	64°13'53"	50.00'	53.16'	S 11°29'22" E	56.05'	31.38'
C-17	57°14'10"	50.00'	47.90'	S 72°13'24" E	49.95'	27.28'
C-18	50°02'39"	50.00'	42.30'	N 54°08'11" E	43.67'	23.34'
C-19	75°25'45"	50.00'	61.17'	N 08°36'01" W	65.82'	38.66'
C-20	89°59'46"	25.00'	35.35'	N 46°52'37" E	39.27'	24.99'
C-21	05°19'54"	478.90'	44.55'	N 89°11'41" E	44.56'	22.30'
C-22	05°40'02"	450.08'	44.50'	N 89°02'17" E	44.52'	22.28'
C-23	06°00'34"	425.06'	44.56'	S 88°52'01" W	44.58'	22.31'
C-24	90°00'00"	25.00'	35.36'	N 43°07'30" W	39.27'	25.00'
C-25	10°32'10"	357.13'	65.57'	N 07°08'34" W	65.67'	32.93'
C-26	10°32'10"	382.13'	70.17'	N 07°08'36" E	70.27'	35.23'
C-27	36°22'36"	417.63'	260.72'	N 20°00'46" E	265.15'	137.22'
C-28	21°50'36"	392.63'	148.78'	S 27°16'27" W	149.68'	75.76'
C-29	23°33'31"	50.00'	20.41'	N 71°02'56" E	20.56'	10.43'
C-30	37°07'38"	50.00'	31.84'	N 82°53'34" E	32.40'	16.79'
C-31	02°36'54"	442.63'	20.20'	S 25°15'34" W	20.20'	10.10'
C-32	48°11'23"	25.00'	20.41'	N 22°13'18" W	21.03'	11.18'

GRAPHIC SCALE
0 50 100
FEET
(IN FEET)
1 inch = 100 ft.

COUNTRY VIEW MEADOWS ALLOTMENT PHASE 2
Final Plat

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

CIVPRO
ENGINEERING
ENGINEERS-SURVEYORS-CONSTRUCTION MANAGERS
4450 BELDEN VILLAGE STREET NW, SUITE 200, CANTON, OH 44718
PHONE: (234) 410-1100 WWW.CIVPROENGINEERING.COM

DRAWING NAME:
Country View
Final Plat

PROJECT NUMBER:
2 / 2