

R:\Stark\City\Wassillon\50\Castello - GirSole Development 2018\Survey\Castello - GirSole Topo&Survey 2018.DWG

APPROVED BY THE MASSILLON, OHIO PLANNING COMMISSION AT A MEETING
HELD THIS 9th DAY OF October, 2019.
C. Cade Hoke CHAIRMAN
D. D. Maly SECRETARY

APPROVED BY THE MASSILLON CITY ENGINEER THIS 30 DAY OF
July 2020 AND LOT NUMBERS ASSIGNED.
J. M. P. MASSILLON CITY ENGINEER

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT NO
ENCUMBRANCES EXIST ON THE LANDS HEREIN OFFERED FOR PUBLIC USE.
11th DAY OF January 2021
Justin W. Puchad MASSILLON CITY LAW RECTOR

ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO
BY ORDINANCE 139-2019, PASSED THIS 21 DAY OF
October 2019.
Claudette A. Babin PRESIDENT
Diane Bellows CLERK

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 2020.

STARK COUNTY AUDITOR- ALAN HAROLD

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2020.

RECORDED IN RECORDERS IMAGING NUMBER:

STARK COUNTY RECORDER- RICK CAMPBELL

ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS: THAT BERNARD FERRANTE,
REPRESENTATIVE OF VILLA SOLE, LLC DOES ACKNOWLEDGE THE MAKING OF THIS
PLAT TO BE HIS FREE ACT AND DEED.

BERNARD FERRANTE SIGN Bernard Ferrante
WITNESS SIGN Jane Logan
PRINT BERNARD FERRANTE PRINT JANE LOGAN

STATE OF OHIO
COUNTY OF STARK

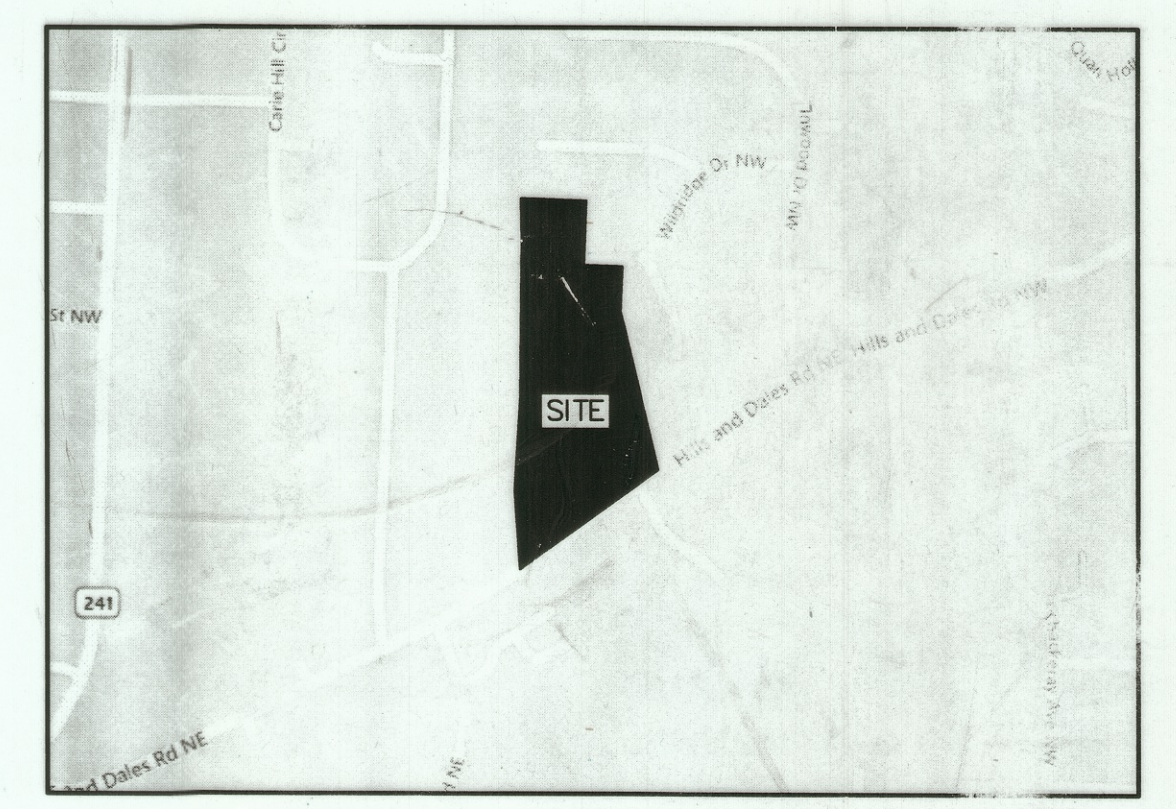
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED THE DULY AUTHORIZED REPRESENTATIVE OF VILLA SOLE, LLC, WHO ACKNOWLEDGE
THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED
ACCORDING TO LAW. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND
AFFIXED MY SEAL AT Canton, OHIO,
THIS 26th DAY OF August, 2020.
21/21/2021
MY COMMISSION EXPIRES
Leslie S. Machefski NOTARY PUBLIC



FINAL PLAT
REPLAT OF MASSILLON CITY
LOT 685
GIRASOLE ALLOTMENT
1.683 ACRES
STARK COUNTY, OHIO
ALSO KNOWN AS PART OF
PARCEL NUMBER 800053
7.799 AC. TOTAL (ORIGINAL)
5.299 AC. (REMAINDER)
AND EXTENDING WILDRIDGE DRIVE N.W.
FEBRUARY 2020

SITUATED IN THE CITY OF MASSILLON, STARK COUNTY, OHIO
BEING PART OF OUTLOT 685, ALSO KNOWN AS PART OF
THE REMAINDER OF A TRACT CONVEYED TO HILLSDALE
INVESTMENT CORP. BY A DEED RECORDED IN VOL. 3327,
PG. 245 STARK COUNTY RECORDS.
FOR: VILLA SOLE, LLC

DATA USED
STARK COUNTY GIS MAP
DEEDS AND PLATS - AS NOTED
TAX MAP - JACKSON S.W. 33,
MASSILLON 5D
MAP OF SURVEY OF 7.801 AC. BY
BUCKEYE SURVEYING SERVICES, INC.,
DATED JUNE, 2018.
VERTICAL DATUM
NAVD 88 AS ESTABLISHED FROM ODOT VRS.
BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY
IS THE OHIO STATE PLANE COORDINATE
SYSTEM, NORTH ZONE(3401), EPOCH50,
GEOID 12A. GRID TO GROUND: 1.0000975
(CSF=0.9999025). ALL DISTANCES NOTED
ON THIS DRAWING ARE AT GRID DATUM.

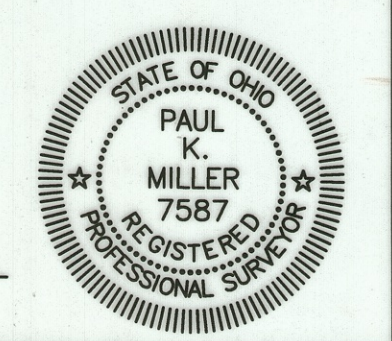


VICINITY MAP
SCALE 1"=600'

OWNER/DEVELOPER
VILLA SOLE, LLC
7294 BRETZ STREET N.W.
MASSILLON, OH 44646
330-268-8737
SITE DATA
ADDRESS:
HILLS & DALES ROAD N.W.
MASSILLON, OHIO 44646
TOTAL SITE AREA: 7.799 AC.

ZONING - R3
FRONT SETBACK = 30'
SIDE SETBACK = 10'
REAR SETBACK = 35'

I HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF
THIS REPLAT OF MASSILLON CITY LOT 685, STARK COUNTY, OHIO,
REPRESENTS A SURVEY MADE UNDER MY SUPERVISION THAT
CONFORMS WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS
IN THE STATE OF OHIO, AS ADOPTED BY THE STATE BOARD OF
REGISTRATION IN ORC CHAPTER 4733.37. PLATTED BY ME IN
FEBRUARY OF 2020.
HAMMONTREE & ASSOCIATES, LTD.
Paul K. Miller, P.S.
PAUL K. MILLER, OHIO P.S. 7587
2-26-20
DATE



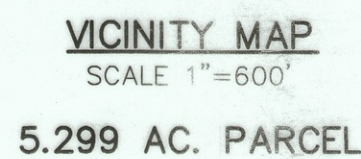
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REV. BY:	DATE:	DESC.:
PKM		
JAC		
638		
40		
9/06/2018		

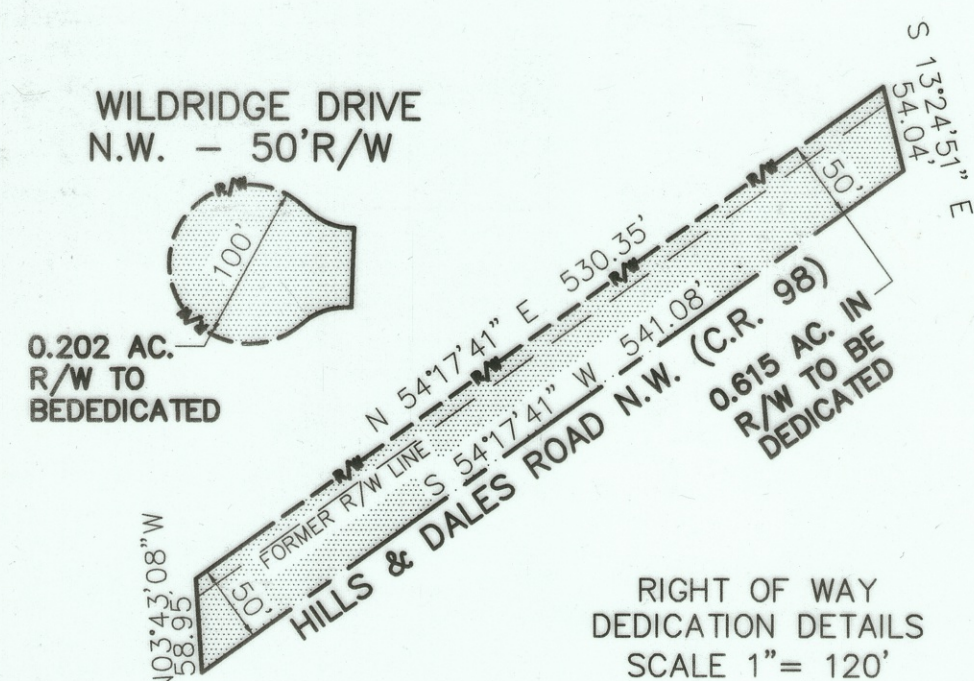
SCALES
HORIZ: 1"=60'
VERT: 1"=1'
CONTOUR INT: 1'

1 OF 3

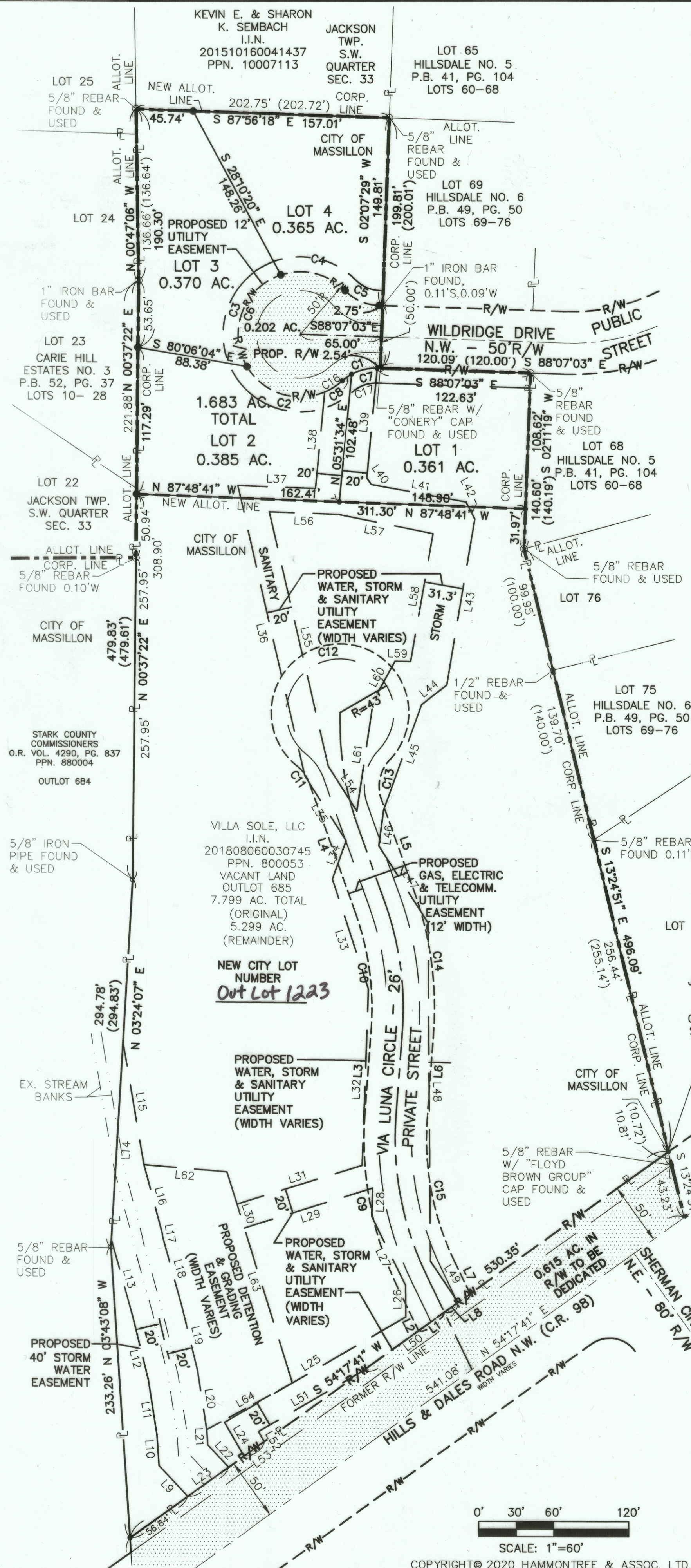
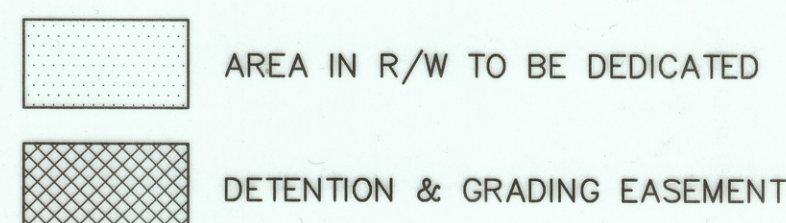
21 PS 12



PLAN LOT #	NEW CITY LOT #
1	17699
2	17700
3	17701
4	17702
REMAINDER	Out Lot 1223



<u>EXISTING PARCEL</u>	
VILLA SOLE PARCEL (PPN 800053)	7.799 ACRES
4 PARCELS TO BE REPLANTED	- 1.683 ACRES
AREA IN DEDICATED R/W TOTAL	- 0.817 ACRES
PARCEL TO REMAIN (OUTLOT 685)	= 5.299 ACRES
AREA IN LOT 1	= 0.361 ACRES
AREA IN LOT 2	= 0.385 ACRES
AREA IN LOT 3	= 0.370 ACRES
AREA IN LOT 4	= 0.365 ACRES
TOTAL PROPOSED PARCELS	= 1.683 ACRES
AREA IN DEDICATED R/W WILDRIDGE DR.	0.202 ACRES
AREA IN DEDICATED R/W HILLS & DALES ROAD	0.615 ACRES
AREA IN DEDICATED R/W TOTAL	= 0.817 ACRES



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FOR: VILLA SOLE, LLC



MONUMENT LEGEND

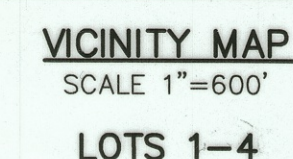
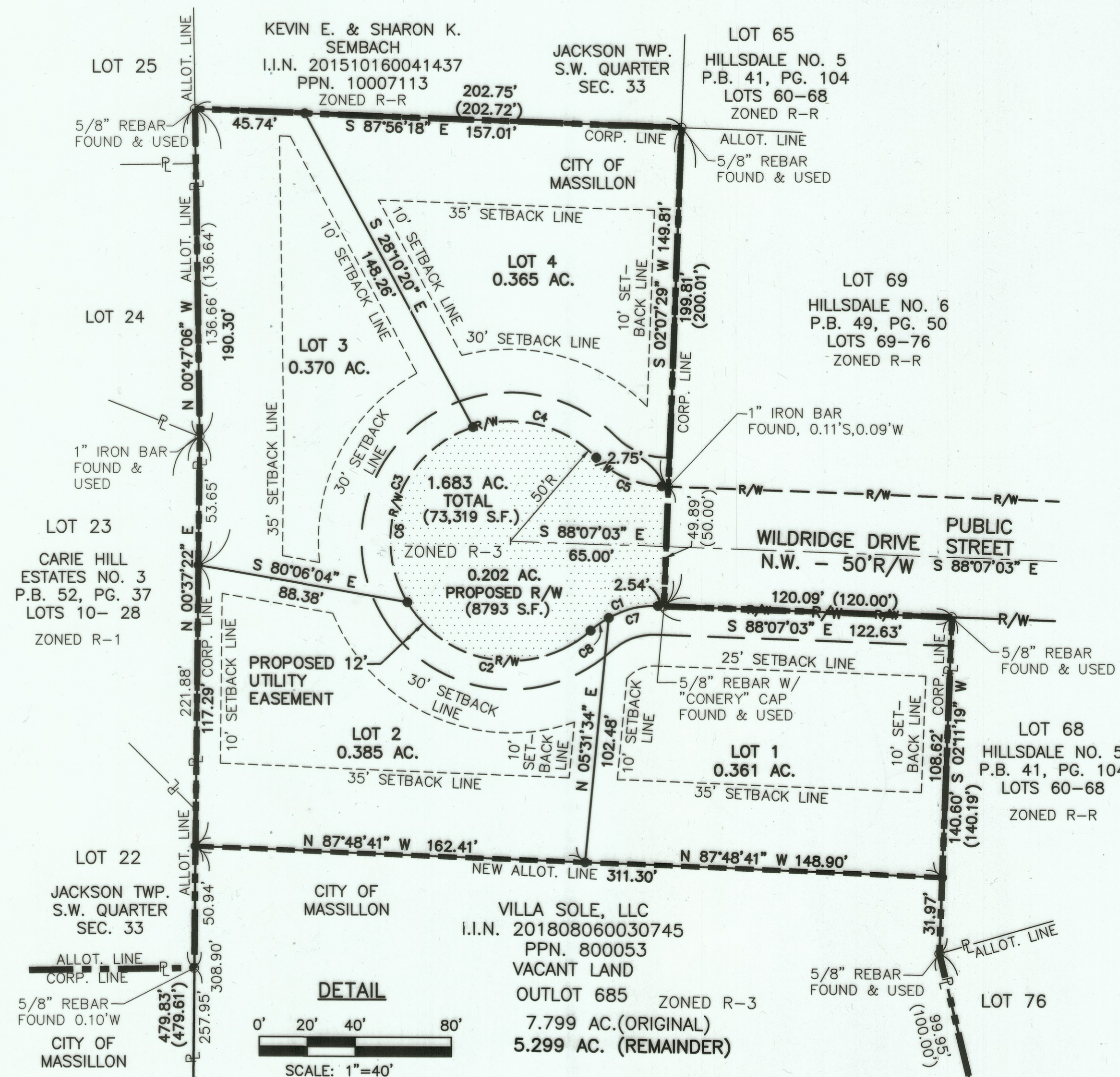
- 5/8" REBAR W/ "H&A LTD" CAP SET
◎ IRON PIPE FOUND AS NOTED
○ REBAR FOUND AS NOTED
[M] MONUMENT BOX ASSEMBLY FOUND
(00.00) RECORD DISTANCE

LINE LEGEND

- | | |
|---------|-------------------|
| — R/W — | RIGHT OF WAY LINE |
| — C — | CENTER LINE |
| — P — | PROPERTY LINE |
| — — — | EASEMENT LINE |

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.55'	40.00'	43°45'42"	S 70°00'06" W	29.81'
C2	88.18'	50.00'	101°02'30"	S 81°21'30" E	77.19'
C3	89.61'	50.00'	102°41'19"	S 20°30'24" W	78.09'
C4	55.67'	50.00'	63°47'35"	N 76°15'08" W	52.84'
C5	30.95'	40.00'	43°45'42"	N 66°14'12" W	29.81'
C6	33.46'	40.00'	26°73'32.58"	N 45°52'23" E	72.22'
C7	21.33'	40.00'	39°23'28"	N 76°33'13" E	21.08'
C8	9.22'	40.00'	13°12'14"	N 54°43'22" E	9.20'



DESIGN BY: _____	REV. BY: _____	DESC.: _____
DRAWN BY: PKM	REV. BY: _____	DESC.: _____
RAYMOND BY: JAC	REV. BY: _____	DESC.: _____
FLD BK: 638	REV. BY: _____	DESC.: _____
BK PG: 40	REV. BY: _____	DESC.: _____
DATE: 9/06/2018		

SCALES
HORIZ: 1"=60'
VERT: —
CONTOUR INT: 1'

FOR: VILLA SOLE, LLC
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CURVE DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.55'	40.00'	43°45'42"	S 70°00'06" W	29.81'
C2	88.18'	50.00'	101°02'30"	S 81°21'30" E	77.19'
C3	89.61'	50.00'	102°41'19"	S 20°30'24" W	78.09'
C4	55.67'	50.00'	63°47'35"	N 76°15'08" W	52.84'
C5	30.55'	40.00'	43°45'42"	N 66°14'12" W	29.81'
C6	233.46'	50.00'	267°31'25"	N 01°52'57" E	72.22'
C7	21.33'	40.00'	30°33'28"	N 76°36'13" E	21.08'
C8	9.22'	40.00'	13°12'14"	N 54°43'22" E	9.20'
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C9	143.99'	275.00'	30°00'00"	S 10°42'19" E	142.35'
C10	93.44'	225.00'	23°47'36"	S 07°36'07" E	92.77'
C11	17.20'	31.00'	31°47'13"	S 35°23'32" E	16.98'
C12	263.88'	55.00'	27°45'42"	S 86°09'42" W	74.39'
C13	34.14'	31.00'	63°06'28"	S 12°03'19" W	32.44'
C14	114.20'	275.00'	23°47'36"	S 07°36'07" E	113.38'
C15	117.81'	225.00'	30°00'00"	N 10°42'19" W	116.47'
C16	16.60'	50.00'	19°01'11"	N 57°37'50" E	16.52'
C17	30.55'	40.00'	43°45'42"	N 70°00'06" E	29.81'

LINE DATA									
LINE	BEARING	DISTANCE	L31	N 72°43'20" E	105.00'	L32	S 02°01'51" W	141.05'	
L1	S 54°17'41" W	25.39'	L33	S 18°05'06" E	92.59'	L34	S 19°45'09" W	32.57'	
L2	S 25°42'19" E	37.91'	L35	S 32°22'00" W	61.66'	L36	S 12°57'24" E	238.60'	
L3	S 04°17'41" W	67.85'	L37	S 87°48'41" W	62.34'	L38	S 05°31'34" W	77.47'	
L4	S 19°29'55" E	111.01'	L39	S 05°31'34" E	88.33'	L40	S 35°33'05" E	6.43'	
L5	N 19°29'55" W	79.61'	L41	N 79°34'17" W	76.89'	L42	N 26°53'11" W	15.30'	
L6	S 04°17'41" W	67.85'	L43	N 09°34'39" E	134.83'	L44	S 52°06'09" W	25.62'	
L7	S 25°42'19" E	29.09'	L45	N 19°45'09" E	77.64'	L46	N 07°46'06" E	29.08'	
L8	N 54°17'41" E	25.39'	L47	S 32°22'00" W	73.13'	L48	N 00°24'14" W	270.64'	
L9	S 42°50'01" E	33.61'	L49	S 33°41'28" E	39.81'	L50	N 54°17'41" E	93.91'	
L10	N 03°41'51" W	24.71'	L51	N 59°49'01" E	96.44'	L52	N 29°44'50" W	9.33'	
L11	S 08°46'01" E	44.49'	L53	S 54°17'41" W	20.11'	L54	N 32°22'00" W	42.68'	
L12	S 13°47'51" E	52.05'	L55	S 12°57'24" E	209.05'	L56	N 87°48'41" W	55.08'	
L13	S 15°31'21" E	64.51'	L57	N 78°23'46" W	77.43'	L58	N 09°58'55" E	103.96'	
L14	S 03°24'07" W	158.31'	L59	S 88°42'35" E	12.43'	L60	N 28°45'38" W	36.16'	
L15	S 09°39'36" E	99.57'	L61	N 08°34'47" E	89.30'	L62	S 85°03'48" E	66.47'	
L16	N 14°46'29" W	56.07'	L63	S 17°16'40" E	176.94'	L64	S 61°19'10" W	78.21'	
L17	N 10°02'52" W	4.63'							
L18	S 15°31'21" E	55.15'							
L19	N 13°47'51" W	54.41'							
L20	N 08°46'01" E	48.02'							
L21	N 03°41'51" W	12.26'							
L22	S 42°50'01" E	24.39'							
L23	N 54°17'41" E	40.31'							
L24	S 29°44'58" E	31.27'							
L25	S 59°49'01" W	167.82'							
L26	S 00°24'14" E	25.31'							
L27	S 26°03'43" E	61.58'							
L28	S 01°54'47" W	22.56'							
L29	N 72°43'20" E	107.55'							
L30	N 17°16'40" W	20.00'							

EASEMENTS AND RESTRICTIONS

ALL PROPOSED EASEMENTS SHOWN, WHETHER 12 FEET IN WIDTH OR VARIABLE IN WIDTH, ARE 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.

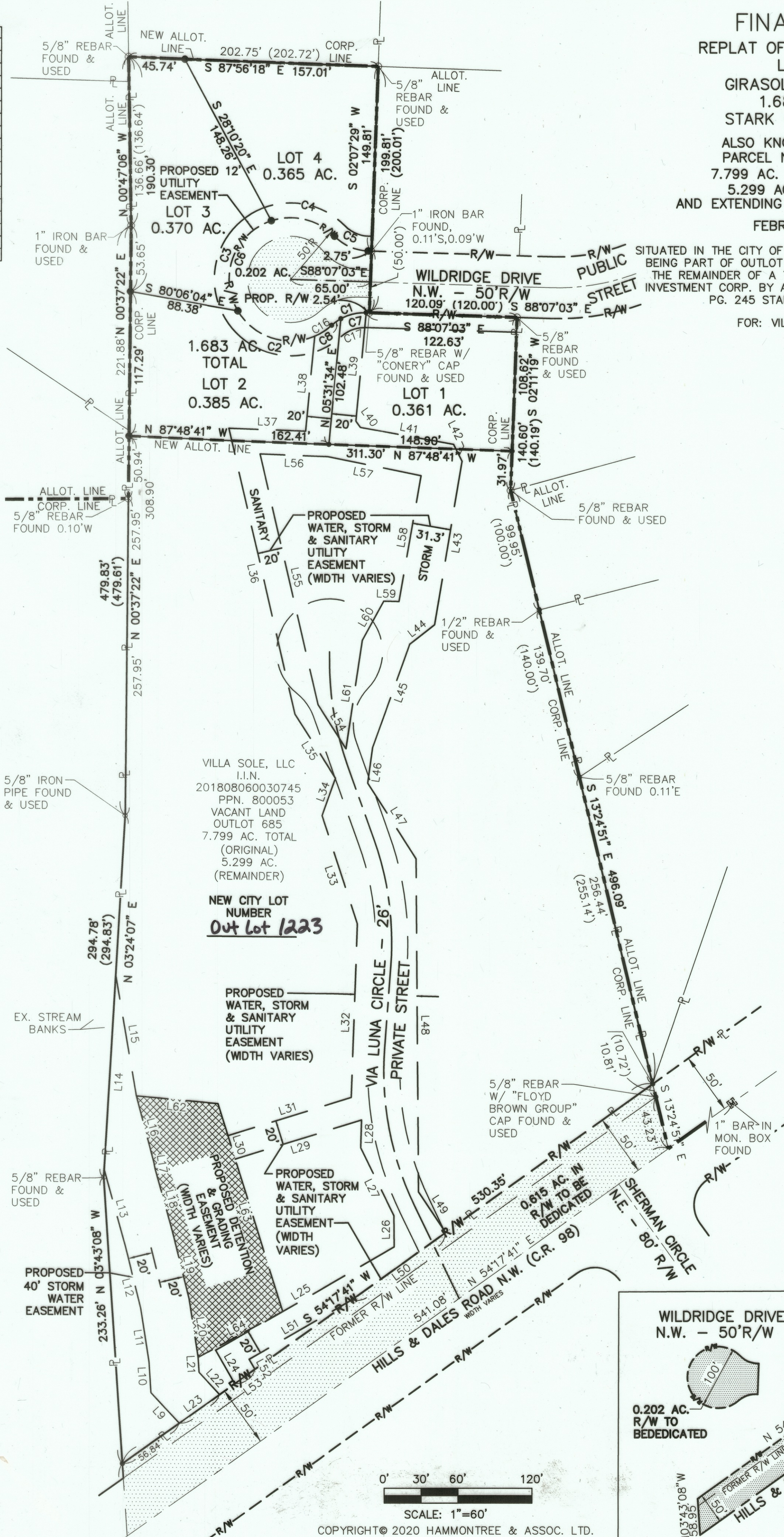
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AREA IN DEDICATED R/W HILLS & DALES ROAD 0.615 ACRES
AREA IN DEDICATED R/W TOTAL = 0.817 ACRES

- AREA IN R/W TO BE DEDICATED
- DETENTION & GRADING EASEMENT

DETENTION BASIN & GRADING EASEMENT

BY MEANS OF THIS PLAT, VILLA SOLE, LLC, THE OWNER OF THE PROPERTY ON WHICH A DETENTION BASIN AREA IS LOCATED AS INDICATED, GRANTS AND ASSIGNS TO 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 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 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.



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REPLAT OF MASSILLON CITY
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5.299 AC. (REMAINDER)
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FOR: VILLA SOLE, LLC

MONUMENT LEGEND

- 5/8" REBAR W/ "H&A LTD" CAP SET
- IRON PIPE FOUND AS NOTED
- REBAR FOUND AS NOTED
- MONUMENT BOX ASSEMBLY FOUND
- (00.00) RECORD DISTANCE

LINE LEGEND

- R/W — RIGHT OF WAY LINE
- C — CENTER LINE
- P — PROPERTY LINE
- E — EASEMENT LINE

HAMMONTREE & ASSOCIATES, LIMITED
ENGINEERS, PLANNERS, SURVEYORS
9233 STONEHAM RD. NORTH CANTON, OH 44720
PH: (330) 499-8817 FAX: (330) 499-0149
TOLL FREE: 1-800-394-8817
www.hammontree-engineers.com

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FIELD BY: JAC
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CONTOUR INT: 1'

3 OF 3