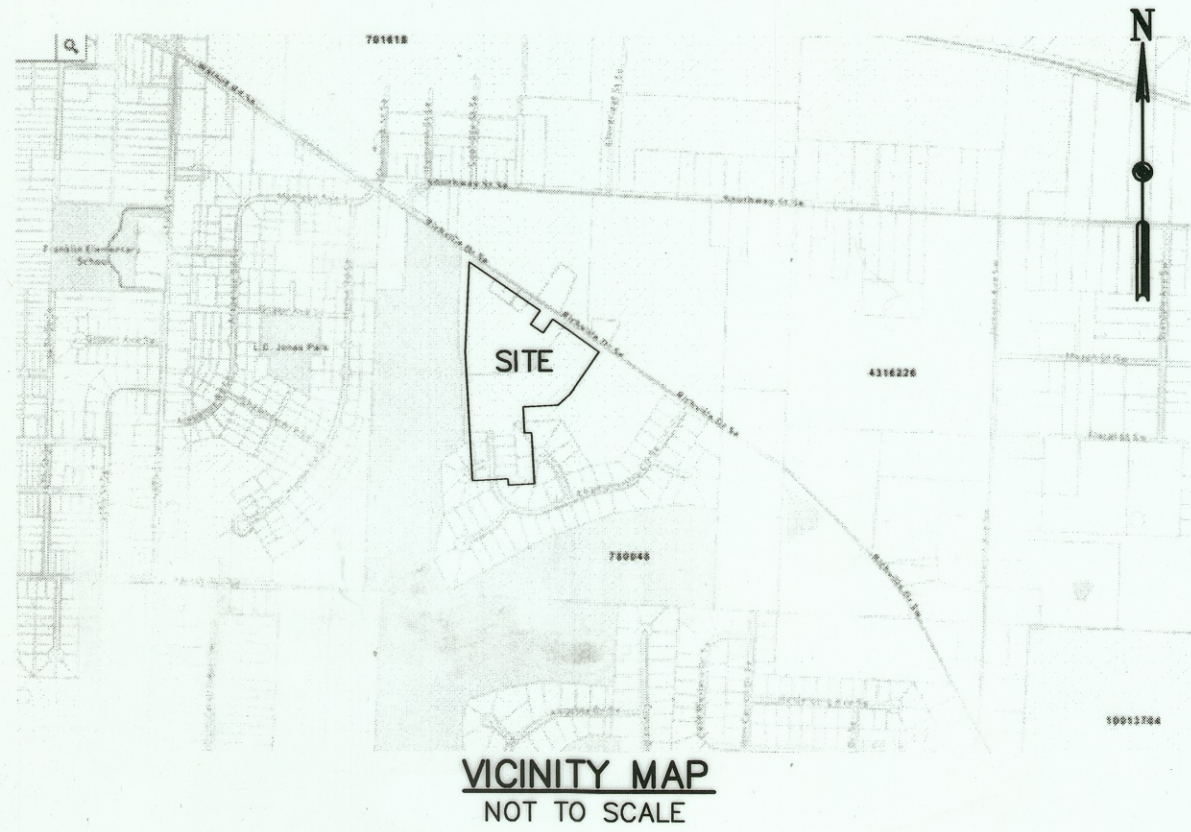




I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT NO ENCUMBRANCES EXIST IN THE LANDS HERIN OFFERED FOR PUBLIC USE, THIS 10<sup>th</sup> DAY OF AUGUST, 2021.

Justin W. Richard  
MASSILLON CITY LAW DIRECTOR

ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO BY ORDINANCE 91-2021, PASSED THIS 21<sup>st</sup> DAY OF June, 2021

Claudio R. Deland PRESIDENT  
Diane Rollon CLERK

APPROVED BY THE MASSILLON, OHIO PLANNING COMMISSION AT A MEETING

HELD THIS 24<sup>th</sup> DAY OF April, 2021.

C. Todd Hake CHAIRMAN  
Diane Rollon SECRETARY

APPROVED BY THE MASSILLON CITY ENGINEER THIS 26 DAY OF July, 2021 AND LOT NUMBERS \_\_\_\_\_ ASSIGNED.

J.P.C.  
MASSILLON CITY ENGINEER

FOR TRANSFER THIS 16<sup>th</sup> DAY OF November, 2021.

Alan Hapold  
COUNTY AUDITOR- ALAN HAPOLD

FOR RECORD THIS 17<sup>th</sup> DAY OF NOV., 2021.

RECORDED IN RECORDERS INSTRUMENT NUMBER:

202111170060112

Jamie Walters  
COUNTY RECORDER- JAMIE WALTERS

202111170060112 11/17/2021 08:07 AM  
P: 1 of 2 F: \$149.60  
Jamie Walters PL22x34  
Stark County Recorder

**ZONING:**

PROPERTY ZONED RM-1 (DEVELOPED AS R-1 SINGLE-FAMILY RESIDENTIAL)  
MIN. LOT SIZE: 7800 SQ. FT.  
MIN. WIDTH: 65'  
FRONT YARD SETBACK: 25'  
REAR YARD SETBACK: 30'  
SIDE YARD SETBACK: 6'(1-STY) 8'(2-STY)

**TOTAL SITE DATA:**

ACREAGE: 10.860 ACRES TOTAL

NUMBER OF PROPOSED LOTS: 29

TYPICAL LOT SIZE: VARIES (MIN.=7,800 SF)

SEWAGE DISPOSAL: CITY OF MASSILLON SEWER - LIFT STATION

WATER SUPPLY: AQUA OHIO WATER CO.

DRAINAGE FACILITIES: STORM SEWER OUTLETING TO PONDS ON THE GOLF COURSE (DETENTION DESIGN APPROVED WITH GOLF COURSE SUBMITTAL).

**OWNER/DEVELOPER:**

JANDA DEVELOPMENT LTD.  
6360 PROMLER AVE. N.W.  
NORTH CANTON, OHIO 44720  
PHONE: (330) 832-1040

**DATA USED:**

- TAX MAPS - MASSILLON 66, 75 & 76A
- PLAT - AUGUSTA LAKES #1 (P.B. 68, PG 101)
- PLAT - AUGUSTA LAKES #2A (U.R.I.N. 200208070062205)
- PLAT - AUGUSTA LAKES #2B (C.R. 246, 200210010078641)
- BOUNDARY SURVEY OF 8.00 AC & 43.266 AC TRACTS BY HAMMONTREE & ASSOCIATES, LTD., DATED DECEMBER 2000.
- JANDA ANNEXATION PLAT OF 0.530 AC. BY HAMMONTREE & ASSOCIATES, LTD., DATED 7/24/20.

**BASIS OF BEARINGS:**

N 55°26'29" W, THE CENTERLINE OF RICHVILLE DRIVE S.W. FROM MAP OF SURVEY OF THE LEGENDS OF MASSILLON EXPANSION BY THE CITY OF MASSILLON DATED NOVEMBER 23, 1999, SHEET 3 OF 3.

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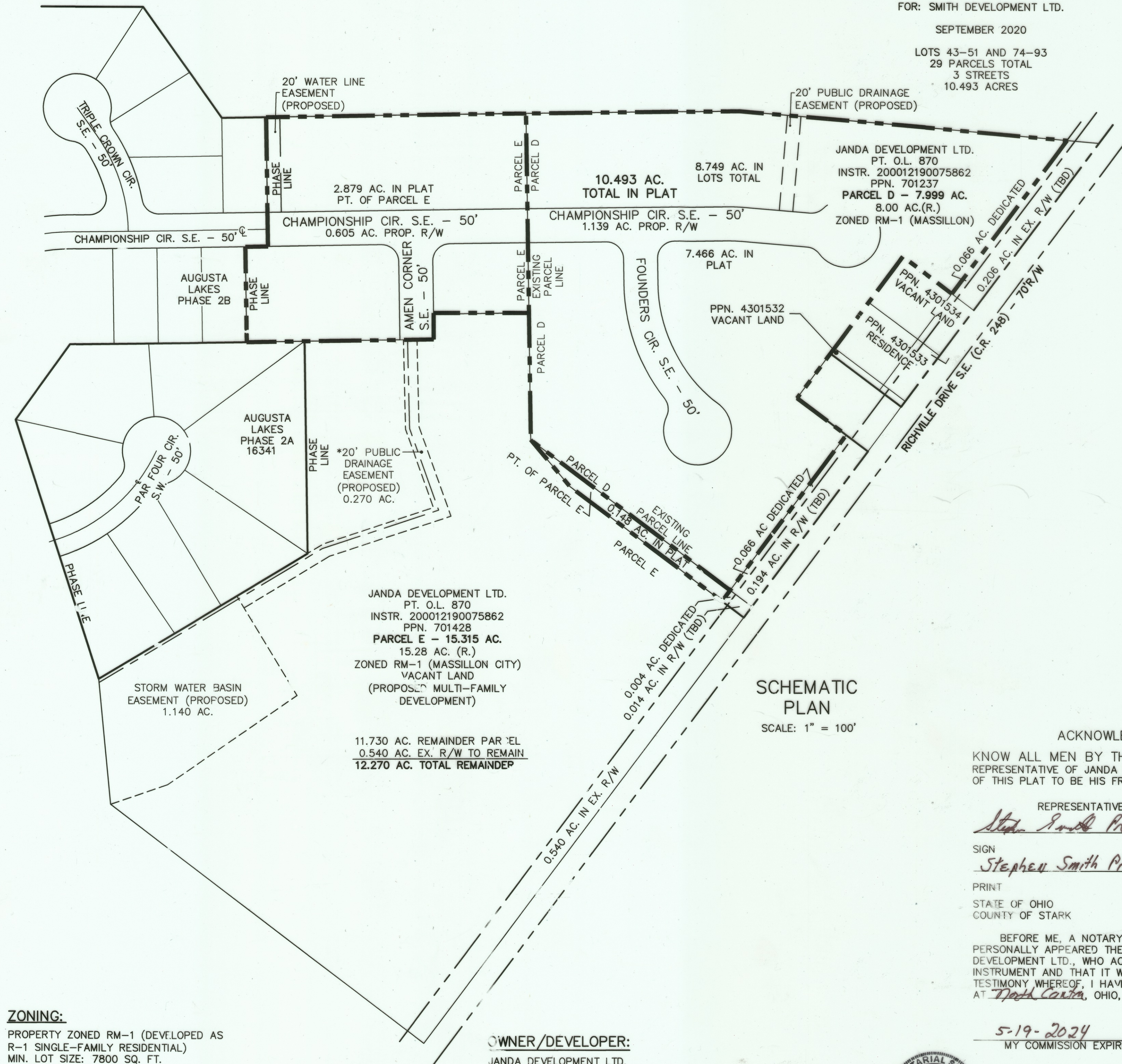
**AUGUSTA LAKES NO. 3A**

PART OF OUT LOT 870 LOCATED IN THE CITY OF MASSILLON, STARK COUNTY, OHIO

FOR: SMITH DEVELOPMENT LTD.

SEPTEMBER 2020

LOTS 43-51 AND 74-93  
29 PARCELS TOTAL  
3 STREETS  
10.493 ACRES



**SCHEMATIC PLAN**

SCALE: 1" = 100'

**ACKNOWLEDGMENT**

KNOW ALL MEN BY THESE PRESENTS: THAT Stephen Smith REPRESENTATIVE OF JANDA DEVELOPMENT LTD. DOES ACKNOWLEDGE THE MAKING OF THIS PLAT TO BE HIS FREE ACT AND DEED.

REPRESENTATIVE

Stephen Smith

PRINT  
STATE OF OHIO  
COUNTY OF STARK

WITNESS

Jennifer D. Schumacher

PRINT  
JENNIFER D. SCHUMACHER

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE DULY AUTHORIZED REPRESENTATIVE OF JANDA DEVELOPMENT LTD., 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 North Canton, OHIO, THIS 22<sup>nd</sup> DAY OF July, 2021.

5-19-2024  
MY COMMISSION EXPIRES



LORI A. HART  
Notary Public, State of Ohio  
My Commission Expires 5-19-2024

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THEREOF, AND THAT I HAVE FOUND OR SET THE MONUMENTS SHOWN ON THIS PLAT.

I HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS REPLAT 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.

HAMMONTREE & ASSOCIATES, LTD.

Timothy J. Briggs  
TIMOTHY J. BRIGGS, OHIO P.S. 7495

JULY 22, 2021  
DATE

**NOTE:**  
ALL PHASE LINES, NEW RIGHT OF WAY  
LINES, AND INTERIOR LOT LINES ARE NEW  
LINES OF DIVISION UNLESS NOTED WITH "N".