

SITE INFORMATION

N/F: NINE TIGER CRE PARTNERS LLC
1231, 1237, AND 1241 LINCOLN WAY EAST
MASSILLON, OHIO 44646
APN: 601237, 606882, & 604869
TOTAL AREA:
25,130 ± SQUARE FEET, OR 0.577 ± ACRES

AS-SURVEYED DESCRIPTION

BEING ALL THAT LAND KNOWN AS LOTS NUMBERED 3187, 3188, & 3189 ACCORDING TO THE PRESENT NUMBER OF LOTS IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT A FOUND 3/4" REBAR BEING THE NORTHWEST CORNER OF SAID LOT NUMBER 3187, SAID REBAR BEING LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PINE STREET SOUTHEAST (A 60' PUBLIC RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LINCOLN WAY EAST (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THENCE ALONG THE SOUTHERLY LINE THEREOF N79°50'37"E A DISTANCE OF 176.82' TO A FOUND 3/4" REBAR BEING THE NORTHEAST CORNER OF SAID LOT NUMBER 3188;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S14°40'06"E A DISTANCE OF 149.75' TO A FOUND 3/4" REBAR LOCATED ON THE NORTHERLY LINE OF A PUBLIC 15' UNNAMED ALLEY;

THENCE ALONG THE NORTHERLY LINE THEREOF S79°35'36"W A DISTANCE OF 158.87' TO A SET MAG-NAIL WITH WASHER INSCRIBED "BRUNNER 8541" SITUATED ON THE EASTERLY LINE OF SAID PINE STREET SOUTHEAST;

THENCE ALONG THE EASTERLY LINE THEREOF N21°19'55"W A DISTANCE OF 152.88' TO THE POINT OF BEGINNING, CONTAINING 25,130 SQUARE FEET OR 0.577 ACRES, MORE OR LESS.

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN WAY EAST. THE BEARING IS DENOTED AS N79°50'37"E PER GPS COORDINATE OBSERVATIONS OHIO STATE PLANE, NORTH ZONE NAD83.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF JEROME D. BRUNNER, PROFESSIONAL SURVEYOR NUMBER 8541 ON AUGUST 2024.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3915C0192F, WHICH BEARS AN EFFECTIVE DATE OF 9/14/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

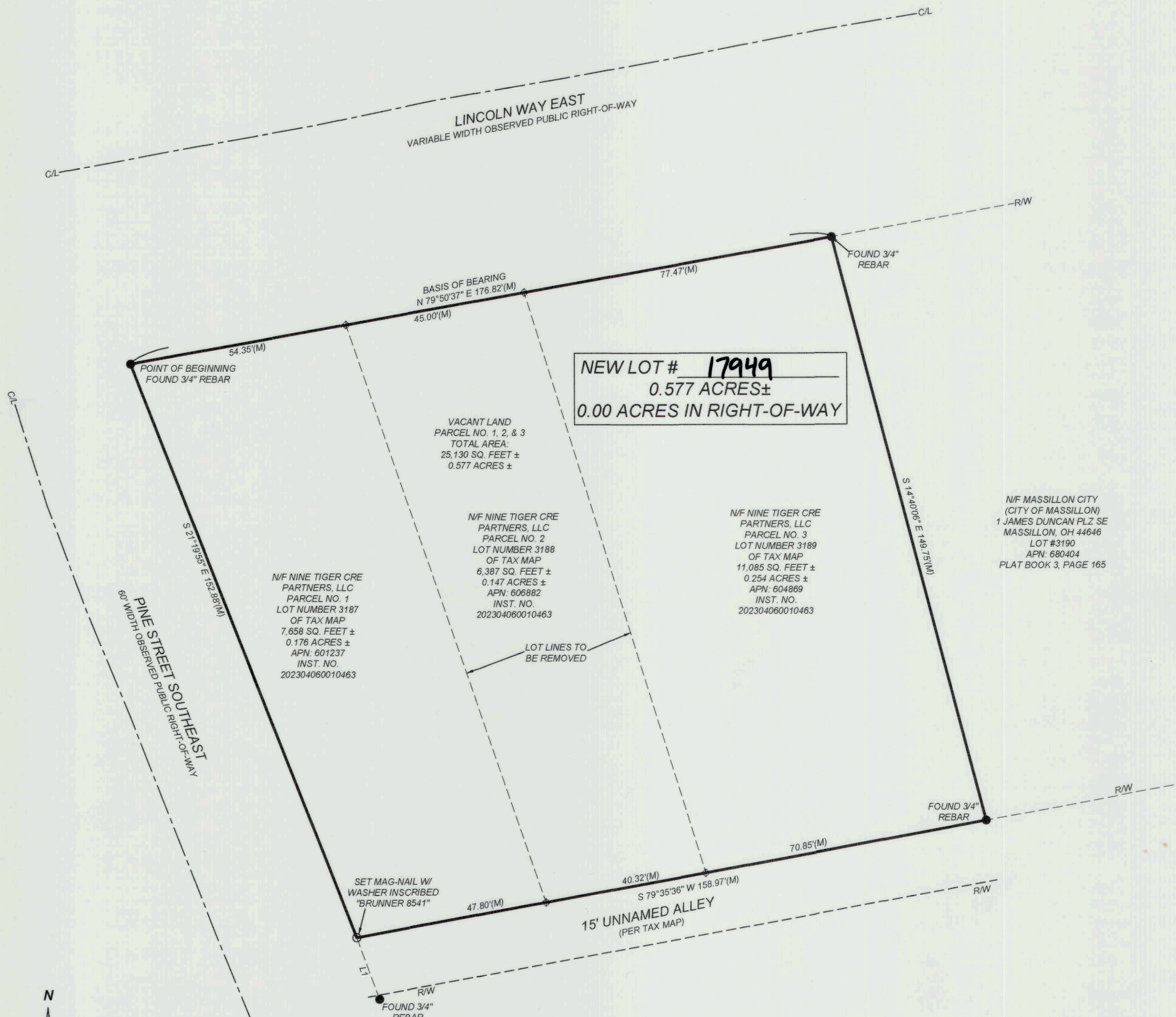
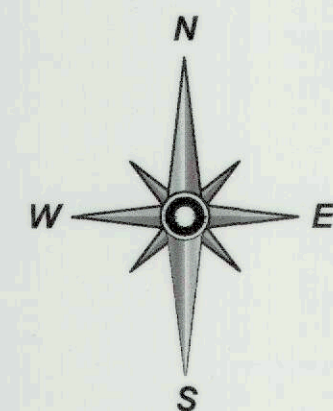
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN WAY EAST. THE BEARING IS DENOTED AS N79°50'37"E PER GPS COORDINATE OBSERVATIONS OHIO STATE PLANE, NORTH ZONE NAD83.
LATITUDE = 40°47'59.2691"
LONGITUDE = -81°30'30.7818"
CONVERGENCE ANGLE = 0°39'04.7991"

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS AUGUST 9, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM STARK COUNTY GIS.
- A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW & ASSOCIATES ON AUGUST 13, 2024.
- AT THE TIME OF SURVEY, THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY.
- TECHNICIANS ATTEMPTED TO LOCATE THE UTILITY IN THE FIELD VIA ELECTROMAGNETIC LOCATING AND/OR GROUND PENETRATING RADAR BUT DUE TO THE SIZE, TYPE, MATERIAL, OR DEPTH OF THE UTILITY, THEY WERE UNABLE TO VERIFY ITS LOCATION. THEREFORE, THE UTILITY HAS BEEN SHOWN ON DRAWING PER MAPPING PROVIDED BY THE CLIENT, LOCAL MUNICIPALITY, INDEPENDENTLY RESEARCHED GIS OR UTILITY OWNER. (PLEASE REFERENCE THE POST PROJECT REPORT FOR SITE SPECIFIC INFORMATION.) IF ADDITIONAL INFORMATION IS NEEDED, VACUUM EXCAVATION OR OTHER ADDITIONAL EFFORTS MAY BE REQUIRED.

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ◇ COMPUTED POINT
- CL CENTERLINE OF ROAD
- R/W RIGHT-OF-WAY
- (M) MEASURED/CALCULATED DIMENSION
- N/F NOW OR FORMERLY
- BOUNDARY LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- RIGHT-OF-WAY LINE
- CROWN OF ROAD
- OVERHEAD TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE



CONSOLIDATION OF PARCELS REPLAT OF LOTS 3187, 3188, 3189

WAFFLE HOUSE, INC.

1231, 1237, AND 1241 LINCOLN WAY EAST
MASSILLON, STARK COUNTY, OHIO 44646

ACKNOWLEDGEMENTS

KNOW ALL MEN BY THESE PRESENT, THAT WE THE UNDERSIGNED OWNERS OF THE LAND DELINEATED HEREON, DO HEREBY ACKNOWLEDGE THE SIGNING OF THE SAME TO BE OUR FREE ACT AND DEED, AND DO HEREBY REPLAT OUR LAND.

NINE TIGER CRE PARTNERS, LLC

OWNER

James Altman, Manager - *Richard Altman, Manager*

PRINT

WITNESS

LOUIS ALTMAN

PRINT

PLANNING COMMISSION

APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION AT A MEETING HELD THIS

11th DAY OF December 2024

Ted Miller

TED MILLER - SECRETARY

CITY ENGINEER

LOT NUMBER 17949 ASSIGNED BY THE CITY OF MASSILLON.

Alex Pitts

ALEX PITTS, PE

STARK COUNTY AUDITOR

ENTERED FOR TRANSFER THIS 23 DAY OF January 2025

Angela Kinsey

ANGELA KINSEY

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS 29th DAY OF Jan 2025

Jamie Walters

JAMIE WALTERS

NOTARY STATEMENT

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THEIR FREE ACT AND DEED.

I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CANTON

OHIO THIS 30th DAY OF JANUARY

2025

Amy Fankhauser

AMY FANKHAUSER

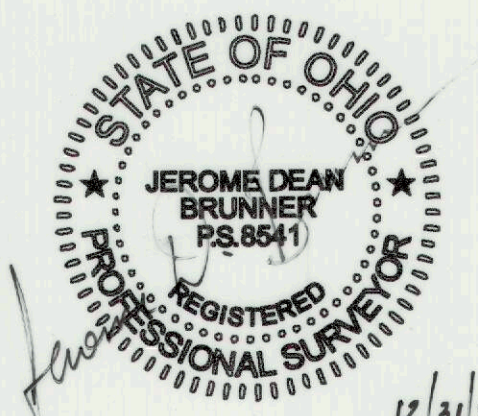
MY COMMISSION EXPIRES 8-18-25



AMY FANKHAUSER
Notary Public, State of Ohio
My Commission Expires 08-18-2025

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES ON AUGUST 9, 2024 IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.



JEROME D. BRUNNER
PROFESSIONAL SURVEYOR NO. 8541
STATE OF OHIO OHIO C.O.A. 05185
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE OR PLAT

BLEW

Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-5308.02	SURVEY DRAWN BY: CKLS - 09/20/2024
SURVEY REVIEWED BY: JDB	SHEET: 1 OF 1

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