

Replat of Portions of Massillon City Out Lot 163 Creating Out Lot 1268 and 1269 Area in Out Lot 1268 - 3.663 Acres Area in Out Lot 1269 - 1.675 Acres July 2025

Formerly Part of the Southeast Quarter of Section 6, Township 10 (Perry), Range 9 City of Massillon, County of Stark, State of Ohio.
All of the lands now or formerly owned by Reed's Inc. as described in Vol. 412, Page 632 (Tract No. 1 & No. 2) and Part of the lands now or formerly owned by Ohio Water Service Company as described in Deed Volume 2478, Page 169 (Tract 1) & Deed Volume 2975, Page 355

Acceptance & Dedication

I the undersigned owners of the land shown hereon do hereby assent to and adopt this survey of the same and acknowledge that the same was my/our free act and deed individually.

Owner
Charles P. Bodo Date 07/30/2025
Reed's Inc.

State of Ohio
Stark County SS

Before me a notary public in and for said County and State, personally appeared the above named, Reed's Inc. and Ohio Water Service Company, who acknowledged the making of the foregoing instrument and the signing of this plat to be their free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at Stark, Ohio, this 30 day of July, 2025.

Jenna L. Heimann
Notary Public
My Comm. Expires September 25, 2027

I the undersigned owners of the land shown hereon do hereby assent to and adopt this survey of the same and acknowledge that the same was my/our free act and deed individually.

Owner
[Signature] Date July 30 2025
Ohio Water Service Company

State of Ohio
Stark County SS

Before me a notary public in and for said County and State, personally appeared the above named, Reed's Inc. and Ohio Water Service Company, who acknowledged the making of the foregoing instrument and the signing of this plat to be their free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at Stark, Ohio, this 30 day of July, 2025.

Jenna L. Heimann
Notary Public
My Comm. Expires September 25, 2027

20251180042719 11/18/2025 02:27 PM
P: 1 of 1 F: \$43.20
Jamie Walters PL18x24
Stark County Recorder

Acknowledgements

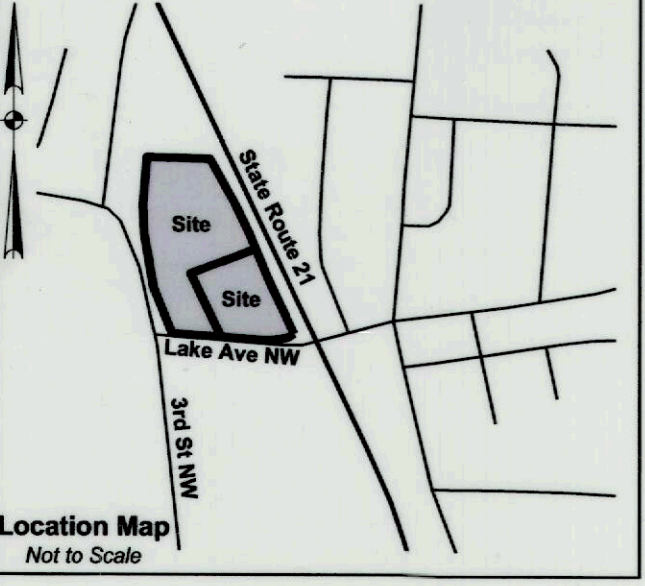
Approved by the City of Massillon Planning Commission on this 9th day of July, 2025.
C. Todd Locke
C. Todd Locke, Chairman
Ted Hermcane
Ted Hermcane, Secretary

Approved by the Massillon City Engineer on this 1st day of August, 2025, and given Out Lot Numbers 1268 1269
Alex Pitts
Alex Pitts, City Engineer

Entered for transfer by the Stark County Auditor on this 20 day of October, 2025.
Angela Kihsey
Angela Kihsey
Stark County Auditor

Filed for record in Stark County, Ohio
Jamie Walters
Jamie Walters, Stark County Recorder
Date: 11-18-25
Instrument No. 20251180042719

I hereby state that this plat of survey represents the minimum standards for boundary surveys in the State of Ohio as published in Chapter 4733-37 of the Ohio Administrative Code.
David J. Bodo Jr. P.S. 8239
Joseph D. Milano II, P.S. 8457



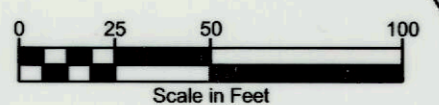
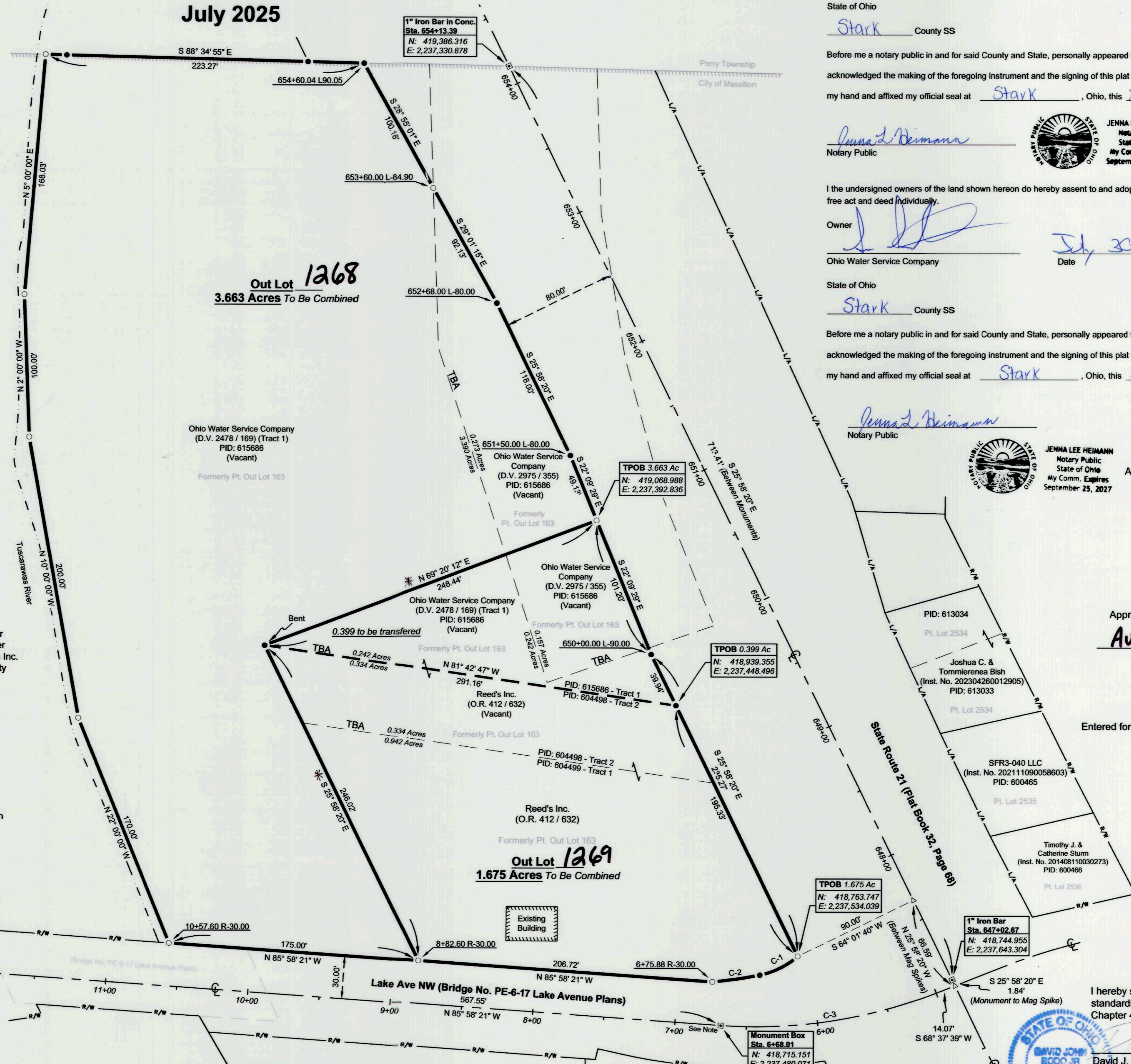
The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83) as determined from GPS observations made in April, 2025 by Bodo Surveying. Centerline Monuments in State Route 21 were used for this survey, and the bearing of S 25° 58' 20" E was observed and used as the Centerline line of said SR 21. To obtain a Grid Distance, Multiply the Ground Distance by the Project Combined Factor (PCF) of 0.999954.

Note:
No monuments were found in the centerline monument box in Lake Avenue. Location of centerline was calculated by right of way plans from Lake Avenue Bridge Plans No. PE-6-17 dated 11/22/2000.

- ### Legend
- Centerline Monument Box Found (unless otherwise noted)
 - 5/8" Hinton Bar Found (unless otherwise noted)
 - Iron Bar Set w/ Cap (3/4" Rebar X 30" Long, Stamped "Bodo Surveying")
 - 1" Magnetic Spike Set
 - TBA To Be Abandoned
 - Corporation Line
 - * New Line of Division

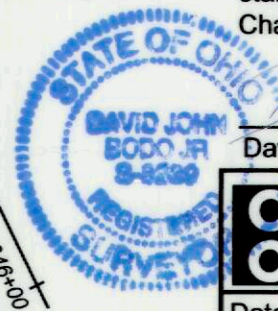
- ### References:
- Deeds:
Vol. 2975, Page 355 : 1954 : Clemens to Ohio Water
Vol. 2478, Page 169 : 1957 : Massillon to Ohio Water
Vol. 412, Page 632 : 1986 : Swallen, etal to Reed's Inc.
Inst. No. 200303040019690 : 2003 : Lehman to Stark County
Inst. No. 201408110030273 : 2014 : May to Sturm
Inst. No. 202111090058603 : 2021 : Stone to SFR3-040
Inst. No. 202304260012905 : 2023 : Rhoades to Bish
Inst. No. 202406260020865 : 2024 : Lehman to Lehman
- Surveys:
Survey File No. 04M : Faulhaber : 1966
Survey File No. 17M : Hinton : 1999
- Right of Way Plans:
Bridge No. PE-6-17 : Lake Avenue Bridge Plans
Plat Book 32, Page 68 : ODOT Location Plat
Plat Book 34, Page 122 : Lake Avenue Street Dedication

Curve No.	Chord Bearing	Chord Length	Radius	Delta	Arc Length
C-1	S 63° 31' 37" W	29.68'	57.00'	30° 10' 55"	30.03'
C-2	S 81° 36' 46" W	33.50'	320.79'	5° 59' 11"	33.52'
C-3	S 81° 01' 06" W	149.02'	347.25'	24° 46' 52"	150.19'



Stark County Park District
(Inst. No. 200303040019690)
PID: 681080

Ernest & Debra L. Lehman
Co-Trustees of Earnest and Debra L.
Lehman Revocable Trust
(Inst. No. 202406260020865)
PID: 618519



BODO SURVEYING
Professional Surveyors
5175 Tongo Rd NW BodoSurveying.com
Carrollton, Ohio 44615 (330) 863-2300
Date: July 15, 2025 Job No.: 25208

25PS06