

SIPPO RESERVES ALLOTMENT RE-PLAT NO. 1

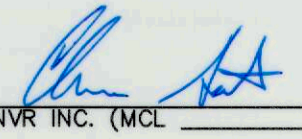
BEING A REPLAT OF THE WHOLE OF MASSILLON CITY LOT (MCL) 17078 [S/L 19] AS SHOWN BY PLAT FOR SIPPO RESERVES ALLOTMENT PHASE 1 AS RECORDED IN INSTRUMENT 200510310073115 OF STARK COUNTY RECORDER'S RECORDS AND BEING A RE-PLAT OF THE WHOLE OF MASSILLON CITY LOT (MCL) 17924 [S/L 19] AS SHOWN BY PLAT FOR SIPPO RESERVES ALLOTMENT PHASE 3 FINAL PLAT AS RECORDED IN INSTRUMENT 202402150005022 OF STARK COUNTY RECORDER'S RECORDS, SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK AND STATE OF OHIO

PLANS PREPARED BY:
CUNNINGHAM & ASSOCIATES, INC.

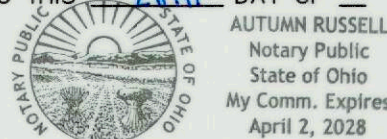
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980

ACCEPTANCE

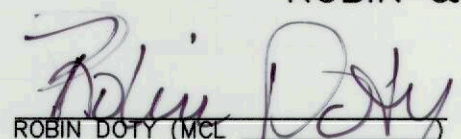
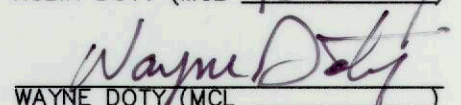
KNOW ALL MEN BY THESE PRESENTS, THAT NVR INC., OWNER OF THE LANDS EMBRACED WITHIN THIS REPLAT HEREBY ACKNOWLEDGE THIS REPLAT TO BE MY FREE ACT AND DEED. I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS REPLAT.

NVR INC.

 NVR INC. (MCL) _____ DATE 10/28/2025
 COUNTY OF Stark)
 STATE OF Ohio) S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED NVR INC., WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Brecksville, OHIO THIS 28th DAY OF October, 2025.



KNOW ALL MEN BY THESE PRESENTS, THAT ROBIN & WAYNE DOTY, OWNER OF THE LANDS EMBRACED WITHIN THIS REPLAT HEREBY ACKNOWLEDGE THIS REPLAT TO BE MY FREE ACT AND DEED. I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS REPLAT.

ROBIN & WAYNE DOTY

 ROBIN DOTY (MCL) _____ DATE 10/29/2025

 WAYNE DOTY (MCL) _____ DATE 10/29/2025

COUNTY OF Stark)
 STATE OF Ohio) S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED ROBIN & WAYNE DOTY, WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HER OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Massillon, OHIO THIS 29th DAY OF October, 2025.



- REFERENCE:
- STARK COUNTY RECORDER'S RECORDS INSTRUMENT NO. 201101060000682
 - STARK COUNTY RECORDER'S PLATS
 - SIPPO RESERVES ALLOTMENT PHASE 1 200510310073115
 - SIPPO RESERVES ALLOTMENT PHASE 2 200605170029879
 - SIPPO RESERVES ALLOTMENT PHASE 3 202412050041630
 - WEST BROOK ESTATES WEST NO.1 200303260027010
 - WEST BROOK ESTATES WEST NO.2 200406250045865
 - WEST BROOK ESTATES PHASE 2 200304030030101
 - WEST BROOK ESTATES PHASE 2 RE-PLAT 200307240071146
 - RE-PLAT OF OUT LOT 636...AND LOTS 16685 200507260048722
 - WEST BROOK ESTATES PHASE 3 200903250011313
 - WEST BROOK ESTATES PHASE 4A 201708210034996



LOCATION MAP

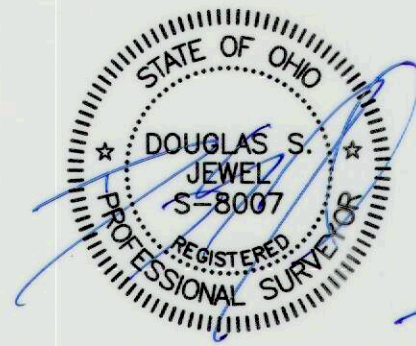
ACREAGE


NEW MCL	<u>17958</u>	0.4846 Ac.
NEW MCL	<u>17959</u>	0.3877 Ac.
TOTAL		0.8723 Ac.

CERTIFICATION:

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.




 DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007 DATE 27 October 2025

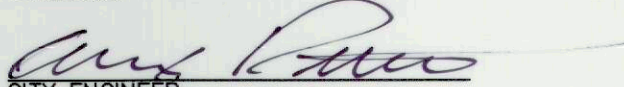
APPROVALS

APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION ON THIS 8th DAY OF October, 2025


CHAIRMAN


SECRETARY

PLAT APPROVED BY MASSILLON CITY ENGINEER THIS 27 DAY OF October, 2025


CITY ENGINEER

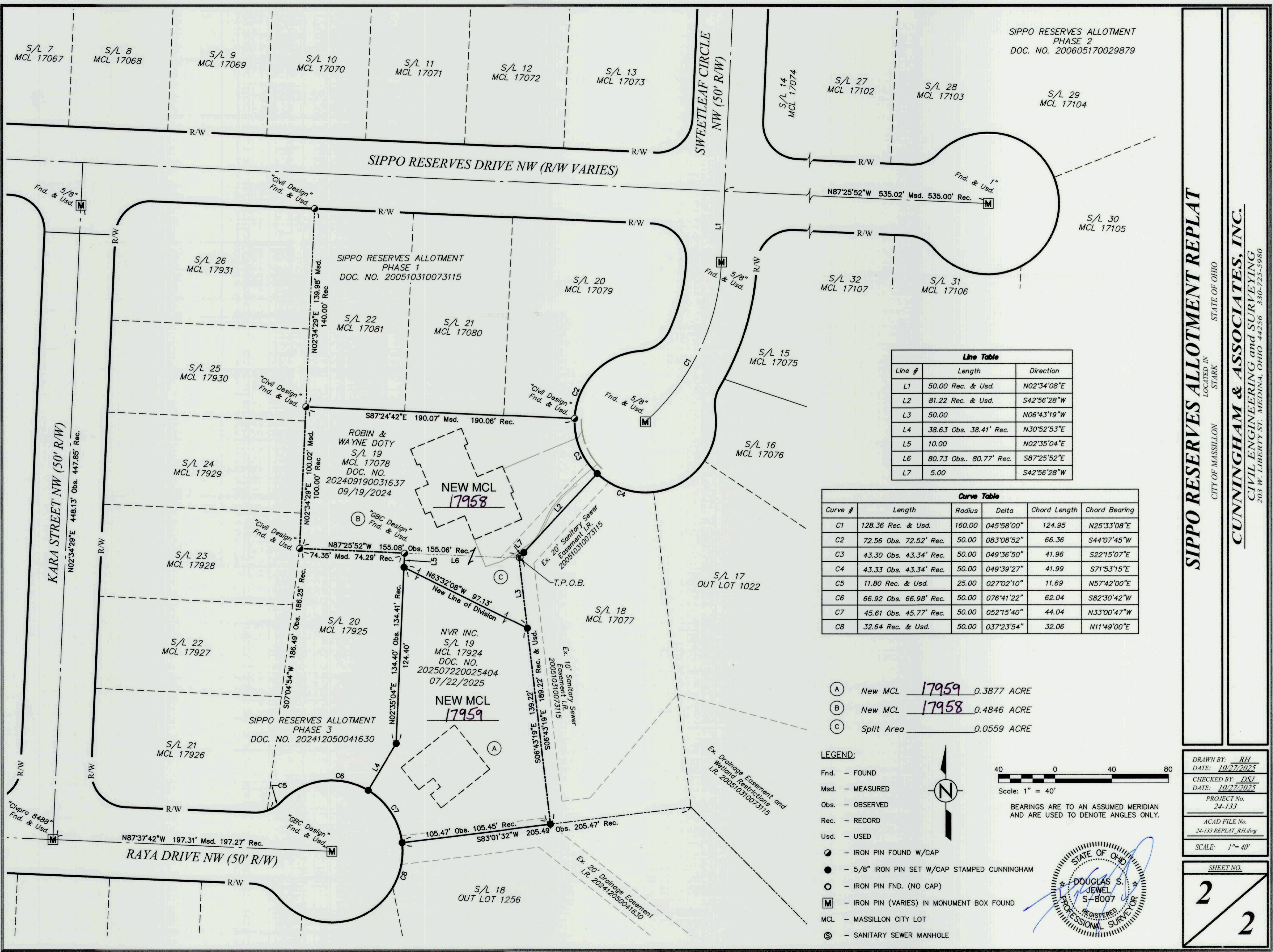
RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 20____

STARK COUNTY AUDITOR

RECEIVED AND RECORDED THIS _____ DAY OF _____, 20____
 AT _____ A.M./P.M.
 RECORDED IN PLAT DOCUMENT NO. _____

FEE \$ _____

STARK COUNTY RECORDER



SIPPO RESERVES ALLOTMENT
PHASE 2
DOC. NO. 200605170029879

SIPPO RESERVES ALLOTMENT
PHASE 1
DOC. NO. 200510310073115

ROBIN &
WAYNE DOTY
S/L 19
MCL 17078
DOC. NO.
202409190031637
09/19/2024

NVR INC.
S/L 19
MCL 17924
DOC. NO.
202507220025404
07/22/2025

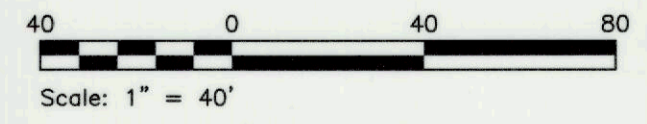
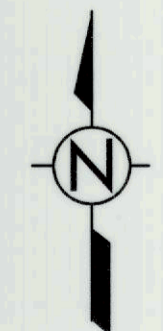
Line Table		
Line #	Length	Direction
L1	50.00 Rec. & Usd.	N02°34'08"E
L2	81.22 Rec. & Usd.	S42°56'28"W
L3	50.00	N06°43'19"W
L4	38.63 Obs. 38.41' Rec.	N30°52'53"E
L5	10.00	N02°35'04"E
L6	80.73 Obs. 80.77' Rec.	S87°25'52"E
L7	5.00	S42°56'28"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.36 Rec. & Usd.	160.00	045°58'00"	124.95	N25°33'08"E
C2	72.56 Obs. 72.52' Rec.	50.00	083°08'52"	66.36	S44°07'45"W
C3	43.30 Obs. 43.34' Rec.	50.00	049°36'50"	41.96	S22°15'07"E
C4	43.33 Obs. 43.34' Rec.	50.00	049°39'27"	41.99	S71°53'15"E
C5	11.80 Rec. & Usd.	25.00	027°02'10"	11.69	N57°42'00"E
C6	66.92 Obs. 66.98' Rec.	50.00	076°41'22"	62.04	S82°30'42"W
C7	45.61 Obs. 45.77' Rec.	50.00	052°15'40"	44.04	N33°00'47"W
C8	32.64 Rec. & Usd.	50.00	037°23'54"	32.06	N11°49'00"E

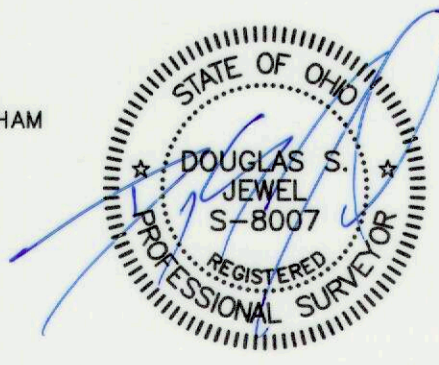
- (A) New MCL 17959 0.3877 ACRE
- (B) New MCL 17958 0.4846 ACRE
- (C) Split Area 0.0559 ACRE

LEGEND:

- Fnd. - FOUND
- Msd. - MEASURED
- Obs. - OBSERVED
- Rec. - RECORD
- Usd. - USED
- - IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP STAMPED CUNNINGHAM
- - IRON PIN FND. (NO CAP)
- Ⓜ - IRON PIN (VARIES) IN MONUMENT BOX FOUND
- MCL - MASSILLON CITY LOT
- Ⓢ - SANITARY SEWER MANHOLE



BEARINGS ARE TO AN ASSUMED MERIDIAN
AND ARE USED TO DENOTE ANGLES ONLY.



SIPPO RESERVES ALLOTMENT REPLAT

LOCATED IN
STARK
CITY OF MASSILLON
STATE OF OHIO
CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

DRAWN BY: RH
DATE: 10/27/2025
CHECKED BY: DSJ
DATE: 10/27/2025
PROJECT No.
24-133
ACAD FILE No.
24-133 REPLAT_RH.dwg
SCALE: 1" = 40'

SHEET NO.
2 / **2**

25 PS 10