

DEDICATION

I, THE UNDERSIGNED OWNER OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION DO HEREBY DECLARE THIS PLAT TO BE MY FREE ACT AND DEED, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE PUBLIC AND PRIVATE EASEMENTS SHOWN ON THIS PLAT.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF MASSILLON, STARK COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

OWNER

WITNESSES

BY:

PRINT NAME:

PRINT NAME:

PRINT NAME:

RAGAINS ENTERPRISES LLC,
an Indiana Limited Liability Company

STATE OF OHIO) COUNTY OF STARK) SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED PERSONS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, THAT THEY ARE AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF SAID ENTITY, AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID ENTITY. IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

EASEMENTS:

PUBLIC 20' SANITARY SEWER EASEMENT – OUTLOT No. 2

PUBLIC 20' STORM SEWER EASEMENT – OUTLOT No. 1

PRIVATE 10' STORM SEWER EASEMENT – LOT No.'s 3 & 4

VARIABLE WIDTH INGRESS/EGRESS EASEMENT – OUTLOT No. 1

I HEREBY CERTIFY THAT MCCOY ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF LELAND B. DILLWORTH HAS SURVEYED THE LAND AS SHOWN ON THIS PLAT, THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, THAT WE HAVE FOUND THE EXISTING MONUMENTS, THAT ALL PROPOSED PINS AND MONUMENTS SHOWN ON THIS PLAT, WILL BE SET, AND THAT THE LOT CONFORMS TO THE CITY OF MASSILLON ZONING RESOLUTION.

LELAND B. DILLWORTH – P.S. REG. NO. 7481

DATE

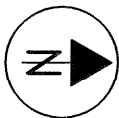
EASEMENT PLAT
AND
REPLAT
AND
VACATION

VACATION OF
PUBLIC STORM SEWER EASEMENT

REPLAT OF
ALL OF OUTLOT 1012
CITY OF MASSILLON
STARK COUNTY, OHIO



VICINITY MAP
NOT TO SCALE



Plan Prepared By:

Mccoy ASSOCIATES, INC.

CONSULTING ENGINEERS

388 S. MAIN STREET, SUITE 401
AKRON, OHIO 44311
(330) 564-9100

SUBDIVISION OF OUTLOT No. 1012:

OUTLOT No. 1	7.004 AC.
OUTLOT No. 2	1.285 AC.
LOT No. 3	0.413 AC.
LOT No. 4	0.384 AC.
TOTAL AREA: (OUTLOT No. 1012) PPN 06-18957	9.086 AC.

APPROVALS

ACCEPTED BY THE PLANNING COMMISSION OF MASSILLON, OHIO AT A MEETING HELD THE _____ DAY OF _____, 2006.

CHAIRMAN

CLERK

APPROVED BY THE MASSILLON CITY ENGINEER THIS _____ DAY OF _____, 2006 AND LOT NUMBERS ASSIGNED.

MASSILLON CITY ENGINEER

I HEREBY CERTIFY BASED ON DOCUMENTS SUBMITTED TO ME, THAT TO THE BEST OF MY KNOWLEDGE, NO ENCUMBERENCES EXIST ON ANY OF THE LANDS OFFERED FOR DEDICATION AS PUBLIC EASEMENTS THIS _____ DAY OF _____, 2006.

MASSILLON CITY LAW DIRECTOR

ACCEPTED BY THE COUNCIL OF THE MASSILLON BY ORDINANCE NO. _____ PASSED THIS _____ DAY OF _____, 2006.

PRESIDENT

CLERK OF COUNCIL

RECORDING

ENTERED FOR TRANSFER BY THE STARK COUNTY AUDITOR THIS _____ DAY OF _____, 2006.

STARK COUNTY AUDITOR

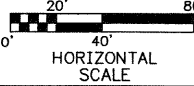
RECEIVED FOR RECORD BY THE STARK COUNTY RECORDER THIS _____ DAY OF _____, 2006, IN PLAT INSTRUMENT #_____.

STARK COUNTY RECORDER

AUDITOR'S STAMP

RECORDER'S STAMP

OWNER/DEVELOPER:
RAGAINS ENTERPRISES LLC,
an Indiana Limited Liability Company
300 PROFESSIONAL COURT
SUITE 200
NEWALBANY, IN 47150



JOB NO.
06037

DESIGNER
PKM
REVIEWER
LBD

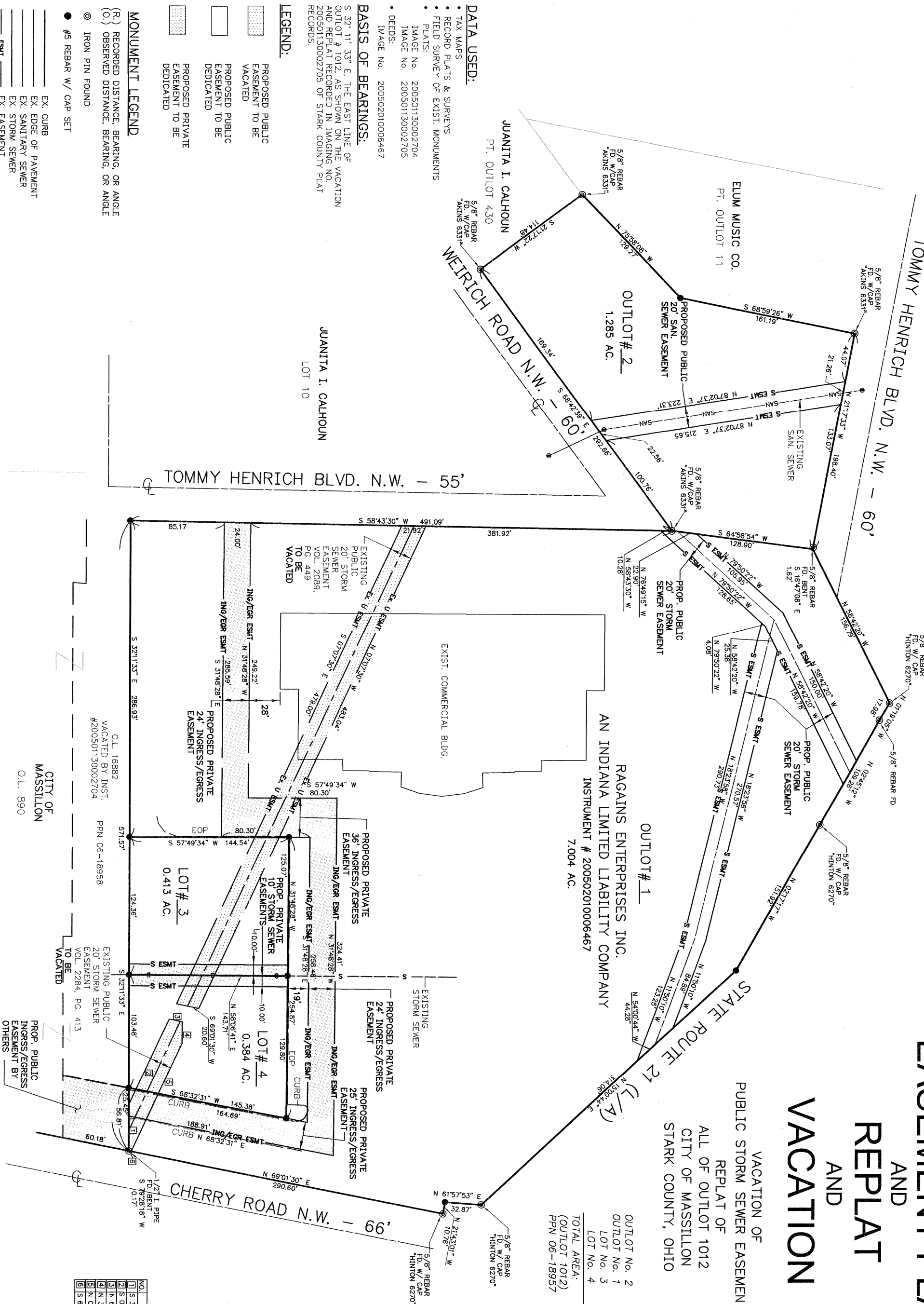
**EASEMENT PLAT AND REPLAT AND VACATION
OF OUTLOT 1012
RAGAINS ENTERPRISES LLC**

McCOY ASSOCIATES, INC.
CONSULTING ENGINEERS
388 S. MAIN ST., SUITE 401
AKRON, OHIO 44311
(330) 364-9100

**EASEMENT PLAT
AND
REPLAT
AND
VACATION**

**VACATION OF
PUBLIC STORM SEWER EASEMENT
REPLAT OF
ALL OF OUTLOT 1012
CITY OF MASSILLON
STARK COUNTY, OHIO**

OUTLOT No. 2	1.285 AC.
OUTLOT No. 1	7.004 AC.
LOT No. 3	0.413 AC.
LOT No. 4	0.384 AC.
TOTAL AREA: (OUTLOT 1012) PPN 06-18957	9.086 AC.



NO.	BRG.	DIST.
1	S 32°11'33" E	41.68'
2	S 07°07'30" E	86.19'
3	N 69°01'30" E	11.98'
4	N 32°11'33" W	19.75'
5	N 07°07'30" W	108.34'
6	S 69°01'30" W	2.41'

DATA USED:

- TAX MAPS
- RECORD PLATS & SURVEYS
- FIELD SURVEY OF EXIST. MONUMENTS
- PLATS:
 - IMAGE No. 200501130002704
 - IMAGE No. 200501130002705
- DEEDS:
 - IMAGE No. 200502010006467

BASIS OF BEARINGS:

S 32° 11' 33" E THE EAST LINE OF
OUTLOT # 1012, AS SHOWN ON THE VACATION
AND REPLAT RECORDED IN IMAGING NO.
200501130002705 OF STARK COUNTY PLAT
RECORDS.

LEGEND:

- PROPOSED PUBLIC EASEMENT TO BE VACATED
- PROPOSED PUBLIC EASEMENT TO BE DEDICATED
- PROPOSED PRIVATE EASEMENT TO BE DEDICATED

MONUMENT LEGEND

- (R) RECORDED DISTANCE, BEARING, OR ANGLE
- (O) OBSERVED DISTANCE, BEARING, OR ANGLE
- ◎ IRON PIN FOUND
- #5 REBAR W/ CAP SET
- EX. CURB
- EX. EDGE OF PAVEMENT
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. EASEMENT
- EX. RIGHT OF WAY