

**ROAD EASEMENTS GRANTOR**

- Amherst Park Shopping Center Inc.
- RE-1 0.01 A in O.L. 159 City of Massillon.
- RE-2 0.01 A in O.L. 159 City of Massillon.
- RE-3 0.23 A in W. 1/2 of Sec. 5, Perry Twp.
- RE-4 0.14 A in W. 1/2 of Sec. 5, Perry Twp.
- RE-5 0.05 A in W. 1/2 of Sec. 5, Perry Twp.

**GRANTOR**

- Chester P. & Mildred A. Keuper
- RE-6 0.11 A in W. 1/2 of Sec. 5, Perry Twp.
- RE-7 0.10 A in W. 1/2 of Sec. 5, Perry Twp.
- RE-8 0.08 A in W. 1/2 of Sec. 5, Perry Twp.
- RE-9 0.17 A in Lot 10936 City of Massillon, First Parcel.
- GE-1 0.20 A in W. 1/2 of Sec. 5 Perry Twp.
- GE-2 0.17 A in O.L. 159 City of Massillon.
- GE-3 0.18 A in O.L. 159 City of Massillon.

**UTILITY EASEMENT**

- RUE 0.07 A in W. 1/2 of Sec. 5 Perry Twp. - Second Parcel

**AMHERST ROAD N. E. 60'**

**Note:-**  
 RE - Reservation of Road Easement.  
 GE - Grant of Road Easement.  
 RUE - Reservation of Utility Easement.

PART WEST HALF OF SECTION 5, TION, R9W.  
 PERRY TOWNSHIP  
 PARTS OF OUT LOT 159 & AMHERST PARK SUBDIVISION NO. 1.  
 CITY OF MASSILLON  
 STARK COUNTY  
 OHIO

PROPERTY MAP  
 SHOWING AREA CONVEYED BY  
**AMHERST PARK SHOPPING CENTER INC.  
 & CHESTER P. & MILDRED A. KEUPER**  
 TO

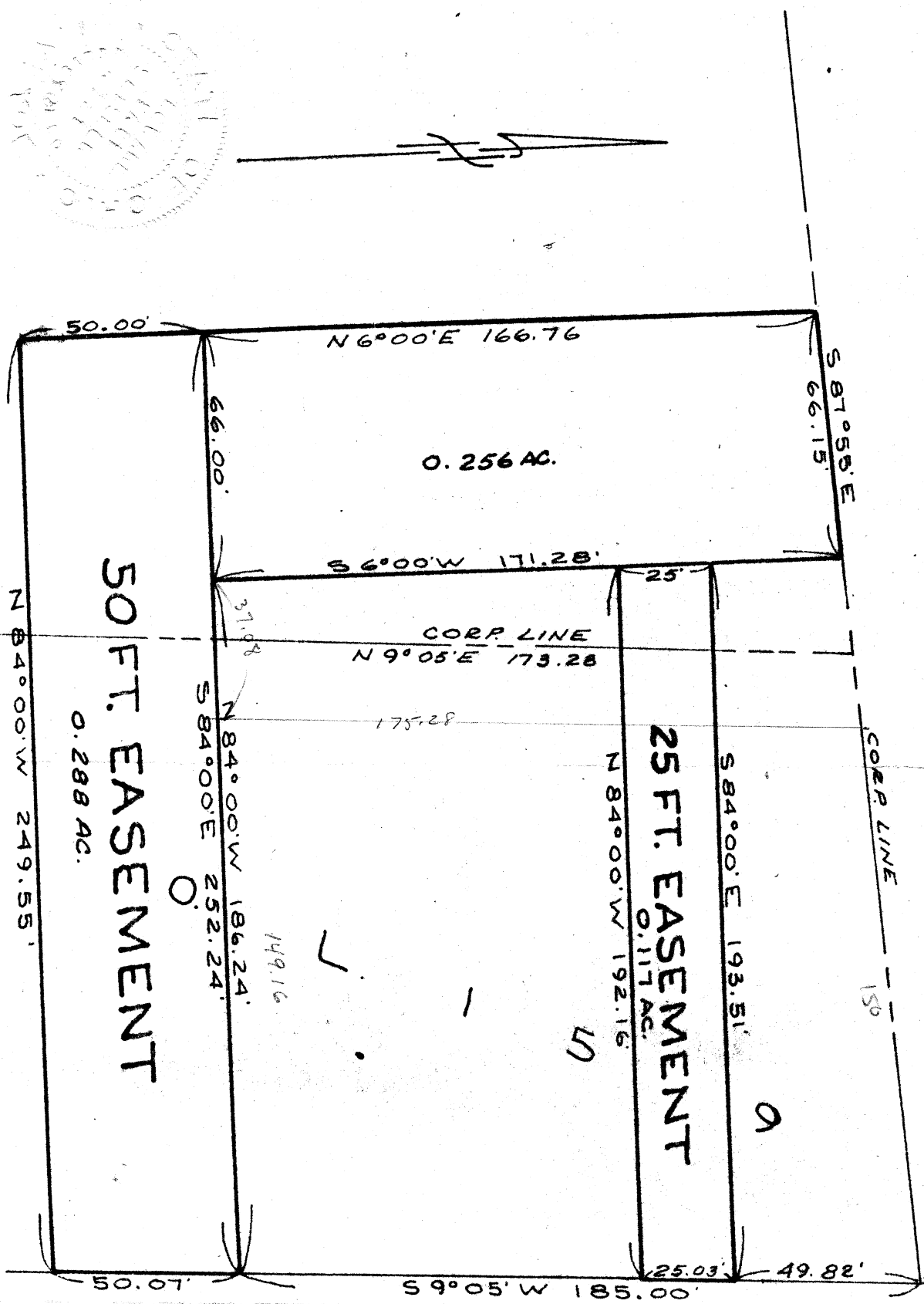
Scale: 1 inch = 100 Feet  
 Dr. By: M. J. ater April 20, 1972

**PLOT PLAN**  
 FOR C. KEUPER  
 PART O.L. 159 CITY OF MASSILLON  
 PART N.W. OR. SEC. 5 PERRY TWP  
 STARK COUNTY, OHIO

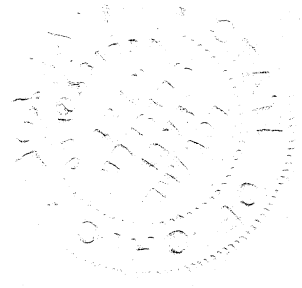
SCALE: 1" = 40'

HOWARD P. SHISLER  
REG. ENGR. & SURVEYOR

MAY 1964

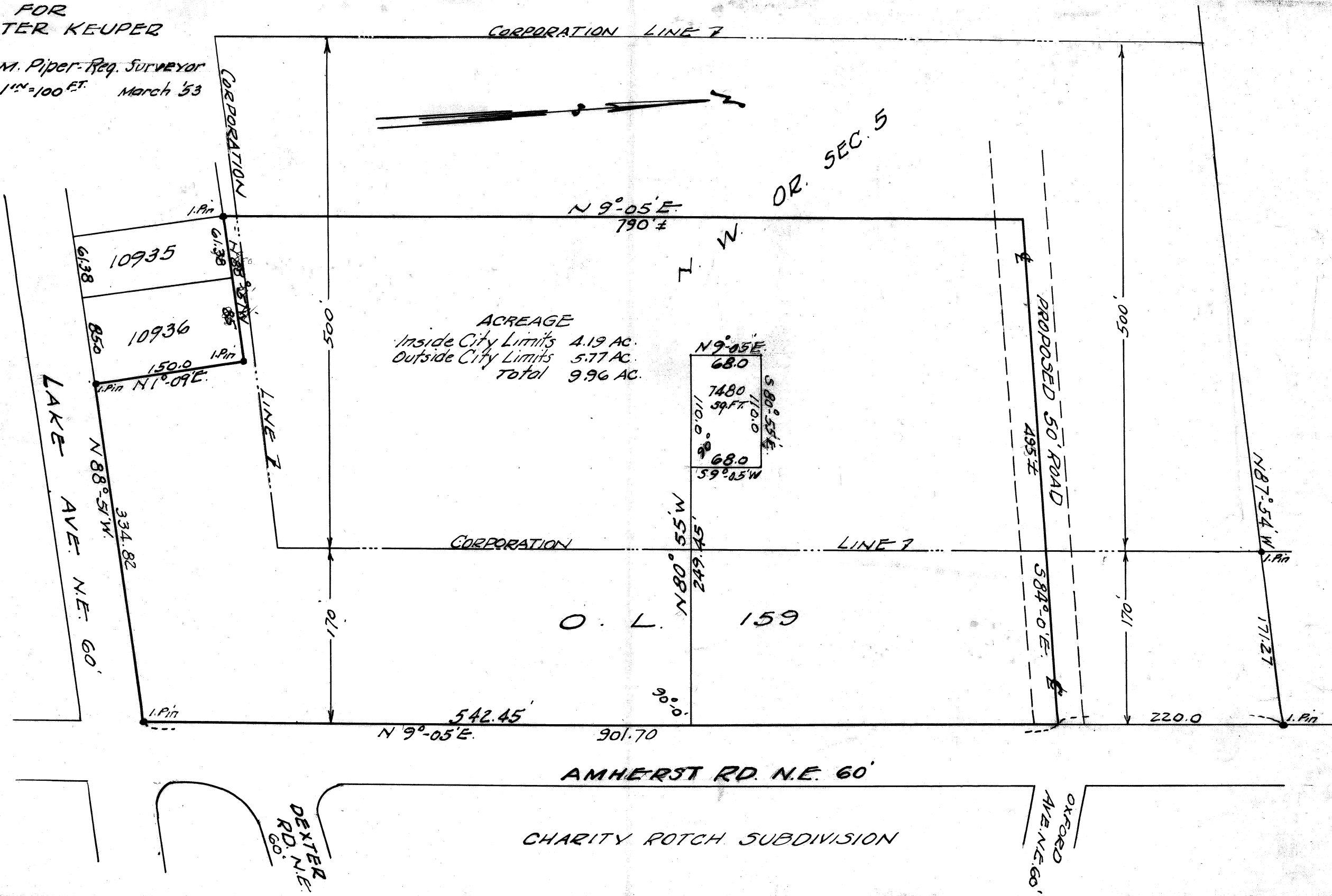


**AMHERST RD. 60'**



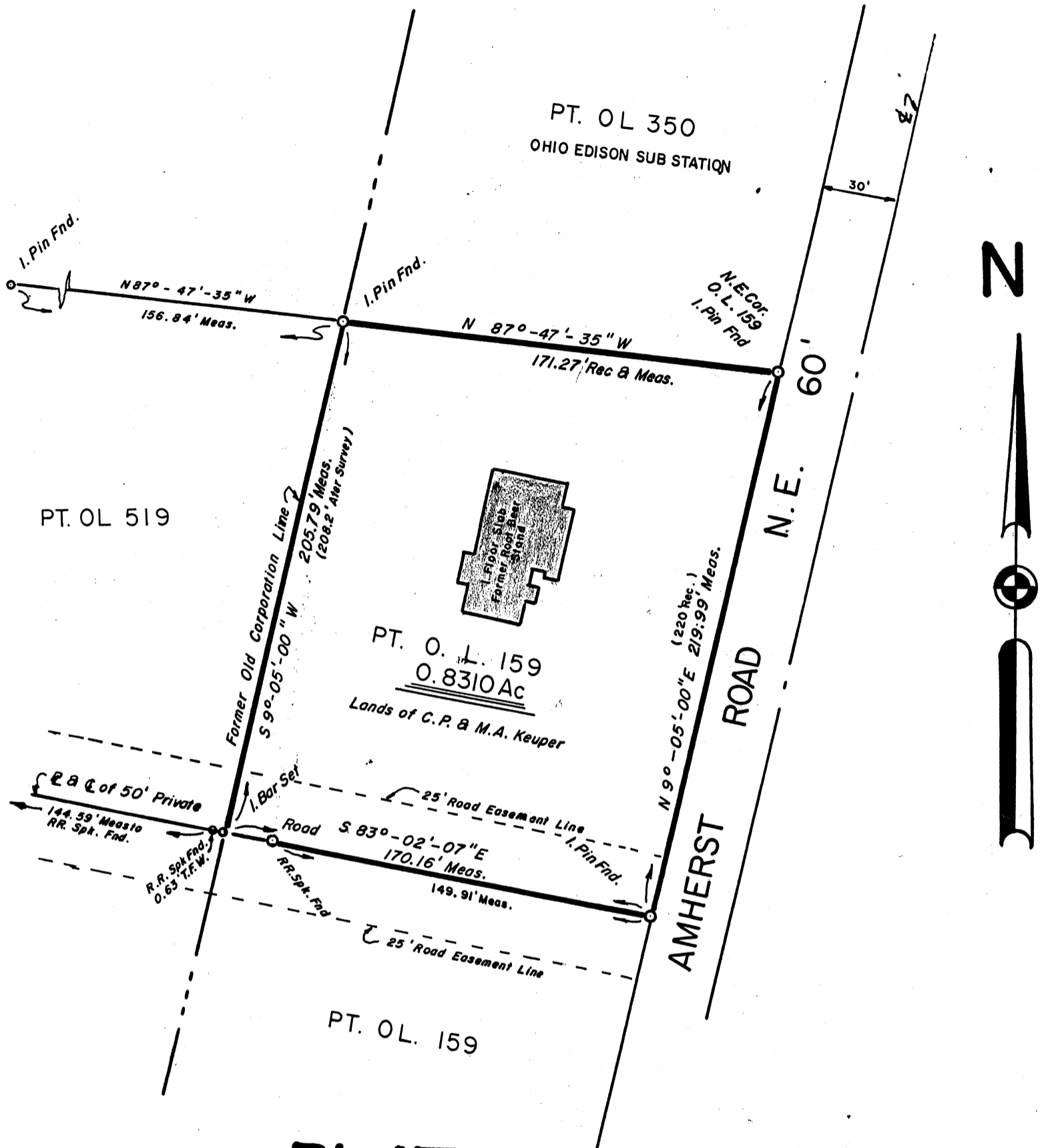
FOR  
CHESTER KEUPER

BY: H.M. Piper - Reg. Surveyor  
Scale: 1" = 100 FT. March '53



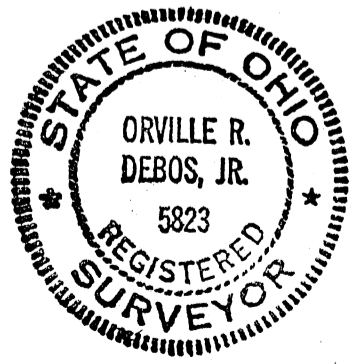
1012

265



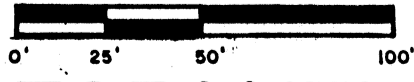
# PLAT OF SURVEY

Being Part of Out Lot 159 in the City of Massillon, County of Stark, Ohio.



Basis of Bearing taken from Deed Vol. 38, Pg 288  
 Surveys of Ater, Piper, & Wagoner of W. Line  
 Amherst Rd. =  $N 9^{\circ} - 05' E$

SCALE: 1" = 50'



**FOR: KEUPER**

DATE: SEPT. 3, 1991

*Orville R. DeBos, Jr.*  
 Orville R. DeBos, Jr.  
 Reg Surveyor #5823



**ORVILLE R. DE BOS & ASSOCIATES**  
**REGISTERED PROFESSIONAL LAND SURVEYOR**

14137 ORRVILLE ST. N.W.  
 NORTH LAWRENCE, OHIO 44666



REGISTERED NO. 5823

PHONE 837-2678 & 832-9970

MORTGAGE LOAN SURVEYS

TOPOGRAPHIC SURVEYS

MAPPING

LOT SURVEYS

FARM SURVEYS

Sept. 17, 1991

DESCRIPTION OF A 0.8310 ACRE TRACT OF PART OF  
 OUT LOT #159 IN THE CITY OF MASSILLON, OHIO  
 FOR: KEUPER

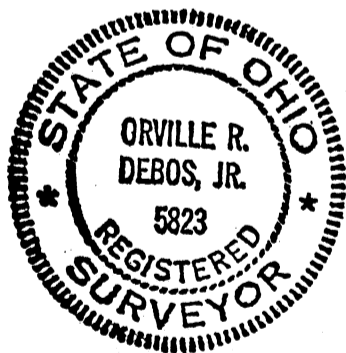
Known as, and being a part of Out Lot #159, in the City of Massillon, County of Stark, Ohio. According to the present numbering of Out Lots in the said City, and being more fully described as follows:

Beginning at an iron pin found, marking the Northeast Corner of the said Out Lot, and being the true place of beginning of the tract herein described; thence N 87°- 47'- 35" W, and along the north line of the said Out Lot a distance of 171.27' to an iron pin found, marking the Northwest corner of the said Out Lot and being on the former Corporation Line of the said City; thence S 9°- 05'- 00" W, and along the west line of the said Out Lot and with the said former Corporation Line, a distance of 205.79' to an iron bar set on the center line of a 50 foot private roadway; thence S 83°- 02'- 27"E and along the said center line of the said private roadway, for a distance of 170.17' to an iron pin found on the west line of Amherst Road N.E., ( a 60 foot public road); thence N 9°- 05'- 00" E, and along the said west line of said Amherst Road N.E., for a distance of 219.99', to the true place of beginning. Containing 0.8310 acre of land more or less, and reserving 25' off the entire south said of the above described for roadway easement, and subject to all legal highways, easements, and agreements of previous record.

The Basis of Bearing taken from Deed Volume 38, page 228 of the Stark County Deed of Records, and surveys of M. J. Ater, H. M. Piper, and R. F. Wagoner, and using the said west line of said Amherst Road, as N 9°- 05'-00"E.

Surveyed by

*Orville R. DeBos, Jr.*  
 Orville R. DeBos, Jr.  
 Reg. Surveyor #5823



**That** I, CARL OSER, married \_\_\_\_\_, the Grantor, who claim s title by or through instrument, recorded in Volume 2941, Page 287, County Recorder's Office, for the consideration of One Dollar and other valuable consideration Dollars (\$ 1.00 ) received to my full satisfaction of

-----CLOVER M. FRICKER-----

whose TAX MAILING ADDRESS will be 160 Lake Avenue, N. E. Massillon, Ohio the Grantee

**Give, Grant, Bargain, Sell and Convey** unto the said Grantee, his heirs and assigns, the following described premises, situated in the City of Massillon, County of Stark and State of Ohio:

Known as and being a part of Outlot No. 159 in the City of Massillon, Stark County, Ohio, according to the numbering of Lots in said City and being more fully described as follows:

Beginning at an iron pin at the intersection of the north line of Lake Ave., N.E. and the west line of Janice St., N.E.; thence northerly along the west line of Janice St., N.E. a distance of 90.0 feet to an iron pin and the true place of beginning of the parcel herein described; thence westerly parallel with the north line of Lake Ave., N.E. a distance of 53.5 feet to an iron pin; thence northerly parallel with the west line of Janice St., N.E. a distance of 50.0 feet to a point; thence easterly parallel with the north line of Lake Ave., N.E. a distance of 53.5 feet to a point and the west line of Janice St., N.E.; thence southerly along the west line of Janice St., N.E. a distance of 50.0 feet to the place of beginning containing 0.060 acre more or less.

Subject to the condition contained in a cancellation agreement by and between The East Ohio Gas Company and the Seth Hattery Estate, dated November 9, 1943, and recorded in Volume 13, page 580 of the Stark County Release Records, and also subject to the conditions and restrictions set forth in deed from Mildred A. Keuper to Howard H. Plaskett, dated June 13, 1953, and recorded in Volume 2168, Page 519, Stark County Deed Records.

AUG 24 1953

*[Handwritten signature]*

135.0  
60  
60

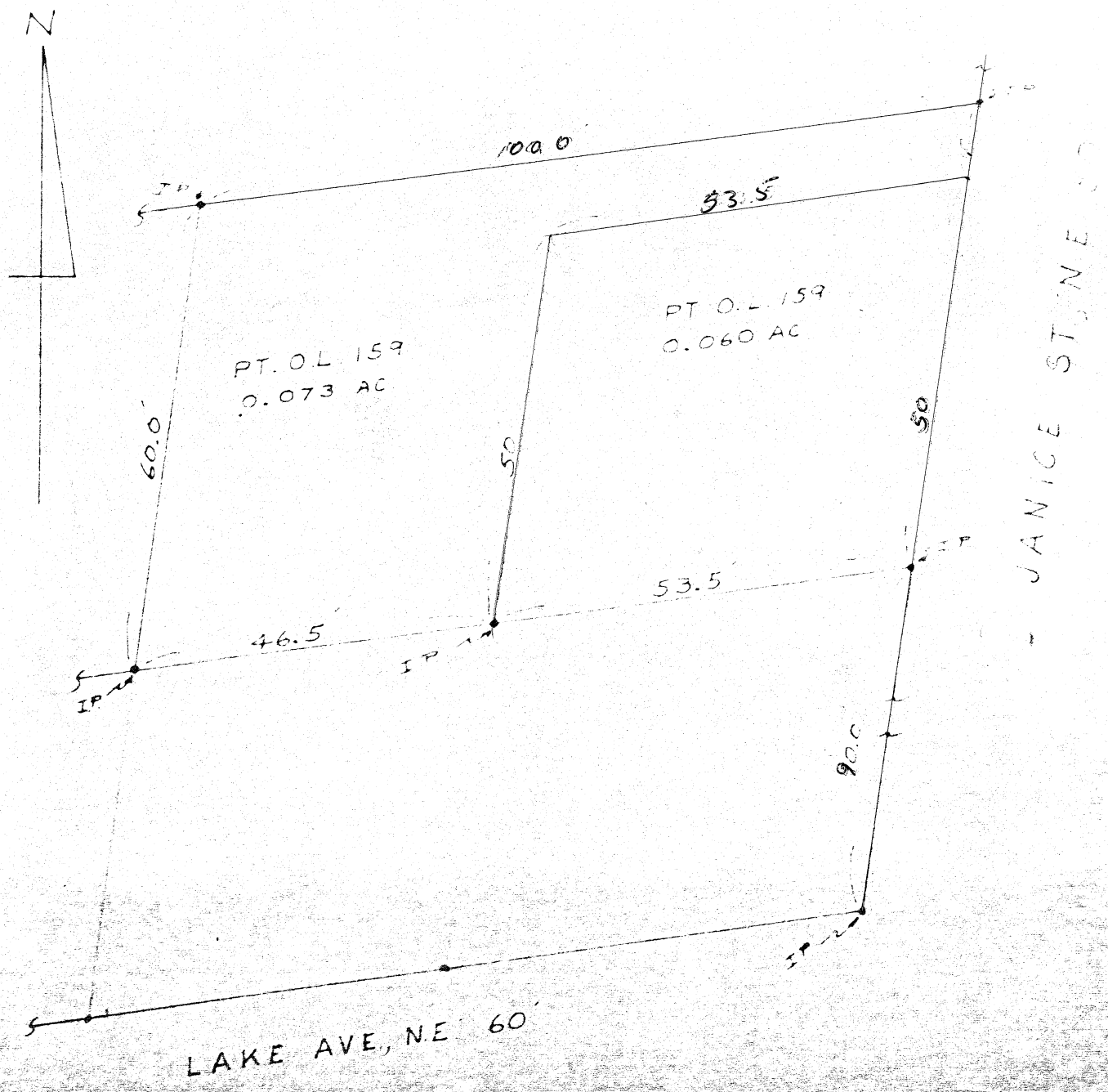
DRAWING OF PARTS OF OUTLOT NO. 159 - MASSILLON,  
STARK COUNTY, OHIO

FOR CARL OSER

BY RICHARD G HUNSINGER, NO. 5203 REG. SURVEYOR

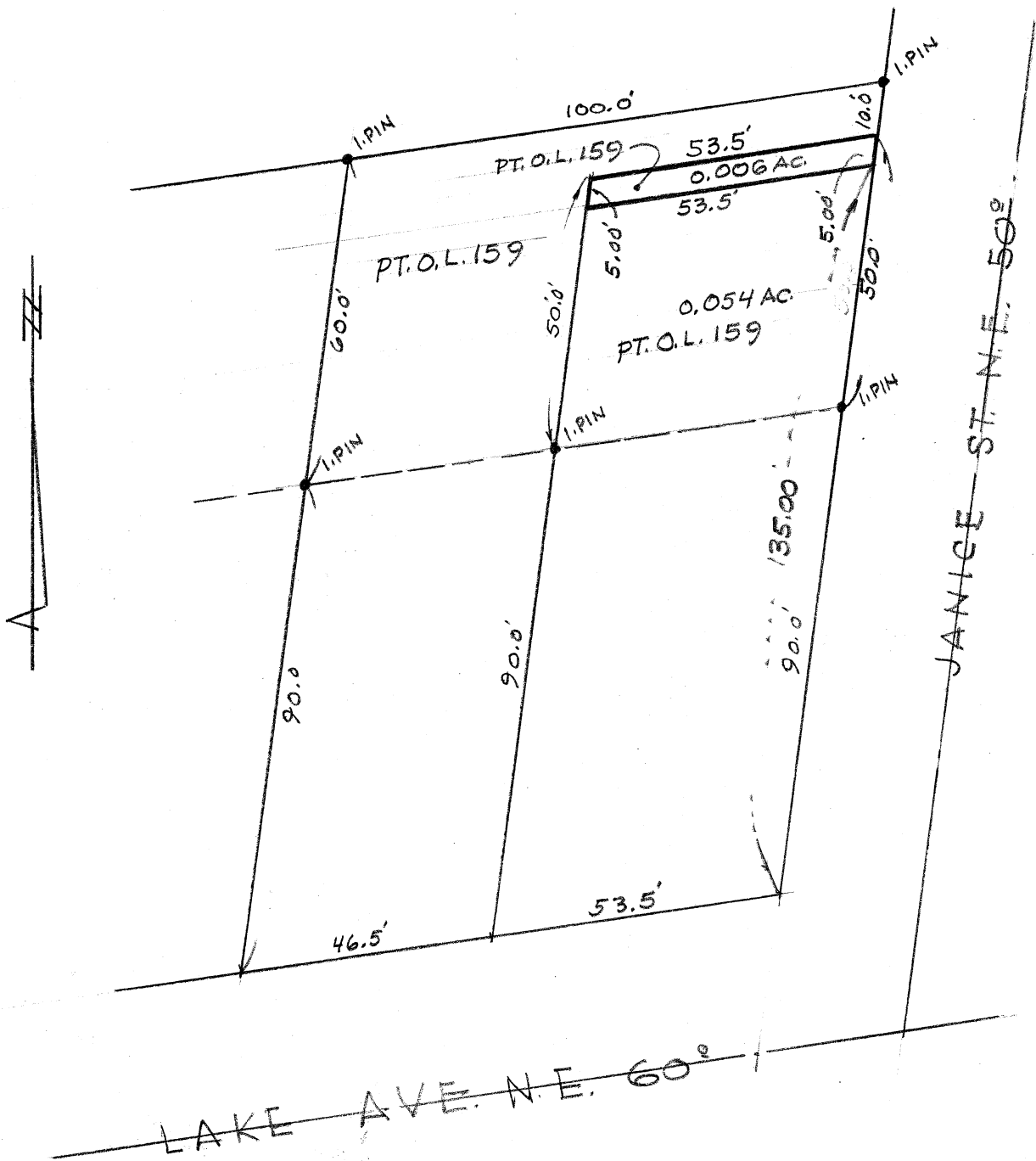
DATE AUGUST 27, 1965

SCALE 1" = 30'



REFERENCE  
SURVEY BY R. H. HUNSINGER, NO. 3685 REG. SURVEYOR  
JULY 18, 1964





# MAP OF PT. O. L. 159

JANICE ST., NO. OF LAKE AVE. N.E.

MASSILLON, STARK CO., OHIO

FOR CARL OSER

BY R.F. WAGONER, REG. SURVEYOR

SCALE 1"=30' MAR. 1977



DESCRIPTION

PART O.L. 159  
CITY OF MASSILLON

Carl Oser

Known as and being a part of O.L. 159 in the City of Massillon, Stark County, Ohio, according to the numbering of Lots in said City and being more fully described as follows:

Beginning at an iron pin at the intersection of the north line of Lake Ave., N.E. and the west line of Janice St., N.E.;


Thence northerly along the west line of Janice St., N.E., a distance of 135.00 feet to a point and the true place of beginning of the parcel herein described;

Thence westerly, parallel with the north line of Lake Ave., N.E., a distance of 53.5 feet to a point;

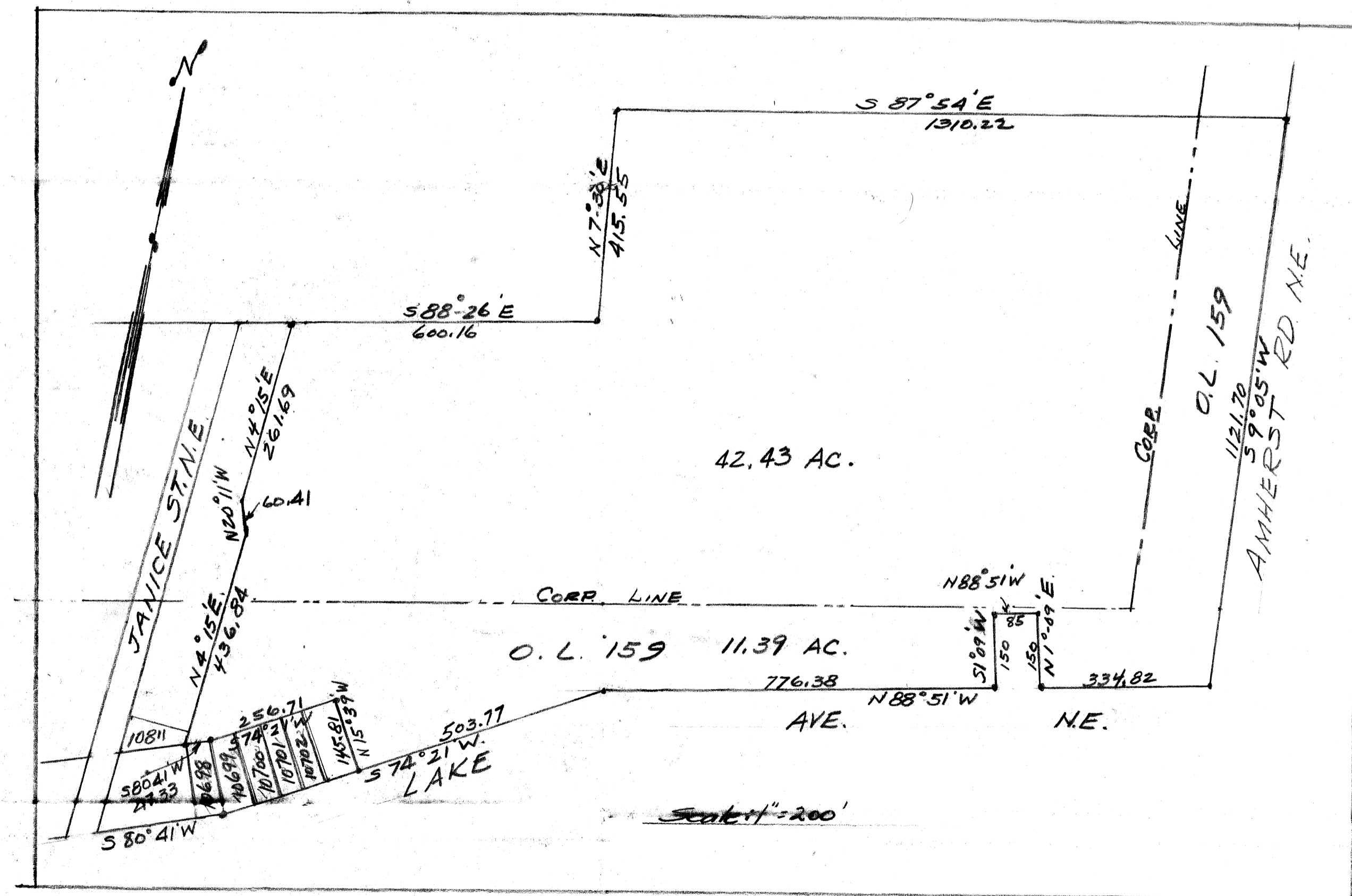
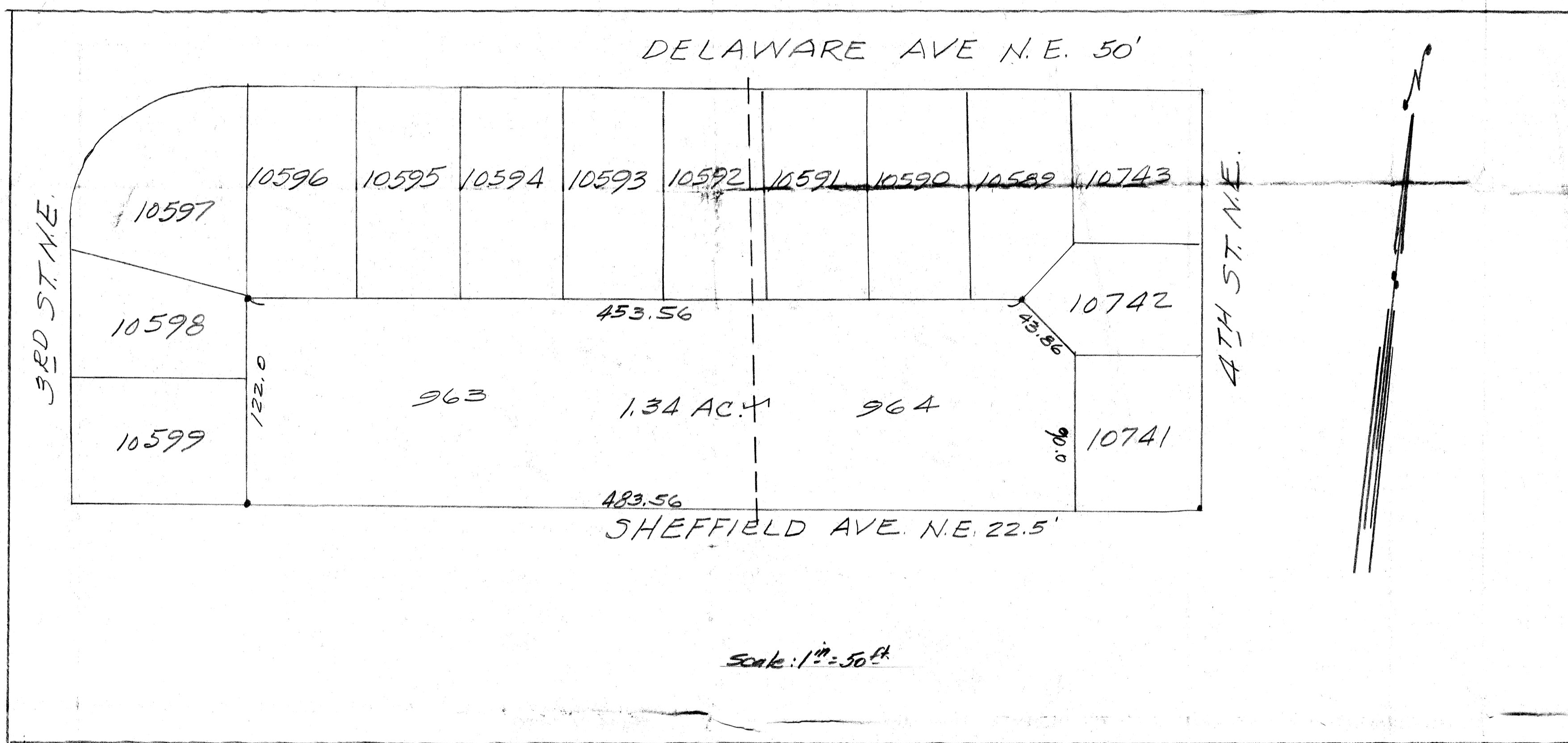
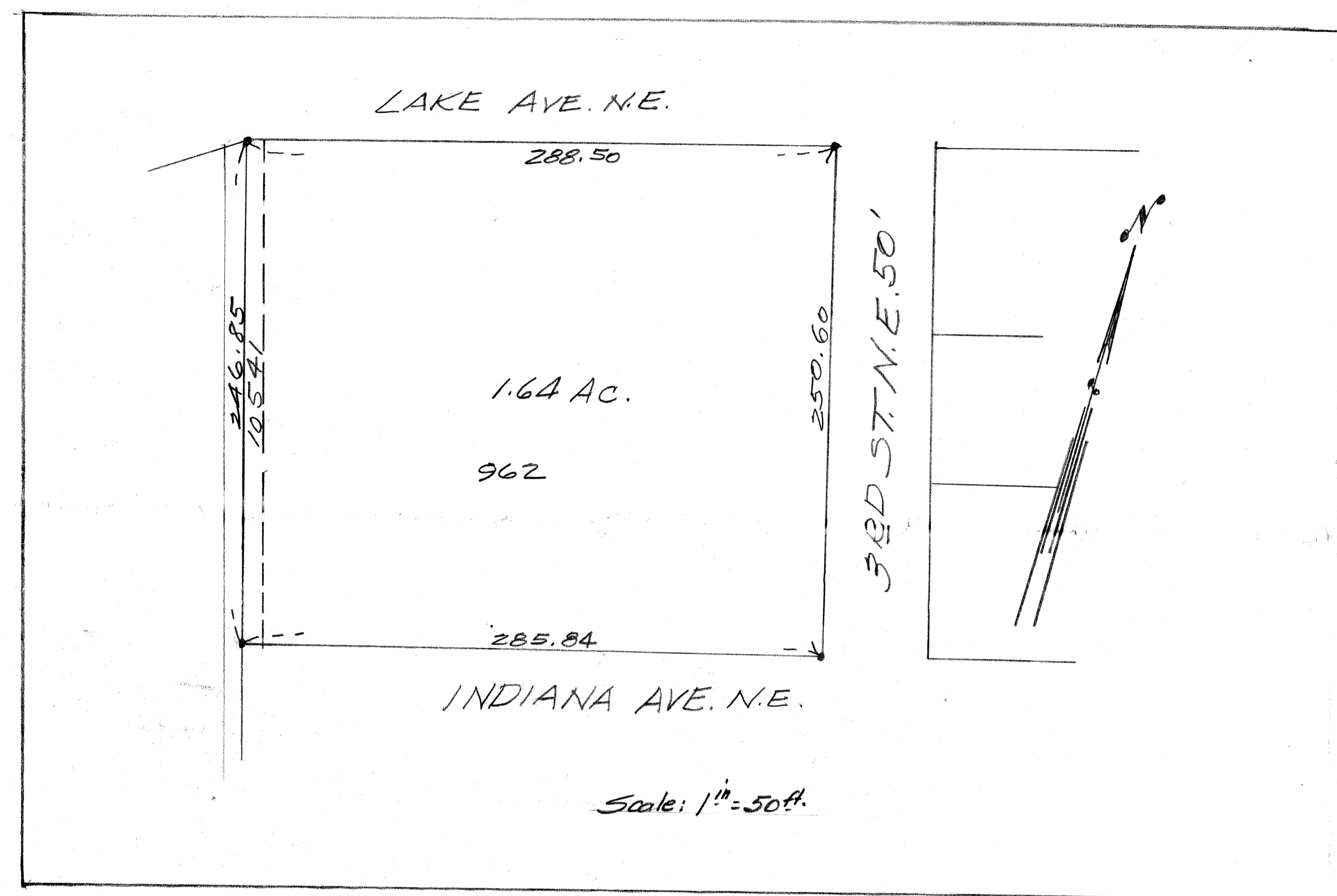
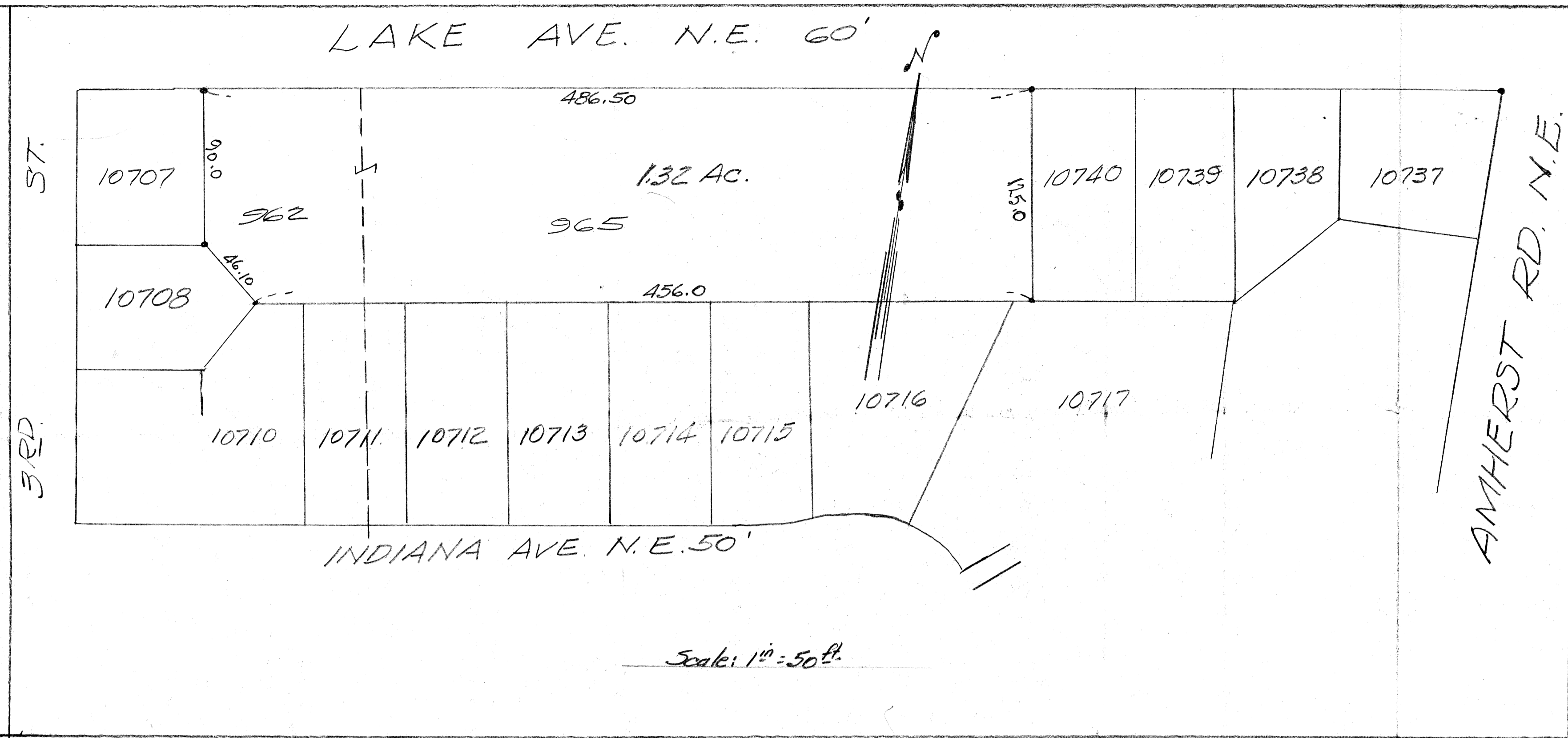
Thence northerly, parallel with the west line of Janice St., N.E., a distance of 5.00 feet to a point;

Thence easterly, parallel with the north line of Lake Ave., N.E., a distance of 53.5 feet to a point and the west line of Janice St., N.E.;

Thence southerly along the west line of Janice St., N.E., a distance of 5.00 feet to the true place of beginning, containing .006 acres, more or less.



STATE OF OHIO



# SURVEY OF PT. O.L. 159

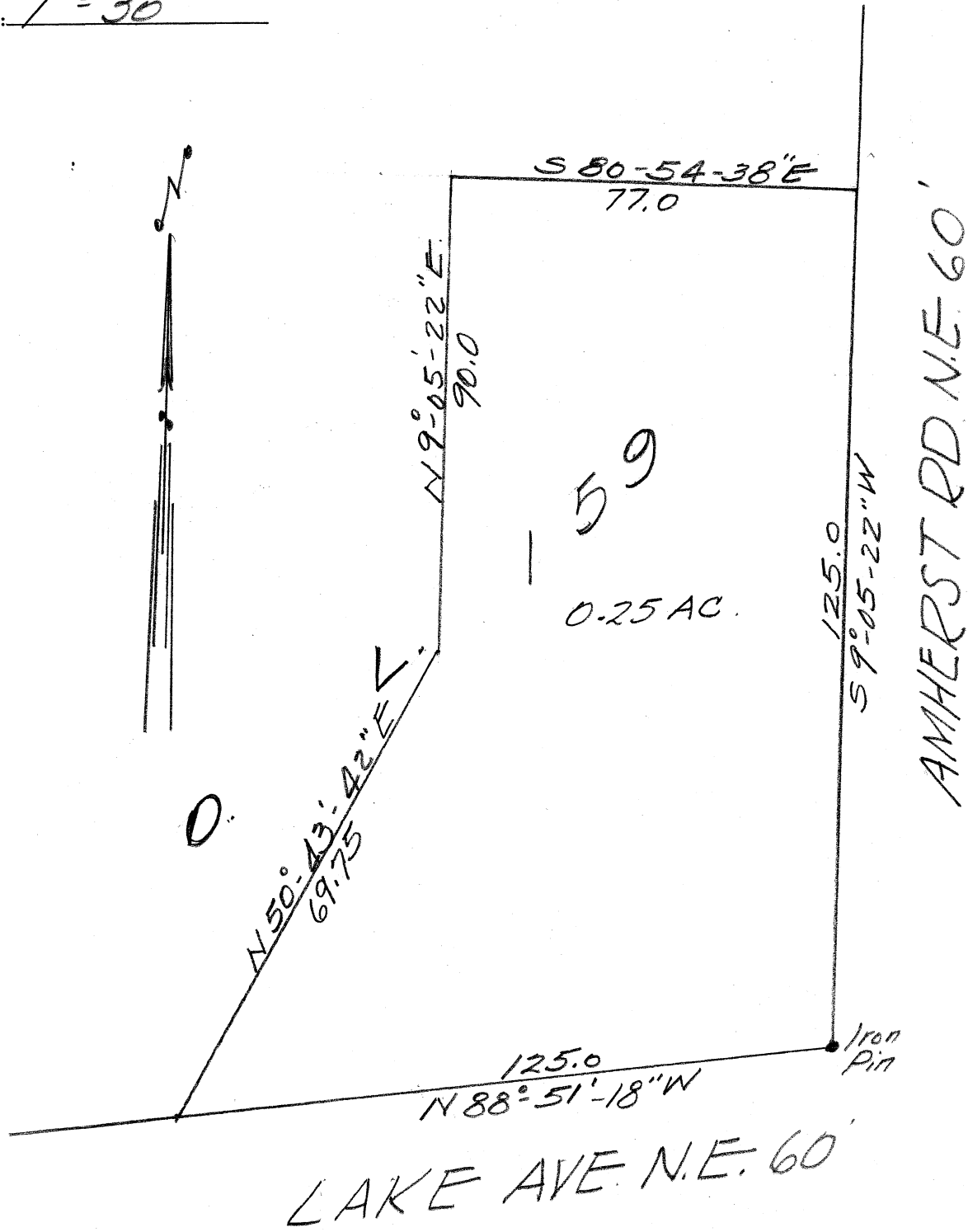
MASSILLON, STARK, OHIO

FOR Chester P. Keuper

DATE 5-28-54

BY H. M. PIPER - REGISTERED ENGINEER AND SURVEYOR

SCALE: 1" = 30'



CHET KEEPER

Known as and being a Pt. of O.L. 159 in the City of Massillon, Ohio, according to the present numbering of Lots in said City and being more fully described as follows:

Beginning at the true place of beginning of the parcel here-in conveyed, said point being an iron pin at the intersection of the north line of Lake Ave. N. E. and the west line of Amherst Rd. N. E.; thence N  $88^{\circ}-51'-18''$  W along the north line of Lake Ave. N. E. 125.0 feet to a point; thence N  $50^{\circ}-43'-42''$  E 69.75 feet to a point; thence N  $9^{\circ}-05'-22''$  E parallel to the west line of Amherst Rd. N. E. 90.0 feet to a point; thence S  $80^{\circ}-54'-38''$  E 77.0 feet to a point on the west line of Amherst Rd. N. E.; thence  $59^{\circ}-05'-22''$  W 125.0 feet along the west line of Amherst Rd. N. E. to the place of beginning containing 0.25 acres.

# SURVEY OF PT. O.L. 159 & PT. N.W. Qr. Sec. 5, Ferry Township

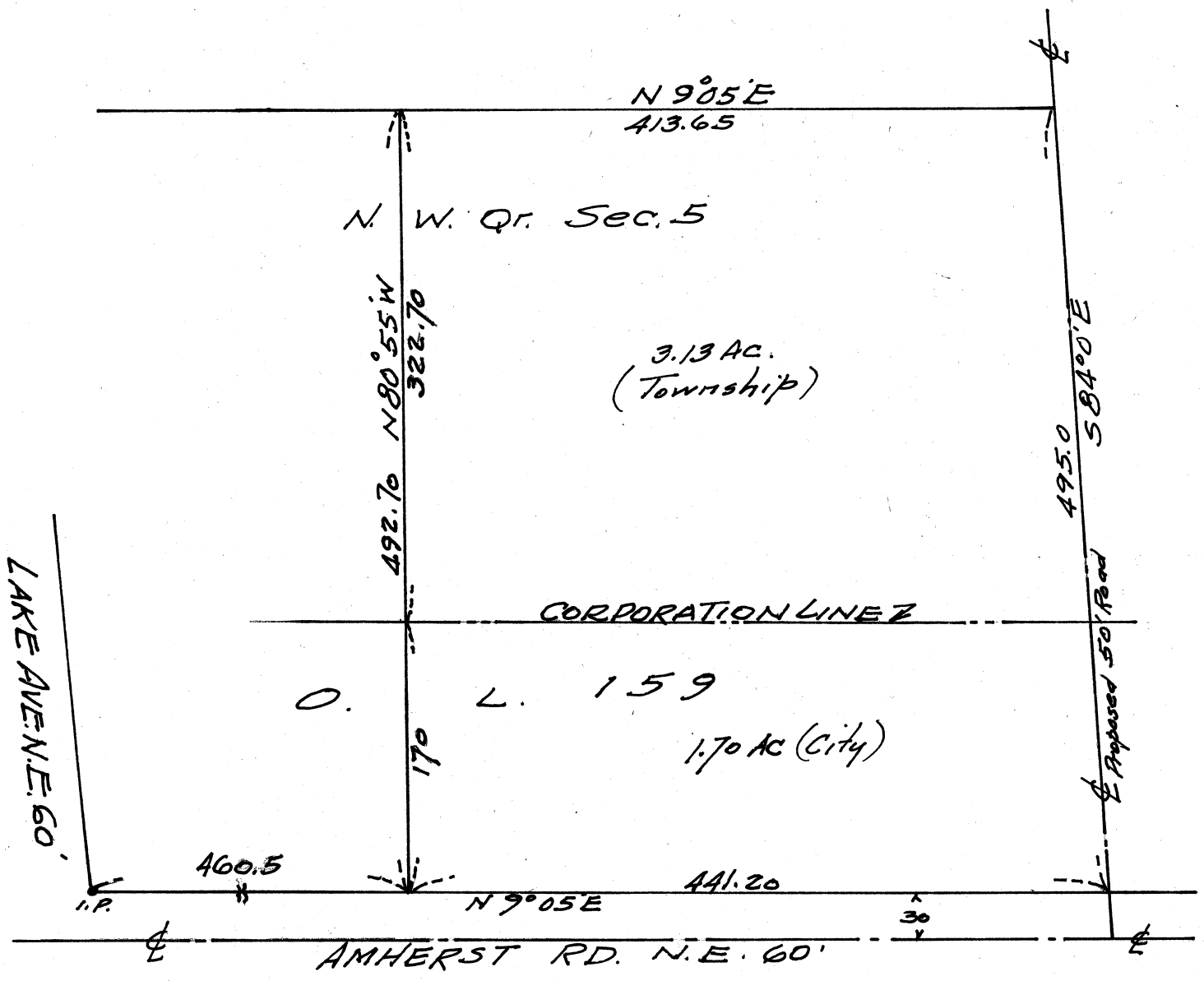
MASSILLON, STARK, OHIO

FOR Chester P. Keuper

DATE 2-14-37

BY H. M. PIPER - REGISTERED ENGINEER AND SURVEYOR

SCALE: 1" = 100'



DESCRIPTION FOR CHESTER KEUPER

Known as and being a Part of O. L. 159 in the City of Massillon, Ohio and a Part of the Northwest Quarter of Section 5 Perry Township, Stark County, Ohio, and being more fully described as follows:

Beginning at an iron pin at the intersection of the north line of Lake Ave. N. E. and the west line of Amherst Road N. E.; thence  $N9^{\circ}-05'E$  along the west line of Amherst Road N. E. 460.5 feet to the true place of beginning of the parcel here-in described; thence  $N80^{\circ}-55'W$  492.70 feet to a point; thence  $N9^{\circ}-05'E$  <sup>113.65 feet</sup> to the centerline of a proposed 50 feet Street; thence  $S84^{\circ}-0'E$  495.0 feet along the centerline of said proposed Street to the west line of Amherst Road N. E.; thence  $S9^{\circ}-05'W$  441.20 feet to the place of beginning containing 4.83 <sup>Acres</sup> of which 1.70 acres is a part of O. L. 159.

SURVEY OF PT. O. L. 159 & PT. N.W. Qr. Sec. 5 Perry TWP.

MASSILLON, STARK, OHIO

FOR Chester Keuper

DATE 3-20-54

BY H. M. PIPER - REGISTERED ENGINEER AND SURVEYOR

SCALE: 1" = 100'





DESCRIPTION OF EXISTING SHOPPING CENTER

for Chester Keuper

Known as and being a Pt. of O.L. 159 in the City of Massillon, Ohio, and a Pt. of the northwest quarter section 5, Perry Township, Stark County, Ohio, and being more fully described as follows:

Beginning at a point on the north line of Lake Ave. N. E. 125.0 feet west of the intersection of the north line of Lake Ave. N. E. and the west line of Amherst Rd. N. E., said point being the true place of beginning of the parcel here-in described; thence N 88° - 51' W west 209.82 feet to the southeast corner of Lot No. 10936; thence N 1° - 09' E 150.0 feet to the northeast corner of said Lot; thence N 88° - 51' W 146.38 feet to the northwest corner of Lot No. 10935; thence N 9° - 05' E 203.79 feet to a point; thence N 79° - 05' E 254.55 feet along the north edge of an existing brick structure to the northeast corner thereof; thence S 80° - 55' E 253.5 feet to a point on the west line of Amherst Rd. N. E.; thence S 9° - 05' W 211.0 feet along the west line of Amherst Rd. N. E. to a point; thence S 48° - 59' W 219.5 feet to the true place of beginning containing 3.63 acres of which 1.91 acres is a pt. of O.L. 159 and 1.72 acres a part of the northwest quarter of Section 5, Perry Township.

SURVEY OF PT. O.L. 159 & PT. N.W. 1/4 Sec. 5 Perry Twp.

MASSILLON, STARK, OHIO

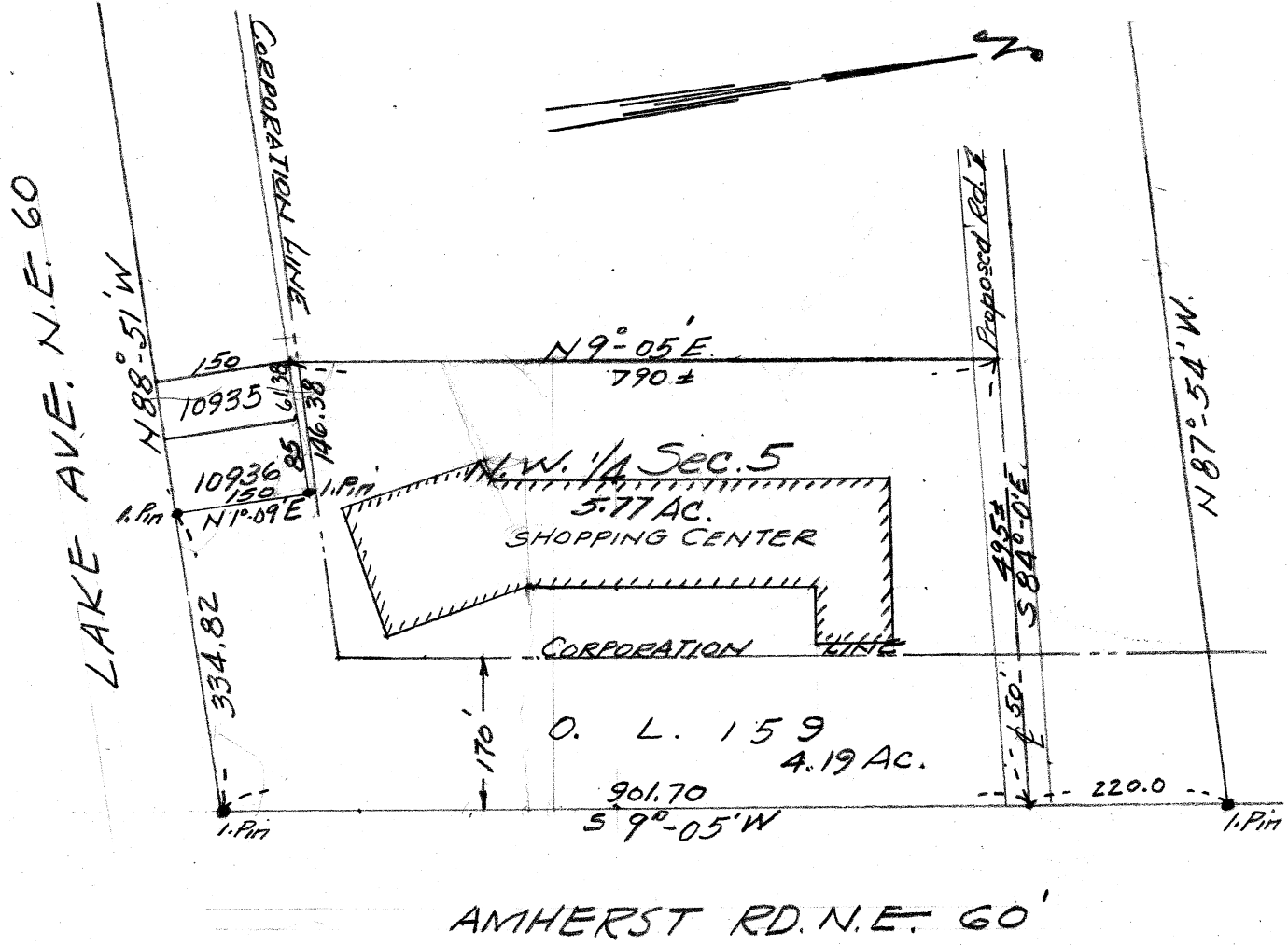
FOR Chester Keuper

DATE 2-11-'53

BY H. M. PIPER - REGISTERED ENGINEER AND SURVEYOR

SCALE: 1" = 200 FT.

12



SHOPPING CENTER DESCRIPTION

Known as and being a Pt. of O.L. 159 in the City of Massillon, Stark County, Ohio, and a Pt. of the northwest quarter section 5, Perry Twp., Stark County, Ohio and being more fully described as follows:

Beginning at an iron pin at the intersection of the north line of Lake Ave. N. E. and the west line of Amherst Rd. N. E., said point being the true place of beginning of the tract here-in conveyed; thence N  $88^{\circ}$  51' west along the north line of Lake Ave. N. E. 334.82 feet to the southeast corner of Lot No. 10936; thence N  $1^{\circ}$  - 09' E 150.0 feet to the northeast corner of Lot No. 10936; thence N  $88^{\circ}$  - 51' W 146.38 feet to the northwest corner of Lot No. 10935; thence N  $9^{\circ}$  - 05' E 790 feet more or less to the centerline of a proposed 50 foot street; thence S  $84^{\circ}$  - 0' E 495.0 feet more or less along the centerline of said proposed street to a point on the west line of Amherst Rd. N. E. 220.0 feet south of the northeast corner of O.L. 159; thence S  $9^{\circ}$  - 05' W 901.70 feet along the west line of Amherst Rd. N. E. to the place of beginning containing 9.96 Acres of which 4.19 Acres is a Pt. of O.L. 159 and 5.77 is a part of the northwest quarter section 5.

# SURVEY OF PT. O.L. 159 - FOR OHIO WATER SERVICE CO. EASEMENT

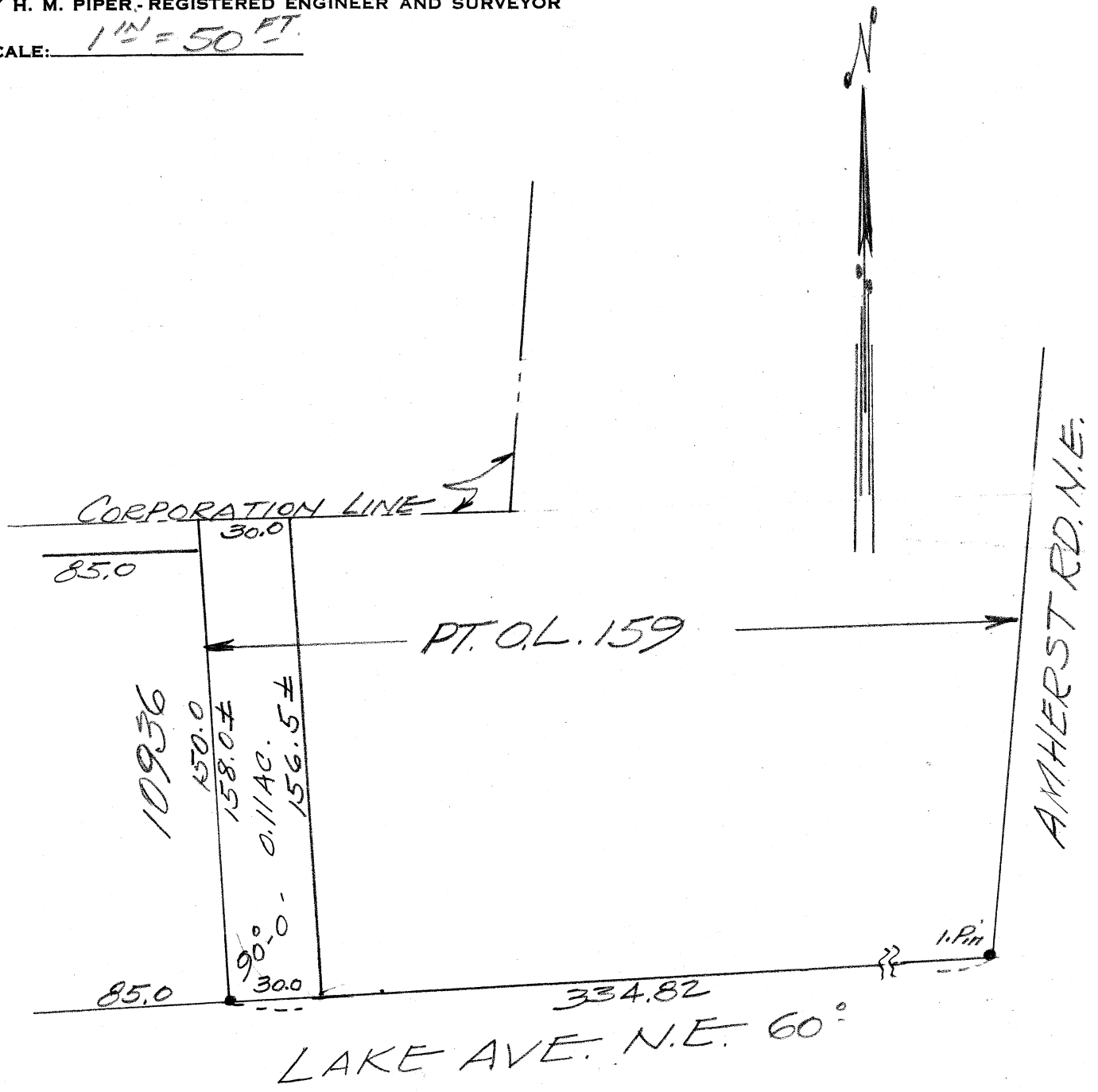
MASSILLON, STARK, OHIO

FOR Chester Keuper

DATE 8-11-53

BY H. M. PIPER - REGISTERED ENGINEER AND SURVEYOR

SCALE: 1" = 50 FT.

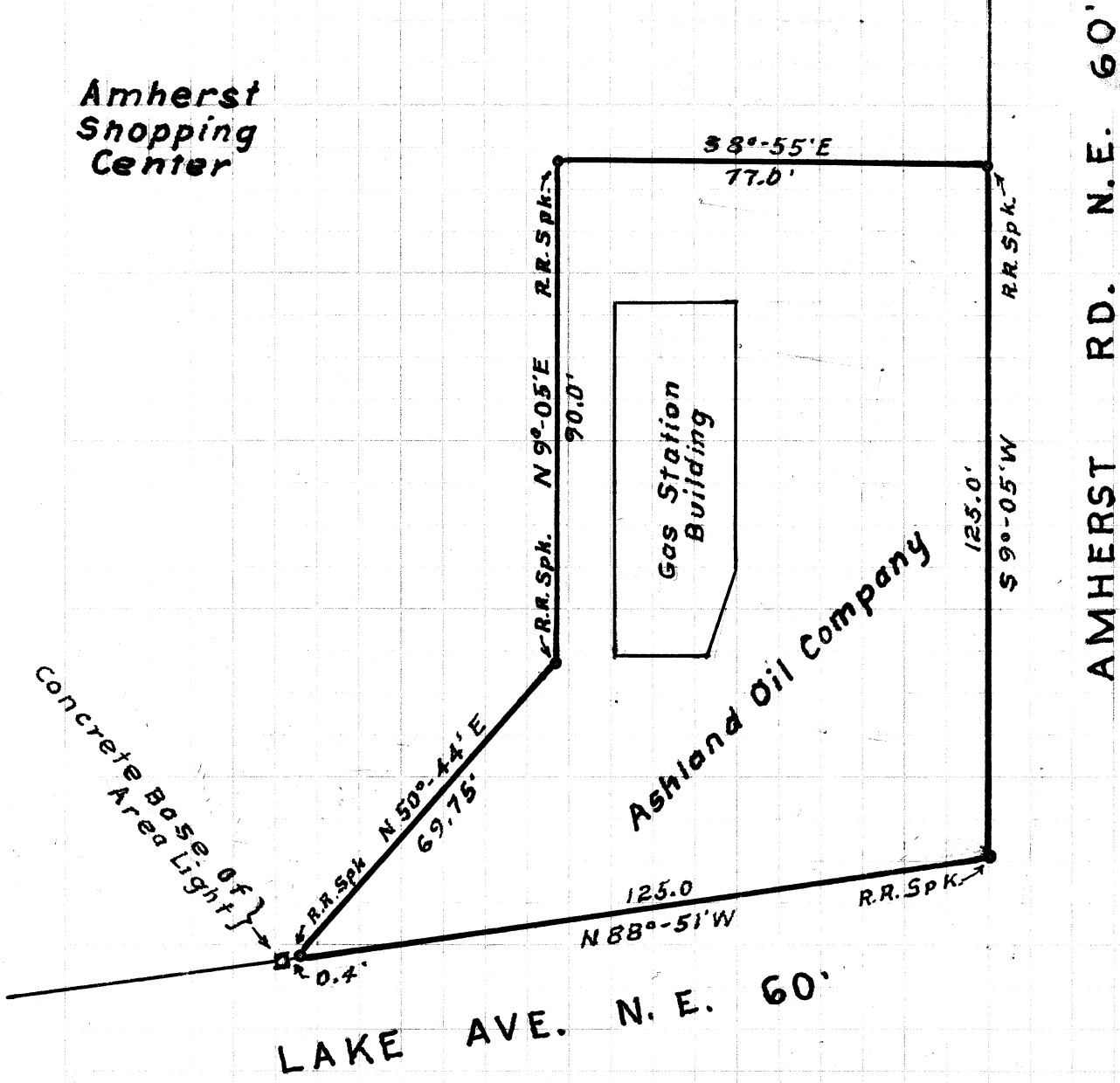


Pt. O.L. 159  
0.25 Acres



Note: Railroad spikes driven by Surveyor.

Amherst Shopping Center



Concrete Base of }  
Area Light }

Ashland Oil Company

Gas Station Building

LAKE AVE. N. E. 60'

AMHERST RD. N. E. 60'

Sketch of Ashland Oil Co. Property  
At Lake Ave. & Amherst Rd. N.E.  
Intersection in City of Massillon, O.  
Scale: 1 Inch = 30 Feet.  
Dr. By: M. J. Ater Aug. 21, 1980.

2101

SURVEY OF PT. O.L. 159 - Massillon & PT. N.W. QR. SEC. 5

MASSILLON, STARK, OHIO

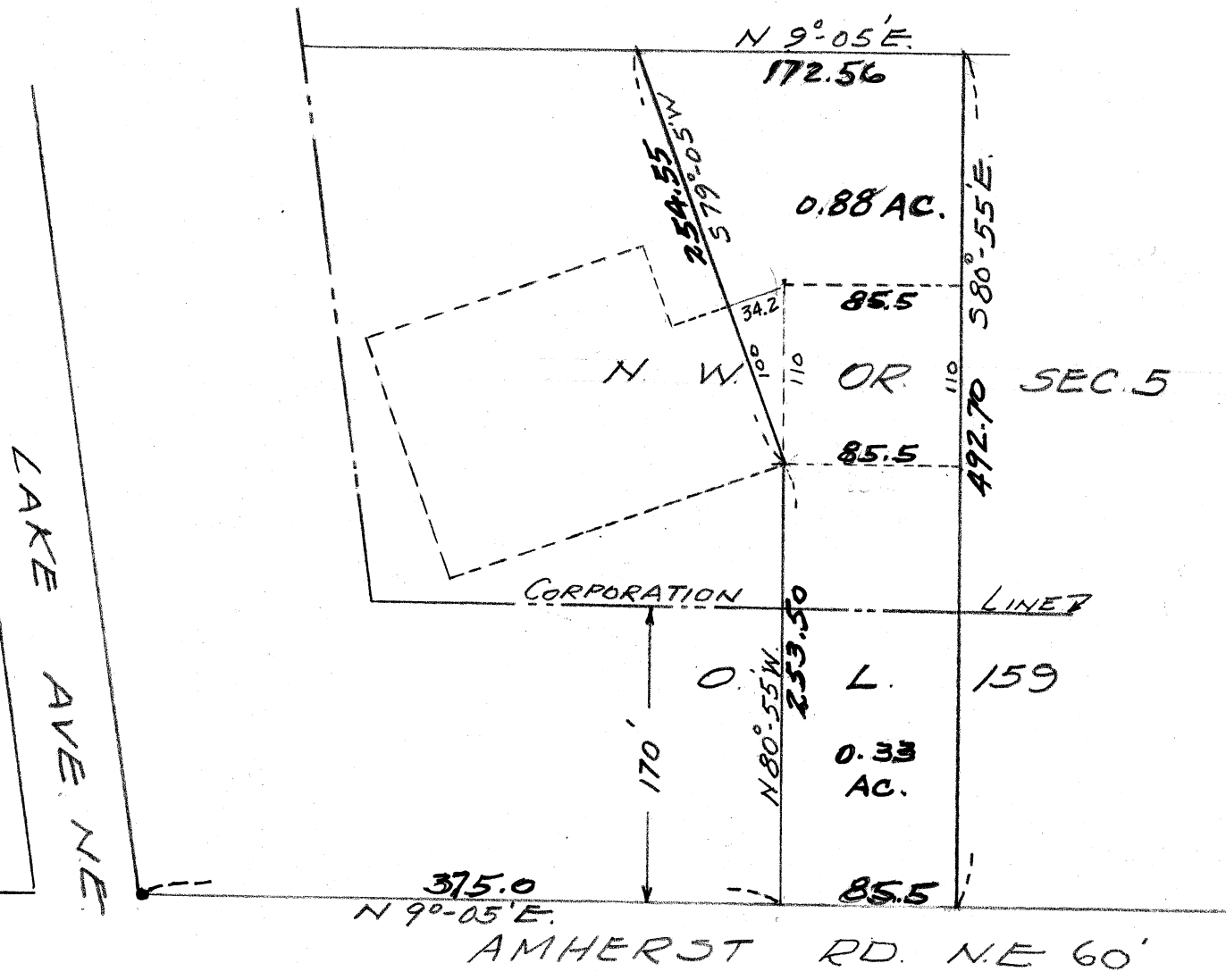
PERRY TWP. - Stark Co.

FOR Chester P Keuper

DATE 4-26-55

BY H. M. PIPER - REGISTERED ENGINEER AND SURVEYOR

SCALE: 1" = 100'



DESCRIPTION FOR CHESTER KEUPER

Known as and being a Pt. of O.L. 159 in the City of Massillon,  
Ohio, and a Pt. of the northwest Quarter Section 5, Perry Township,  
Stark County, Ohio, and being more fully described as follows:

Beginning at an iron pin at the intersection of the north line of  
Lake Ave. N. E. and the west line of Amherst Road N. E.; thence N 9°-05' E  
along the west line of Amherst Road 375.0 feet to the true place of  
beginning of the parcel here-in described; thence N 80°-55' W 253.5 feet  
to a point; thence S 79°-05' W 254.55 feet to a point; thence N 9°-05' E  
172.56 189.06' to a point; thence S 80°-55' E 492.70 feet to a point on the west  
line of Amherst Rd. N. E.; thence S 9°-05' W <sup>85.5</sup> ~~102.0~~ feet to the place of  
beginning containing <sup>1.21</sup> ~~1.40~~ acres of which <sup>0.33</sup> ~~0.40~~ acres is a Pt. of O.L. 159  
and <sup>0.88</sup> ~~1.0~~ acres is a pt. of North west Quarter Section 5.

100 ft  
200 ft



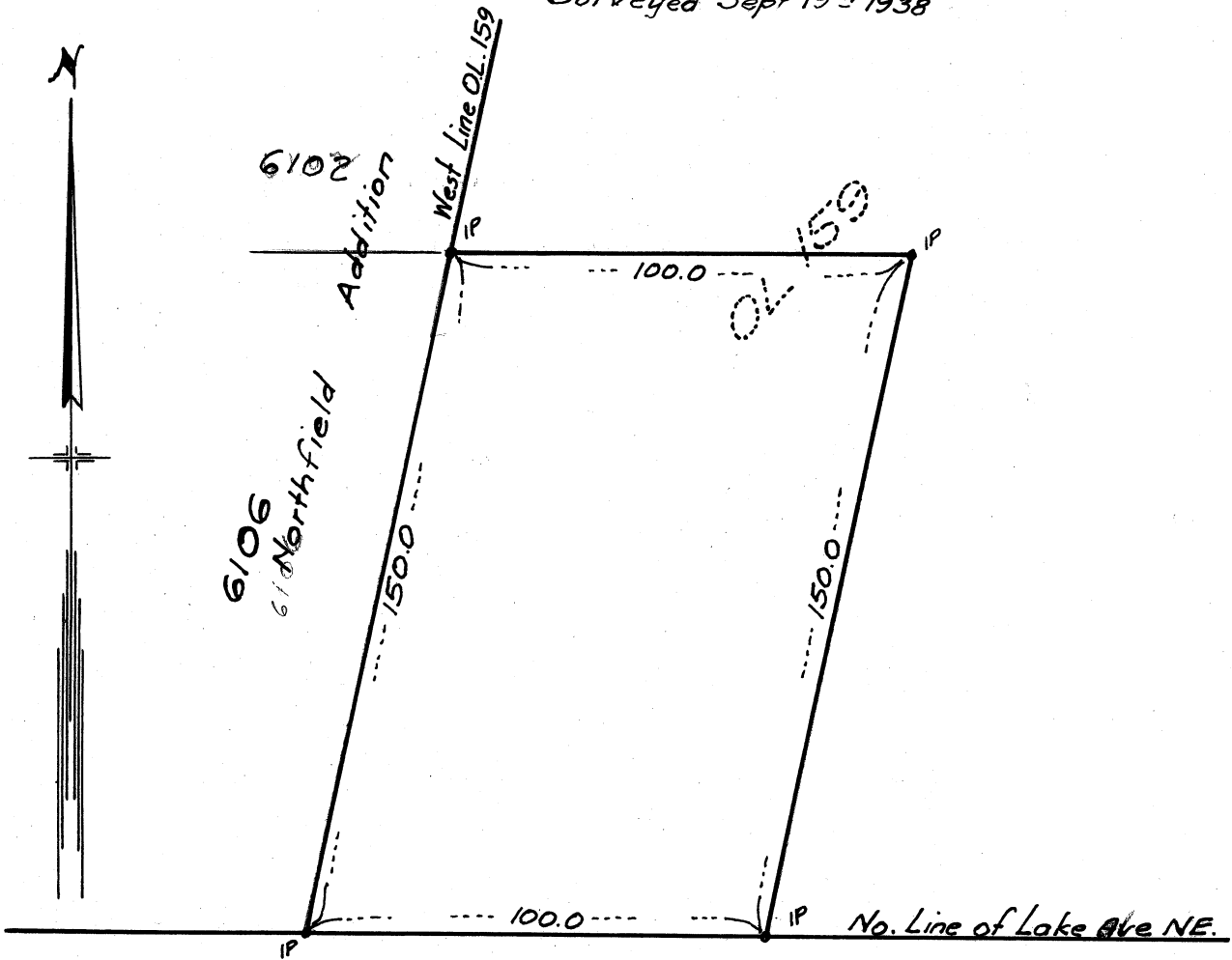
DESCRIPTION FOR CHESTER KEUPER

Known as and being a Pt. of O.L. 159 in the City of Massillon, Ohio, and a Part of the Northwest Quarter Section 5, Perry Township, Stark County, Ohio, and being more fully described as follows:

Beginning at an iron pin at the intersection of the north line of lake Ave. N. E. and the west line of Amherst Road N. E.; thence N  $9^{\circ}-05'$  E along the west line of Amherst Road 375.0 feet to the true place of beginning of the parcel here-in described; thence N  $80^{\circ}-55'$  W 253.5 feet to a point; thence S  $79^{\circ}-05'$  W 254.55 feet to a point; thence N  $9^{\circ}-05'$  E 172.56 feet to a point; thence S  $80^{\circ}-55'$  E 492.70 feet to a point on the west line of Amherst Road N. E. ; thence S  $9^{\circ}-05'$  W 85.5 feet to the place of beginning containing 1.21 acres, of which 0.33 acres is a Part of O.L. 159 and 0.88 acres is a Part of Northwest Quarter Section 5.

**RICE & WALLACE**  
REGISTERED CIVIL AND MINING ENGINEERS  
SURVEYORS

MASSILLON, OHIO  
Survey of Pt. of OL 159  
Surveyed Sept 19<sup>th</sup> 1938



**LAKE AVE NE 60°**

**DESCRIPTION**

That part of OL. #159 in that City of Massillon described as follows; Beginning at the Southwest Corner of Said OL. #159 also being on the North line of Lake Ave NE.; thence Northerly 150.0 feet along West line of said Outlot to an Iron Pin; thence Easterly parallel to North line of Lake Ave NE 100.0 feet to an Iron Pin; thence Southerly parallel to West line of said Outlot 150.0 feet to an Iron Pin on the North line of Lake Ave NE.; thence Westerly along North line of Lake Ave NE 100.0 feet to an Iron Pin at the Southwest corner of said Outlot also being the place of Beginning, containing 14710 square feet of land more or less.