

1018

~~Wit.~~ WE, EUGENE S. HOOPES, JR., aka E. S. HOOPES, JR. and NAN PAGE
HOOPES, husband and wife,

, the Grantors,

who claim title by or through instrument , recorded in Volume 3196, Page 522
County Recorder's Office, for the consideration of One Dollar and Other
Valuable Considerations-----Dollars (\$ 1.00 ovc)
received to our full satisfaction of

M. F. GERSTENSLAGER

the Grantee ,

whose TAX MAILING ADDRESS will be 806 Windsong Circle N. E.
Massillon, Ohio, 44646 do

~~Now 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:

AND KNOWN AS AND BEING a Part of Out Lots 59 and 379 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 a point on the east line of Section 8 in Perry Township 492.47
feet north of the southeast corner of said Section, said point
being the Southeast corner of O.L. 379; thence westerly along
the south line of O.L. 379, 129.50 feet to an iron pin and the
true place of beginning of the parcel herein conveyed; thence
continuing westerly along the south line of O.L. 379, 416.25
feet to the Southeast corner of parcel owned by John Kenny;
thence North 4° 0' East along the east line of John Kenny parcel
610.50 feet to the centerline of Oak Avenue S. E.; thence North
67° 09' West 97.86 feet to the southeast corner of parcel owned
by R. and M. Sensel; thence North 2° 09' East 367.0 feet to the
northeast corner of said parcel; thence South 81° 51' West 100.0
feet to a point 354.0 feet north of the south line of Sensel
property; thence continuing South 81° 51' West 75.0 feet to the
northwest corner of parcel owned by Leo H. and Mary A. Wetzels;
thence continuing South 81° 51' West 85.0 feet to an iron pin
at the northwest corner of said parcel, said point being South
5° 0' West 33.7 feet from the southeast corner of O.L. 61;
thence North 5° 0' East 233.7 feet to the northeast corner of
O.L. 61; thence North 69° 50' West along the north line of O.L.
61, 386.3 feet to a point 51.8 feet east of the northwest corner
of O.L. 61; thence North 5° 0' East, parallel to the east line
of Lot No. 3451, 284.7 feet to a point on the centerline of Tremont
Avenue S. E.; thence easterly along the centerline of Tremont
Avenue S. E. the following courses: 176.8 feet on a curve to the
right to a P.C.C., said curve having a radius of 561.7 feet,
delta of 35° 36' and tangent of 180.35 feet, the chord of said
arc being North 78° 14' East and 176.5 feet long; thence contin-
uing easterly on a curve to the right 268.7 feet to a P.R.C.,
said curve having a radius of 604.0 feet, delta of 25° 30' and
tangent of 136.7 feet, the chord being South 80° 39' East and
260.4 feet long; thence easterly on a curve to the left 374.20
feet, said curve having a radius of 573.69 feet, delta of 40° 0'
and tangent of 208.80 feet, the chord of said arc being South
87° 59' East and 366.62 feet long, said point being the northeast
corner of O.L. 59; thence South 29° 45' East along the east line

of O.L. 59, 362.26 feet to a point; thence South $53^{\circ} 15'$ East a distance of 328.0 feet along the east line of O.L. 59 to the centerline of 16th Street S. E., said point being on the east line of Section 8; thence South $4^{\circ} 0'$ West along the east line of Section 8, 694.5 feet to an iron pin on the centerline of Oak Avenue S.E., said pin being the P.T. of a curve on Oak Avenue S.E.; thence North $79^{\circ} 0'$ West along a chord 130.0 feet to a point on the centerline of Oak Avenue S. E. and the northwest corner of a parcel presently owned by Josephine Pertl, said curve having a radius of 606.6 feet, a delta of $18^{\circ} 09'$ and a tangent of 96.8 feet; thence South $4^{\circ} 0'$ West along the west line of said Pertl property 475.7 feet to the true place of beginning, containing 24.64 acres, divided as follows: O.L. 59, 20.00 acres of which 1.35 acres is streets, balance 18.65 acres; O.L. 379, 4.64 acres of which 0.12 acres is streets, balance 4.52 acres.

EXCEPTING THEREFROM 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 59 in the City of Massillon, Stark County, Ohio, according to the present numbering in said City and being more fully described as follows: True place of beginning being at an iron pin on the east line of Section 8 in Perry Township, 957.17' north of the southeast corner of said Section, said iron pin being at the intersection of Oak Avenue S. E. and said east line of Section 8; thence N $85^{\circ} 18'$ W, 96.8' on a tangent to a curve to the right, being the centerline of Oak Avenue S.E., having a radius of 606.6' and a delta of $18^{\circ} 09'$ to the point of intersection of said curve; thence N $67^{\circ} 09'$ W, 96.8' on a tangent to said curve to the point of curvature of said curve; thence N $67^{\circ} 09'$ W along the centerline of Oak Avenue S. E. 346.0' to the point of tangency of a curve to the left; thence N $67^{\circ} 09'$ W 125.12' along a tangent to said curve having a radius of 603.16' and a delta of $31^{\circ} 0'$ to the southeast corner of parcel owned by R. & M. Sensel; thence N $2^{\circ} 09'$ E, 367.0' to the northeast corner of said parcel; thence S $81^{\circ} 51'$ W, 100.0' to a point 354.0' north of the south line of Sensel property; thence continuing S $81^{\circ} 51'$ W 75' to the northwest corner of parcel owned by Leo H. & Mary Wetzel; thence continuing S $81^{\circ} 51'$ W, 85.0' to an iron pin at the northwest corner of said parcel, said point being S $5^{\circ} 0'$ W, 33.7' from the southeast corner of O.L. 61; thence N $5^{\circ} 0'$ E, 233.7' to the northeast corner of O.L. 61; thence N $69^{\circ} 50'$ W along the north line of O.L. 61, 386.3' to a point 51.8' east of the northwest corner of O.L. 61; thence N $5^{\circ} 0'$ E, parallel to the east line of Lot No. 3451, 284.7' to a point on the centerline of Tremont Avenue S.E.; thence easterly along the centerline of Tremont Avenue S.E. the following courses: 176.8' on a curve to the right to a P.C.C., said curve having a radius of 561.7', delta of $35^{\circ} 36'$ and tangent of 180.35', the chord of said arc being N $78^{\circ} 14'$ E, 176.5' long; thence continuing easterly on a curve to the right 268.7' to a P.R.C., said curve having a radius of 604.0', delta of $25^{\circ} 30'$ and tangent of 136.7', the chord being

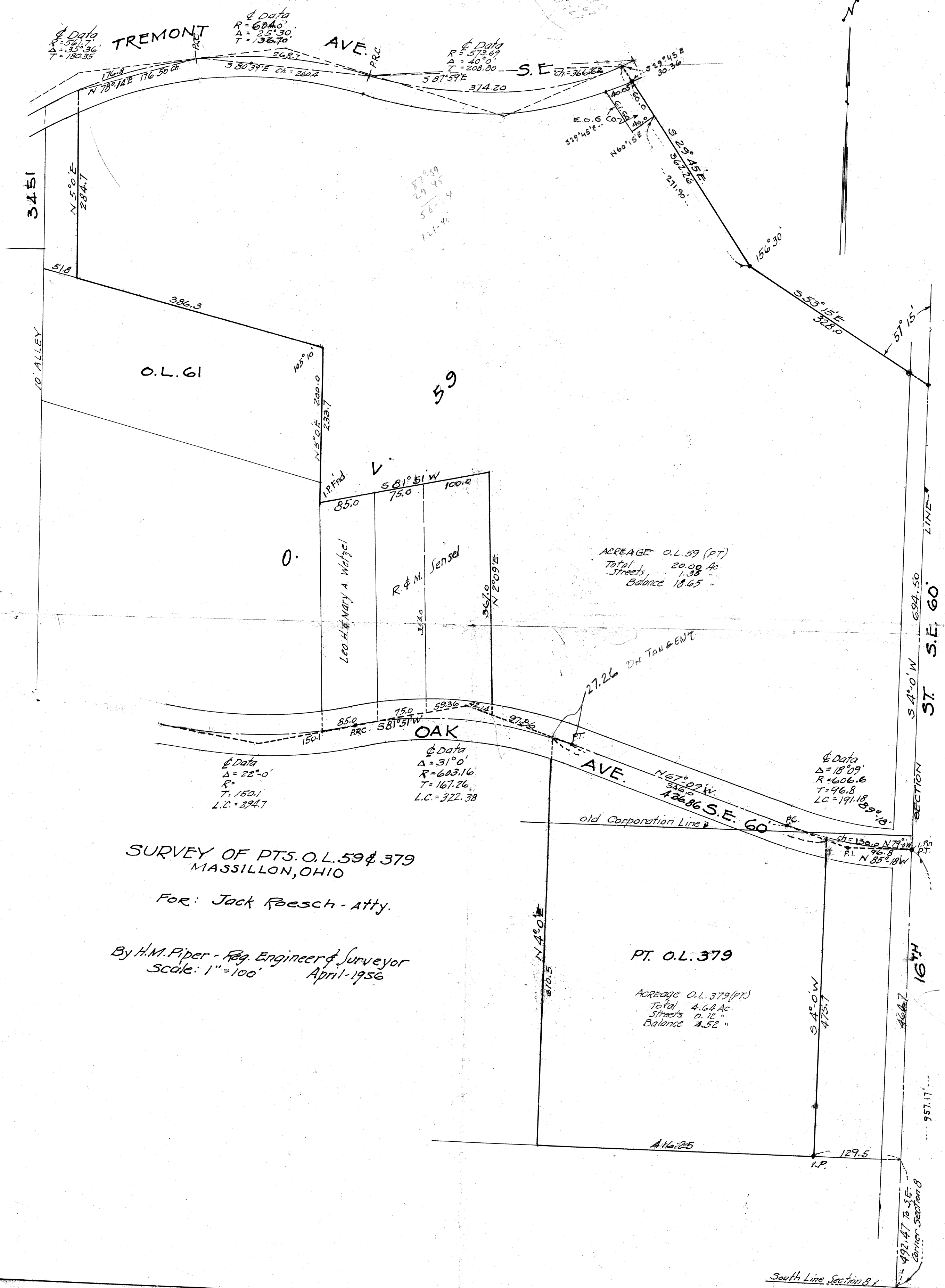
- CONTINUED -

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee , his heirs and assigns forever.

And we, EUGENE S. HOOPES, JR., aka E. S. HOOPES, JR. and NAN PAGE HOOPES, husband and wife, the said Grantor s, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee , his heirs and assigns, that at and until the ensembling of these presents, we are

well seized of the above described premises, as a good and indefeasible estate in FEE



PART OF O.L. 59 - CITY OF MASSILLON

Known as and being a part of Outlot 59 in the City of Massillon, Stark County, Ohio, according to the present numbering in said City and being more fully described as follows:

True place of beginning being at an iron pin on the east line of Section 8 in Perry Township, 957.17' north of the southeast corner of said Sect., said iron pin being at the intersection of Oak Ave., S.E. and said east line of Section 8; thence N85°18'W - 96.8' on a tangent to a curve to the right, being the centerline of Oak Ave., S.E., having a radius of 606.6' and a delta of 18°09' to the point of intersection of said curve; thence N67°09'W - 96.8' on a tangent to said curve to the point of curvature of said curve; thence N67°09'W along the centerline of Oak Ave., S.E. 346.0' to the point of tangency of a curve to the left; thence N67°09'W 125.12' along a tangent to said curve having a radius of 603.16' and a delta of 31°0' to the southeast corner of parcel owned by R. & M. Sensel; thence N2°09'E - 367.0' to the northeast corner of said parcel; thence S81°51'W 100.0' to a point ^{358.0'} north of the south line of Sensel property; thence continuing S81°51'W - 75' to the northwest corner of parcel owned by Leo H. & Mary Wetzel; thence continuing S81°51'W - 85.0' to an iron pin at the northwest corner of said parcel, said point being S5°0'W - 33.7' from the southeast corner of O.L. 61; thence N5°0'E - 233.7' to the northeast corner of O.L. 61; thence N69°50'W along the north line of O.L. 61 - 386.3' to a point 51.8' east of the northwest corner of O.L. 61; thence N5°0'E, parallel to the east line of Lot No. 3451 - 284.7' to a point on the centerline of Tremont Ave., S.E.; thence easterly along the centerline of Tremont Ave., S.E. the following courses: 176.8' on a curve to the right to a P.C.C., said curve having a radius of 561.7', delta of 35°36' and tangent of 180.35', the chord of said arc being N78°14'E - 176.5' long; thence continuing easterly on a curve to the right 268.7' to a P.R.C., said curve having a radius of 604.0', delta of 25°30' and tangent of 136.7', the chord being S80°39'E and 260.4' long; thence easterly on a curve to the left 374.20', said curve having a radius of 573.69', delta of 40°0' and tangent of 208.80', the chord of said arc being S87°59'E and 366.62' long, said point being the northeast corner of O.L. 59; thence S29°45'E along the east line of O.L. 59 30.36' to an iron pin on the south line of Tremont Ave., S.E.; thence along a curve to the right, having a delta of 40° and a radius of 573.69' and also along the south line of Tremont Ave., S.E. a distance of 40.05' to an iron pin; thence S29°45'E - 61.60' to an iron pin; thence N60°15'E - 40.0' to an iron pin; thence S29°45'E - 271.90' to a point; thence S53°15'E a distance of 328.0' along the east line of O.L. 59 to the centerline of 16th St., S.E., said point being on the east line of Section 8; thence S4°0'W along the east line of Section 8, 694.5' to an iron pin on the centerline of Oak Ave., S.E. at the true place of beginning of the tract herein described containing 20.00 Acres of which 1.35 Acres is in streets with a balance of 18.65 Acres.

received to its full satisfaction of

THE CITY OF MASSILLON, OHIO

the Grantee ,

whose TAX MAILING ADDRESS will be

City Hall, Massillon, Ohio 44646

does

Give, Grant, Bargain, Sell and Convey unto the said Grantee , its successor or

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 59 in said City of Massillon, Stark County, Ohio, according to the present numbering in said City and being more fully described as follows:

True place of beginning being at an iron pin on the east line of Section 8 in Perry Township, 957.17' north of the southeast corner of said Sect., said iron pin being at the intersection of Oak Ave. S.E. and said east line of Section 8; thence N 85 degrees 18 minutes W - 96.8' on a tangent to a curve to the right, being the centerline of Oak Ave., S.E., having a radius of 606.6' and a delta of 18 degrees 09 feet to the point of intersection of said curve; thence N 67 degrees 09 minutes W - 96.8' on a tangent to said curve to the point of curvature of said curve; thence N 67 degrees 09 minutes W along the centerline of Oak Ave., S.E. 346.0' to the point of tangency of a curve to the left; thence N 67 degrees 09 minutes W 125.12' along a tangent to said curve having a radius of 603.16' and a delta of 31 degrees 0 minutes to the southeast corner of parcel owned by R. & M. Sensel; thence N 2 degrees 09 minutes E - 367.0' to the northeast corner of said parcel; thence S 81 degrees 51 minutes W - 100.0' to a point 354.0' north of the south line of Sensel property; thence continuing S 81 degrees 51 minutes W - 75' to the northwest corner of parcel owned by Leo H. & Mary Wetzel; thence continuing S 81 degrees 51 minutes W - 85.0' to an iron pin at the northwest corner of said parcel, said point being S 5 degrees 0 minutes W - 33.7' from the southeast corner of O.L. 61; thence N 5 degrees 0 minutes E - 233.7 feet to the northeast corner of O.L. 61; thence N 69 degrees 50 minutes W along the north line of O.L. 61 - 386.3' to a point 51.8' east of the northwest corner of O.L. 61; thence N 5 degrees 0 minutes E, parallel to the east line of Lot No. 3451 - 284.7' to a point on the centerline of Tremont Ave. S.E.; thence easterly along the centerline of Tremont Ave. S.E. the following courses: 176.8' on a curve to the right to a P.C.C., said curve having a radius of 561.7', delta of 35 degrees 36 minutes and tangent of 180.35', the chord of said arc being N 78 degrees 14 minutes E - 176.5' long; thence continuing easterly on a curve to the right 268.7' to a P.R.C., said curve having a radius of 604.0', delta of 25 degrees 30 minutes and tangent of 135.7', the chord being S 80 degrees 39 minutes E and 260.4' long; thence easterly on a curve to the left 374.20' said curve having a radius of 573.69', delta of 40 degrees 0 minutes and tangent of 208.80', the chord of said arc being S 87 degrees 59 minutes E and 366.62' long, said point being the northeast corner of O.L. 59; thence S 29 degrees 45 minutes E along the east line of O.L. 59, 30.36' to an iron pin on the south line of Tremont Ave. S.E.; thence along a curve to the right, having a delta of 40 degrees and a radius of 573.69' and also along the south line of Tremont Ave., S.E. a distance of 40.05' to an iron pin; thence S 29 degrees 45 minutes E - 61.60' to an iron pin; thence N 60 degrees 15 minutes E - 40.0' to an iron pin; thence S 29 degrees 45 minutes E - 271.90' to a point; thence S 53 degrees 15 minutes E a distance of 328.0' along the east line of O.L. 59 to the centerline of 16th St., S.E., said point being on the east line of Section 8; thence S 4 degrees 0 minutes W along the east line of Section 8, 694.5' to an iron pin on the centerline of Oak Ave. S.E. at the true place of beginning of the tract herein described containing 20.00 acres of which 1.35 acres is in streets with a balance of 18.65 acres, be the same more or less, but subject to all legal highways. AND

ADDITIONAL 30' OFF THE EAST ADJ. TO 16th ST. S.E. FOR STREET 18' WIDENING

as long as the same is used for general park purposes and for no other purpose or purposes and in the event the premises shall be conveyed or used for other than park purposes the title to the same shall revert to the grantor or its successors.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors, heirs and assigns forever. And the said Grantor does for itself and its successors and assigns covenant with said Grantee, its successors ~~xxxx~~ and assigns, that at and until the encasing of these presents it is well seized of the above described premises as a good and indefeasible estate in **FEE SIMPLE**, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all incumbrances whatsoever

and that it will **warrant and defend** said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, forever, against all lawful claims and demands whatsoever.

In witness whereof said corporation sets its hand and corporate seal,
by Richard B. Hardman, its President
and Eastman E. Chandler, its Secretary
this 16th day of September A. D. 19 70

MASSILLON HOSPITAL ASSOCIATION

Signed and acknowledged in the presence of

Margaret M. Dorr

Lorraine L. Johann

By Richard B. Hardman

President

Eastman E. Chandler

Secretary

State of Ohio

Stark

County

ss.

Before me, a Notary Public in and for said County, personally appeared the above named

MASSILLON HOSPITAL ASSOCIATION

by Richard B. Hardman, its President
and Eastman E. Chandler, its Secretary
who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

In testimony whereof, I have hereunto set my hand and official seal,
at Massillon, Ohio, this 16th day of September 19 70

This instrument was prepared by
Richard B. Hardman
Attorney at Law
Massillon, Ohio

Margaret M. Dorr

Notary Public

Notary Public, Stark County, Ohio

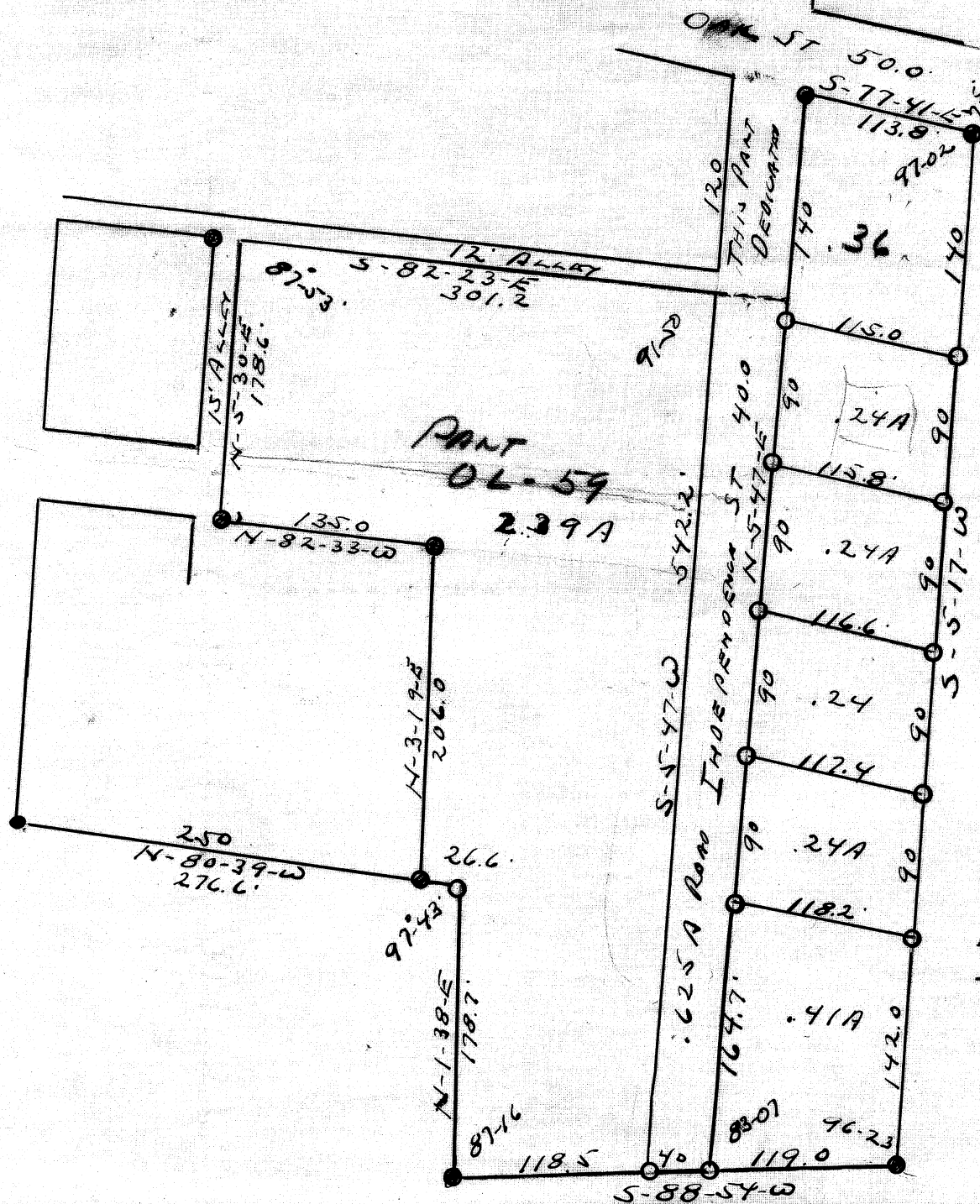
My Commission Expires Dec. 12, 1973

CITECK PARK NEW ENG. DIED

TALK TO VIRG.



FRED BURDETTE ALLOTMENT
CITY OF MASSILLON COUNTY OF STARK
BEING PART OF OUTLOT 59



Indicates Iron Corners Found
Indicates Iron corners set

Surveyors Certification
I, hereby certify that I have surveyed the land shown on this plat, that this plat is a correct representation of the land surveyed and the subdivision thereof, and that I have found or set the monuments shown on this plat.

Signed [Signature]
Registered Surveyor 1799
State of Ohio

Approved by Massillon City
Planning Commission this 18th
day of November 1954.

Signed [Signature]
Chairman

Signed [Signature]
Secretary - Engineer.

Approved by City Council this
day of _____ 1954.

Signed _____

Signed _____

Owners Certification

We, the owners of land embraced in this allotment hereby acknowledge this plat and allotment to be our free act and deed and do hereby dedicate the public streets, Independence and Oak Streets to public use forever.

Witness <u>Earl Kulgoske</u>	Signed <u>Fred Burdette</u>
Witness <u>Earl Kulgoske</u>	Signed <u>Corena C Burdette</u>
Witness <u>Robert Wagoner</u>	Signed <u>Richard B McClair</u>
Witness <u>Earl Kulgoske</u>	Signed <u>Chas H McClair</u>
	Signed _____
	Signed _____

State of Ohio
County of Stark: Before me a notary public in and for said county, personally appeared the above owners who acknowledged the making and signing of this plat to be their free act and deed.
In testimony whereof I have hereunto set my hand and official seal at Massillon, Ohio this 17th day of November 1954.

Signed [Signature]
My Commission expires 7-28-57

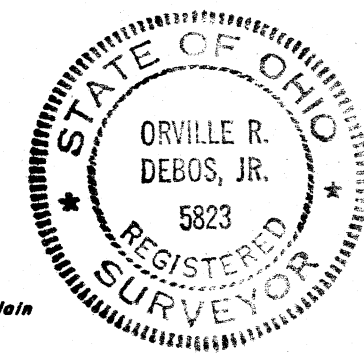
Condition of streets approved this _____ day of _____ 1954.
Signed _____

Received for transfer this _____ day of _____ 1954.
Transferred this _____ day of _____ 1954.

Received for record this _____ day of _____ 1954.
Recorded _____ PLAT BOOK _____ PAGE _____

File No. S.D 252 ACC. No. 1887

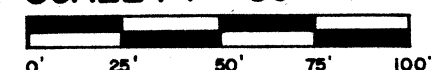
11th STREET S.E. 40'



MAP OF SURVEY

*Being parts of Outlot 59 in the City of Massillon, County of Stark,
State of Ohio.*

SCALE : 1" = 50'



FOR: BURDETTE

DATE: FEB. 8, 1983

Orville R. De Bos, Jr.
Reg Surveyor # 5823

1801

TUTBLANE REGISTERED U. S. PAT. OFFICE
TITLE LAW PRINT. PUBLISHERS, RUTLAND, VT 05701

VOL 4291 PAGE 29

Know all Men by these Presents

That, I, Corena Elizabeth Burdette, unmarried,

the Grantor, who claim title by or through
instrument recorded in Volume 4287, Page 255 Stark
County Recorder's Office, for the consideration of One and no/100-----
Dollar (\$1.00) received to my full satisfaction of

Tony E. Burdette, Sr. and Ruth Ellen Burdette

the Grantees, whose TAX MAILING ADDRESS will be
6186 Fairacres Street, S. W., Canton, Ohio 44706

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

TRACT I:

And known as and being a part of Out Lot No. 59 in said City according to the
present numbering of the lots therein and beginning the description for the same
at a point on the North line of Lot No. 9385, 78.4 feet East of the Northwest
corner of said Lot No. 9385; thence Northward 178.6 feet to a point 78.4 feet
East of the intersection of the East line of a 15 foot alley and the South line
of a 12 foot alley; thence Eastward, along the South line of a 12 foot alley,
50.0 feet; thence Southward 178.6 feet to a point on the North line of Lot No.
9385, and thence Westward along the North line of said Lot No. 9385 50.0 feet to
the place of beginning, and containing 0.205 acres.

TRACT II:

And known as and being a part of Out Lot No. 59 in said City, according to the
present numbering of the lots therein, beginning the description for the same
at the Northwest corner of Lot No. 9385 and running thence Northward along the
East line of a 15 foot alley, 178.6 feet to the South line of a 12 foot alley;
thence Eastward along the South line of said 12 foot alley 78.4 feet to a point
on the East line of Lot No. 4454 extended Southward; thence Southward, parallel
to the East line of Lots No. 4458, 4459 and 4460, 178.6 feet to a point on the
North line of Lot No. 9385; and thence Westward along the North line of Lot No.
9385, 78.4 feet to the place of beginning, and containing 0.32 acre.

TRANSFERRED

JAN 30 1981

WILLIAM B. BOWMAN
AUDITOR STARK COUNTY"Deed checked for tract
description only"

JAN 2 1981

JOSEPH A. STURRETT
STARK COUNTY ENGINEER

Deputy

**IN COMPLIANCE
WITH ORC 319.202**

JAN 30 1981

WILLIAM B. BOWMAN
STARK COUNTY AUDITOR

Ex-D FEE RB DEPUTY

be the same more or less, but subject to all legal highways.

00692

Tax Map 44

FORM 058D WARRANTY DEED

12702

VOL. 4032 PAGE 421

Falls Law Print Co.
Cuyahoga Falls, Ohio

8070

Know all Men by these Presents

That. We, Fred Burdette, Sr. and Corina E. Burdette, husband and wife, the Grantors,

for the consideration of -----ONE AND NO/100-----
Dollars, (\$ 1.00) received to our full satisfaction of

Richard P. McClain, unmarried

, the Grantee,

whose TAX MAILING ADDRESS will be

do

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 OUT LOT Number FIFTY-NINE (59) in said city, bounded and described as follows:

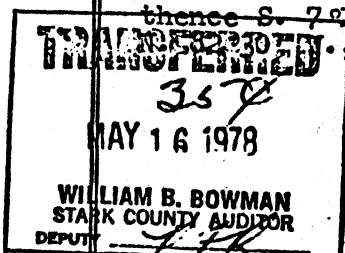
Beginning at the intersection of the east line of Independence Ave., S.E., extended southward, and the south line of an alley twelve feet in width, extended eastward; thence south five hundred and forty (540) feet to a point on the south line of said Out Lot No. 59; thence west along the south line of said Out Lot No. 59, 158.5 feet to the southwest corner of said Out Lot No. 59; thence N. 5° E. along the west line of said Out Lot No. 59, 178.67 feet to a point; thence N. 82°30' W., 43.0 feet to the southeast corner of Out Lot No. 52; thence N. 5° E., 206.0 feet to the northeast corner of Lot No. 9385; thence N. 82°30' W., 6.6 feet to a point on the north line of Lot No. 9385; thence N. 5° E., 178.6 feet to a point on the south line of an alley 12 feet in width; thence S. 82°30' E., along the south line of said alley, 213.75 feet to the place of beginning and containing 2.13 acres of land.

Being the same premises as was conveyed to grantors herein by W. Burton Stoner, Jr. and Clothilda Stoner, husband and wife, by deed executed February 2, 1948; received for record August 30, 1948, and recorded in Vol. 1776 at Page 601, Stark County, Ohio, Records.

EXCEPTING from the above tract, the following tract heretofore conveyed by Fred Burdette, Sr. and Corina E. Burdette to Toney E. Burdette and Ruth Ellen Burdette by warranty deed executed July 3, 1970; received for record December 14, 1970 at 11:17 a.m.; and recorded in Vol. 3505 at Page 436 of the Stark County Records; said excepted tract being bounded and described as follows:

Being part of Out Lot No. 59 in the City of Massillon, Ohio, and further described as follows:

Beginning for the same at an iron pin on the center line of Oak Street at the intersection of the east line of Independence Street; thence S. 7°15' W., a distance of 155.0 feet to an iron pin; thence a distance of 40.0 feet to the TRUE PLACE OF BEGINNING;

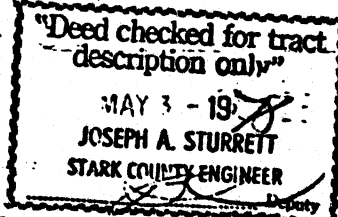


IN COMPLIANCE
WITH ORC 319.202

MAY 16 1978

WILLIAM B. BOWMAN
STARK COUNTY AUDITOR

1.00 FEE DEPUTY



05627

thence S. 7°15' W., a distance of 138.6 feet to an iron pin; thence N. 82°32' W., a distance of 170.75 feet to an iron pin; thence N. 5° E., a distance of 138.6 feet to an iron pin; thence S. 82°30' E., a distance of 173.75 feet to the TRUE PLACE OF BEGINNING and containing 23,943 sq. feet, more or less.

ALSO the tract herein conveyed being subject to an easement for ingress and egress, roadway purposes; sewer and water mains, electric and telephone wires and poles; and the right to maintain, repair and replace said poles, wires, water and sewer mains; over the following portion of the premises herein conveyed:

Beginning at the northeast corner of the above excepted tract; thence S. 7°15' W., a distance of 138.6 feet to an iron pin; thence S. 82°30' E., a distance of 40.00 feet to an iron pin; thence N. 7°15' E., a distance of 138.6 feet to an iron pin; thence N. 82°30' W., 40.0 feet to the place of beginning.

Said easement used in common by the owners of abutting tracts.

Said premises also being subject to an easement for sewer lines, electric power lines, water lines, and telephone lines with the right to maintain and repair the same; and herewith conveying to the grantees herein, their heirs, executors, administrators, and assigns; a right to use the same in company with others, for the above purposes; over, upon, and under a strip of land fifteen (15) feet in width commencing at the southeast corner of lands heretofore conveyed by grantors herein to T. and R. Burdette to which reference is herein made as though wholly rewritten herein said strip of land commencing on the east line of Independence St., S.E., extended; thence by bearing N. 82°30' W., said bearing being the north line of this easement fifteen feet in width running westerly across Out Lot No. 59 to a certain unnamed alley and public street extending easterly from the east line of Eleventh St., S.E., in said city, said unnamed alley being 12 feet in width abutting the west line of Out Lot No. 59; said street running east and west for a distance of 100 feet from Eleventh St., S.E., to said alley running north and south; said street and alley having been dedicated to the public use forever by the plat of McLain, Russell, and Guernsey's Sub-Division of Out Lot No. 86, as recorded in Plat Book 4 at Page 64 of the Stark County Plat Records and so delineated thereon. ALSO to be used as a driveway and roadway.

FURTHER, subject to an easement for public utility purposes, including the laying of sewer and water lines, electric and telephone wires, poles, and the right to maintain, repair, and replace the same, as well as an easement for driveway and roadway purposes over a strip of land forty (40) feet in width off of the entire east side of the premises herein conveyed; the same constituting a southerly extension of Independence St., S. E., as set forth in deed recorded in Vol. 3927 at Page 184 of the Stark County Records; said easement to be used in common with the owners of the tract immediately abutting the tract herein conveyed on the east.

The tract herein conveyed being 1.88 acres.

be the same more or less, but subject to all legal highways.

To Have and in Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever.

And we, Fred Burdette, Sr. and Corina E. Burdette, husband and wife the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the ensembling of these presents, we are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever excepting taxes and assessments which shall be pro-rated as of the date of this instrument.

1018

DESCRIPTION

PART O.L. 379 & O.L. 59

(Tract 1)

Known as and being part of O.L. 379 and part of O.L. 59 in the City of Massillon, Massillon Township, Stark County, Ohio and being more fully described as follows:

Commencing at the intersection of the centerline of Oak Ave., S.E. and the east line of the Southeast Quarter of Section 8, Massillon Township;

Thence along the centerline of Oak Ave., S.E. on a curve to the right, with a delta of $18^{\circ}09'00''$, a radius of 606.06', an arc distance of 191.99' and a chord distance of 191.18' bearing $N75^{\circ}40'15''W$ to the point of tangency of said curve;

Thence $N66^{\circ}35'45''W$ continuing along the centerline of Oak Ave., S.E., a distance of 118.53' to the true point of beginning of the tract herein described;

Thence $S4^{\circ}47'05''W$, a distance of 274.67' to a point;

Thence $N84^{\circ}34'00''W$, a distance of 243.00' to a point on the west line of the tract presently owned by M. Gerstenslager;

Thence $N4^{\circ}47'05''E$ along the west line of said M. Gerstenslager property, a distance of 353.08' to a point on the centerline of Oak Ave., S.E.;

Thence along the centerline of Oak Ave., S.E., on a curve to the right with a delta of $2^{\circ}41'38''$, a radius of 603.16', and arc distance of 28.36' and a chord distance of 28.35' bearing $S67^{\circ}56'34''E$ to the point of tangency of said curve;

Thence continuing along the centerline of Oak Ave., S.E., $S66^{\circ}35'45''E$, a distance of 227.85' to the true point of beginning, containing 1.752 acres, excepting 30' off the entire north side for Oak Ave., S.E.

DESCRIPTION

PART O.L. 379

(Tract 2)

Known as and being part of O.L. 379 in the City of Massillon, Massillon Township, Stark County, Ohio and being more fully described as follows:

Commencing at the intersection of the centerline of Oak Ave., S.E. and the east line of the Southeast Quarter of Section 8, Massillon, Township;

Thence along the centerline of Oak Ave., S.E. on a curve to the right with a delta of $18^{\circ}09'00''$, a radius of 606.06', an arc distance of 191.99' and a chord distance of 191.18' bearing $N75^{\circ}40'15''W$ to the point of tangency of said curve;

Thence continuing along the centerline of Oak Ave., S.E., $N66^{\circ}35'45''W$, a distance of 118.53' to a point;

Thence $S4^{\circ}47'05''W$ a distance of 274.67' to the true point of beginning of the tract herein described;

Thence continuing $S4^{\circ}47'05''W$, a distance of 256.74' to a point on the south line of the tract owned by M. Gerstenslager, said line being the south line of O.L. 379;

Thence on said south line, $N84^{\circ}34'00''W$, a distance of 243.00' to the southwest corner of the M. Gerstenslager tract;

Thence along the west line of the M. Gerstenslager tract $N4^{\circ}47'05''E$, a distance of 256.74' to a point;

Thence $S84^{\circ}34'00''E$, a distance of 243.00' to the true point of beginning, containing 1.432 acres.