

OUT LOT 80
CITY OF MASSILLON
STARK COUNTY
OHIO

PROPERTY MAP
SHOWING AREAS OWNED BY
**MELBOURNE W. PHIPPS &
OSCAR J. GREEN**
Scale: 1 inch = 100 ft.
Dr. By: M. G. Allen Aug. 16, 1950

SECTION 6
SECTION 7

9.45
- .77
8.68
- 2.58
6.10
1.58
4.52

(1000.498)
487.242

(911.553)
497.546

(506.960)
39.452

(500.000)
500.000 ASSUMED

SURVEY OF PT. O.L. 80 FOR STORM SEWER EASEMENT

MASSILLON, STARK, OHIO

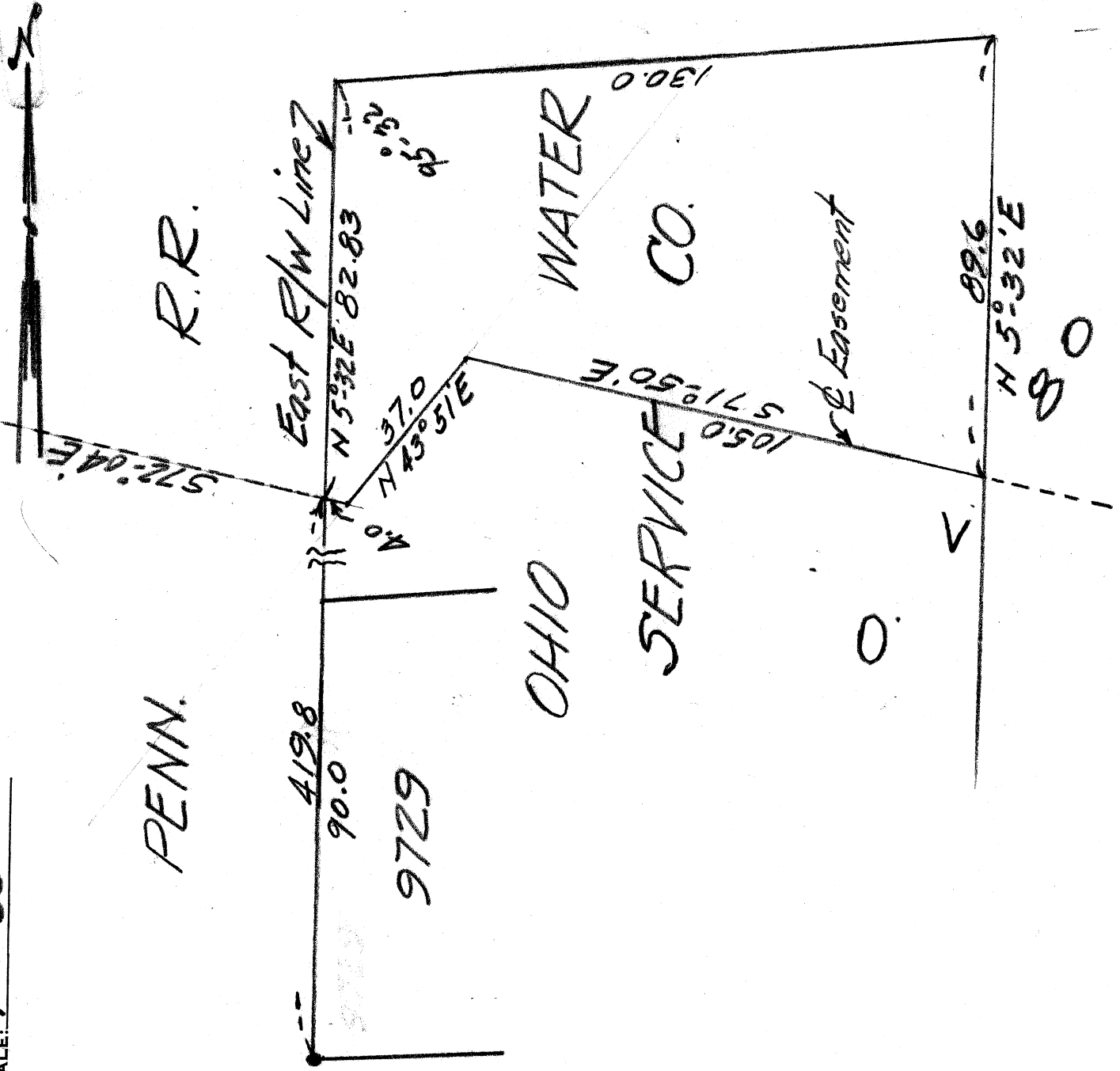
FOR EXCO PRODUCTS CORP.

DATE 3-25-53

BY H. M. PIPER - REGISTERED ENGINEER AND SURVEYOR

SCALE: 1" = 30 FT.

1024



1 24

SURVEY OF PT. O.L. 80

MASSILLON, STARK, OHIO

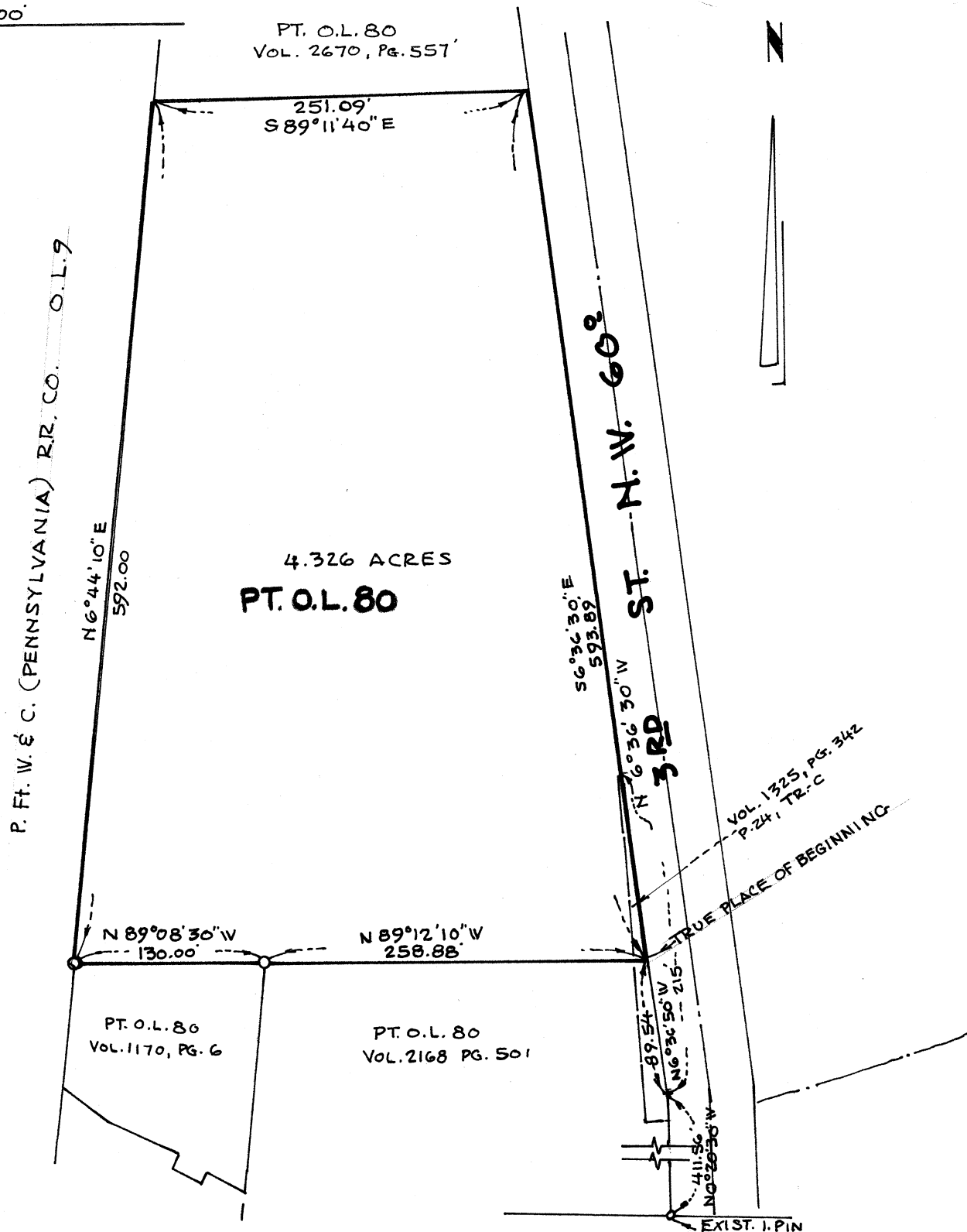
FOR _____

BASIS OF BEARINGS FROM U.S.A. SURVEY S.

DATE OCT. 18, 1968

BY R.F. WAGONER - REGISTERED ENGINEER AND SURVEYOR

SCALE: 1"=100'



Easement over Pt. O.L. 80

Owned by Ohio Water Service Co.

Beginning at the northwest corner of Lot No. 9729, said point being on the east Right-of-way line of the Pennsylvania Railroad; thence N 5°-32' E along said R/W line, also being the west line of O.L. 80, 399.0 feet to the point of beginning of the said easement center-line; thence S 73°-21' E along the centerline of said easement a distance of 260 feet more or less, to the north bank of Newman Creek, said point being the east terminus of said easement, said strip being 10 feet in width, 5 feet on either side of said centerline from said point of beginning and 30 feet wide, 15 feet on each side of said centerline during original construction.

Description -- Ekco Products Company

Storm Sewer Easement over Pt. O.L. 80

Known as and being a 24 inch diameter storm water sewer easement in and upon Pt. of O.L. 80 in the City of Massillon, Ohio, the centerline of said sewer being the centerline of a ten (10) foot permanent easement and the centerline of a thirty (30) foot construction purpose easement and being more fully described as follows:

Beginning at the southwest corner of Lot No. 9729 said point being on the east R/W line of the Pennsylvania Railroad thence N 5°-32' E along said R/W line, also being the west line of O.L. 80 419.8 feet to the point of beginning and the said easement; thence S. 72°-04' E 4.0 feet to a point; thence N 43°-51' E 37.0 feet to a point; thence S 71°-50' E 105.0 feet to the east line of that Pt. of O.L. 80 owned by the Ohio Water Service Company, said point being 89.6 feet south of the northeast corner thereof.

SURVEY OF PART OF OL 80
IN THE CITY OF MASSILLON
SURVEYED OCT 3 1936
BY RICE & WALLACE

PENN RR. CO R/W

1267 Acres

04/80

Description

That part of Q.L. 80 in the City of Massillon described as follows: Beginning at the Northwest corner of Lot #9729¹⁰ in the City of Massillon, also said point being on the East line of the Penn R.R. Co. Right of Way a distance of 90 feet northerly from the line between Sections 6 and 7 in Perry Township (Twp 10 N., R. 9) Stark County measured along said R/W Line; thence North $5^{\circ}32'$ East along the East Right of Way Line of Penn R.R. and the West line of O.L. 80, 412.63 feet to an Iron Pin; thence Due East 130.0 feet to an Iron Pin; thence South $5^{\circ}32'$ West, 502.63 feet to an Iron Pin; thence due West 30.0 feet to an Iron Pin also being the SE Corner of said Lot 9729; thence North $5^{\circ}32'$ East, 90.0 feet to an Iron Pin; also being the NE Corner of said Lot 9729; thence due West, 100.0 feet to the place of beginning containing 1267 Acres.

OHIO WATER SERVICE CO

2653

DESCRIPTION

PT. O. L. 80

Known as and being part of O.L. 80 in the City of Massillon, Stark County, Ohio and being more fully described as follows:

Commencing at an existing iron pin at the intersection of the western boundary line of Third St., N.W. and the south line of O.L. 80;

Thence $N0^{\circ}20'30''W$ along the western boundary line of Third St., NW a distance of 411.56' to a point;

Thence $N6^{\circ}36'30''W$ along the western boundary line of Third St., NW a distance of 89.54' to the true place of beginning of the tract herein described; said point being the northeast corner of a parcel described in Vol. 2168, Pg. 501, Stark County Records;

Thence $N89^{\circ}12'10''W$ along the northern boundary line of said parcel described in Vol. 2168, Pg. 501, a distance of 258.88' to an existing iron pin at the northeast corner of a parcel described in Vol. 1170, Pg. 6, Stark County Records;

Thence $N89^{\circ}08'30''W$ along the northern boundary line of said parcel described in Vol. 1170, Pg. 6, a distance of 130.00' to an existing iron pin;

Thence $N6^{\circ}44'10''E$ along the eastern boundary line of the Pennsylvania Railroad a distance of 592.00' to the southwest corner of a parcel described in Vol. 2670, Pg. 557, Stark County Records;

Thence $S89^{\circ}11'40''E$ along the southern boundary line of said parcel described in Vol. 2670, Pg. 557, a distance of 251.09' to the southeast corner of said parcel;

Thence $S6^{\circ}36'30''E$ along the western boundary of Third St., N.W. a distance of 593.89' to the true place of beginning, containing 4.326 acres.

Subject to the Warranty Deed to United States of America as recorded in Vol. 1325, Page 342, Stark County Records.

See Vol. 1110, P. 192

P. Ft. W. & C. (Pennsylvania) R.R. Co. $\frac{1}{2}$ R/W $\frac{1}{2}$ 0.1.9

10140

50'

Paul Drive

N 80°-16'E
103.7'

1.P. (Set)

1.P. (Set)

12.2'

S 70°-12'E - 650.0'

THIRD

STREET

N.W.

1.P. (Set)

N 60°-06'E 630.0'

Area Conveyed
LOT NO. 80

OUT

N 89°-47'W 250.6'

Melbourne W. Phipps
& Oscar J. Green



PART OUT LOT 80
CITY OF MASSILLON
STARK COUNTY
OHIO

60'

PROPERTY MAP
SHOWING AREA CONVEYED BY
MELBOURNE W. PHIPPS
& OSCAR J. GREEN
TO
HAMMOND LUMBER CO.

Scale: 1 Inch = 100 Feet
Dr. By: M. J. ater Oct. 29, 1959.

1024

P

DEED DESCRIPTION

17200
80016
9223

Phipps & Green to Hammond Lumber Company

The following described premises situated in the City of Massillon, County of Stark, State of Ohio and known as:

Being a part of Out Lot Number Eighty (80) in said City of Massillon and described as follows:

Beginning at an iron pin at the north west corner of said Lot 80, thence along the north line of Lot 80 and the south line of "Paul Drive" North eighty degrees and sixteen minutes East ($N80^{\circ}-16'E$) one hundred three and seven tenths (103.7) feet to an iron pin at the northeast corner of Lot 80 thence, along the east line of said Lot and the west line of Third Street North West in said City south seven degrees and twelve minutes East ($S7^{\circ}-12'E$) six hundred fifty (650) feet to an iron pin, thence north eighty-nine degrees and forty-seven minutes west ($N89^{\circ}-47'W$) two hundred fifty and six tenths (250.6) feet to an iron pin on the west line of said Lot 80 being the east line of Out Lot number nine (9) and the east right-of-way line of the Pittsburgh Fort Wayne and Chicago Railroad Company and thence along said east right of way line North six degrees and six minutes east ($N6^{\circ}-6'E$) six hundred thirty (630) feet to the point of beginning containing an area of two and fifty-eight hundredths (2.58) acres.

1024

The land herein conveyed is a part of the same land conveyed to Melbourne W. Phipps and Oscar J. Green by Deed from the Paul Sand and Gravel Company dated March 1948 and recorded in Volume 1740, Page 393 of the Deed Records of Stark County, Ohio.

1000

MAIT

N 89° 41' W 250.61

N

S

E

W

MD3 250.61 125.30

N

S

N 5° 53' E 630

N 6° 06' E 629.96 626.64

64.57

32.28 20, 228

99473 10250

N 80° 05' E

N 80° 16' E 103.7

17.92

102.14

115.64 2, 072

17279 98496

S 7° 05' E

S 7° 12' E 650.0

644.56

83.90

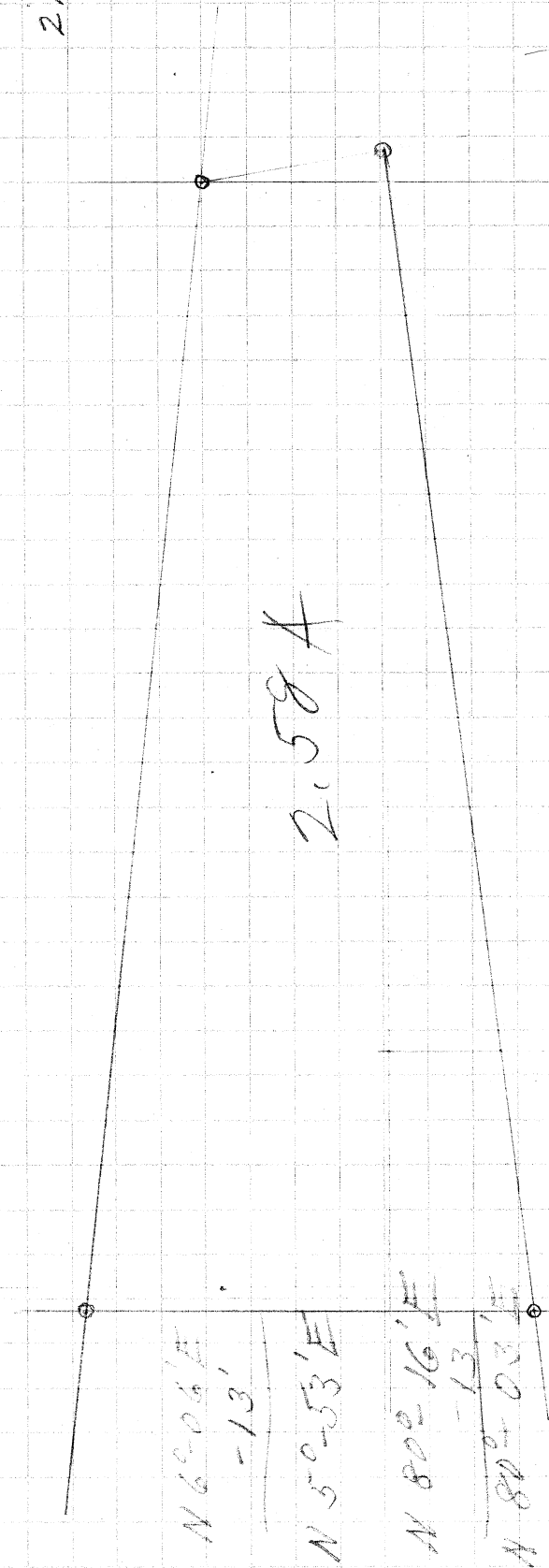
208.66

137, 494

99123 12908

112, 194

2.58 Acres



N 6° 06' E

-13'

N 5° 53' E

N 80° 16' E

-13'

N 80° 03' E

S 7° 12' E

13'

S 7° 25' E

635

175

3175

4445

635

11, 125

112, 194

116, 125

1, 069

25' Sec.

3rd St NW
Extension

Dedicated
Nov. 25

1873

Earl

Road

21.2 Ch.

N 5 1/2° W

60'

6.28

Ch.

20

N 1/2° W

O.L. 80

✓
465.3 x 1715

6.28

66

3768

3768

41448