

SURVEY OF PART OF O. L. II

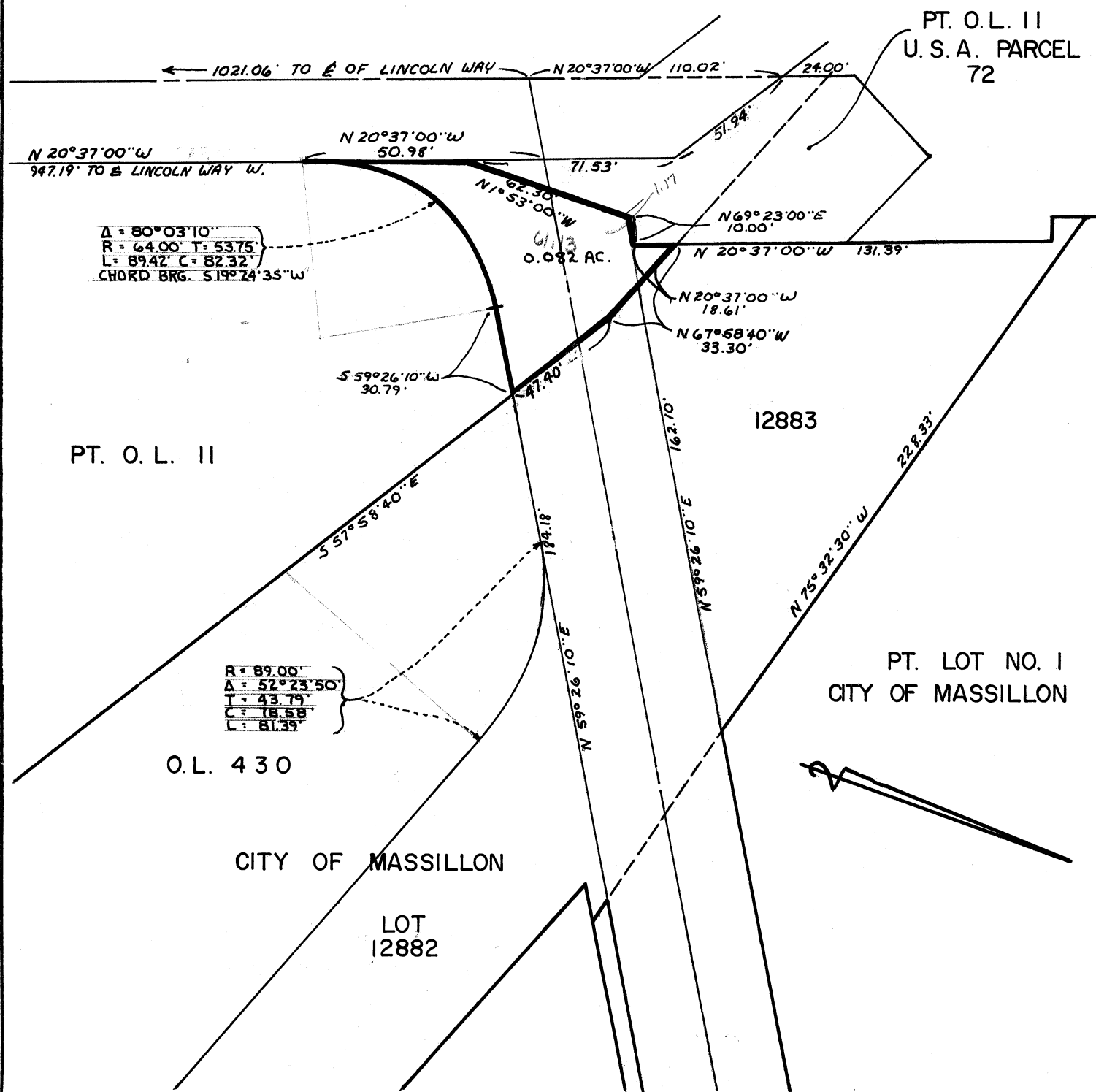
MASSILLON, STARK, OHIO

FOR CITY OF MASSILLON

DATE 12-22-77

BY ROBERT WAGONER, REGISTERED ENGINEER AND SURVEYOR

SCALE: 1" = 50'



D E S C R I P T I O N

PT. O.L. 11

Smally To City Of Massillon  
(For Agathon Ave., N.W.)

Known as and being part of O.L. 11 in the City of Massillon, Stark County, Ohio and being more fully described as follows:

The true place of beginning being a point on the east right-of-way line of 3rd St., N.W., 60' in width, N20°37'00"W, 947.19' from the center-line of Lincoln Way, W.;

Thence N20°37'00"W along the east right-of-way line of 3rd St., N.W., a distance of 50.98' to a point;

Thence N1°53'00"W along the east line of United States of America Parcel 72, a distance of 62.30' to a point;

Thence N69°23'00"E along said Parcel 72, a distance of 10.00';

Thence N20°37'00"W along said Parcel 72, a distance of 18.61' to a point;

Thence S67°58'40"E along the west line of Lot No. 12883 and the west end of existing Agathon Ave., N.W., a distance of 33.30' to a point;

Thence S57°58'40"E along the west end of existing Agathon Ave., N.W., a distance of 47.40' to a point;

Thence S59°26'10"W along the northerly line of a tract presently owned by R. & D. Green, as recorded in Vol. 4049, Page 437 Stark County Records, a distance of 30.79' to a point;

Thence continuing along said northerly line of R. & D. Green tract, on a curve to the left, with a delta of 80°03'10", and arc distance of 89°42' and a chord distance of 82.32', bearing S19°24'35"W to the true place of beginning, containing 3,577 square feet, 0.082 acres.

A handwritten signature, likely of a notary public, is written over a circular embossed seal. The seal contains text around its perimeter, including "NOTARY PUBLIC" and "OHIO", and a central emblem. The signature is in dark ink and appears to be "John H. Morgan".



1047

Date 1-10-58

I hereby certify that the building constructed for the Ohio Bell Telephone Company is within the confines of the above land owned by E. C.

Small, and that this survey shows the location of said building on said lot, and the location of said lot.

H. M. Lipner  
Registered Surveyor

1" = 50'



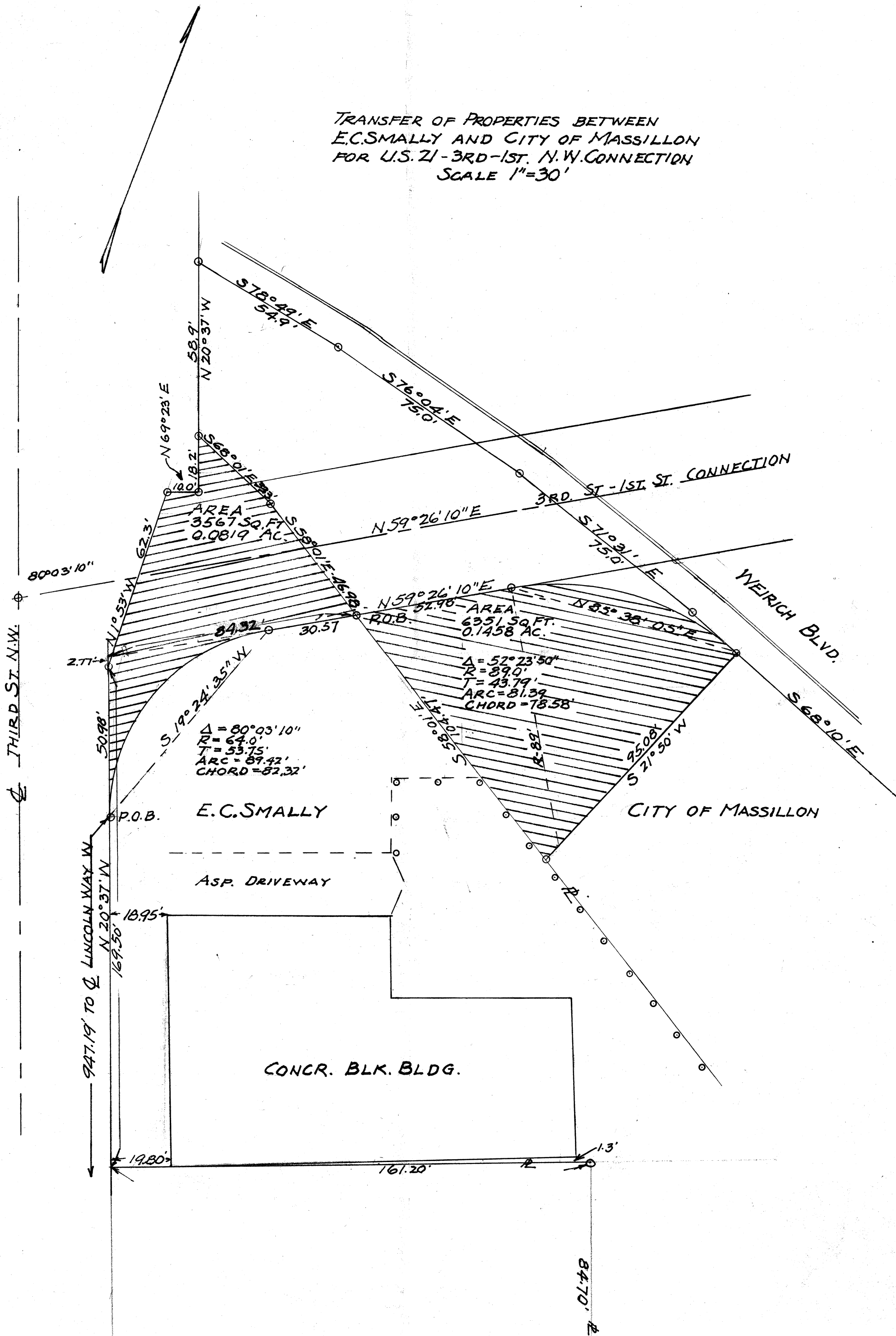


3  
Description of PT. of O. L. 11 - Geo. Howells

Known as and being a Part of O. L. 11 in the City of Massillon,  
Stark County, Ohio, and being more fully described as follows:

Beginning at an iron pin on the east line of 3rd St. N. W., said  
pin being 828.67 feet north of the centerline of Lincoln Way West and  
the true place of beginning of the parcel here-in described; thence  
continuing <sup>N 19° 37' W</sup> ~~northerly~~ along the east line of 3rd St. N. W. 169.50 feet to  
an iron pin; thence N100°-10' E 62.3 feet to an iron pin; thence N70°-23' E  
10.0 feet to an iron pin; thence N19°-37' W 18.2 feet to an iron pin on  
the east line of O. L. 11; thence S67°-14' E 33.3 feet along the east  
line of O. L. 11 to an iron pin; thence S57°-14' E 275.0 feet along  
said east line to an iron pin; thence S70°-25' E along said east line  
142.5 feet to an iron pin on the north line of parcel presently owned  
by Towne Plaza Inc.; thence S70°-10' W along said north line 170.30  
feet to an iron pin; thence northerly parallel to the east line of 3rd  
St. N. W. 84.70 feet to an iron pin; thence S70°-10' W parallel to the  
north line of said Towne Plaza Inc. north line, a distance of 161.20  
feet to the place of beginning containing 0.963 acres.

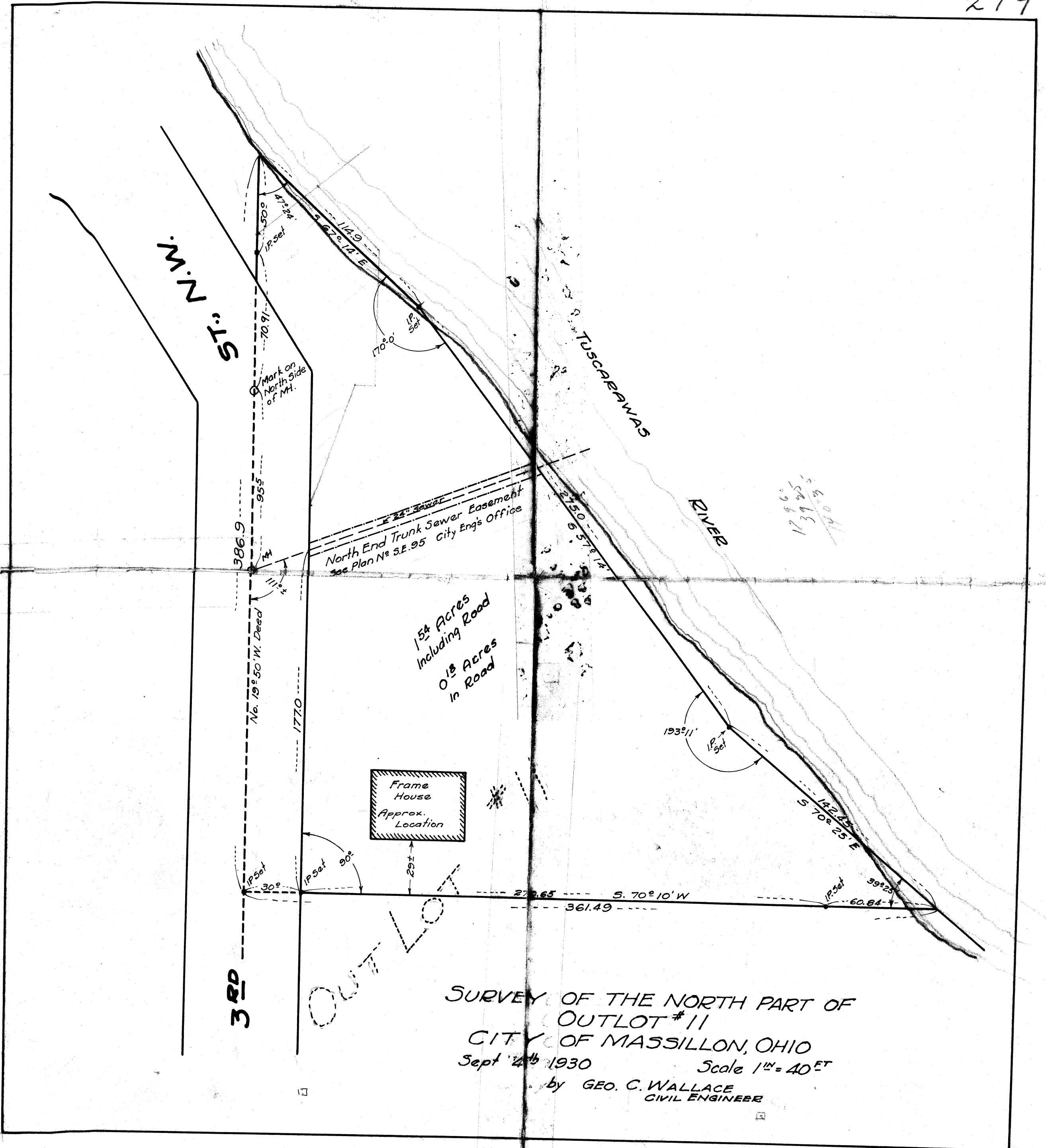
TRANSFER OF PROPERTIES BETWEEN  
E.C. SMALLY AND CITY OF MASSILLON  
FOR U.S. 21-3RD-1ST. N.W. CONNECTION  
SCALE 1"=30'



O.L.-11

O.L. 11







1901

3RD ST. NW 60'

+0.50% Grade  
743.97 to 4 Lincoln Way W.

933.22 N 19° 50' W

404.66

-0.50% Grade  
19' 11"

933.97  
89° 50'

• Denotes Iron Pins

N 70° 10' E  
331.50

PT. O.L. 11

4.55 ACRES

FEDERAL AVE. NW 60'

38' 1/2"

431.30

S 70° 0' W

931.67

932.17

154' 24"

932.07

61.90

S 44° 24' W

933.17

932.40

150° 52'

70.0

S 28° 24' W

933.04

38' 1/2" NW

60'

164' 0"

151° 53'

528.11

600

153° 43'

560.00

164° 43'

560.00

164° 43'

560.00

164° 43'

560.00

164° 43'

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164° 43'

560.00

164° 43'

560.00

WEIRICH

NORTH AVE. N.W.

BLVD

NOTE:  
Elevations given are for top of Curb.

SURVEY OF PT. O.L. 11  
MASSILLON, O.

FOR ARTHUR UNDERHILL  
BY: H. M. Piper, Registered Engr. & Surveyor

Scale: 1" = 30 FT

November, 1952.

I hereby certify the above to be a correct survey of PT. O.L. 11 in the City of Massillon, Ohio, and that no buildings, either within or without the above surveyed parcel, encroach over its boundary lines.  
H. M. Piper  
Registered Surveyor No. 3398  
State of Ohio.

# SURVEY OF PT. O.L. 11 For Lease Massillon, Ohio

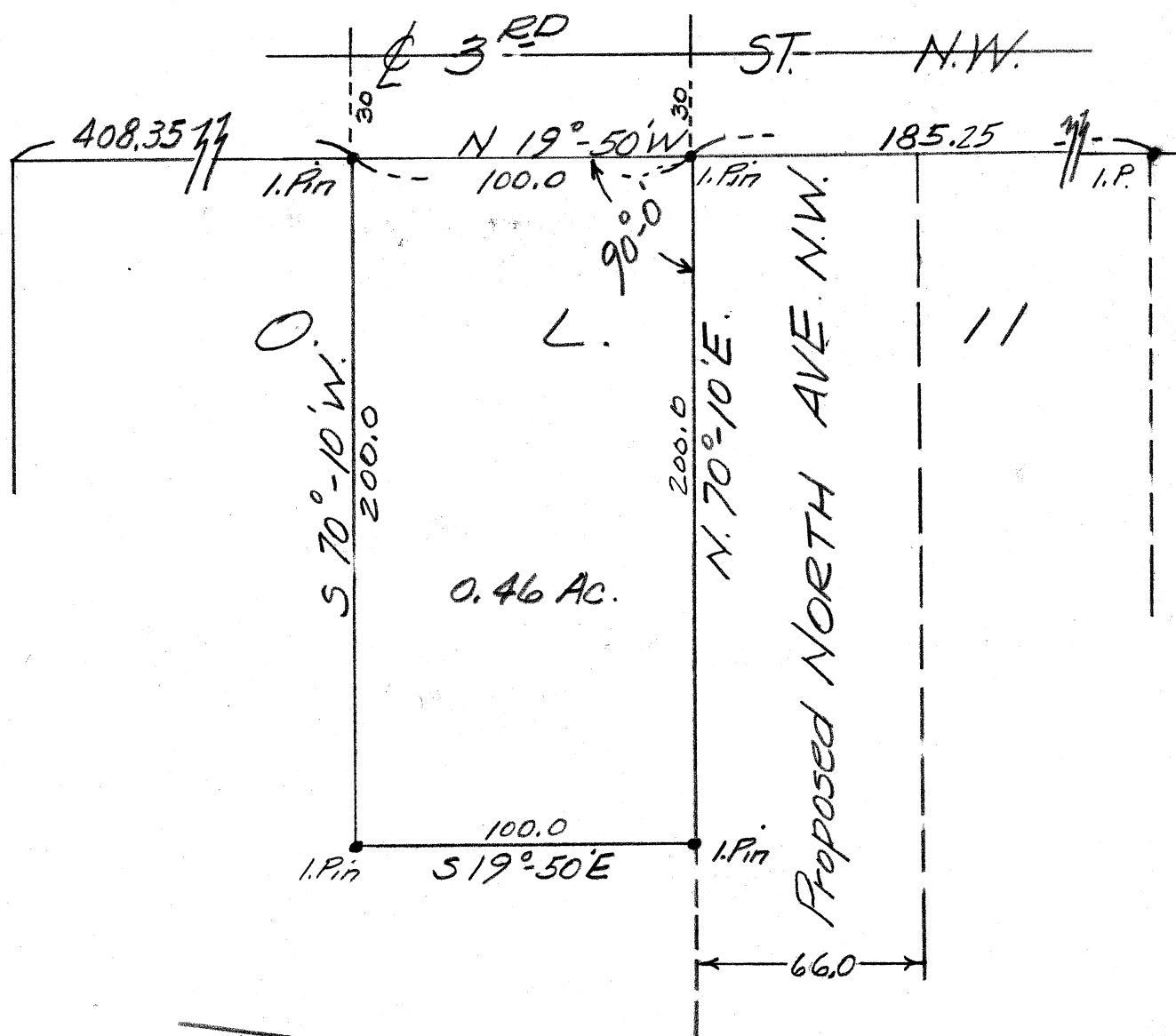
For Eddie Boss

7-31-47

By H.M. Piper - Reg. Engr. & Surveyor

Scale: 1" = 50 ft.

LINCOLN WAY W.



(Pt. O.L. 11

Ohio Water Co. Easement

Towns Plaza Shopping Center

Known as and being a Pt. of O.L. 11 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 an iron pin on the east line of 3rd St. N. W. 743.97 feet north of the centerline of Lincoln Way W. said point being the true place of beginning of the easement here-in described; thence N  $70^{\circ} - 10'$  E 331.50 to an iron pin; thence S  $70^{\circ} - 25'$  E 237.50 feet to an iron pin; thence S  $55^{\circ} - 08'$  E 66.0 feet to an iron pin; thence S  $28^{\circ} - 51'$  E  $27.0^{26.5}$  feet to a point; thence <sup>S</sup>  $61^{\circ} - 09'$  W 7.5 feet to the northeast corner of Unit No. 1 of the Towns Plaza Shopping Center; thence following the north wall of said shopping center N  $70^{\circ} - 25'$  W 30.0 feet to a corner; thence N  $19^{\circ} - 35'$  E 15.0 feet to a corner; thence N  $70^{\circ} - 25'$  W 280 feet more or less to a corner; thence S  $70^{\circ} - 10'$  W 320 feet more or less to the east line of 3rd St. N. W.; thence N  $19^{\circ} - 50'$  W 24.0 feet to the place of beginning.



Known as and being a portion of the abandoned Tuscarawas River Channel in said City, bounded and described as follows:

Beginning at an iron pin on the northeast corner of Lot No. 406, said point being on the west line of Third St. N. W. and the south line of an unnamed street, said point also being the true place of beginning of the tract herein described; thence S  $69^{\circ}25'30''$  W 151.04 feet along the north line of Lot No's. 406, 405, 404, 403, 402, 401 and 400 to a point on the east line of property owned by the United States of America; thence N  $25^{\circ}05'$  W along the east side of said parcel 120.72 feet to a point; thence S  $69^{\circ}23'$  W 56.65 feet to a point; thence N  $25^{\circ}17'$  W 59.90 feet to a point on the south line of O.L. 12; thence N  $69^{\circ}27'30''$  E along the south line of O.L. 12 222.52 feet to a point on the west line of 3rd. St. N. W., said point being 300 feet south of the northeast corner of said O.L. 12; thence S  $20^{\circ}36'30''$  E along the west line of 3rd St. N. W. 180.0 feet to the place of beginning containing 0.73 acres.



DESCRIPTION OF PT. O.L. 11

MASSILLON, OHIO

Known as and being a Pt. of O.L. 11 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 an iron pin on the east line of 3rd St. N. W. 743.97 feet northerly from the centerline of Lincoln Way West, said point being the true place of beginning of the tract here-in described; thence N 70°-10' E 331.50 feet to an iron pin on the original east line of O.L. 11; thence along the east boundary of O.L. 11 the following courses: S 70°-25' E 237.5 feet to a point; thence S 55°-08' E 66.0 feet to a point; thence S 28°-51' E 60.0 feet to a point; thence S 0°-44' E 70.0 feet to a point; thence S 28°-24' W 70.0 feet to a point; thence S 44°-24' W 61.9 feet to a point on the north line of Federal Ave., N. W.; thence ~~xxxxxx~~ S 70°-0' W 431.30 feet along the north line of Federal Ave., N. W. to an iron pin on the east line of 3rd St. N. W.; thence N 19°-50' W along the east line of 3rd St. N. W. 404.66 feet to the place of beginning 4.55 acres.

16/2  
84.2

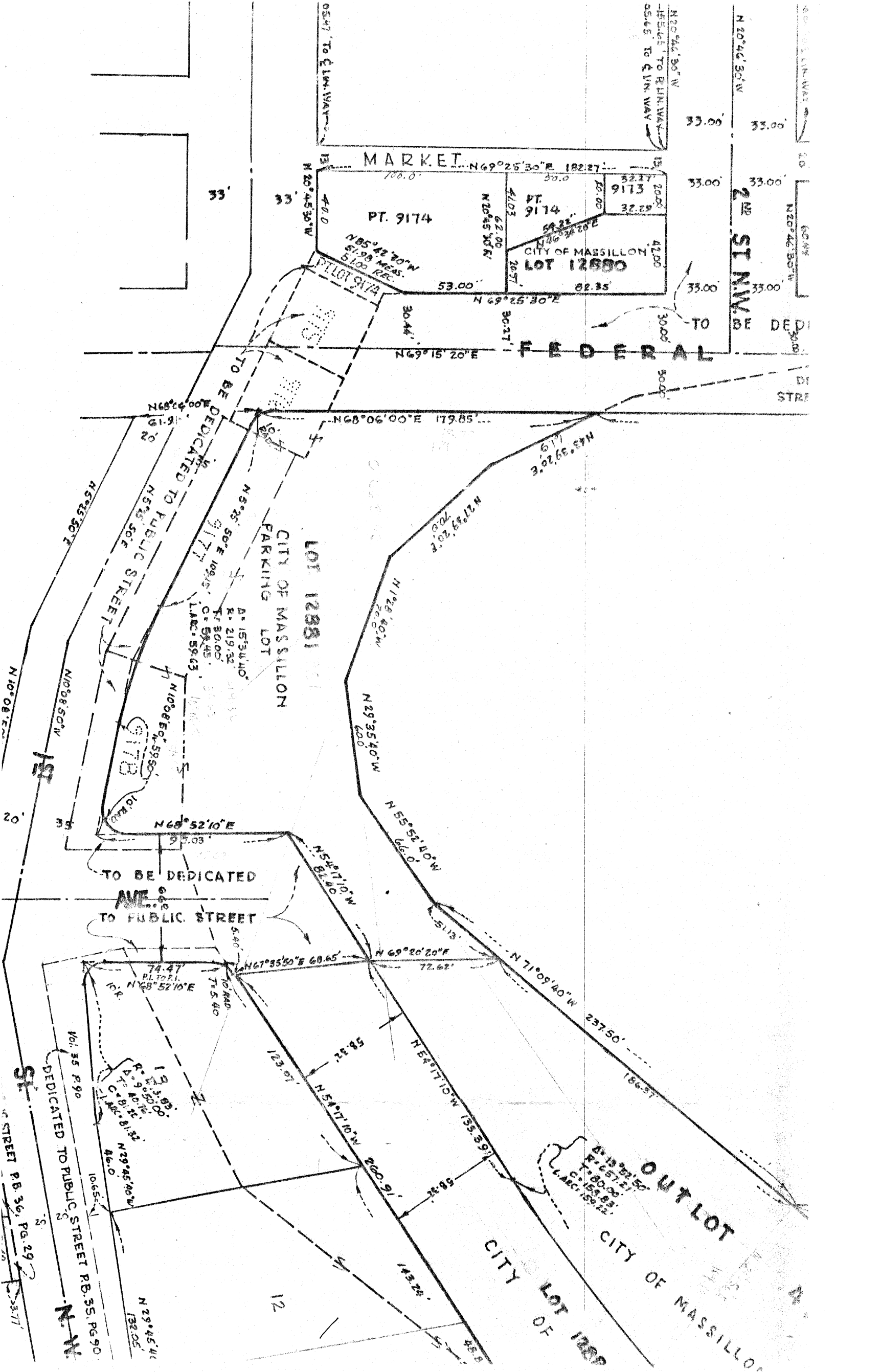
1249

	Bearings	Distance	Sine	Cosine	Latitude N →	Latitude -	Departure E →	Departure S -	D. M. D.	Latitude	→	-
1.	N 70°-10' E	331.50	.94068	.33929	112.47		311.78		→ 311.78 x	112.47	35066	
2.	S 70°-25' E	237.50	.94215	.33518		79.61	223.76		→ 847.32 x	79.61		67455
3.	S 55°-08' E	66.0	.82048	.57167		37.73	54.15		→ 1125.23 x	37.73		42455
4.	S 28°-51' E	60.0	.48252	.87589		52.55	28.95		→ 1208.33 x	52.55		63498
5.	S 0°-44' E	70.0	.01280	.99992		69.99	0.90		→ 1238.18 x	69.99		86660
6.	S 28°-24' W	70.0	.47562	.87965		61.58		33.29	→ 1205.79 x	61.58		74252
7.	S 44°-24' W	61.9	.69966	.71447		44.23		43.31	→ 1129.19 x	44.23		49944
8.	S 70°-00' W	431.30	.93969	.34202		147.44		405.46	→ 680.41 x	147.44		100320
9.	N 19°-50' W	404.66	.33929	.94068	380.66			137.48	→ 137.48 x	380.66	52714	
					<u>493.13</u>	<u>493.13</u>	<u>619.54</u>	<u>619.54</u>			<u>87780</u>	<u>484584</u>

87780

2. 396804

Area = 198402 sq. ft.  
= 4.55 acres



NEW PAVEMENT  
2 1/2" B.T. 8" CONC. BASE

8' WALK  
4" THK.

NEW CURB 6" x 18"

NEW 15" FUP  
12" V.S.P.

APPROX. LIMIT OF NEW PAVING

54" TONCAN PIPE

54" TONCAN PIPE

REMOVE CURB

NEW CURB

70.0'

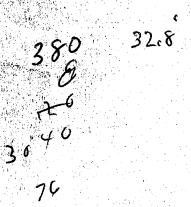
24'

31'

30'

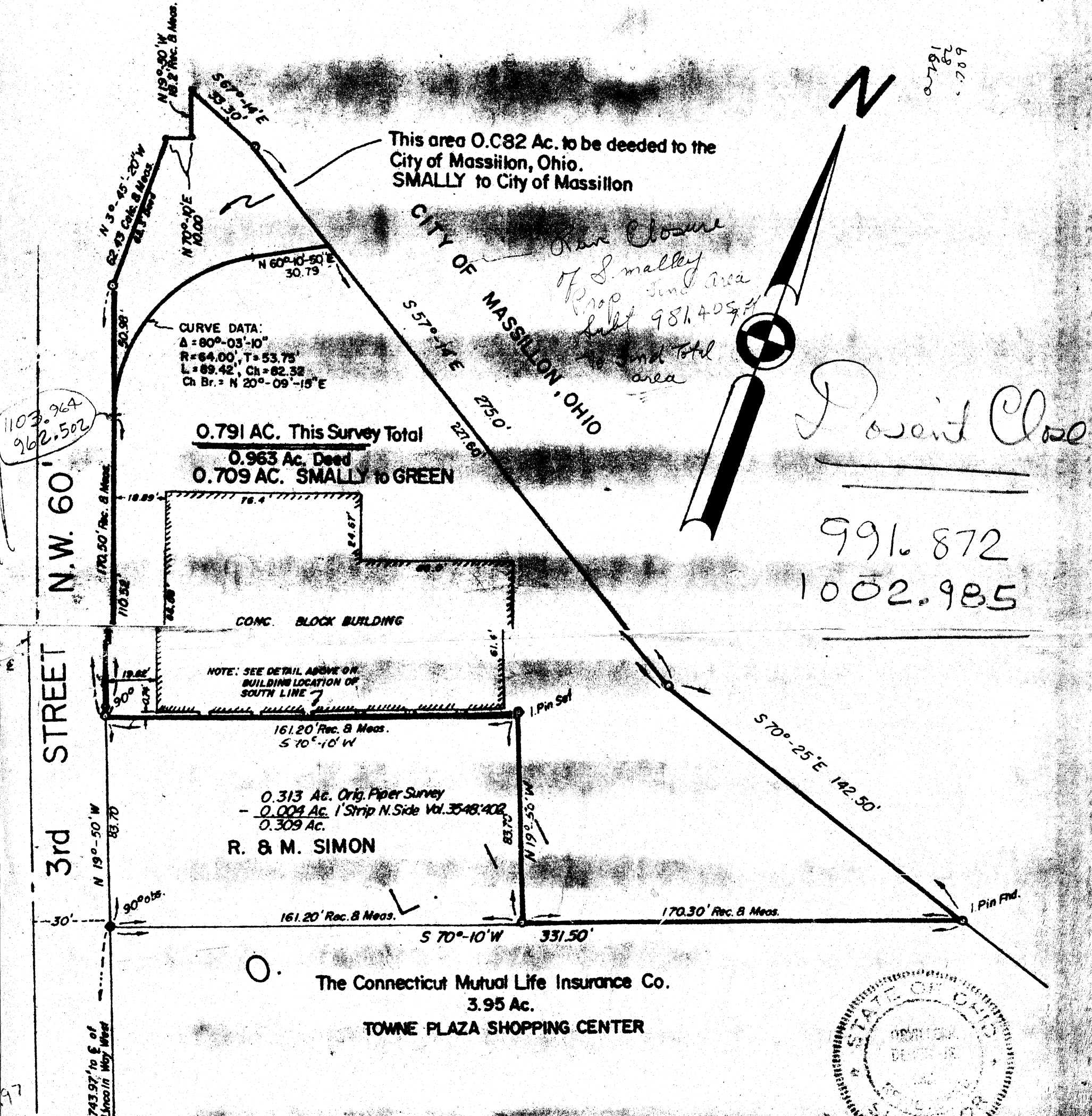
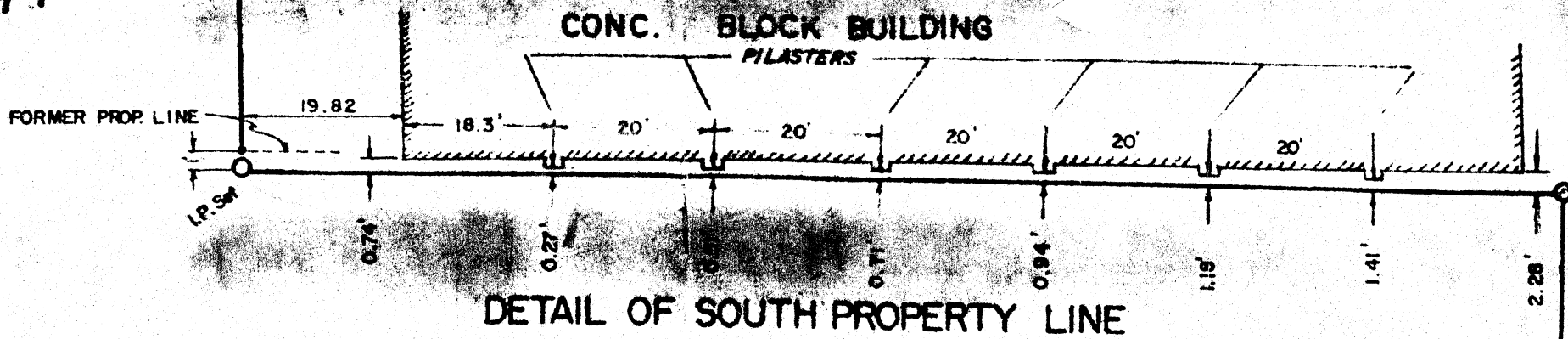
PROPOSED  
NEW CURB

RET  
CU





A. W. D. Bush



# MAP OF SURVEY

Being the north part of Out Lot #11, in the City of Massillon, County of Stark, Ohio.

DATE: Dec. 24, 1977

REAL ESTATE - MORTGAGES  
PROPERTY MANAGEMENT

GEORGE N. SWALLOW  
PRESIDENT

ALLOW

Survey of the 0.709 Acres of Out Lot #11 shown above shows the improvements as located & improvements are entirely within the lot lines and that there are no encroachments upon the remaining premises.



1047

HOWARD SHISLER  
SURVEY

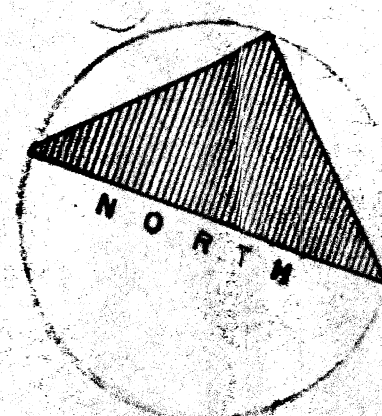
SEPT. 30, 1980

#### TENANT DIRECTORY

- 1 CENTRAL TRUST
- 2 DAVIS PRINTS
- 3 SUN FINANCE & LOAN
- 4 SUN FINANCE & LOAN
- 5 VACANT
- 6 MILD BEAUTY SUPPLY
- 7 LAID BACK RECORDS
- 8 MEAT PACKER'S OUTLET
- 9 KRACKER'S PIZZA
- 10 CHAD EMPLOYMENT SERVICES
- 11 GRAY DRUG
- 12 BOWLING ALLEY

#### PLOT PLAN

SCALE 1" = 30' - 0"



#### DEVELOPMENT DATA

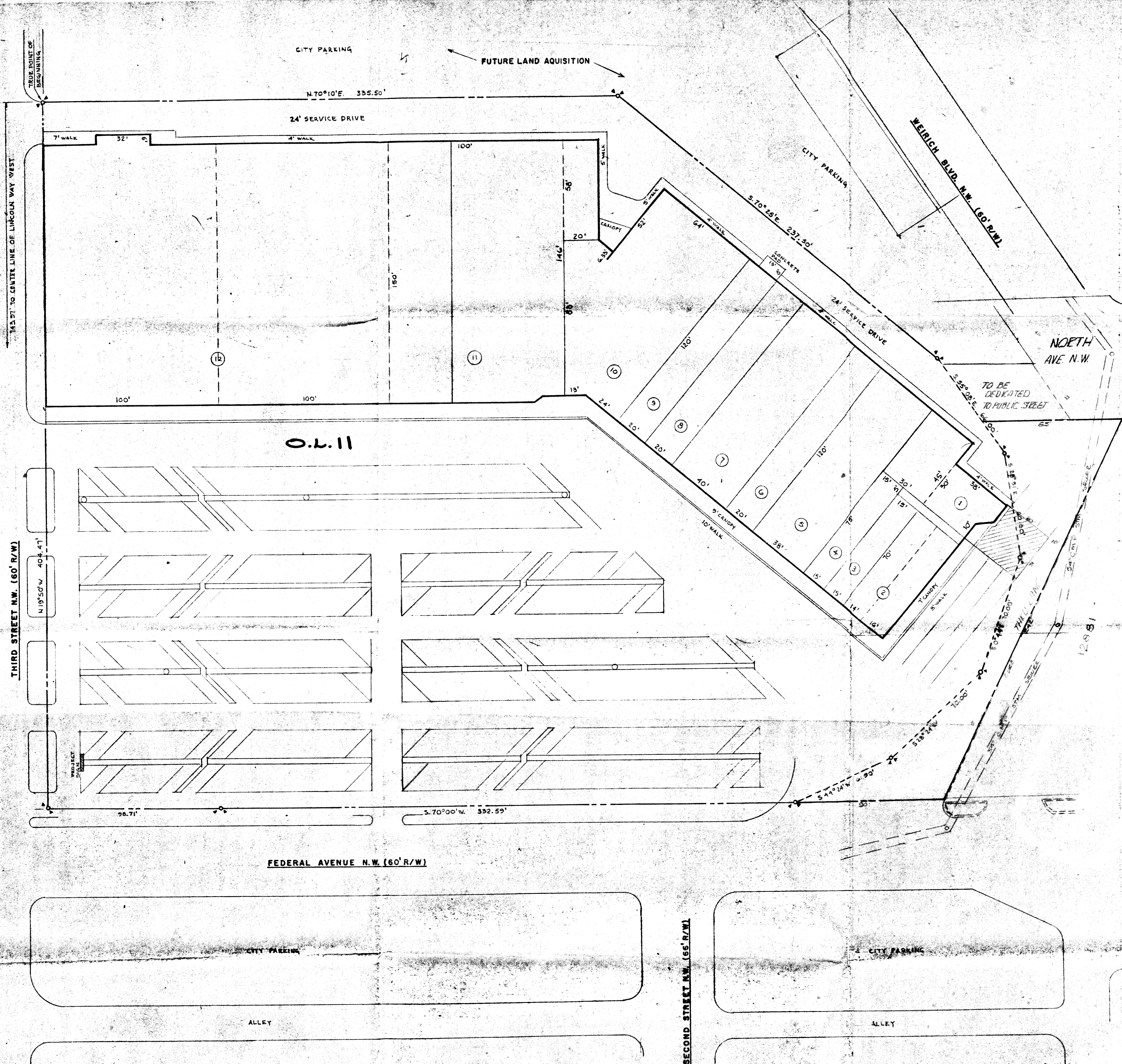
LAND AREA	4.46 ACRES
RENTAL AREA	86,756 SQ. FT.
EXIT CORRIDOR	225 SQ. FT.
TOTAL BUILDING AREA	86,981 SQ. FT.
PARKING	350 CARS

GRANT F. KOWELL  
developer

Massillon Towne Plaza

DATE  
CONTRACT NO.  
DRAWN BY  
CHECKED BY

GRANT F. KOWELL  
DEVELOPER  
233 FEDERAL AVE.  
MASSILLON, OHIO 44646







ORVILLE R. DEBOS & ASSOCIATES  
REGISTERED PROFESSIONAL LAND SURVEYOR

717 32ND STREET N.W.  
MASSILLON, OHIO 44646



REGISTERED NO. 5823

PHONE 837-2678 & 832-9970

MORTGAGE LOAN SURVEYS

TOPOGRAPHIC SURVEYS

MAPPING

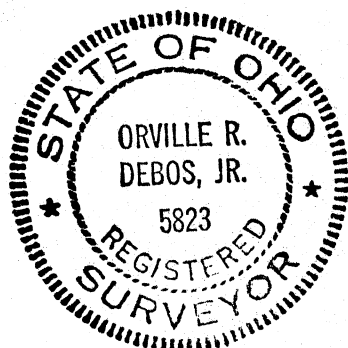
LOT SURVEYS

FARM SURVEYS

DESCRIPTION OF A 0.709 ACRE TRACT FOR SWALLOW

Known as, and being a part of Out Lot 11, in the City of Massillon, County of Stark, and being more fully described as follows:

Beginning at an iron pin on the east line of 3rd Street N.W., said pin being 827.67' north of the centerline of Lincoln Way west and the true place of beginning of the tract herein described; thence continuing N 19°-50' W and along the said east line of said 3rd St. N.W. a distance of 110.52' to a point; thence in a northeasterly direction and along a curve to the right, having a delta of 89°-03'-10", an arc distance of 89.42' and a chord having a bearing of N 30°-09'-18" E and a distance of 82.32' to a point; thence N 60°-10'-50" E a distance of 30.79' to a point on the east line of said Out Lot 11; thence S 57°-14' E and along the said east line of said Out Lot a distance of 227.60' to an iron pin; thence S 70°-25' E and along the said east line of said Out Lot a distance of 142.50' to an iron pin; thence S 70°-10' W and along the north line of a 3.95 acre tract a distance of 170.30' to an iron pin; thence N 19°-50' W and along the east line of a 0.309 acre tract now owned by R. & M. Simon a distance of 83.70' to an iron pin; thence S 70°-10' W and along the north line of said Simon tract a distance of 161.20' to the true place of beginning. Containing 0.709 Acre of land more or less but subject to all legal highways, easements, and agreements of previous record.



Surveyed by;

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

# Know all Men by these Presents

That, I, Florence E. Smally nka Florence E. Hochberg, married,

, the Grantor

who claim title by or through instrument , recorded in Volume 3930 , Page 749,

County Recorder's Office, for the consideration of Ten and no/100-----

-----Dollars (\$10.00 )

received to my full satisfaction of

Richard E. Green and Dennis C. Green,

the Grantee s,

whose TAX MAILING ADDRESS will be 308 - 3rd Street N.W.,  
Massillon, Ohio 44646

do

Give, Grant, Bargain, Sell and Convey unto the said Grantees , their  
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 11, in the City of Massillon,  
County of Stark, and being more fully described as follows:

Beginning at an iron pin on the east line of 3rd Street N.W., said pin being 827.67' north of the centerline of Lincoln Way West and the true place of beginning of the tract herein described; thence continuing N 19°-50' W and along the said east line of said 3rd St. N.W. a distance of 110.52' to a point; thence in a northeasterly direction and along a curve to the right, having a delta of 80°-03'-10", an arc distance of 89.42' and a chord having a bearing of N 20°-09'-15" E and a distance of 82.32' to a point; thence N 60°-10'-50" E a distance of 30.79' to a point on the east line of said Out Lot 11; thence S 57°-14' E and along the said east line of said Out Lot a distance of 227.60' to an iron pin; thence S 70°-25' E and along the said east line of said Out Lot a distance of 142.50' to an iron pin; thence S 70°-10' W and along the north line of a 3.95 acre tract a distance of 170.30' to an iron pin; thence N 19°-50' W and along the east line of a 0.309 acre tract now owned by R. & M. Simon a distance of 83.70' to an iron pin; thence S 70°-10' W and along the north line of said Simon tract a distance of 181.20' to the true place of beginning. Containing 0.709 Acre of land more or less but subject to all legal highways, easements, and agreements of previous record.

WRONG

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 Grantees, their heirs and assigns forever.

And I, Florence E. Smally nka Florence E. Hochberg, the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents, I am 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 taxes and assessments, if any, shall be pro-rated to date of delivery of this Deed, all taxes and assessments due thereafter the grantees assume and agree to pay.

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever except as above noted.

And for valuable consideration Herman Hochberg, husband of Grantor

do hereby remise, release and forever quit-claim unto the said Grantee, their heirs and assigns, all his right and expectancy of Power in the above described premises.

In Witness Whereof have hereunto set hand, the day of December, in the year of our Lord one thousand nine hundred and seventy-seven.

Signed and acknowledged in presence of

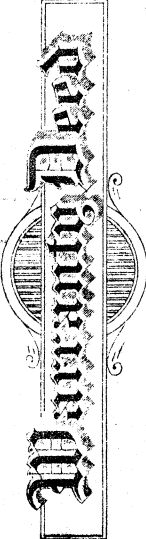
X

FLORIDA  
State of Ohio }  
County, ss. Before me, a Notary Public  
the above named in and for said County and State, personally appeared  
Florence E. Smally nka Florence E. Hochberg and her  
husband, Herman Hochberg  
who acknowledged that she did sign the foregoing instrument and that the  
same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at this day of December, Florida, A. D. 1977.

This instrument prepared by:  
ATTY. BEN M. DREYER

NOTARY PUBLIC



TO

Transferred 19

COUNTY AUDITOR

State of Ohio

County of ss

Received for Record on the

day of 19

at o'clock M.

and Recorded 19 in

Deed Book Page

COUNTY RECORDER.

Recorders Fee \$

This instrument prepared by