

O.L. 510  
V. 3949 P. 907

ORE - IDA FOOD INC.  
PT. O.L. 511  
V. 3971, P. 971

13601

273.00

273.00

PT. LOT 14124  
6.3705 ACRES

J. HUTSELL  
O.R. 207 P. 213  
PT. LOT 14123  
3.0000 ACRES

J.R. BARATI  
O.R. 141 P. 874  
PT. LOT 14123  
1.0000 ACRES

PT. LOT 14123  
1.0102 ACRES

PT. LOT NO. 14123  
5.3804 ACRES  
1.0804  
6.4608

N 88° 01' 42" W 501.28

1.0937 - .0133 = 1.0804

2.1498 ACRES

S 88° 01' 42" E 485.52

PT. LOT 14123

1.0267 - .0133 = 1.0134 AC.

S 88° 01' 42" E 513.13

$\Delta = 14^\circ 26' 47"$  L = 72.75  
C = 72.55, S 9° 11' 41" W

2.0002 ACRES  
PT. LOT NO. 14123

3 GRINGOS

N 88° 01' 42" W 506.73

PT. O.L. 512  
MASSILLON

PT. O.L. 512  
INDUSTRIAL PARK, INC.  
V. 3879 P. 649

AVE. SANDERS  
 $\Delta = 12^\circ 53' 05"$  S. IV.

$\Delta = 35^\circ 44' 03"$  E  
64.75 CHD.  
L = 64.88

TEMAR ASSOC.  
O.R. 47 P. 19  
PT. LOT 14122  
2.0000 ACRES

V. KAPPER  
PT. LOT 14122  
1.0000 ACRES  
V. 4262 P. 449

14121

2.13 Ac.

-.0133

2.1167 Ac.

Bob's 2.1498 AC

SURVEY PLAT OF

PT. LOT 14122  
Massillon, Stark Co., Ohio

Known as and being part of Lot No. 14122, in the City of Massillon, Stark County, Ohio, and being more fully described as follows:

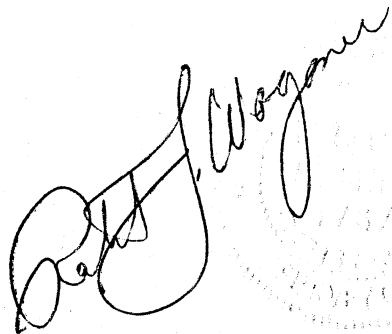
Commencing at an existing iron pin at the Southeast corner of Lot No. 14122, thence N88°01'42"W, along the south line of said Lot No. 14122, said line also being the south line of Finefrock Industrial Park, as recorded in Plat Book 49, Page 129, Stark County Records, a distance of 451.54' to an iron pin at the Southwest corner of a tract presently owned by Tamar Associates and the true place of beginning of the tract herein described;

Thence continuing N88°01'42"W, along said south line, a distance of 3.00' to a spike in a tree;

Thence N1°58'18"E, a distance of 323.59' to an iron pin on the south line of Sanders Avenue S.W.;

Thence S79°32'03"E along the south line of Sanders Avenue S.W., a distance of 3.03' to an iron pin at the Northwest corner of said Tamar Associates tract;

Thence S1°58'18"W, a distance of 323.14' to the true place of beginning containing 970 square feet or 0.0222 acres.

A handwritten signature in cursive script, reading "Paul J. Wagoner", is written over a faint circular embossed seal. The signature is written in dark ink.

PT. 14123  
V. HUTSELL  
O.R. 207 PG 213

PT 14123 1.000 ACRES  
J.R. BARATI  
O.R. 141 PG 874

AVE.

S. W.

602

179.17'

191.57'

S 79° 32' 03" E 3.03'

292.10'

S 79° 32' 03" E

164.44'

PT. LOT 14122  
TEMAR ASSOCIATES  
O.R. 47 PG. 17  
2.000 ACRES

W. KAPPER  
VOL. 4262 PG. 449  
1.00 AC.  
PT. LOT 14122

(PT. LOT 14122 0.0222 ACRES)  
(970'D)

N 1° 58' 18" E 323.59'  
S 1° 58' 18" W 323.14'

N 1° 58' 18" E 279.99'

288.90'

N 88° 01' 42" W

451.54'

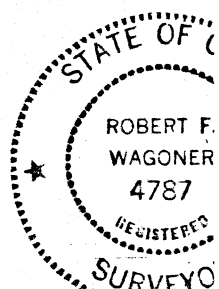
162.64'

SPIKE IN  
TREE  
IRON PIN  
P.O.B.

IRON PIN

SOUTH LINE FINEFROCK IND. PK.

SURVEY PLAT OF  
**FINEFROCK INDUSTRIAL PARK**  
LOT 14122, MASSILLON, STARK CO., OHIO  
FOR MASSILLON DEVELOPEMENT FOUNDATION, INC.  
SCALE 1"=60' FEB. 1985  
BY ROBT F. WAGONER, REG. SUR. NO. 4787  
REFERENCE P.B. 49 PG. 129



PT. LOT 14122  
Massillon, Stark Co., Ohio

Known as and being part of Lot No. 14122, in the City of Massillon, Stark County, Ohio, and being more fully described as follows:

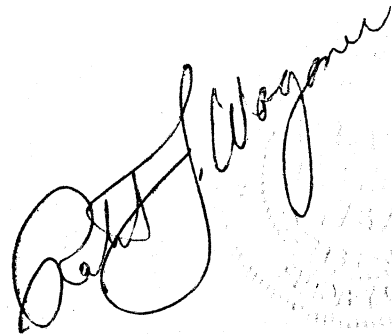
Commencing at an existing iron pin at the Southeast corner of Lot No. 14122, thence N88°01'42"W, along the south line of said Lot No. 14122, said line also being the south line of Finefrock Industrial Park, as recorded in Plat Book 49, Page 129, Stark County Records, a distance of 451.54' to an iron pin at the Southwest corner of a tract presently owned by Tamar Associates and the true place of beginning of the tract herein described;

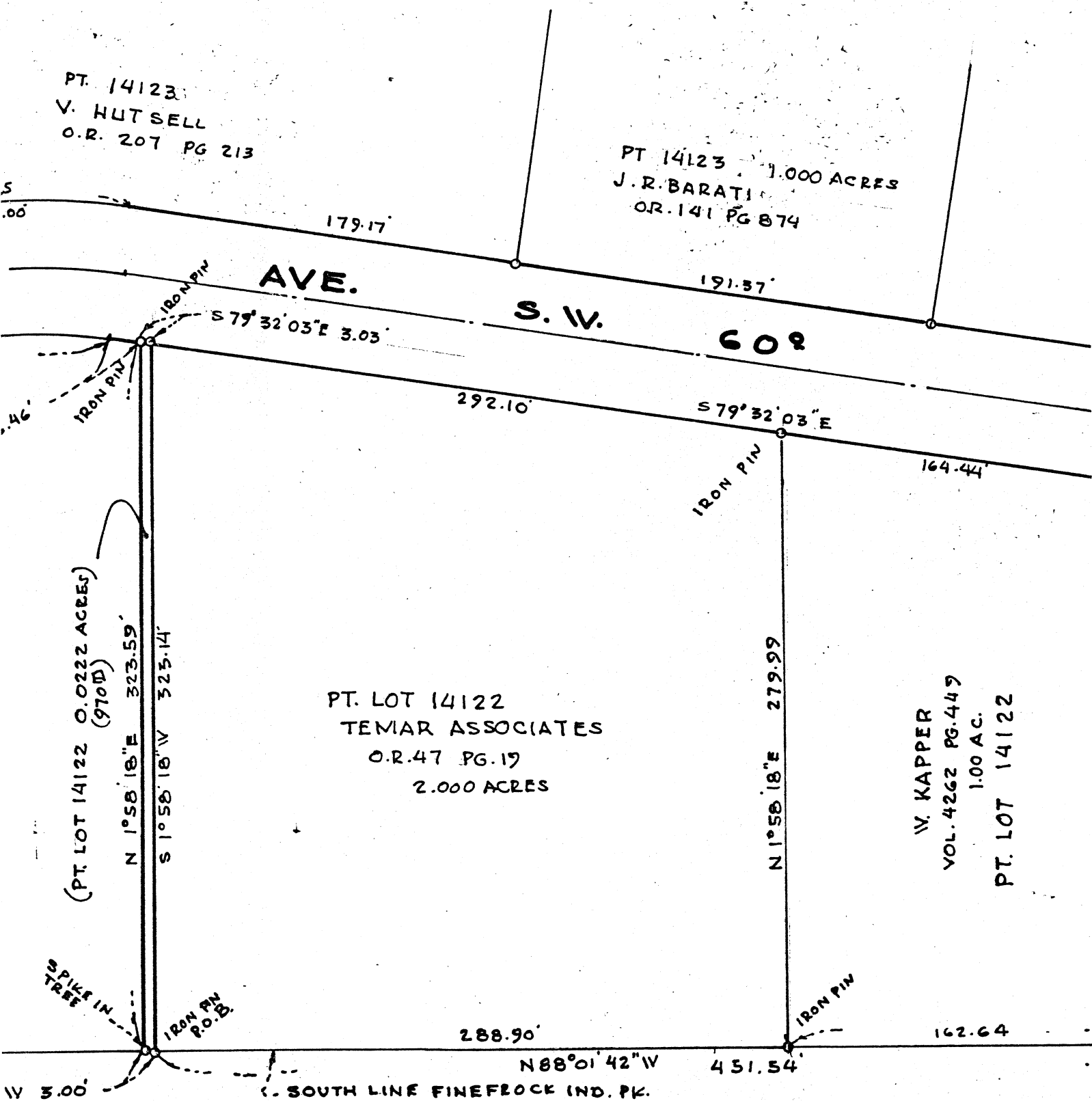
Thence continuing N88°01'42"W, along said south line, a distance of 3.00' to a spike in a tree;

Thence N1°58'18"E, a distance of 323.59' to an iron pin on the south line of Sanders Avenue S.W.;

Thence S79°32'03"E along the south line of Sanders Avenue S.W., a distance of 3.03' to an iron pin at the Northwest corner of said Tamar Associates tract;

Thence S1°58'18"W, a distance of 323.14' to the true place of beginning containing 970 square feet or 0.0222 acres.

A handwritten signature in cursive script, appearing to read "Robert J. Wagoner", is written over a faint circular embossed seal. The signature is written in dark ink.



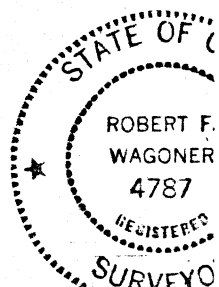
**SURVEY PLAT OF  
FINEFROCK INDUSTRIAL PARK**

LOT 14122, MASSILLON, STARK CO., OHIO  
FOR MASSILLON DEVELOPEMENT FOUNDATION, INC.

SCALE 1"=60' FEB. 1985

BY ROBT F. WAGONER, REG. SUR. NO. 4787

REFERENCE P.B. 49 PG. 129



1855

D E S C R I P T I O N

Pt. Lot #14123

(For M.I.D.F., Inc.)

Known as and being part of Lot #14123 in the City of Massillon, Stark County, Ohio and being more fully described as follows:

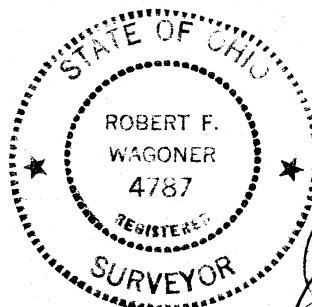
The true place of beginning being at the most easterly corner of said Lot #14123, said point being on the north line of Sanders Ave., S.E., 60' in width;

Thence S73°55'03"W along said north line of Sanders Ave., S.W., a distance of 67.23' to a point of curvature to the right;

Thence along the north line of Sanders Ave., S.W., on a curve to the right with a delta of 26°32'54", a radius of 393.88', an arc distance of 182.61' and a chord distance of 180.88' bearing S87°11'30"W to an iron pin at the point of tangency of said curve;

Thence N10°27'57"E, a distance of 149.23' to an iron pin on the north line of Lot No. 14123;

Thence S61°20'04"E, along the north line of Lot #14123, a distance of 248.63' to the true place of beginning, containing 0.4659 acres.



A handwritten signature in dark ink, appearing to read "Robert F. Wagoner", written over a faint circular background.

1855

D E S C R I P T I O N

PT. O.L. 14123  
(1.000 Ac.)

FINEFROCK INDUSTRIAL PARK

Known as and being part of O.L. 14123 in the City of Massillon, Stark County, Ohio and being more fully described as follows:

Commencing at an existing iron pin at the southwest corner of Lot No. 14124, said point also being on the northerly line of Lot No. 14123;

Thence  $S61^{\circ}-20'04''E$  along the northerly line of Lot No. 14123, a distance of 105.27' to the true place of beginning of the tract herein described;

Thence  $S10^{\circ}-27'57''W$  a distance of 194.58' to an iron pin;

Thence  $N79^{\circ}-32'03''W$  along the northerly line of Sanders Ave., S.W., a distance of 191.37' to an iron pin;

Thence  $N10^{\circ}-27'57''E$  a distance of 260.06' to an iron pin on the northerly line of Lot No. 14123;

Thence  $S60^{\circ}-38'20''E$  along said northerly line of Lot No. 14123, a distance of 97.59' to an existing iron pin;

Thence  $S61^{\circ}-20'04''E$  along said northerly line of Lot No. 14123, a distance of 105.27' to the true place of beginning containing 1.000 acres.

1855

D E S C R I P T I O N

PT. O.L. 14123  
(1.000 Ac.)

FINEFROCK INDUSTRIAL PARK

Known as and being part of O.L. 14123 in the City of Massillon, Stark County, Ohio and being more fully described as follows:

Commencing at an existing iron pin at the southwest corner of Lot No. 14124, said point also being on the northerly line of Lot No. 14123;

Thence S61<sup>0</sup>-20'04"E along the northerly line of Lot No. 14123, a distance of 105.27' to the true place of beginning of the tract herein described;

Thence S10<sup>0</sup>-27'57"W a distance of 194.58' to an iron pin;

Thence N79<sup>0</sup>-32'03"W along the northerly line of Sanders Ave., S.W., a distance of 191.37' to an iron pin;

Thence N10<sup>0</sup>-27'57"E a distance of 260.06' to an iron pin on the northerly line of Lot No. 14123;

Thence S60<sup>0</sup>-38'20"E along said northerly line of Lot No. 14123, a distance of 97.59' to an existing iron pin;

Thence S61<sup>0</sup>-20'04"E along said northerly line of Lot No. 14123, a distance of 105.27' to the true place of beginning containing 1.000 acres.



1855-

D E S C R I P T I O N

PT. O.L. 14123  
(1.000 Ac.)

FINEFROCK INDUSTRIAL PARK

Known as and being part of O.L. 14123 in the City of Massillon, Stark County, Ohio and being more fully described as follows:

Commencing at an existing iron pin at the southwest corner of Lot No. 14124, said point also being on the northerly line of Lot No. 14123;

Thence  $S61^{\circ}-20'04''E$  along the northerly line of Lot No. 14123, a distance of 105.27' to the true place of beginning of the tract herein described;

Thence  $S10^{\circ}-27'57''W$  a distance of 194.58' to an iron pin;

Thence  $N79^{\circ}-32'03''W$  along the northerly line of Sanders Ave., S.W., a distance of 191.37' to an iron pin;

Thence  $N10^{\circ}-27'57''E$  a distance of 260.06' to an iron pin on the northerly line of Lot No. 14123;

Thence  $S60^{\circ}-38'20''E$  along said northerly line of Lot No. 14123, a distance of 97.59' to an existing iron pin;

Thence  $S61^{\circ}-20'04''E$  along said northerly line of Lot No. 14123, a distance of 105.27' to the true place of beginning containing 1.000 acres.

1855

D E S C R I P T I O N

PT. O.L. 14123  
(1.000 Ac.)

FINEFROCK INDUSTRIAL PARK

Known as and being part of O.L. 14123 in the City of Massillon, Stark County, Ohio and being more fully described as follows:

Commencing at an existing iron pin at the southwest corner of Lot No. 14124, said point also being on the northerly line of Lot No. 14123;

Thence S61<sup>0</sup>-20'04"E along the northerly line of Lot No. 14123, a distance of 105.27' to the true place of beginning of the tract herein described;

Thence S10<sup>0</sup>-27'57"W a distance of 194.58' to an iron pin;

Thence N79<sup>0</sup>-32'03"W along the northerly line of Sanders Ave., S.W., a distance of 191.37' to an iron pin;

Thence N10<sup>0</sup>-27'57"E a distance of 260.06' to an iron pin on the northerly line of Lot No. 14123;

Thence S60<sup>0</sup>-38'20"E along said northerly line of Lot No. 14123, a distance of 97.59' to an existing iron pin;

Thence S61<sup>0</sup>-20'04"E along said northerly line of Lot No. 14123, a distance of 105.27' to the true place of beginning containing 1.000 acres.

1855

SOUTH MOST PART OF LOT NO. 14123

Known as and being part of Lot No. 14123 in the City of Massillon, Stark County, Ohio, and being more fully described as follows:

The true place of beginning being at an existing stone monument at the southwest corner of said Lot No. 14123;

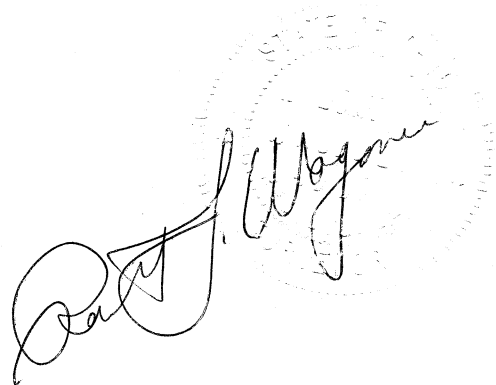
Thence N2°52'47"E along the west line of said lot, a distance of 172.00' to an iron pin;

Thence S88°01'42"E, said line being parallel to the south line of said lot, a distance of 513.13' to an iron pin on the westerly right-of-way line of Sanders Avenue S.W., 60' in width;

Thence along the westerly line of Sanders Avenue S.W. on a curve to the left, with a delta of 14°26'47", a radius of 288.52', an arc distance of 72.75', and a chord distance of 72.55' bearing S9°11'41"W to an iron pin;

Thence S1°58'18"W continuing along the westerly line of Sanders Avenue, a distance of 100.00' to an existing iron pin;

Thence N88°01'42"W along the southerly line of said Lot No. 14123, a distance of 506.73' to the true place of beginning containing 2.0002 acres.

A handwritten signature in cursive script is written over a circular notary seal. The signature appears to read "R. J. Wagoner". The seal is faint and contains text around its perimeter, including "NOTARY PUBLIC" and "OHIO".

## PT. LOT NO. 14123 (6.4608 AC.)

Known as and being Part of Lot No. 14123 in the City of Massillon, Stark County, Ohio, and being more fully described as follows:

The true place of beginning being at an existing iron pin at the northwest corner of Lot No. 14123; thence  $S88^{\circ}00'00''E$  along the north line of said Lot No. 14123, a distance of 512.32' to a point;

Thence continuing along said north line of Lot No. 14123,  $S87^{\circ}10'10''E$ , a distance of 71.53' to an existing iron pin at the northwest corner of a tract presently owned by J. Hutsell, as recorded in Official Record Vol. 207, Page 213;

Thence  $S2^{\circ}33'12''W$  along the east line of said J. Hutsell tract, a distance of 108.87' to an existing iron pin;

Thence continuing along said east line of the Hutsell tract,  $S19^{\circ}43'09''E$ , a distance of 255.74' to an existing iron pin on the north right-of-way of Sanders Avenue S.W.;

Thence along the right-of-way of Sanders Avenue S.W., on a curve to the left, with a delta of  $40^{\circ}58'41''$ , an arc length of 206.35', and a chord of 201.98', chord bearing  $S49^{\circ}47'30.5''W$  to an iron pin;

Thence  $N60^{\circ}41'50''W$ , a distance of 55.54' to an iron pin;

Thence  $N88^{\circ}01'42''W$ , a distance of 485.52' to an iron pin on the west line of Lot No. 14123;

Thence  $N2^{\circ}52'47''E$  along said west line of Lot No. 14123, a distance of 457.99' to the true place of beginning containing 6.4608 acres.

*Paul F. Hargrove*

C. 4608

PT. LOT NO. 14123 (~~5.384~~ AC.)

Known as and being Part of Lot No. 14123 in the City of Massillon, Stark County, Ohio, and being more fully described as follows:

The true place of beginning being at an existing iron pin at the northwest corner of Lot No. 14123; thence S88°00'00"E along the north line of said Lot No. 14123, a distance of 512.32' to a point;

Thence continuing along said north line of Lot No. 14123, S87°10'10"E, a distance of 71.53' to an existing iron pin at the northwest corner of a tract presently owned by J. Hutsell, as recorded in Official Record Vol. 207, Page 213;

Thence S2°33'12"W along the <sup>WEST</sup>~~east~~ line of said J. Hutsell tract, a distance of 108.87' to an existing iron pin;

Thence continuing along said <sup>WEST</sup>~~east~~ line of the Hutsell tract, S19°43'09"E, a distance of 255.74' to an existing iron pin on the north right-of-way of Sanders Avenue S.W.;

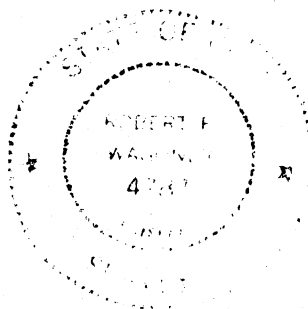
Thence along the <sup>46°58'41"</sup> (right-of-way of Sanders Avenue S.W.), on a curve to the <sup>206.35'</sup> 201.98' left, with a delta of <sup>49°47'30.5"</sup>~~28°05'36"~~, an arc length of ~~141.47'~~, and a chord of ~~140.05'~~, chord bearing ~~S56°14'03"W~~ to an iron pin;

Thence <sup>60°41'56"</sup>~~N47°43'45"W~~, a distance of <sup>55.54'</sup>~~89.51'~~ to an iron pin;

Thence <sup>465.52'</sup>~~N88°01'42"W~~, a distance of <sup>501.28'</sup>~~501.28'~~ to an iron pin on the west line of Lot No. 14123;

Thence N2°52'47"E along said west line of Lot No. 14123, a distance of ~~371.99'~~ to the true place of beginning containing ~~5.384~~ acres.  
457.99

6.4608



A handwritten signature of Robert F. Wagner, written in cursive, located to the right of the notary seal.

Part of Lot No. 14123 (1.0134Ac.)

Known as and being Part of Lot No. 14123 in the City of Massillon, Stark County, Ohio and being more fully described as follows:

~~The true place of beginning being at an existing iron pin at the northwest corner of Lot No. 14123 thence  $S 2^{\circ} 52' 47'' W$  along the west line of lot 14123~~

Beginning at an iron pin found at the northwest corner of Lot No. 14123 thence  $S 2^{\circ} 52' 47'' W$  along the west line of Lot No. 14123 a distance of 457.99' to an iron pin, said iron pin being the true place of beginning of the tract herein described.

Thence  $S 2^{\circ} 52' 47'' W$  along the west line of Lot No. 14123 a distance of 86.00 to an iron pin

Thence  $S 88^{\circ} 01' 42'' E$ , a distance of 513.13' to an iron pin on

the north right-of-way of  
Sanders Ave, S.W.

Thence along the right-of-way  
of Sanders Ave, S.W., on a  
curve to the right, with a  
delta of  $12^{\circ}58'05''$ , an arc  
length of  $64.88'$  and a chord of  
 $64.75'$ , chord bearing of  $N 22^{\circ}51'37''E$   
to an iron pin;

Thence  $N 60^{\circ}41'50''W$ , a distance  
of  $55.54'$  to an iron pin;

Thence  $N 88^{\circ}01'42''W$ , a distance  
of  $485.52'$  to the true place  
of beginning containing  
1.0134 acres.

PT. LOT 14122  
Massillon, Stark Co., Ohio

Known as and being part of Lot No. 14122, in the City of Massillon, Stark County, Ohio, and being more fully described as follows:

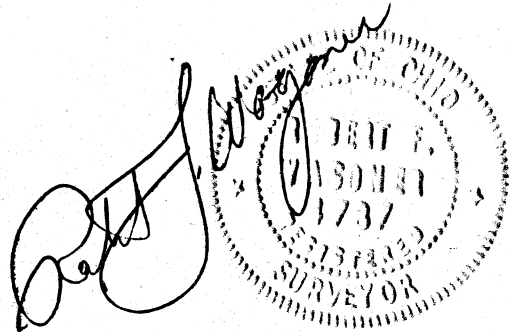
Commencing at an existing iron pin at the Southeast corner of Lot No. 14122, thence N88°01'42"W, along the south line of said Lot No. 14122, said line also being the south line of Finefrock Industrial Park, as recorded in Plat Book 49, Page 129, Stark County Records, a distance of 451.54' to an iron pin at the Southwest corner of a tract presently owned by Tamar Associates and the true place of beginning of the tract herein described;

Thence continuing N88°01'42"W, along said south line, a distance of 3.00' to a spike in a tree;

Thence N1°58'18"E, a distance of 323.59' to an iron pin on the south line of Sanders Avenue S.W.;

Thence S79°32'03"E along the south line of Sanders Avenue S.W., a distance of 3.03' to an iron pin at the Northwest corner of said Tamar Associates tract;

Thence S1°58'18"W, a distance of 323.14' to the true place of beginning containing 970 square feet or 0.0222 acres.





PT. LOT NO. 14123 (5.3804 AC.)

Known as and being Part of Lot No. 14123 in the City of Massillon, Stark County, Ohio, and being more fully described as follows:

The true place of beginning being at an existing iron pin at the northwest corner of Lot No. 14123; thence  $S88^{\circ}00'00''E$  along the north line of said Lot No. 14123, a distance of 512.32' to a point;

Thence continuing along said north line of Lot No. 14123,  $S87^{\circ}10'10''E$ , a distance of 71.53' to an existing iron pin at the northwest corner of a tract presently owned by J. Hutsell, as recorded in Official Record Vol. 207, Page 213;

Thence  $S2^{\circ}33'12''W$  along the east line of said J. Hutsell tract, a distance of 108.87' to an existing iron pin;

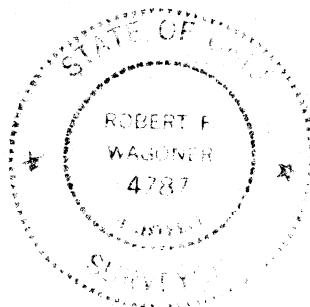
Thence continuing along said east line of the Hutsell tract,  $S19^{\circ}43'09''E$ , a distance of 255.74' to an existing iron pin on the north right-of-way of Sanders Avenue S.W.;

Thence along the right-of-way of Sanders Avenue S.W., on a curve to the left, with a delta of  $28^{\circ}05'36''$ , an arc length of 141.47', and a chord of 140.05', chord bearing  $S56^{\circ}14'03''W$  to an iron pin;

Thence  $N47^{\circ}48'45''W$ , a distance of 89.31' to an iron pin;

Thence  $N88^{\circ}01'42''W$ , a distance of 501.28' to an iron pin on the west line of Lot No. 14123;

Thence  $N2^{\circ}52'47''E$  along said west line of Lot No. 14123, a distance of 371.99' to the true place of beginning containing 5.3804 acres.



A handwritten signature in black ink, appearing to read "Robert F. Waggoner". The signature is written in a cursive style and is located to the right of the surveyor's seal.

## PART LOT NO. 14123

Known as and being Part of Lot No. 14123 in the City of Massillon, Stark County, Ohio, and being more fully described as follows:

The true place of beginning being an existing iron pin at the most easterly corner of Lot No. 14123; said point being on the north right-of-way line of Sanders Avenue S.W., 60' in width;

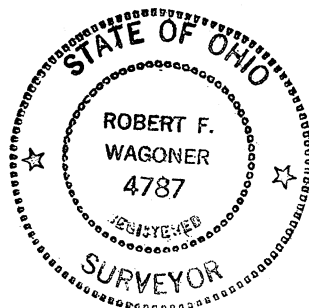
Thence  $S73^{\circ}55'03''W$  and the north right-of-way line of Sanders Avenue S.W., a distance of 67.23' to a point of curvature of a curve to the right;

Thence continuing along said north right-of-way line on a curve to the right, with a delta of  $26^{\circ}32'54''$ , a radius of 393.88', an arc length of 182.51', and a chord distance of 180.88' to the point of tangency;

Thence continuing along said north right-of-way,  $N79^{\circ}32'03''W$ , a distance of 137.93' to an iron pin;

Thence  $N10^{\circ}27'57''E$ , a distance of 194.58' to an iron pin on the north line of Lot No. 14123;

Thence  $S61^{\circ}20'04''E$  along the north line of Lot No. 14123, a distance of 393.82' to the true place of beginning containing 1.0102 acres (subject to an existing sanitary sewer, reference P.B. 49, page 129).



A handwritten signature in cursive script, reading "Robert F. Wagoner".

D E S C R I P T I O N

Pt. Lot No. 14122  
2.00 Acres  
(Finefrock Industrial Park)

Known as and being part of Lot No. 14122 in the City of Massillon, Stark County, Ohio and being more fully described as follows:

Commencing at an existing 7/8" solid iron pin at the southeast corner of said Lot No. 14122;

Thence N88°01'42"W along the south line of said Lot No. 14122, a distance of 162.64' to an existing 7/8" solid iron pin at the true place of beginning of the tract herein described, said point also being the southwest corner of a tract presently owned by W. Kapper, as recorded in Vol. 4262, Page 449;

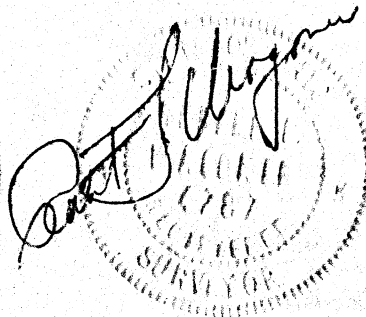
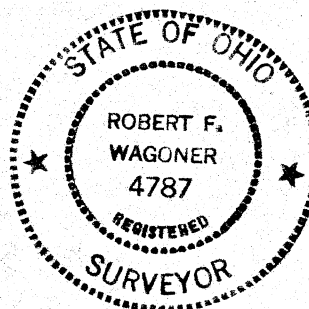
Thence continuing N88°01'42"W along said south line of Lot No. 14122, a distance of 288.90' to a point;

Thence N1°58'18"E, a distance of 323.14' to a point on the south line of Sanders Ave., S.W.;

Thence S79°32'03"E along the south line of Sanders Ave., S.W., a distance of 292.10' to an existing 7/8" solid iron pin, said point being the northwest corner of said W. Kapper tract;

Thence S1°58'18"W along the west side of Kapper tract, a distance of 279.99' to the true place of beginning, containing 2.000 acres.

As surveyed by Robert F. Wagoner, Registered Land Surveyor (Reg. No. 4787) June 1981.



1855

PART LOT NUMBER 14122

Known as and being Part of Lot Number 14122 in the City of Massillon, Stark County, Ohio, and being more fully described as follows:

The true place of beginning being an existing iron pin at the southwest corner of Lot Number 14122; said point being the intersection of the south line of Finefrock Industrial Park, as recorded in Plat Book 49, Page 129, and the east right-of-way line of Sanders Avenue S.W., 60' in width;

Thence  $N1^{\circ}58'18''E$  along the east line of Sanders Avenue S.W., a distance of 100.00' to a point of curvature;

Thence on a curve to the right with a delta of  $98^{\circ}29'39''$ , a radius of 228.52', an arc distance of 392.85', and a chord distance of 346.23' bearing  $N51^{\circ}13'08''E$  to a point of tangency;

Thence continuing along the southerly line of Sanders Avenue S.W.,  $S79^{\circ}32'03''E$ , a distance of 16.46' to an existing iron pin;

Thence  $S1^{\circ}58'18''W$ , a distance of 323.59' to a spike in a tree; said point being on the south line of Finefrock Industrial Park;

Thence along said south line of Finefrock Industrial Park,  $N88^{\circ}01'42''W$ , a distance of 278.55' to the true place of beginning containing 1.8416 acres.

