

BASIS OF BEARING
R. BOSTIC BLVD. S.W. (14TH ST. S.W.)

MASSILLON INDUSTRIAL PARK INC.
PART O.L. 512, MASSILLON, STARK COUNTY, OHIO

FOR ROBERT KITSON
SCALE 1"=100'
APRIL 1994

BY ROBERT F. WAGONER, R.S. 4787
ORIGINAL SURVEY BY
SHISLER, HUMSINGER AND HOOVER
MARCH 1975

2266

Know all Men by these Presents, That Martin Pallet, Inc.
, a Corporation, the Grantor,
for the consideration of One Dollar and other valuable consideration Dollars
(\$1.00 AOV) received to its full satisfaction of D.T.B. Land Development
Limited Liability Company, a Corporation, the Grantee,
whose TAX MAILING ADDRESS will be _____
does give, grant, bargain, sell and convey unto the said Grantee, its successors and
assigns, the following described premises, situated in the City of Massillon
County of Stark, and State of Ohio:

and known as being part of Out Lot 512 in said City of Massillon,
more fully bounded and described as follows, to-wit;

Beginning at a 1/2 inch iron pipe found at the northwest corner of
said Out Lo 512, said iron pipe being the true place of beginning for
the tract of land herein described;

1. Thence S88 degrees 02'07"E along the north line of said Out Lot 512, a distance of 14.68 feet to a stone found at the southwest corner of Lot 14123 in said City of Massillon;
2. Thence S88 degrees 32'49"E along the south line of said Lot 14123, a distance of 507.15 feet to a 5/8 inch iron bar set on the west line of Bostic Boulevard S.W., a 60 foot public right-of-way;
3. Thence southeasterly along the west line of said Bostic Blvd., on a curve to the left having a central angle of 11 degrees 15'39", a radius of 1701.53 feet, a tangent of 167.75 feet, a chord of 333.87 feet and a chord bearing of S03 degrees 58'33"E, an arc distance of 334.41 feet to a 5/8 inch iron bar set at a point of tangency;
4. Thence S09 degrees 36'23"E continuing along the west line of said Bostic Blvd., a distance of 70.49 feet to a 5/8 inch iron bar set;
5. Thence N88 degrees 32'49"W a distance of 577.79 feet to a 5/8 inch iron bar set on the west line of said Out Lot 512;
6. Thence N03 degrees 00'00"E along the west line of said Out Lot 512, a distance of 401.83 feet to the true place of beginning.

The above described tract of land contains 5.000 acres of land as surveyed under the supervision of Bruce D. Conery, P.S. no. 6499 of Buckeye Surveying Services, Inc., of Canton, Ohio, in February of 1996, and is part of a tract of land conveyed to Martin Pallet, Inc., by Official Record 1694 page 428 of the Stark County Records.

Basis of Bearings: N03 degrees 00'00"E on the west line of Out Lot 512 as per Official Record 1694 page 428.

Subject to all legal highways, easements, leases, or other restrictions of record.

Also subject to conditions, right-of-ways and reservations of record.

To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. And..... Martin Pallet, Inc....., the said Grantor does for itself and its successors and assigns covenant with the said Grantee, its successors and assigns, that at and until the ensembling 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...except taxes and assessments, pro-rated to date of delivery... of this deed, payment of which Grantee assumes and expressly agrees.... to pay hereafter,..... 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 hereunto sets its hand and corporate seal, by Thomas Martin.....its President.....and Thomas Martin.....its Secretary.....this.....day of.....February.....in the year of our Lord One Thousand Nine Hundred and..ninety-six..

MARTIN PALLET, INC.

Signed and acknowledged in presence of

Thomas Martin

President and Secretary

The State of Ohio,

Stark

County, ss.

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

Martin Pallet, Inc.

by

Thomas Martin

its

President

and

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

Navarre, Ohio

, this.....day of

February....., A. D. 1996..

This instrument was prepared by Todd H. Bentzel, Attorney at Law 105 N. Main St. P. O. Box 34 Navarre, Ohio 44662 (216) 879-2105

Notary Public.

BUCKEYE SURVEYING SERVICES, INC.

Suite 202 — Fulton Bldg.

2223 Fulton Drive N.W.

Canton, Ohio 44709

President
Bruce D. Conery, P.S.

(216) 453-8339
FAX (216) 453-5570

February 13, 1996

Description of a 5.000 Acre Tract

Situated in the City of Massillon, County of Stark and State of Ohio and known as being part of Out Lot 512 in said City of Massillon, more fully bounded and described as follows, to-wit;

Beginning at a 1/2 inch iron pipe found at the northwest corner of said Out Lot 512, said iron pipe being the true place of beginning for the tract of land herein described;

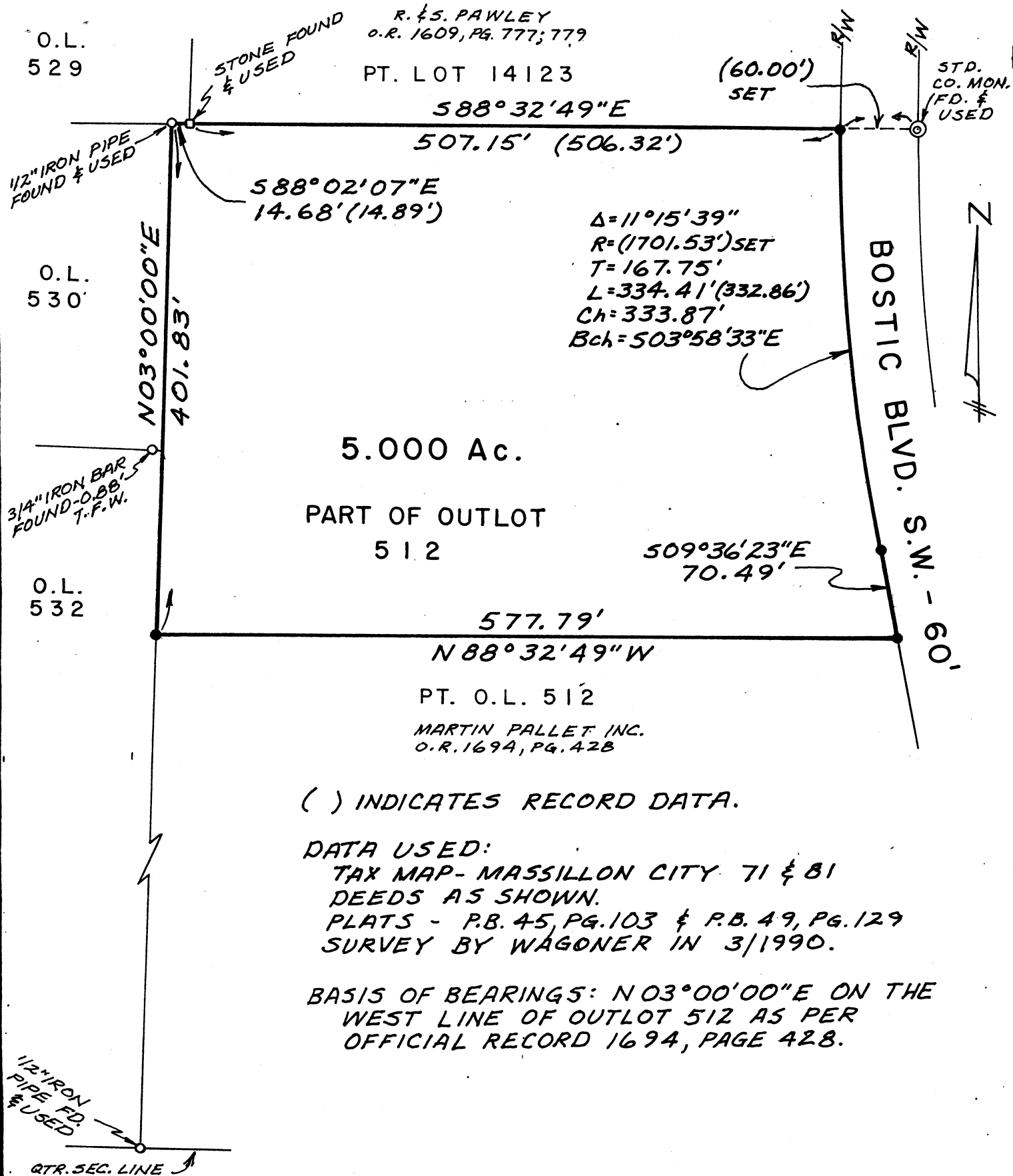
1. Thence S88°02'07"E along the north line of said Out Lot 512, a distance of 14.68 feet to a stone found at the southwest corner of Lot 14123 in said City of Massillon;
2. Thence S88°32'49"E along the south line of said Lot 14123, a distance of 507.15 feet to a 5/8 inch iron bar set on the west line of Bostic Boulevard S.W., a 60 foot public right-of-way;
3. Thence southeasterly along the west line of said Bostic Blvd., on a curve to the left having a central angle of 11°15'39", a radius of 1701.53 feet, a tangent of 167.75 feet, a chord of 333.87 feet and a chord bearing of S03°58'33"E, an arc distance of 334.41 feet to a 5/8 inch iron bar set at a point of tangency;
4. Thence S09°36'23"E continuing along the west line of said Bostic Blvd., a distance of 70.49 feet to a 5/8 inch iron bar set;
5. Thence N88°32'49"W a distance of 577.79 feet to a 5/8 inch iron bar set on the west line of said Out Lot 512;
6. Thence N03°00'00"E along the west line of said Out Lot 512, a distance of 401.83 feet to the true place of beginning.

The above described tract of land contains 5.000 acres of land as surveyed under the supervision of Bruce D. Conery, P.S. no. 6499 of Buckeye Surveying Services, Inc., of Canton, Ohio, in February of 1996, and is part of a tract of land conveyed to Martin Pallet, Inc., by Official Record 1694 page 428 of the Stark County Records.

Basis of Bearings: N03°00'00"E on the west line of Out Lot 512 as per Official Record 1694 page 428.

Subject to all legal highways, easements, leases, or other restrictions of record.

MC8101.



() INDICATES RECORD DATA.

DATA USED:

TAX MAP- MASSILLON CITY 71 & 81
DEEDS AS SHOWN.
PLATS - P.B. 45, PG. 103 & P.B. 49, PG. 129
SURVEY BY WAGONER IN 3/1990.

BASIS OF BEARINGS: N 03°00'00"E ON THE
WEST LINE OF OUTLOT 512 AS PER
OFFICIAL RECORD 1694, PAGE 428.

MAP OF SURVEY

I hereby certify that this is a correct survey made by me of A 5.000 ACRE TRACT OF LAND
KNOWN AS BEING PART OF OUTLOT 512, IN THE CITY OF
MASSILLON, STARK COUNTY, OHIO.

FOR: MARTIN FB. 672, PG. 63

This certification made by me this 13TH day of FEBRUARY 19 96



SCALE: 1 INCH = 100 FEET

Bruce D. Conery, P.S. 6499

BUCKEYE SURVEYING SERVICES, INC.
2223 Fulton Dr., N.W.
Canton, Ohio 44709
(216) 453-8339

PART O.L. 512

Known as and being Part of O.L. 512 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 northwest corner of O.L. 512;

Thence S88°15'50"E, a distance of 14.89' to a stone monument;

Thence S88°24'16"E, a distance of 506.32' to an iron pin on the west right-of-way line of Bostic Boulevard S.W.;

Thence on a curve to the left with a delta of 11°12'31", a radius of 1701.53', an arc length of 332.86', and a chord distance of 332.33' bearing S4°00'32"E;

Thence S9°36'47"E, a distance of 683.15';

Thence on a curve to the right with a delta of 90°00'00", a radius of 30.00', an arc length of 47.12', and a chord distance of 42.43' bearing S35°23'13"W;

Thence S80°23'13"W, a distance of 155.00' to an iron pin;

Thence S9°36'47"E, a distance of 60.00' to an iron pin;

Thence N80°23'13"E, a distance of 155.00' to a point;

Thence on a curve to the right with a delta of 90.00', a radius of 30.00', an arc length of 47.12', and a chord distance of 42.43' bearing S54°36'47"E to a point;

Thence N80°23'13"E, a distance of 60.00' to a point;

Thence on a curve to the right with a delta of 90.00', a radius of 30.00', an arc length of 47.12', and a chord distance of 42.43' bearing N35°23'13"E to a point;

Thence N80°23'13"E, a distance of 132.40' to an iron monument;

Thence on a curve to the right with a delta of 3°20'23", a radius of 2008.22', an arc length of 117.06', and a chord distance of 117.04' bearing N82°03'25"E to an iron pin;

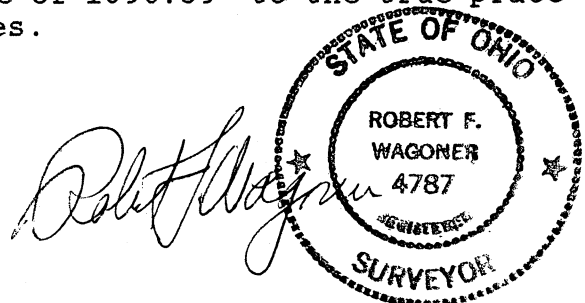
Thence S1°34'26"W, a distance of 432.22' to an iron pin;

Thence N88°25'47"W, a distance of 757.00';

Thence N88°25'34"W, a distance of 316.45';

Thence N3°00'00"E, a distance of 363.27';

Thence N3°00'00"E, a distance of 1096.39' to the true place of beginning containing 24.3773 acres.



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PART O.L. 512

Known as and being Part of O.L. 512 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 northwest corner of O.L. 512;

Thence S88°15'50"E, a distance of 14.96' to a stone monument;

Thence S88°24'16"E, a distance of 505.95' to an iron pin on the west right-of-way line of Bostic Boulevard S.W.;

Thence on a curve to the left with a delta of 11°12'31", a radius of 1701.53', an arc length of 332.86', and a chord distance of 332.33' bearing S4°00'32"E;

Thence S9°36'47"E, a distance of 683.15';

Thence on a curve to the right with a delta of 90°00'00", a radius of 30.00', an arc length of 47.12', and a chord distance of 42.43' bearing S35°23'13"W;

Thence S80°23'13"W, a distance of 155.00' to an iron pin;

Thence S9°36'47"E, a distance of 60.00' to an iron pin;

Thence N80°23'13"E, a distance of 155.00' to a point;

Thence on a curve to the right with a delta of 90.00', a radius of 30.00', an arc length of 47.12', and a chord distance of 42.43' bearing S54°36'47"E to a point;

Thence N80°23'13"E, a distance of 60.00' to a point;

Thence on a curve to the right with a delta of 90.00', a radius of 30.00', an arc length of 47.12', and a chord distance of 42.43' bearing N35°23'13"E to a point;

Thence N80°23'13"E, a distance of 132.40' to an iron monument;

Thence on a curve to the right with a delta of 3°20'23", an arc length of 117.06', and a chord distance of 117.04' bearing N82°03'25"E to an iron pin;

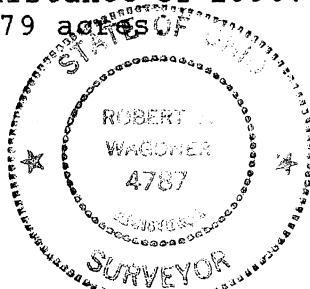
Thence S1°34'26"W, a distance of 432.22' to an iron pin;

Thence N89°19'02"W, a distance of 755.21';

Thence N88°25'34"W, a distance of 316.45';

Thence N3°00'00"E, a distance of 363.27';

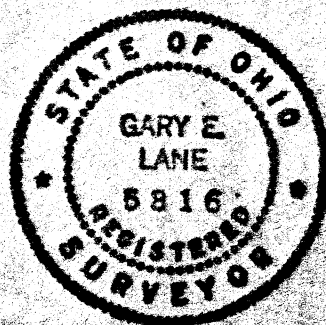
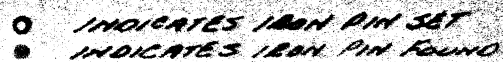
Thence N2°58'32"E, a distance of 1096.42' to the true place of beginning containing 24.3379 acres



A handwritten signature in cursive script, appearing to read "Robert L. Wagner".

UNE 977

2266 ~~2392~~



2266

2266

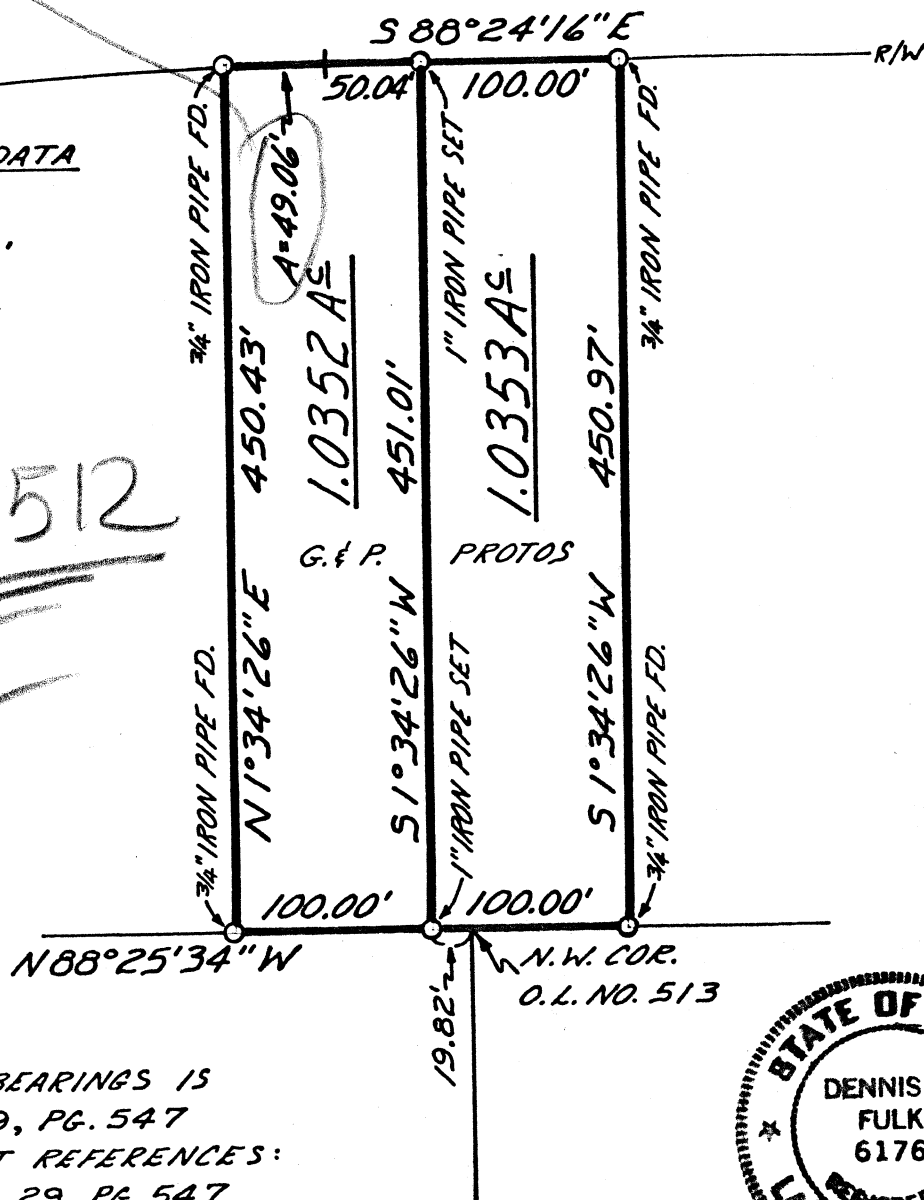
WRONG
49.96

INDUSTRIAL AVE. S.W.

LOT CURVE DATA

$\Delta = 1^\circ 25' 31''$
 $R = 2008.22'$
 $T = 25.00'$
 $C = 49.06'$
 $A = 49.06'$

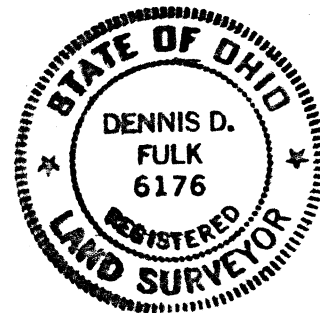
O.L. 512



NOTES:

- 1) BASIS FOR BEARINGS IS
O.R. VOL. 29, PG. 547
- 2) PERTINENT REFERENCES:
- O.R. VOL. 29, PG. 547
- PRIOR AREA SURVEY BY
SHISLER & ASSOC. DATED 6/77

Dennis D. Fulk, P. S.
 January, 1984



MAP OF SURVEY OF PART OF
 OUT LOT NO. 512, CITY OF
 MASSILLON, STARK COUNTY,
 OHIO. For: G. PROTOS

DENNIS D. FULK, P.S. #6176
 MASSILLON, OHIO 837-9683

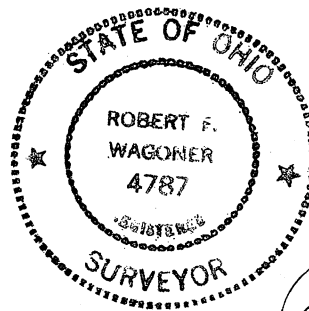
JAN., '84
 1"=100'



SANITARY SEWER EASEMENT

THROUGH O.L. 512

The true place of beginning of the sanitary sewer easement being the centerline of Industrial Avenue S.W., 215' west of Bostic Boulevard S.W. (formerly 14th Street S.W.); thence $S80^{\circ}23'13''W$, a distance of 160.00' to an angle point; thence $N87^{\circ}23'10''W$, a distance of 387.61' to the west line of said tract. Said easement being 30' in width, 10' north, and 20' south, 0.3760 acres.



Robert F. Wagoner

2266

D E S C R I P T I O N

PT. OF O.L. 512

Located in the City of Massillon, Stark County, Ohio and being Part of O.L. 512 and being more fully described as follows:

Beginning at the intersection of the north line of O.L. 512 and the west right-of-way line of 9th St., S.W.

Thence S24°24'45"W along the west right-of-way line of 9th St., S.W., a distance of 1576.91' to an iron pin which is the true place of beginning of the tract herein described;

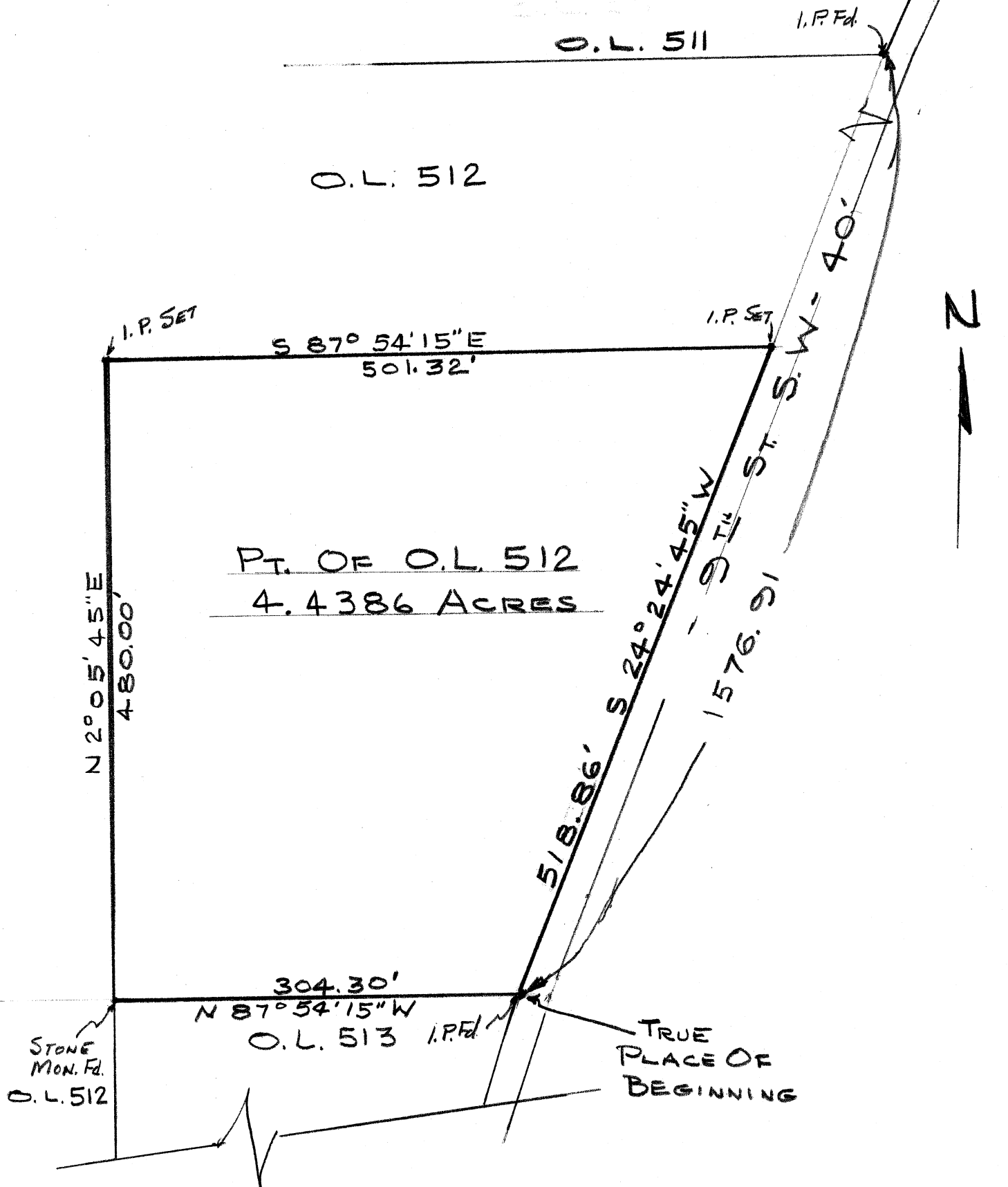
Thence N87°54'15"W along the north property line of O.L. 513 a distance of 304.30' to a stone monument;

Thence N2°05'45"E a distance of 480.00' to a point;

Thence S87°54'15"E a distance of 501.32' to a point;

Thence S24°24'45"W along the west right-of-way line of 9th St., S.W. a distance of 518.86' to the true place of beginning of the tract herein described, containing 4.4386 acres, more or less.

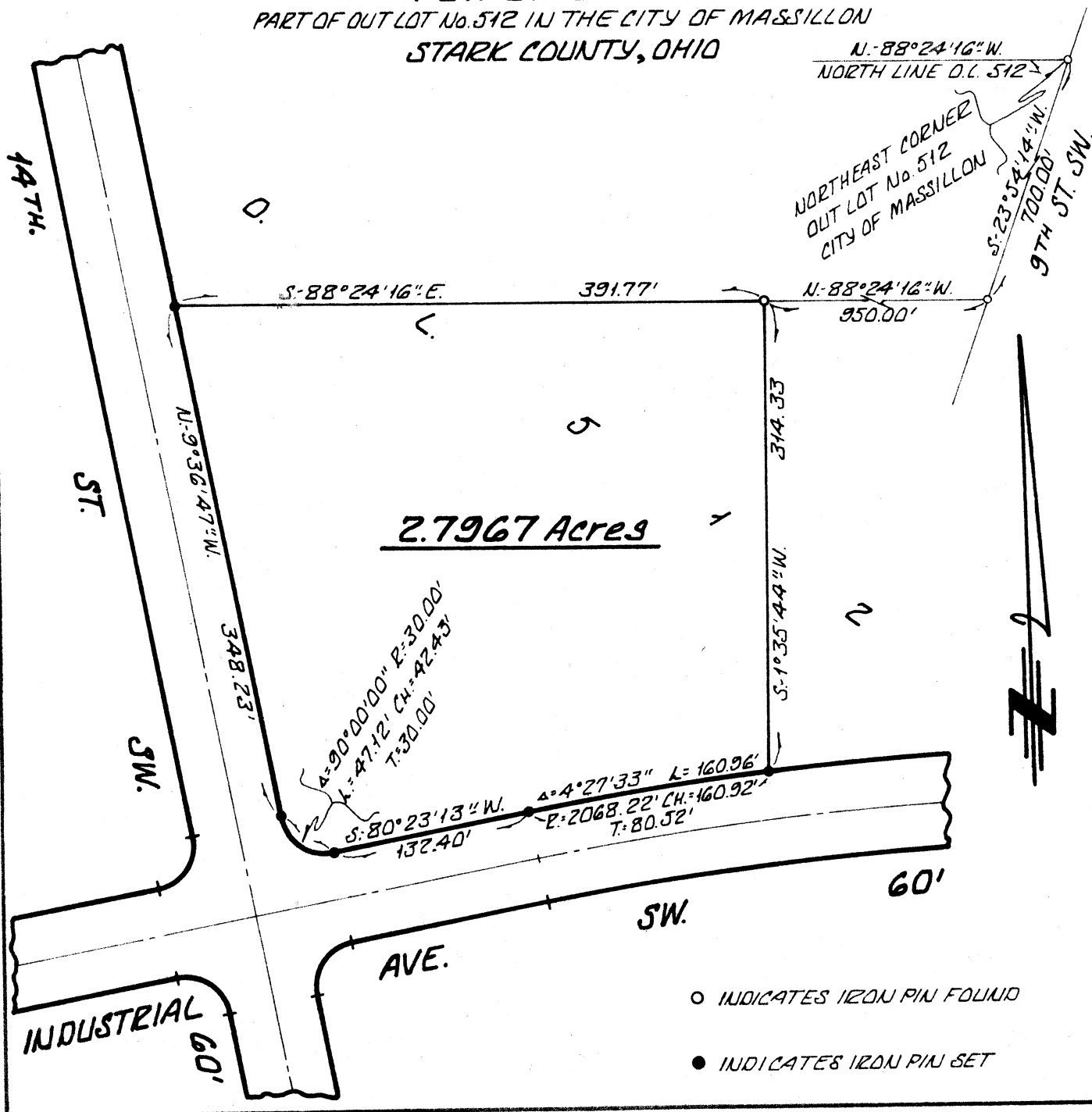
4.4386 ACRE PARCEL OF
O.L. 512 FOR THE CITY OF
MASSILLON, STARK COUNTY OHIO





OR
455-3995
DATE DEC. 28, 1976
SCALE 1"=100'

PART OF OUT LOT No. 512 IN THE CITY OF MASSILLON
STARK COUNTY, OHIO



**SHISLER
HUNSINGER &
ASSOCIATES**
consulting engineers
and surveyors

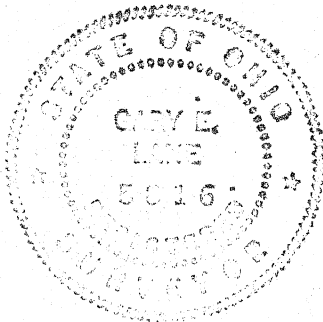
2011 FULTON ROAD, N.W.
CANTON, OHIO 44709

DESCRIPTION OF 2.7967 ACRES

PHONE (216) 455-4942
PHONE (216) 455-3995

Known as and being part of Out lot 512 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at an iron pin found, being the northeast corner of said Out lot 512 and on the west line of Ninth Street S.W.; thence south $23^{\circ} 54' 14''$ west and with the east line of said Out lot 512 and the west line of said Ninth Street S.W. a distance of 700.00 feet to an iron pin found; thence north $88^{\circ} 24' 16''$ west a distance of 950.00 feet to an iron pin found and the true place of beginning for the tract of land herein to be described; thence south $1^{\circ} 35' 44''$ west a distance of 314.33 feet to an iron pin set which is on the north line of Industrial Avenue S.W.; thence on the arc of a curve to the left and with said north line of said Industrial Avenue S.W. having a central angle of $4^{\circ} 27' 33''$, a radius of 2068.22 feet, a tangent of 80.52 feet, a chord of 160.92 feet, a distance of 160.96 feet to the point of tangency of said curve to the left; thence south $80^{\circ} 23' 13''$ west and continuing with said north line of said Industrial Avenue S.W., a distance of 132.40 feet to the point of curvature for the northeast corner rounding for the intersection of 14th Street S.W. and said Industrial Avenue S.W.; thence on the arc of a curve to the right and with said northeast corner rounding, having a central angle of $90^{\circ} 00' 00''$, a radius of 30.00 feet, a tangent of 30.00 feet, a chord of 42.43 feet, a distance of 47.12 feet to the point of tangency of said northeast corner rounding and being on the east line of said 14th Street S.W.; thence north $9^{\circ} 36' 47''$ west and with said east line of said 14th Street S.W. a distance of 348.23 feet to an iron pin set; thence south $88^{\circ} 24' 16''$ east a distance of 391.77 feet to the true place of beginning and containing 2.7967 acres of land, more or less, but subject to all legal highways, as surveyed by Shisler & Associates in December of 1976.



Surveyed by,

SHISLER & ASSOCIATES

Gary E. Lane

Gary E. Lane, P.S.

2266

CARMONT AVE.

SECTION & CENTERLINE

818.15' MEAS
S 3°00'20" W

N.W. CORNER OF THE
N.W. 1/4 SEC 19 PERRY TWP

PK NAIL Fd & USED

S 88°22'20"E
2153.90' MEAS

MASSILLON DEVELOPMENT FOUNDATION, INC.

O. L. 511

S 88°22'20"E 805.13'

IRON PIN SET

IRON PIN Fd & USED

O. L. 512

10.00 ACRES

MASSILLON SPRING & RIVET CORP.

N 1°37'40"E 647.76'

IRON PIN SET

IRON PIN SET

N 88°22'20"W 539.80'

9TH ST. S.W.
S 23°54'14"W 700.00'

S 23°54'14"W 856.49' MEAS

IRON PIN Fd & USED

PLAT of SURVEY
PART OF O. L. 512 CITY OF MASSILLON
STARK COUNTY, OHIO



SHISLER, HUNSINGER & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2011 FULTON ROAD, N.W.
CANTON, OHIO 44709
OFFICE PH: 455-4942
OR
455-3995

SCALE 1"=200' DATE AUGUST 1973

2266

Know all Men by these Presents:

That The Massillon Spring & Rivet Corporation
 a Corporation incorporated under the laws of the State of Ohio, the Grantor,
 who claims title by or through instrument, recorded in Volume 3288, Page 490, County
 Recorder's Office, for divers good causes and considerations thereunto moving, and especially for the
 sum of Ten Dollars and other valuable considerations
Dollars, (\$10.00 & OVC)
 received to its full satisfaction of Lela C. Cope

the Grantee,
 whose TAX MAILING ADDRESS will be 123 Santa Clara Drive, N.W., Canton, Ohio
 has given, granted, remised, released and forever quit-claimed, and does by these presents absolutely
 give, grant, remise, release and forever quit-claim unto the said Grantee, her heirs and assigns
 forever, all such right and title as it, the said Grantor, has or ought to have in and to the following de-
 scribed piece or parcel of land, situated in the City of Massillon,
 County of Stark, and State of Ohio.

Known as and being part of Out Lot 512 in the City of
 Massillon, County of Stark, State of Ohio and further
 bounded and described as follows:

Beginning at a monument being the northwest corner of
 the Northwest Quarter of Section 19, Township of Perry,
 County of Stark, State of Ohio; thence south 3° 00' 00"
 west and with the west line of said Northwest Quarter
 Section and the centerline of Carmont Avenue a distance
 of 818.15 feet to a point; thence south 88° 22' 20"
 east a distance of 2153.90 feet to a point which is
 on the south line of Out Lot 511 and north line of said
 Out Lot 512, said point being the true place of beginning
 for the tract of land herein to be described; thence
 continuing south 88° 22' 20" east and with said south
 line of said Out Lot 511 and said north line of said
 Out Lot 512 a distance of 805.15 feet to a point which
 is on the centerline of 9th Street S.W.; thence south
 23° 54' 14" west and with said centerline of said 9th
 Street S.W. a distance of 700.00 feet to a point; thence
 north 88° 22' 20" west and parallel to said south line
 of said Out Lot 511 and said north line of said Out
 Lot 512, a distance of 539.80 feet to a point; thence
 north 1° 37' 40" east a distance of 647.76 feet to the
 true place of beginning and containing 10.00 acre of
 land more or less, but subject to all legal highways,
 and to all zoning laws and ordinances and to all easements,
 agreements, restrictions, and oil and gas leases appearing
 of record.

(Surveyed by Gary E. Lane, P. S., Shisler, Hunsinger & Associates)

Date

Oct. 2, 1973

Complies With Subdivision Regulations
 No. 111-1-1, Per Ord. No. 35-16-73

Lela C. Cope
 Secretary
 Reception Planning Commission

Acting City Engineer

STARK COUNTY, OHIO

INDUSTRIAL AVE. SW. 60'

SCALE 1"=160'

JUNE 1997

L. 398.22' CN. 398.09' T. 2000' N. 88° 24' 16" W. 250.00 TO PT. -

L. 392.86' CN. 392.23' T. 1970.6' S. 88° 24' 16" E. 150.04'

Δ. 6° 26' 37"
P. 2008.22'
L. 225.85'
CN. 225.73'
T. 113.04'

Δ. 1° 25' 31"
P. 2006.22'
L. 49.96'
CN. 49.96'
T. 23.00'

Δ. 11° 12' 31"
L. 117.06'
CN. 117.04'
T. 58.55'

Δ. 30° 00' 00"
P. 30.00'
L. 42.43'
CN. 42.43'
T. 30.00'

2.2392 ACRES

2.2904 ACRES

2.0705 ACRES

SHISLER & ASSOCIATES
CONSULTING ENGINEER AND SURVEYORS
2011 FULTON ROAD, N.W.
CANTON, OHIO



2266

- INDICATES IRON PIN SET
- INDICATES IRON PIN FOUND

N.W. Corner of
OUT LOT No. 513

CL 513

SHISLER & ASSOCIATES

consulting engineering
and surveying

2011 FULTON ROAD, N. W.
CANTON, OHIO 44709

PHONE (216) 455-4942
PHONE (216) 455-3995

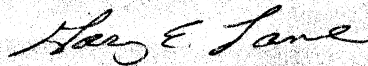
DESCRIPTION OF 2.2904 ACRES

Known as and being part of Out lot 512 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at an iron pin found, being the northwest corner of Out lot 513 in said City of Massillon; thence north $88^{\circ} 25' 34''$ west a distance of 119.82 feet to an iron pin set and the true place of beginning for the tract of land herein to be described; thence continuing north $88^{\circ} 25' 34''$ west, a distance of 225.00 feet to an iron pin set; thence north $1^{\circ} 34' 26''$ east a distance of 432.22 feet to an iron pin set, being on the south line of Industrial Avenue S.W.; thence with the said south line of said Industrial Avenue S.W. and on an arc of a curve to the right, having a central angle of $6^{\circ} 26' 37''$, a radius of 2008.22 feet, a tangent of 113.04 feet, a chord of 225.73 feet, a distance of 225.85 feet to an iron pin set; thence south $1^{\circ} 34' 26''$ west a distance of 450.43 feet to the true place of beginning and containing 2.2904 acres of land, more or less, as surveyed by Shisler & Associates in June of 1977.

Surveyed by,

SHISLER & ASSOCIATES



Gary E. Lane, P.S.

