

L. W. J. COOPER & ASSOCIATES / CONSULTING ENGINEERS & SURVEYORS

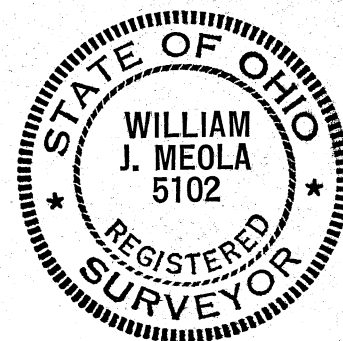
November 27, 1973

201 LINCOLN
AVENUE N. W.
CANTON, OHIO
44703

PHONE (216)
492-3303

LEROY W. J. COOPER
JAMES L. COOPER
J. ED. JUEMANN, JR.
ROBERT A. MILLER
WILLIAM J. MEOLA

DESCRIPTION
PART OF OUT LOT NO. 427
CITY OF MASSILLON, OHIO
FOR
OAK RUN PROPERTIES



Known as and being a part of Out Lot Number 427 in the City of Massillon, Ohio and being further described as follows:

Beginning at the Northwest corner of said Out Lot No. 427; thence $S3^{\circ}-03'-40''W$ along the West line of said Out Lot a distance of 586.07 feet to a point; thence $S87^{\circ}-28'-14''E$ a distance of 90.00 feet to a point; (said point being the center of proposed Ironwood Circle N. E. with a radius of 50.00 feet); thence $S3^{\circ}-03'-40''W$ and parallel to the West line of said Out Lot a distance of 50.00 feet to a point on the South line of said proposed circle and being the true place of beginning for the tract of land herein to be described; thence in a northeasterly direction, along a portion of the South right-of-way line of said proposed circle, with said portion having a central angle of $71^{\circ}-13'-54''$, radius of 50.00 feet, chord distance of 58.23 feet, a distance of 62.16 feet to a point; thence in a eastwardly direction on a curve to the right, and continuing along said proposed right-of-way, with said curve having a central angle of $66^{\circ}-48'-00''$, radius of 25.00 feet, arc distance of 29.14 feet, a distance of 29.14 feet to a point; thence in a southeasterly direction on a curve to the right, and continuing along the South right-of-way line of proposed Ironwood Circle N. E., with said curve having a central angle of $45^{\circ}-00'$, radius of 325.91 feet, a total arc length of 255.97 feet, a distance of 136.00 feet to a point (last stated course has a chord bearing

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and chord distance of $S75^{\circ}-40'-54''E$, 135.03 feet); thence $S3^{\circ}-25'-19''W$ a distance of 241.77 feet to a point; thence $N86^{\circ}-26'-11''W$ a distance of 200.00 feet to a point; thence $N3^{\circ}-03'-40''E$ and parallel to the West line of said Out Lot a distance of 215.52 feet to the true place of beginning and containing 1.16 acres of land more or less.

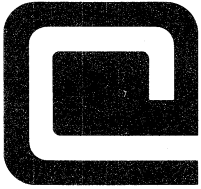
Reserving, however, 12.00 feet off the entire West side of the above for a sanitary and storm sewer easement.

For purposes of ingress and egress to the above tract, until such time as the proposed streets in Oak Run Subdivision are dedicated to public use, the following described drive easement:

Beginning at the Northwest corner of said Out Lot Number 427 and being the true place of beginning for said easement; thence $S3^{\circ}-03'-40''W$ along the West line of said Out Lot a distance of 586.07 feet to a point (last stated course is the centerline of a portion of an existing drive easement, between abutting property owners as recorded in Volume 1504, Page 358 of the Deed Records of Stark County, Ohio. The width to be no wider than the existing drive); thence $S87^{\circ}-38'-14''E$ a distance of 159.08 feet to a point on the South line of proposed Ironwood Circle N. E.; thence $S3^{\circ}-03'-40''W$ a distance of 50.00 feet; thence $N87^{\circ}-38'-14''W$ a distance of 159.08 feet to a point on the West line of said Out Lot 427; thence $N3^{\circ}-03'-40''E$ along the West line of said Out Lot a distance of 636.07 feet to the true place of beginning.

Subject to any and all easements, reservations or restrictions that may be of record pertaining to the above described tract of land.

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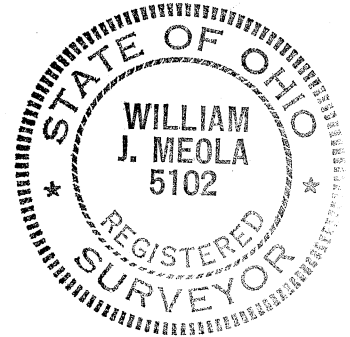
L. W. J. COOPER & ASSOCIATES / CONSULTING ENGINEERS & SURVEYORS
November 1, 1973

201 LINCOLN
AVENUE N. W.
CANTON, OHIO
44708

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PART OF OUT LOT NO. 427
CITY OF MASSILLON, OHIO
FOR
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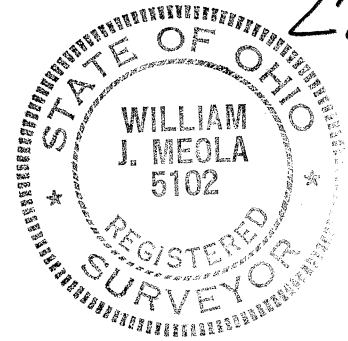


Known as and being a part of Out Lot Number 427 in the City of Massillon, Ohio and being further described as follows:

Beginning at the Northwest corner of said Out Lot No. 427; thence $S3^{\circ}-03'-40''W$ along the West line of said Out Lot a distance of 586.07 feet to a point; thence $S87^{\circ}-38'-14''E$ a distance of 90.00 feet to a point; (said point being the center of proposed Ironwood Circle N. E. with a radius of 50.00 feet); thence $S3^{\circ}-03'-40''W$ and parallel to the West line of said Out Lot a distance of 50.00 feet to a point on the South line of said proposed circle and being the true place of beginning for the tract of land herein to be described; thence in a northeasterly direction, along a portion of the South right-of-way line of said proposed circle, with said portion having a central angle of $48^{\circ}-53'-24''$, radius of 50.00 feet, chord distance of 41.38 feet, a distance of 42.66 feet to a point; thence in a eastwardly direction on a curve to the right, and continuing along said right-of-way, with said curve having a central angle of $48^{\circ}-11'-30''$, radius of 25.00 feet, arc distance of 21.03 feet, a distance of 21.03 feet to a point; thence $S87^{\circ}-38'-14''E$ and continuing along the South line of said proposed Ironwood Circle N. E. a distance of 73.53 feet to a point of curvature in said street; thence on a curve to the right, with said curve having a central angle of $45^{\circ}-00'$, radius of 240.56 feet, a total arc length of 188.94 feet, a distance of 71.00 feet to a point

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(last stated course has a chord bearing and chord distance of $S79^{\circ}-10'-54''E$ - 70.74 feet); thence $S3^{\circ}-01'-02''W$ a distance of 234.41 feet to a point; thence $N86^{\circ}-26'-11''W$ a distance of 200.00 feet to a point; thence $N3^{\circ}-03'-40''E$ and parallel to the West line of said Out Lot a distance of 215.52 feet to the true place of beginning and containing 1.09 acres of land more or less.

For purposes of ingress and egress to the above tract, until such time as the proposed streets in Oak Run Subdivision are dedicated to public use, the following described drive easement:

Beginning at the Northwest corner of said Out Lot Number 427 and being the true place of beginning for said easement; thence $S3^{\circ}-03'-40''W$ along the West line of said Out Lot a distance of 586.07 feet to a point (last stated course is the centerline of a portion of an existing drive easement, between abutting property owners as recorded in Volume 1504, Page 358 of the Deed Records of Stark County, Ohio. The width to be no wider than the existing drive); thence $S87^{\circ}-38'-14''E$ a distance of 146.00 feet to a point on the centerline of proposed Ironwood Circle N. E.; thence $S3^{\circ}-03'-40''W$ a distance of 50.00 feet; thence $N87^{\circ}-38'-14''W$ a distance of 146.00 feet to a point on the West line of said Out Lot 427; thence $N3^{\circ}-03'-40''E$ along the West line of said Out Lot a distance of 636.07 feet to the true place of beginning.

Subject to any and all easements, reservations or restrictions that may be of record pertaining to the above described tract of land.

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