



# Buckeye Surveying

5051 SCHULLER DRIVE, N. E.  
CANTON, OHIO 44705

NICK GUERRIERE  
PROFESSIONAL SURVEYOR

PHONES: BUS. 492-5292  
RES. 492-8947

## 4.522 Acre Tract Part of Out Lot 326

Situated in the City of Massillon, County of Stark and State of Ohio and known as and being a part of Out Lot 326, in the City of Massillon, Stark County, Ohio and being further bounded and described as follows;

Beginning at the southeast corner of Lot 12372 in the City of Massillon;

Thence S  $35^{\circ} 47' 15''$  W a distance of 188.72 feet to a point;

Thence S  $54^{\circ} 12' 45''$  E a distance of 119.29 feet to the true place of beginning for the tract of land herein being described;

Thence continuing S  $54^{\circ} 12' 45''$  E a distance of 403.41 feet to a point on the east line of Out Lot 326;

Thence S  $02^{\circ} 45' 15''$  W and along said east line a distance of 228.31 feet to a point on the north line of Harsh Avenue S.E.;

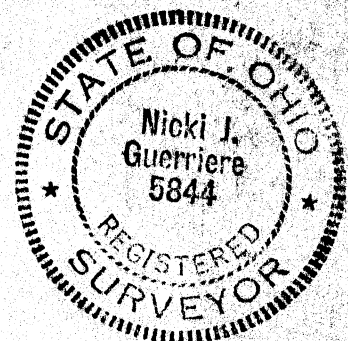
Thence N  $86^{\circ} 36' 30''$  W and along said north line a distance of 469.95 feet to an angle point;

Thence S  $88^{\circ} 29' 30''$  W and continuing along said north line a distance of 133.25 feet to a point;

Thence N  $03^{\circ} 01' 30''$  E a distance of 191.68 feet to a point;

Thence N  $48^{\circ} 01' 30''$  E a distance of 371.17 feet to the true place of beginning and containing 4.522 acres of land as surveyed by Buckeye Surveying, Nick Guerriere, Registered Surveyor #5844;

Subject to any and all legal highways.



2280

D E S C R I P T I O N

PT. C.L. 326

Known as and being part of C.L. 326 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 No. 12343 in said city;

Thence  $S87^{\circ}06'45''E$  along the south line of lots 12343, 12342 and 12341, a distance of 199.69' to a point;

Thence  $S3^{\circ}06'20''E$  along the west line of lots 12382, 12381 and 12375 and the westerly end of Cambridge Ave., S.E., a distance of 405.00' to an iron pin;

Thence  $N87^{\circ}06'45''W$  along the north line of Oak Ave., S.E., being 60' in width, a distance of 207.32' to a point, said point being the northeast corner of Oak Ave., S.E. & 21st St., S.E., said 21st St., being 41.80' in width;

Thence  $N3^{\circ}01'30''E$  along the east line of 21st St., S.E., a distance of 405.00' to a point;

Thence  $S87^{\circ}06'45''E$ , a distance of 8.20' to the true place of beginning, containing 1.930 acres.

*[Handwritten signature and circular stamp in bottom right corner]*

Iron pin found

12343

12342

12341

Fence corner on line

41.80'

16.8' 2.2'

S 87° 06' 45" E 179.69'

Iron pin set

Iron pin set

Iron pin set

Pt. O.L. 326

1.854 A°  
0.076  
1.930 AE

21 1/2 ST. S. E.

405.00  
0.076 A°  
405.00'

N 3° 01' 30" E

41.80'

Iron pin set

139.12' 45° W 207.32'

53° 00' 20" W 405.00'

115.00'

12382

115.00'

CAMBRID

Iron pin found

64.04' 170.15'

Iron pin found

Iron pin found

64.05' 170.15'

Iron pin found

115.00'

12375

Iron pin set

64.05' 170.15'

Iron pin found



21st St. S.E. 41.8'

18'02'

Pt. O.L. 326

1.198 Ak.

N 87°06'45" W 324.68'

S 86°58'30" E 325.00'

S 50°01'30" W 123.74'

S 86°58'30" E 206.19'

S 49°21'24" W 166.09'

S 35°47'15" W 138.51'

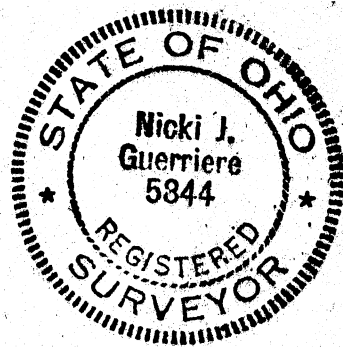
S 86°58'30" E 206.19'

123.73

123.72

206.9'

Pt. O.L. 326



I hereby certify that this is a correct survey made by me of PART OF OUT LOT 326  
IN THE CITY OF MASSILLON, COUNTY OF STARK  
AND STATE OF OHIO.

*Phil Lussier*  
BUCKEYE SURVEYING  
100 CLEGG RD. N.E.

**BUCKEYE SURVEYING**  
**NICK GUERRIERE, P.S.**  
**225 North Main Street**  
**North Canton, Ohio 44720**

# Buckeye Surveying

5051 SCHULLER DRIVE, N. E.  
CANTON, OHIO 44705

NICK GUERRIERE  
PROFESSIONAL SURVEYOR

PHONES: BUS. 492-5292  
RES. 492-5947

1.198 Acre Tract

Part of Out Lot 326

Situated in the City of Massillon, County of Stark and State of Ohio and known as and being a part of Out Lot 326 in the City of Massillon, Stark County, Ohio and being further bounded and described as follows;

Beginning at the northwest corner of Lot 12374 in the city of Massillon;

Thence S  $03^{\circ} 01' 30''$  W and along the west line of said lot a distance of 105.00 feet to the southwest corner of said lot;

Thence S  $86^{\circ} 58' 30''$  E a distance of 206.19 feet to the southeast corner of Lot 12372;

Thence S  $35^{\circ} 47' 15''$  W a distance of 138.51 feet to a point;

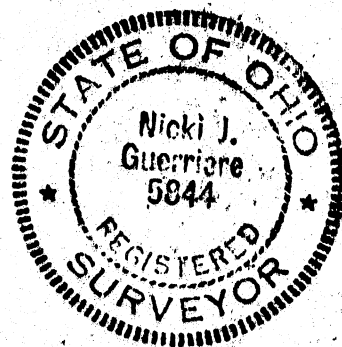
Thence N  $49^{\circ} 21' 24''$  W a distance of 166.09 feet to a point;

Thence N  $87^{\circ} 06' 45''$  W a distance of 324.68 feet to a point on the east line of 21st Street S.E.;

Thence N  $03^{\circ} 01' 30''$  E and along said east line a distance of 120.87 feet to the point of intersection with the south line of Oak Street S.E.;

Thence S  $86^{\circ} 58' 30''$  E and along said south line a distance of 325.00 feet to the place of beginning and containing 1.198 acres of land as surveyed by Buckeye Surveying, Nick Guerriere, Registered Surveyor #5844;

Subject to any and all legal highways.



Hoover & Associates, INC.

Professional Surveying Services

DATE April 13, 1987

SCALE 1" = 50'

5782 HUCKLEBERRY ST. N.W.  
NORTH CANTON, OHIO 44720  
Phone 494-6744

SURVEYED BY

*Robert P. Hoover*  
Robert P. Hoover  
Ohio Reg. No. 6155

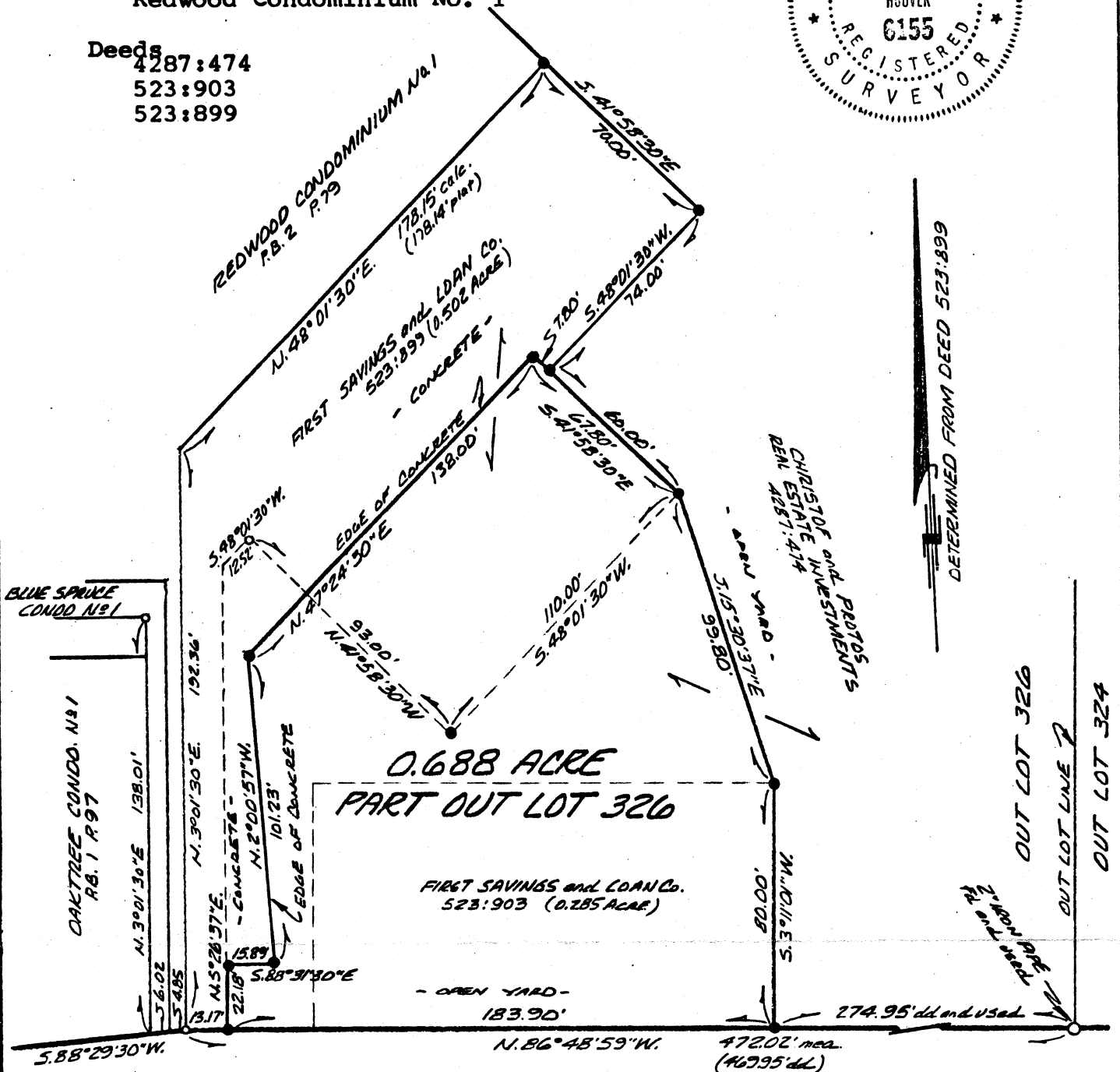
DATA USED

Record Plats

Oaktree Condominium No. 1  
Blue Spruce Condominium No. 1  
Redwood Condominium No. 1

Deeds

4287:474  
523:903  
523:899



HARSH AVENUE S.E. 50'

== PLAT of a SURVEY ==  
PART of OUT LOT 326  
CITY of MASSILLON  
STARK COUNTY, OHIO

2280

# Friedl & Harris, Inc.

CONSULTING ENGINEERING AND SURVEYING

7675 SUPREME AVE., N.W.

NORTH CANTON, OHIO 44720

## PHONE

CANTON (216) 499-8616

AKRON (216) 253-9358

COLUMBUS (614) 866-1623

EDWARD G. FRIEDL, P.S.

RICHARD C. FRIEDL, P.E.

CHARLES H. HARRIS, P.S.

February 11, 1974  
Course #4 Revised:  
February 13, 1974

## DESCRIPTION OF A 5.561 ACRE PARCEL FOR MORTGAGE PURPOSES

Situated in part of Out Lot 326 of the City of Massillon, County of Stark and State of Ohio and also being part of the Southeast Quarter of Section 9, Perry Township and more fully bounded and described as follows:

Beginning at a stone found at the southwest corner of the Southeast Quarter of Section 9, T-10, R-9, said stone also being on the center-line of 21st Street S.E. as recorded in Plat Book 10, Page 118 of the Stark County Records of Plats; thence S 86°36'10" E, along the south line of Section 9, a distance of 25.00 feet to the true place of beginning of the parcel herein described;

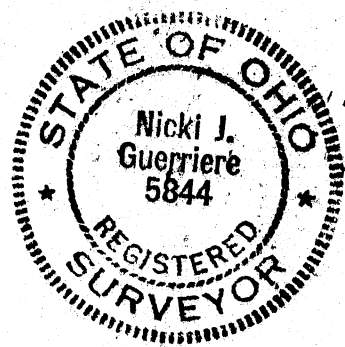
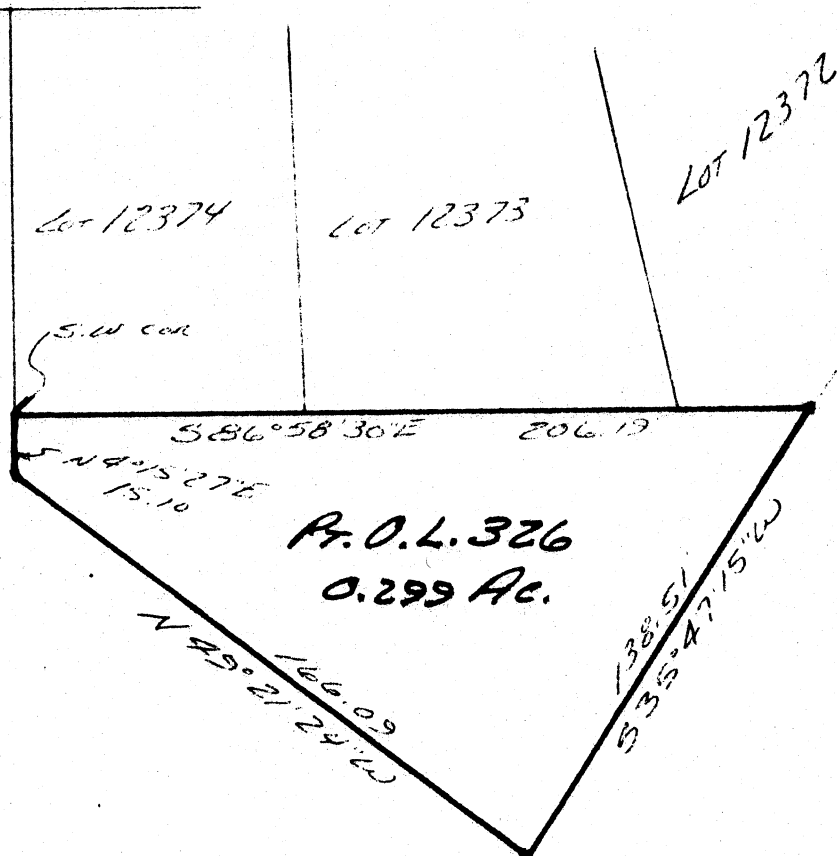
- 1] Thence parallel and 8.20 feet east of the east right-of-way line of said 21st Street S.E., N 03°01'30" E, a distance of 672.44 feet;
- 2] Thence S 87°06'45" E, a distance of 317.13 feet;
- 3] Thence S 49°24'24" E, a distance of 166.09 feet;
- 4] Thence S 35°34'05" W, a distance of 50.21 feet;
- 5] Thence S 54°25'55" E, a distance of 119.29 feet;
- 6] Thence S 48°01'30" W, a distance of 371.17 feet;
- 7] Thence S 03°01'30" W, a distance of 191.68 feet;
- 8] Thence S 86°54'37" W, along the northern right-of-way line of Harsh Avenue S.E. (50 feet wide) as recorded in Volume 10, Page 29 of the Stark County Road Records, a distance of 115.00 feet;
- 9] Thence N 86°36'10" W, along the south line of Section 9 and a north line of Lot 10440, a distance of 145.52 feet to the true place of beginning and containing 5.561 acres, more or less, as surveyed by Friedl and Harris, Inc., Engineers and Surveyors of North Canton, Ohio in January of 1974.



Ex

0882

OAK ST. S.E. 60'



MAP OF SURVEY

I hereby certify that this is a correct survey made by me of Part of Out Lot 326  
in the City of Massillon, County of Stark  
State of Ohio

This certification made by me this 8 day of April 1978

Nicki J. Guerriere

BUCKEYE SURVEYING  
NICK GUERRIERE, P.S.  
225 North Main Street  
North Canton, Ohio 44720

SCALE: 1 INCH 50 FEET

Exception

# Buckeye Surveying

225 North Main Street  
~~5051X SCHILLER DRIVE XXXX~~  
N. CANTON, OHIO ~~44705~~ 44720

NICK GUERRIERE  
PROFESSIONAL SURVEYOR

499-0163  
PHONES: BUS. ~~492-5292~~  
~~492-8247~~

## 0.299 ACRE TRACT PART OF OUT LOT 326

Situated in the City of Massillon, County of Stark and State of Ohio and known as and being a part of Out Lot 326 in the City of Massillon, Stark County, Ohio and being further bounded and described as follows;

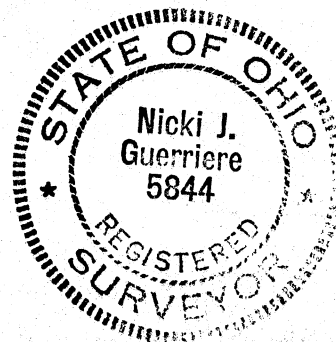
Beginning at the southwest corner of Lot 12374 in the City of Massillon;

Thence S  $86^{\circ} 58' 30''$  E a distance of 206.19 feet to the southeast corner of Lot 12374;

Thence S  $35^{\circ} 47' 15''$  W a distance of 138.51 feet to a point;

Thence N  $49^{\circ} 21' 24''$  W a distance of 166.09 feet to a point;

Thence N  $04^{\circ} 15' 27''$  E a distance of 15.10 feet to the place of beginning and containing 0.299 acre of land as surveyed by Buckeye Surveying, Nick Guerriere, Registered Surveyor #5844;



DRIVEWAY & UTILITY EASEMENT

PT. O.L. 326

(Carl Oser)

Being an easement for Driveway, Utilities and Sewer through a part of O.L. 326 in the City of Massillon, Stark County, Ohio, more fully described as follows:

Being 20' in width, west of and adjacent to the east line of O.L. 326, from the south line of Massachusetts Ave., S.E., southerly a distance of 65.53' to a line perpendicular to said east line of O.L. 326 at the south line of Lot No. 3659. Intended to serve Lot No. 3659.

*Carl Oser*



**DENNIS D. FULK**

*Registered Surveyor*

3444 BANYAN STREET, N.W.  
MASSILLON, OHIO 44646

216-837-9683



September 16, 1981

DESCRIPTION OF A 0.285 ACRE TRACT OF LAND

Situated in the City of Massillon, County of Stark, and State of Ohio and known as being part of Out Lot Number 326 of said City of Massillon, more fully bounded and described as follows, to-wit:

Beginning at the intersection of the east line of said Out Lot Number 326 and the north line of Harsh Avenue S.E., a 50 foot public right-of-way; thence N  $86^{\circ}36'30''$  W along the north line of said Harsh Avenue S.E. a distance of 274.95 feet to a point and the true place of beginning for the tract of land herein described;

- 1) Thence continuing N  $86^{\circ}36'30''$  W along the north line of said Harsh Avenue S.E. a distance of 155.00 feet to a point;
- 2) Thence N  $3^{\circ}23'30''$  E a distance of 80.00 feet to a point;
- 3) Thence S  $86^{\circ}36'30''$  E a distance of 155.00 feet to a point;
- 4) Thence S  $3^{\circ}23'30''$  W a distance of 80.00 feet and returning to the true place of beginning.

The above described tract of land contains 0.285 acres as determined by Dennis D. Fulk, Registered Surveyor No. 6176 of Massillon, Ohio in September of 1981. The above legal description and area determination is based upon prior surveys by said Dennis D. Fulk, P.S.

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

NOTES:

- 1) appropriate prior document is deed volume 4205 page 330 of the Stark County Recorder's Office
- 2) basis for bearings used in this description is said deed volume 4205 page 330
- 3) one inch diameter iron pipes are to be set at all property corners upon completion of construction



**DENNIS D. FULK**

*Registered Surveyor*

3444 BANYAN STREET, N.W.  
MASSILLON, OHIO 44646

216-837-9683

9. 1981

DESCRIPTION OF A 0.502 ACRE TRACT OF LAND

★ Situated in the City of Massillon, County of Stark, and State of Ohio, and known as being Part of Out Lot Number 326 of said City of Massillon; more fully bounded and described as follows, to-wit:

Beginning at a three-quarter inch diameter iron pipe found at the most southeasterly corner of Lot No. 12372 of said City of Massillon; thence S  $35^{\circ}47'15''$  W along the westerly line of a tract of land now or formerly owned by the Orlean Company a distance of 188.72 feet to a one-half inch diameter iron bar found; thence S  $54^{\circ}12'45''$  E along the southerly line of said Orlean Company tract a distance of 119.29 feet to a one-half inch diameter iron bar found at the most northerly corner of a tract of land now or formerly owned by W. Christoff, et.al.; thence S  $48^{\circ}01'30''$  W along a westerly line of said Christoff tract a distance of 91.17 feet to a three-quarter inch diameter iron pipe set; thence S  $41^{\circ}58'30''$  E a distance of 86.00 feet to a three-quarter inch diameter iron pipe set and the true place of beginning for the tract of land herein described;

- 1) Thence continuing S  $41^{\circ}58'30''$  E a distance of 70.00 feet to a three-quarter inch diameter iron pipe set;
- 2) Thence S  $48^{\circ}01'30''$  W a distance of 74.00 feet to a three-quarter inch diameter iron pipe set;
- 3) Thence S  $41^{\circ}58'30''$  E a distance of 60.00 feet to a three-quarter inch diameter iron pipe set;
- 4) Thence S  $48^{\circ}01'30''$  W a distance of 110.00 feet to a three-quarter inch diameter iron pipe set;
- 5) Thence N  $41^{\circ}58'30''$  W a distance of 93.00 feet to a three-quarter inch diameter iron pipe set;
- 6) Thence S  $48^{\circ}01'30''$  W a distance of 12.52 feet to a three-quarter inch diameter iron pipe set;
- 7) Thence S  $3^{\circ}01'30''$  W a distance of 153.28 feet to a three-quarter inch diameter iron pipe set on the north line of Harsh Avenue S.E., a 50 foot public right-of-way;

*more*

EXHIBIT   A



ion of a 0.502 Acre Tract of Land

- 8) Thence N  $86^{\circ}36'30''$  W along the north line of said Harsh Avenue S.E. a distance of 13.17 feet to a three-quarter inch diameter iron pipe set;
- 9) Thence N  $3^{\circ}01'30''$  E a distance of 192.36 feet to a three-quarter inch diameter iron pipe set;
- 10) Thence N  $48^{\circ}01'30''$  E a distance of 178.14 feet and returning to the true place of beginning.

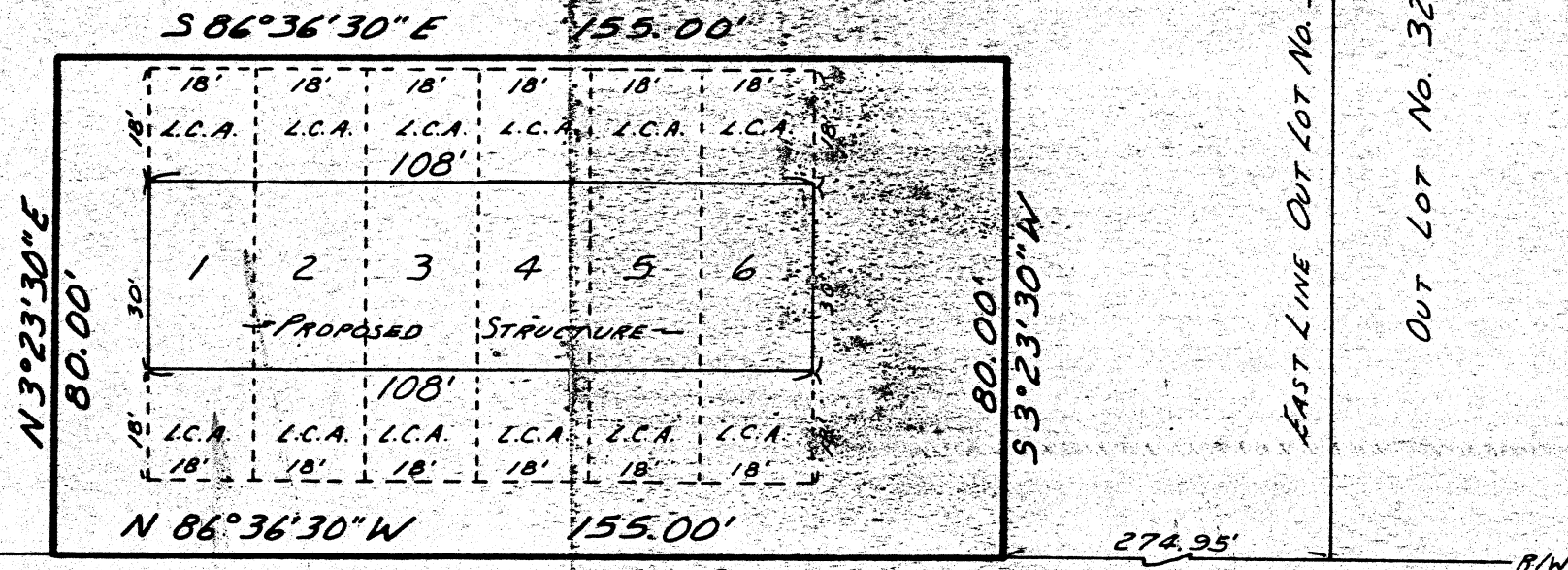
The above described tract of land contains 0.502 acres as surveyed by Dennis D. Fulk, Registered Surveyor No. 6176, of Massillon, Ohio in March of 1981. The above legal description is based upon said survey. ★

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

NOTES:

- a) appropriate prior document is deed volume 4205 page 330 of the Stark County Recorders Office
- b) basis for bearings used in this description and survey are those found in said deed volume 4205 page 330

Pt. O. L. No. 326  
W. CHRISTOFF, ET AL

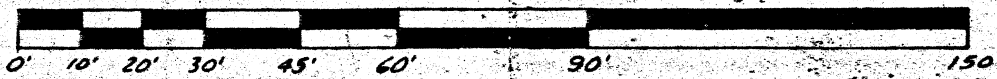


HARSH AVE. S.E. - 50' R/W

NOTES:  
1) BASIS FOR BEARINGS USED IS  
DEED VOL. 4205 PG. 330  
2) L.C.A. = LIMITED COMMON AREA

3) PERTINENT REFERENCES:  
- DEED VOL. 4205 PG. 330  
- PRIOR SURVEY BY BUCKEYE  
SURVEYING DATED JULY 1977  
- MASSILLON CITY TAX MAP NO. 46

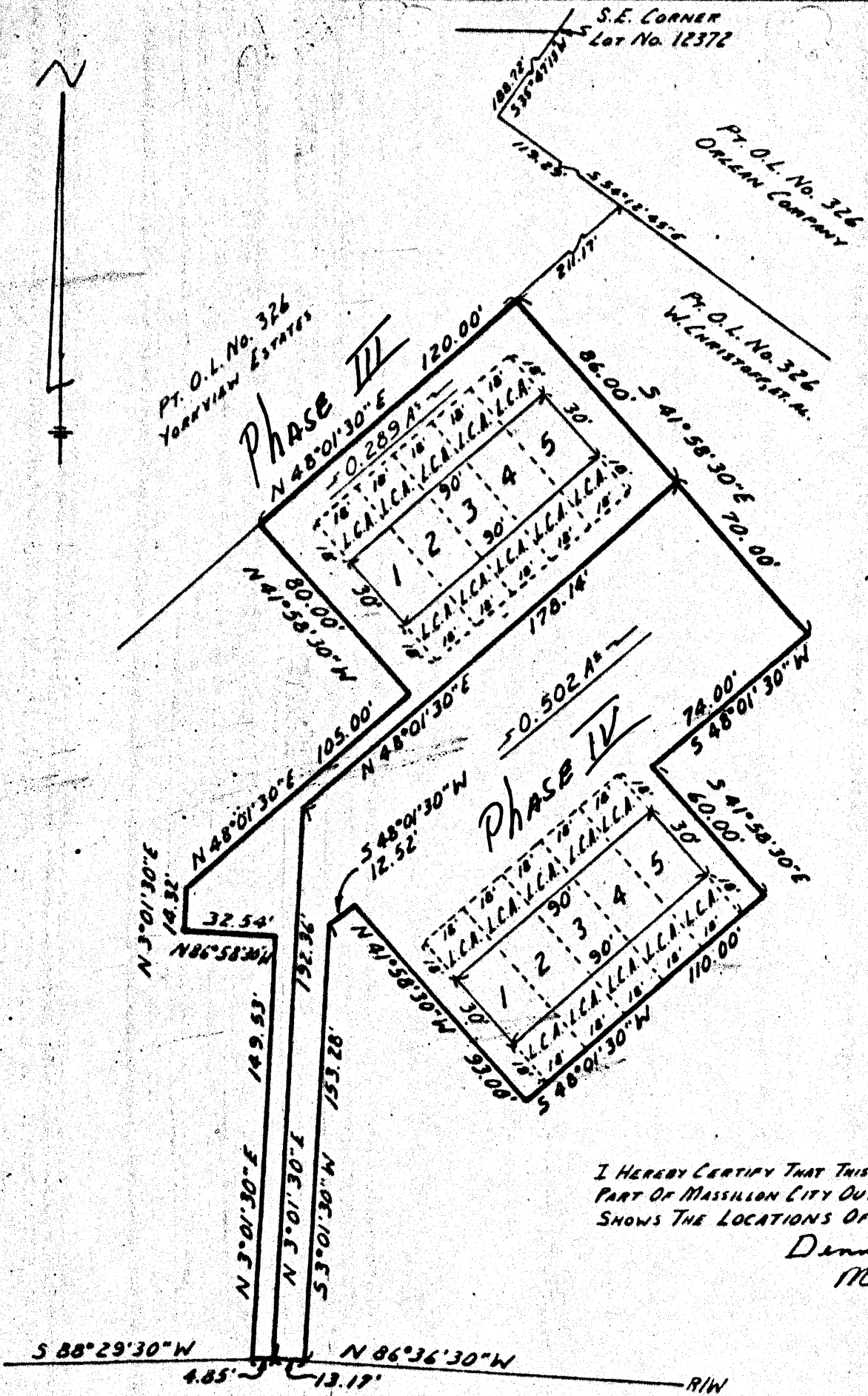
4) 1" IRON PIPES TO BE SET AT ALL  
PROPERTY CORNERS WHEN  
CONSTRUCTION IS COMPLETE



Dennis D. Fulk, P.S.  
Sept., 1981

MAP OF SURVEY OF PART OF OUT LOT  
No. 326, CITY OF MASSILLON,  
STARK COUNTY, OHIO. - 0.285 ACRES

DENNIS D. FULK, P.S. #6176	SEPT. '81
MASSILLON, OHIO 837-9683	1" = 30'



NOTES:

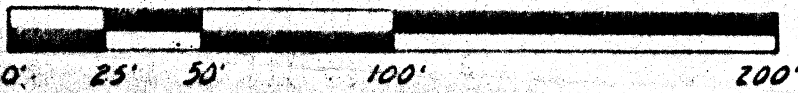
- 1) BASIS FOR BEARINGS IS DEED VOL. 4205 PG. 330
- 2) PERTINENT REFERENCES:
  - DEED VOL. 4205 PG. 330
  - DEED VOL. 3473 PG. 403
  - DEED VOL. 3625 PG. 660
  - PRIOR SURVEY BY BUCKEYE SURVEYING DATED JULY '79
  - STARK COUNTY TAX MAP OF MASSILLON, OHIO. SHEET No. 46

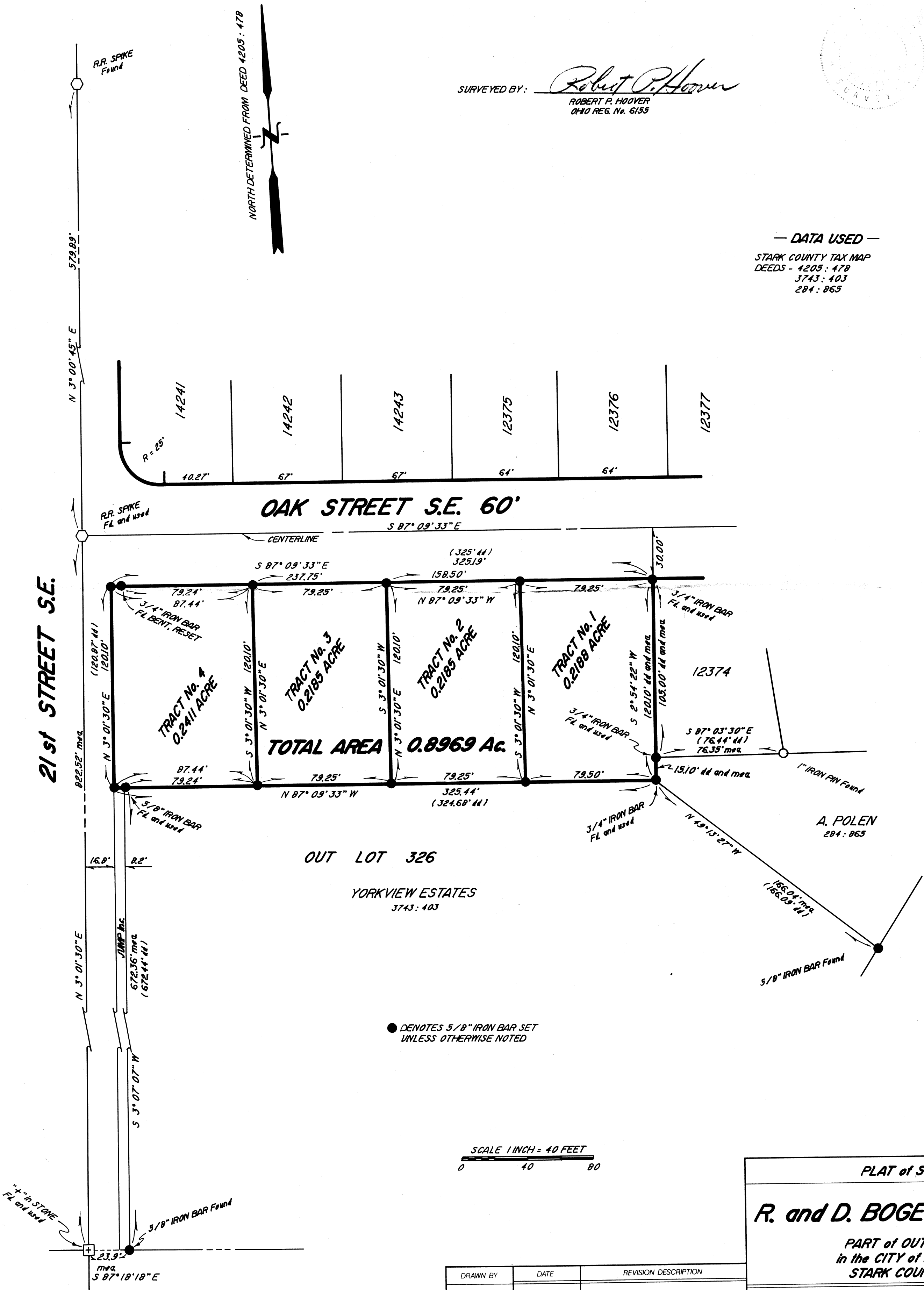
I HEREBY CERTIFY THAT THIS IS A CORRECT SURVEY OF PART OF MASSILLON CITY OUT LOT NO. 326. THIS MAP SHOWS THE LOCATIONS OF PROPOSED BUILDINGS.

Dennis D. Fulk, P.S.  
March, 1981

MAP OF SURVEY OF PART OF OUT LOT NO. 326, CITY OF MASSILLON, STARK COUNTY, OHIO.

DENNIS D. FULK, P.S. #6176 MASSILLON, OHIO 837-9683	MARCH, '81 1:50'
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SURVEYED BY: *Robert P. Hoover*  
ROBERT P. HOOVER  
OHIO REG. No. 6155

— DATA USED —  
STARK COUNTY TAX MAP  
DEEDS - 4205 : 478  
3743 : 403  
284 : 865

OUT LOT 326

YORKVIEW ESTATES  
3743 : 403

A. POLEN  
284 : 865

SCALE 1 INCH = 40 FEET  
0 40 80

● DENOTES 5/8" IRON BAR SET  
UNLESS OTHERWISE NOTED

PLAT of SURVEY

**R. and D. BOGER PROPERTY**

PART of OUT LOT 326  
in the CITY of MASSILLON  
STARK COUNTY, OHIO

**HOOVER and ASSOCIATES, Inc.**  
PROFESSIONAL SURVEYING SERVICES

5782 HUCKLEBERRY STREET N.W. NORTH CANTON, OHIO 44720

DRAWN BY	DATE	REVISION DESCRIPTION
CHECKED BY		