

COOPER & ASSOCIATES/CONSULTING ENGINEERS & SURVEYORS

1359 MARKET
AVENUE NORTH
CANTON, OHIO
44714

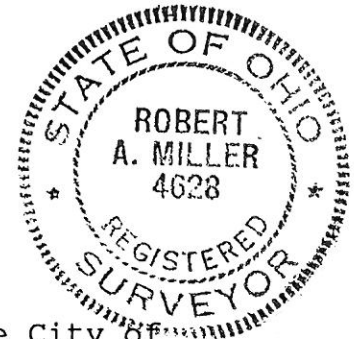
PHONE (216) 452-5731

FAX No. (216) 452-9110

JAMES L. COOPER
ROBERT A. MILLER
BRYAN J. ASHMAN

May 15, 1995

DESCRIPTION OF 1.849 ACRES
TRACT 4
FOR: JACK CUSTER



Known as and being part of Outlot 601 in the City of Massillon, and part of the Northeast Quarter of Section 20, Township-10 (Perry Township), Range-9, Stark County, Ohio and being more particularly bounded and described as follows;

Beginning for the same at a point marked by an iron pin found on the existing east right-of-way line of Erie Street at the northwest corner of Outlot 601 in the City of Massillon, Ohio.

Thence N-87°-40'-36"-W along a portion of the existing east right-of-way line of said Erie Street, and a portion of the existing City of Massillon Corporation line as described in Plat Book 56, Page 20 in the Stark County Plat Records, a distance of 1.75 feet to a point marked by an iron pin found;

Thence N-02°-07'-29"-E continuing along a portion of the existing east line of said Erie Street, a distance of 69.91 feet to a point marked by an iron pin found on the south line of Outlot 549, and also being the existing City of Massillon Corporation line;

Thence S-87°-40'-36"-E along a portion of the south line of said Outlot 549 and City of Massillon Corporation line (passing

2572

over an iron bar set at 1.75 feet) a total distance of 1068.44 feet to a point marked by an iron bar set and being the true place of beginning for the tract of land herein described;

Thence continuing S-87°-40'-36"-E along a portion of the south line of said Outlot 549, and along a portion of the existing City of Massillon Corporation line, a distance of 273.26 feet to a point marked by an iron pin found;

Thence S-01°-43'-23"-W along a portion of the east line of a (84.9278 acre) tract of land now or formerly owned by Jack Custer, as recorded in Official Record Volume 504, Page 53 in the Stark County Records of Deeds, a distance of 283.95 feet to a point marked by an iron pin found on the north line of Vista Avenue S.E. (72 feet wide);

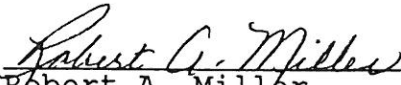
Thence S-87°-48'-14"-W along a portion of the north line of said Vista Avenue S.E., a distance of 273.88 feet to a point marked by an iron bar set;

Thence N-01°-43'-23"-E (passing over a point marked by an iron bar set at 200.00 feet) a total distance of 305.53 feet to a point marked by an iron bar set and being the true place of beginning and containing a total area of 1.849 acres of land more or less of which 1.410 acres are in Outlot 601 and 0.439 acre is in part of the Northeast Quarter of Section 20, Perry Township.

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

NOTE: Reference direction for bearing system used derived from
Plat Book 56, Page 20; using $N-02^{\circ}-07'-29''-E$ for the centerline of
Erie Street.

As surveyed this 15TH day of May, 1995.


Robert A. Miller
Registered Surveyor No. 4628





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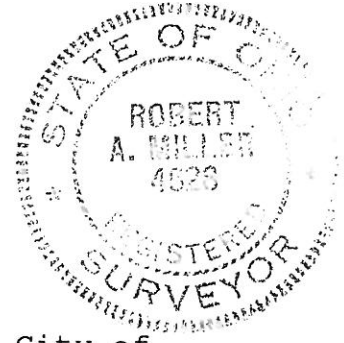
PHONE (216) 452-5731

FAX No. (216) 452-9110

JAMES L. COOPER
ROBERT A. MILLER
BRYAN J. ASHMAN

May 15, 1995

**DESCRIPTION OF 2.866 ACRES
TRACT 3
FOR: JACK CUSTER**



Known as and being part of Outlot 601 in the City of Massillon, and part of the Northeast Quarter of Section 20, Township-10 (Perry Township), Range-9, Stark County, Ohio and being more particularly bounded and described as follows;

Beginning for the same at a point marked by an iron pin found on the existing east right-of-way line of Erie Street at the northwest corner of Outlot 601 in the City of Massillon, Ohio.

Thence N-87°-40'-36"-W along a portion of the existing east right-of-way line of said Erie Street, and a portion of the existing City of Massillon Corporation line as described in Plat Book 56, Page 20 in the Stark County Plat Records, a distance of 1.75 feet to a point marked by an iron pin found;

Thence N-02°-07'-29"-E continuing along a portion of the existing east line of said Erie Street, a distance of 69.91 feet to a point marked by an iron pin found on the south line of Outlot 549, and also being the existing City of Massillon Corporation line;

Thence S-87°-40'-36"-E along a portion of the south line of said Outlot 549 and City of Massillon Corporation line (passing

over an iron bar set at 1.75 feet) a total distance of 677.44 feet to a point marked by an iron bar set and being the true place of beginning for the tract of land herein described;

Thence continuing S-87°-40'-36"-E along a portion of the south line of said Outlot 549, and along a portion of the existing City of Massillon Corporation line, a distance of 391.00 feet to a point marked by an iron bar set;

Thence S-01°-43'-23"-W a distance of 305.53 feet to a point marked by an iron bar set on the north line of Vista Avenue S.E. (72 feet wide);

Thence S-87°-48'-14"-W along a portion of the north line of said Vista Avenue S.E., a distance of 125.40 feet to a point of curvature marked by an iron bar set;


Thence continuing along a portion of the north line of said Vista Avenue S.E. on the arc of a curve to the right, in a westerly direction, with said curve having a central angle of 05°-45'-43", a radius of 2679.09 feet, an arc length of 269.42, a distance of 269.42 feet to a point marked by an iron bar set, (last stated curve course has a chord bearing and distance of N-89°-18'-55"-W - 269.31 feet);

Thence N-02°-19'-24"-E (passing over a point marked by an iron bar set at 200.00 feet) a total distance of 323.10 feet to a point marked by an iron bar set and being the true place of beginning and containing a total area of 2.866 acres of land more or less of which 2.238 acres are in Outlot 601 and 0.628 acre is in part of the Northeast Quarter of Section 20, Perry Township.

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

NOTE: Reference direction for bearing system used derived from Plat Book 56, Page 20; using N-02°-07'-29"-E for the centerline of Erie Street.

As surveyed this 15th day of May, 1995.

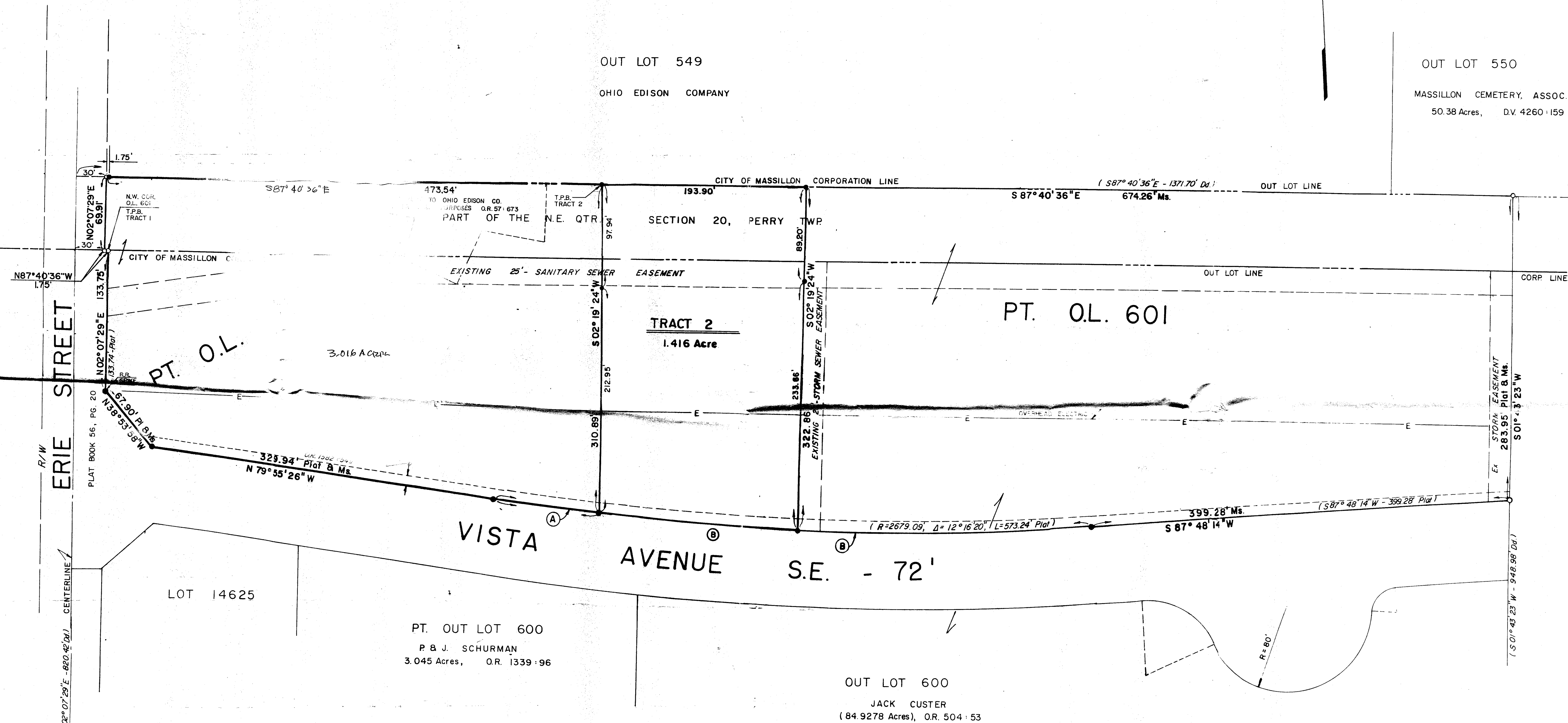

Robert A. Miller
Registered Surveyor No. 4628



CURVE DATA

(A)
 Δ = 02°08'27"
 R = 2679.09'
 L = 100.10'
 C = 100.10'
 Ch. Brg. = N80°57'40"W

(B)
 Δ = 04°09'19"
 R = 2679.09'
 L = 194.31'
 C = 194.27'
 Ch. Brg. = N84°08'33"W



PERTINENT DOCUMENTS

PLAT BOOK 56, PG. 20
 O.R. 504, PG. 53
 O.R. 1339, PG. 96

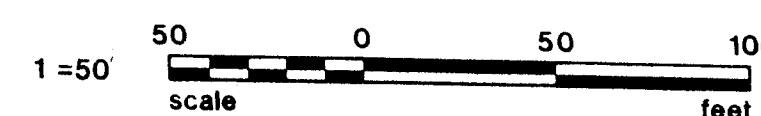
SUMMARY OF AREA		
	TRACT 1	TRACT 2
USABLE LAND	2.000 Ac.	1.034 Ac.
AREA IN OUTLOT 601	2.256 Ac.	1.105 Ac.
AREA IN N.E. QTR. SEC. 20	0.760 Ac.	0.311 Ac.
TOTAL	3.016 Ac.	1.416 Ac.

LEGEND

- IRON PIN FOUND
- IRON BAR SET
- △ P.K. NAIL FOUND
- ▲ P.K. NAIL SET
- RAILROAD SPIKE SET

REFERENCE DIRECTION

REFERENCE DIRECTION FOR BEARING SYSTEM
 USED DERIVED FROM PLAT BOOK 56, PAGE
 20, USING N02°07'29"E FOR THE CENTERLINE
 OF ERIE STREET.



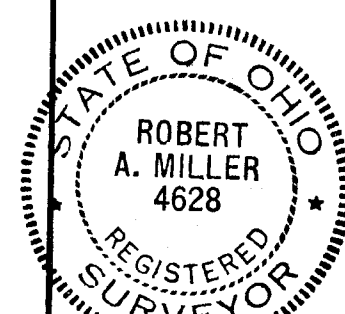
SCALE: 1" = 50' VERT. N/A
 DATE: APRIL, 1994
 FIELD BOOK NO. 426
 SHEET 1 OF 1

JAMES L. COOPER
 J. EDWARD JUENEMANN JR.
 ROBERT A. MILLER
 BRYAN J. ASHMAN

COOPER AND ASSOCIATES
 CONSULTING ENGINEERS AND SURVEYORS
 PHONE (216) 452-5731
 FAX NO. (216) 452-8110



PLAT OF SURVEY
 OF OUT-LOT 601 IN THE CITY OF MASSILLON,
 AND PART OF THE N.E. QUARTER SECTION 20,
 T-10 (PERRY) R-9, STARK COUNTY, OHIO
 FOR: JACK CUSTER



DESCRIPTION	DATE	BY
REVISIONS		
DWN BY: M. J. E. J.		

PROJ. # 94136

CURVE DATA

(A)
 Δ = 02°08'27"
 R = 2679.09'
 L = 100J0'
 C = 100J0'
 Ch. Brg. = N80°59'40"W

(B)
 Δ = 04°22'10"
 R = 2679.09'
 L = 204.31'
 C = 204.26'
 Ch. Brg. = N84°14'58"W

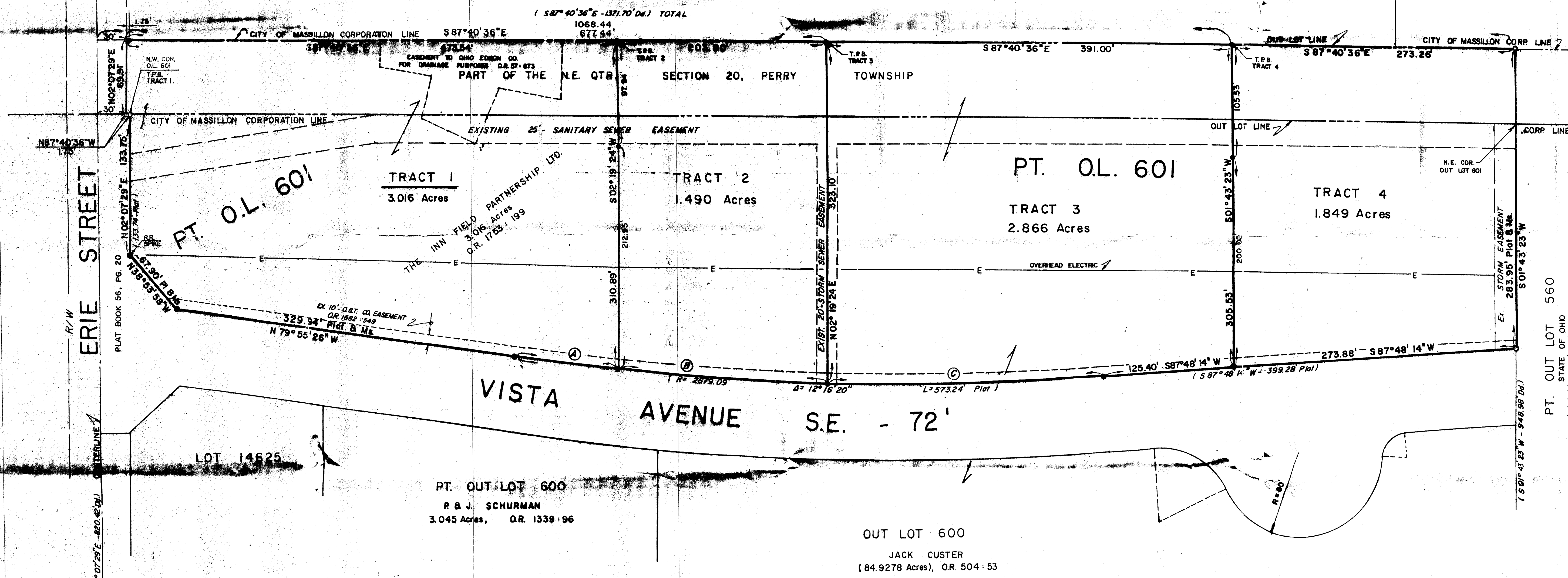
(C)
 Δ = 05°45'43"
 R = 2679.09'
 L = 269.42'
 C = 269.31'
 Ch. Brg. = N89°18'55"W

OUT LOT 549

OHIO EDISON COMPANY

OUT LOT 550

MASSILLON CEMETERY ASSOC.
 50.38 Acres, D.V. 4260-159



PERTINENT DOCUMENTS

PLAT BOOK 56, PG. 20
 O.R. 504, PG. 53
 O.R. 1339, PG. 96
 O.R. 1753, PG. 199

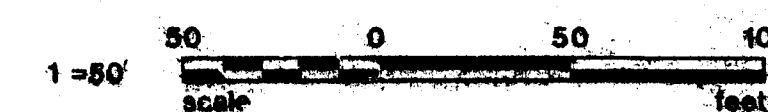
LEGEND

- IRON PIN FOUND
- IRON BAR SET
- △ P.K. NAIL FOUND
- ▲ P.K. NAIL SET
- RAILROAD SPIKE SET

REFERENCE DIRECTION

REFERENCE DIRECTION FOR BEARING SYSTEM
 USED DERIVED FROM PLAT BOOK 56, PAGE
 20, USING N02°07'29"E FOR THE CENTERLINE
 OF ERIE STREET.

SUMMARY OF AREA				
	TRACT 1	TRACT 2	TRACT 3	TRACT 4
USABLE LAND	2.000 Ac.	1.038 Ac.	2.013 Ac.	1.166 Ac.
AREA IN OUTLOT 601	2.256 Ac.	1.163 Ac.	2.238 Ac.	1.410 Ac.
AREA IN N.E. QTR. SEC. 20	0.760 Ac.	0.327 Ac.	0.628 Ac.	0.439 Ac.
TOTAL	3.016 Ac.	1.490 Ac.	2.866 Ac.	1.849 Ac.



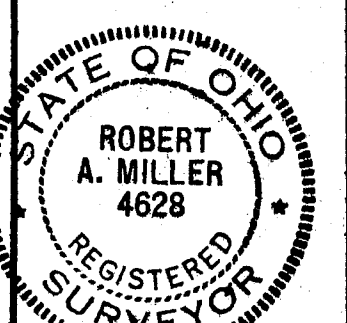
SCALE: 1" = 50' VERT. N/A
 DATE: APRIL, 1994
 FIELD BOOK NO. 426
 SHEET 1 OF 1

JAMES L. COOPER
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PLAT OF SURVEY
 OF OUT-LOT 601 IN THE CITY OF MASSILLON,
 AND PART OF THE N.E. QUARTER SECTION 20,
 T-10 (PERRY) R-9, STARK COUNTY, OHIO
 FOR JACK CUSTER



TRACTS	DATE	BY	REVISIONS
TRACTS 2, 3 & 4	5/6/95	M.M.	
OUTLOT 601	11/6/94	M.M.	
ADDED TRACT 1	11/6/94	M.M.	
DESCRIPTION	DATE	BY	
DRAWN BY: M.M. CHK'D BY: J.E.J.			

PROJ. # 94136 A



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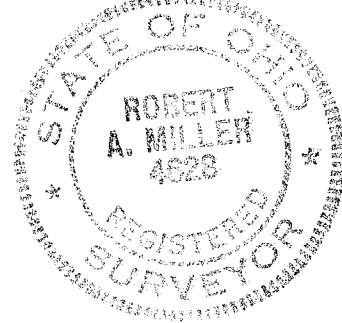
PHONE (216) 452-5731

FAX No. (216) 452-9110

JAMES L. COOPER
J. EDWARD JUENEMANN, JR.
ROBERT A. MILLER
BRYAN J. ASHMAN

October 3, 1994

**DESCRIPTION OF 3.016 ACRES
TRACT 1
FOR: JACK CUSTER**



Known as and being part of Outlot 601 in the City of Massillon, and part of the Northeast Quarter of Section 20, Township-10 (Perry Township), Range-9, Stark County, Ohio and being more particularly bounded and described as follows;

Beginning for the same at a point marked by an iron pin found on the existing east right-of-way line of Erie Street at the northwest corner of Outlot 601 in the City of Massillon, Ohio and being the true place of beginning for the tract of land herein described;

Thence N-87°-40'-36"-W along a portion of the existing east right-of-way line of said Erie Street, and a portion of the existing City of Massillon Corporation line as described in Plat Book 56, Page 20 in the Stark County Plat Records, a distance of 1.75 feet to a point marked by an iron pin found;

Thence N-02°-07'-29"-E continuing along a portion of the existing east line of said Erie Street, a distance of 69.91 feet to a point marked by an iron pin found on the south line of Outlot 549, and also being on the existing City of Massillon Corporation line;

Thence S-87°-40'-36"-E along a portion of the south line of said Outlot 549 and the City of Massillon Corporation line (passing over an iron bar set at 1.75 feet) a total distance of 473.54 feet to a point marked by an iron bar set;

Thence S-02°-19'-24"-W (passing over an iron bar set at 97.94 feet) a total distance of 310.89 feet to a point marked by an iron bar set on the north line of Vista Avenue S.E. (72 feet wide);

Thence along a portion of the north line of said Vista Avenue S.E. on the arc of a curve to the right, in a westerly direction, with said curve having a central angle of 02°-08'-27", a radius of 2679.09 feet, an arc length of 100.10 feet, a distance of 100.10 feet to the point of tangency of said curve marked by an iron bar set, (last stated curve course has a chord bearing and distance of N-80°-59'-40"-W - 100.10 feet);

Thence N-79°-55'-26"-W continuing along a portion of the north line of said Vista Avenue S.E., a distance of 329.94 feet to a point marked by an iron bar set;

Thence N-38°-53'-58"-W a distance of 67.90 feet to a point marked by a railroad spike set on the east line of said Erie Street;

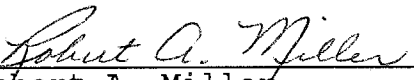
Thence N-02°-07'-29"-E along a portion of the existing east line of said Erie Street and the west line of said Outlot 601, a distance of 133.75 feet to a point marked by an iron pin found at the northwest corner of said Outlot 601 and being the true place of beginning and containing a total area of 3.016 acre of land more or

less of which 2.256 acres are in part of Outlot 601 and 0.760 acre is in part of the Northeast Quarter of Section 20, Perry Township;

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

NOTE: Reference direction for bearing system used derived from Plat Book 56, Page 20; using N-02°-07'-29"-E for the centerline of Erie Street.

As surveyed this 3RD day of OCT., 1994.


Robert A. Miller
Registered Surveyor No. 4628

