

# Hoover & Associates, Inc.

Professional Surveying Services

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


## DESCRIPTION 0.189 ACRE TRACT NO. 5

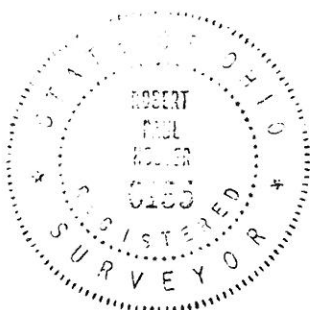
Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12101 in said City of Massillon; thence N 8°58'00" E and with the west line of said Out Lot 389 and the east line of said Lot 12101 a distance of 65.00 feet to a point in a concrete fence post base, said point also being the northeast corner of said Lot 12101; thence N 29°00'50"E and with the east line of Lots 12100 and 12099 in said City of Massillon a distance of 110.62 feet to an iron bar set at the southwest corner of Lot 11177 in said City of Massillon; thence N 86°21'00" E and with the south line of said Lot 11177 a distance of 22.63 feet to an iron bar set at the northeast corner of said Out Lot 389; thence S 8°58'00"W and with said east line of Out Lot 389 a distance of 173.83 feet to an iron bar set; thence N 81°03'30" W a distance of 60.00 feet to said true place of beginning and containing 0.189 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.189 acre tract is part of the property deeded to J.W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Surveyed by,  
HOOVER AND ASSOCIATES, INC.

  
Robert P. Hoover  
Ohio Reg. No. 6155



2573

## GENERAL WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** That, John W. McGuire, unmarried, the Grantor, for valuable consideration paid, grant with general warranty covenants to Raymond Pruitt and Tanyia Pruitt, whose tax mailing address is 1702 - 16th St., SE., Massillon, Ohio 44646, the following real property:

Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark and State of Ohio, and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12101 in said City of Massillon; thence North 8 degrees 58 minutes 00 seconds East and with the west line of said Out Lot 389 and the east line of said Lot 12101 a distance of 65.00 feet to a point in a concrete fence post base, said point also being the northeast corner of said Lot 12101; thence North 29 degrees 00 minutes 50 seconds East and with the east line of Lots 12100 and 12099 in said City of Massillon a distance of 110.62 feet to an iron bar set at the southwest corner of Lot 11177 in said City of Massillon; thence North 86 degrees 21 minutes 00 seconds East and with the south line of said Lot 11177 a distance of 22.63 feet to an iron bar set at the northeast corner of said Out Lot 389; thence South 8 degrees 58 minutes 00 seconds West and with said east line of Out Lot 389 a distance of 173.83 feet to an iron bar set; thence North 81 degrees 03 minutes 30 seconds West a distance of 60.00 feet to said true place of beginning and containing 0.189 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.189 acre tract is part of the property deeded to J. W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Subject to an easement ten (10) feet in width off the east side (rear) for ingress and egress over property conveyed by Grantor herein to others in Deeds recorded as Stark County Imaging Numbers 95-023737, 95-023738 and 95-023739 for the benefit of the owners of all lots between Lot No. 12099 and 12108 inclusive, in the City of Massillon, according to the present enumeration of lots therein.

PARCEL NO.

Taxes and assessments of record shall be prorated to the date of delivery of this instrument

and hereafter shall be paid by Grantee.

PRIOR DEED REFERENCE: Volume 1635, Page 901.

IN WITNESS WHEREOF, I have hereunto set my hand, the  
day of August, 1996.

Signed and Acknowledged in presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
John W. McGuire  
\_\_\_\_\_

STATE OF OHIO, STARK COUNTY, SS:


Before me, as Notary Public in and for said County and State, personally appeared  
the above named John W. McGuire, unmarried, who acknowledged that he did sign the  
foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at  
Massillon, Ohio, this                      day of August, 1996.

\_\_\_\_\_  
Notary Public

This instrument prepared by Attorney Mark R. Percival.

APPROVED BY THE PLANNING COMMISSION OF  
THE CITY OF MASSILLON; NO PLAT REQUIRED  
PER CODIFIED ORDINANCE CHAPTER 1105.

  
\_\_\_\_\_  
SECRETARY      7/11/96  
DATE

# Hoover & Associates, Inc.

Professional Surveying Services

5782 HUCKLEBERRY ST. N.W.  
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Phone: 494-6744

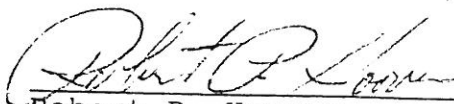
## DESCRIPTION 0.062 ACRE

Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

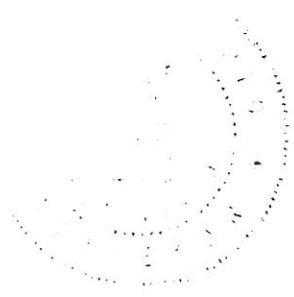
Beginning at, and being the true place of beginning for the tract of land herein to be described, a drill hole set at the northeast corner of Lot 12109 in said City of Massillon; thence N 8°58'00" E and with the west line of said Out Lot 389 a distance of 45.00 feet to an iron bar set at the southeast corner of Lot 12108 in said City of Massillon; thence S 81°03'30" E and with the south line of said Lot 12108 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence S 8°58'00" W and with said east line of Out Lot 389 a distance of 45.00 feet to an iron bar set; thence N 81°03'30" W a distance of 60.00 feet to said true place of beginning and containing 0.062 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.062 acre tract is part of the property deeded to J.W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Surveyed by,  
HOOVER AND ASSOCIATES, INC.



Robert P. Hoover  
Ohio Reg. No. 6155



### OHIO QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS That I, John W. McGuire, unmarried, the Grantor, who claims title by or through instrument, recorded in Volume 1635, Page 901, County Recorder's Office, for the consideration of One Dollar and other good and valuable consideration (\$1.00 & OGVC), received to my full satisfaction of John W. McGuire, the Grantee, whose tax mailing address will be 1708 - 16th St., SE., Massillon, Ohio 44646, have GIVEN, GRANTED, REMISED, RELEASED and QUIT-CLAIMED, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, his heirs and assigns forever, all such right and title as I, the said grantor, have or ought to have in and to the following described 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 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, a drill hole set at the northeast corner of Lot 12109 in said City of Massillon; thence North 8 degrees 58 minutes 00 seconds East and with the west line of said Out Lot 389 a distance of 45.00 feet to an iron bar set at the southeast corner of Lot 12108 in said City of Massillon; thence South 81 degrees 03 minutes 30 seconds East and with the south line of said Lot 12108 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence South 8 degrees 58 minutes 00 seconds West and with said east line of Out Lot 389 a distance of 45.00 feet to an iron bar set; thence North 81 degrees 03 minutes 30 seconds West a distance of 60.00 feet to said true place of beginning and containing 0.062 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.062 acre tract is part of the property deeded to J. W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Subject to an easement ten (10) feet in width off the east side (rear) for ingress and egress over property conveyed by Grantor herein to others in Deeds recorded as Stark County Imaging Numbers 95-023737, 95-023738, 95-023739 for the benefit of the owners of all lots between Lot No. 12099 and 12108 inclusive, in the City

of Massillon, according to the present enumeration of lots therein.

**To have and to hold** the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, his heirs and assigns, so that neither the said grantor, nor his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

**In Witness Whereof**, I have hereunto set my hand(s), the \_\_\_\_\_ day of August, 1996.

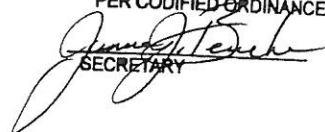
Signed and acknowledged in presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
John W. McGuire  
\_\_\_\_\_

State of Ohio, Stark County, SS:

APPROVED BY THE PLANNING COMMISSION OF  
THE CITY OF MASSILLON; NO PLAT REQUIRED  
PER CODIFIED ORDINANCE CHAPTER 1105.

 9/11/96  
SECRETARY DATE

Before me, a Notary Public in and for said County and State, personally appeared the above named John W. McGuire, unmarried, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

**In Testimony Whereof**, I have hereunto set my hand and official seal, at Massillon, Ohio, this \_\_\_\_\_ day of August, A. D., 1996.

\_\_\_\_\_  
NOTARY PUBLIC

This instrument prepared by Attorney Mark R. Percival.

# Hoover & Associates, Inc.

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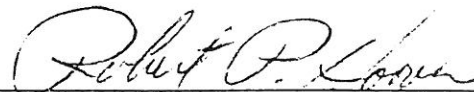
## DESCRIPTION 0.248 ACRE

Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12106 in said City of Massillon; thence N 8°58'00" E and with the west line of said Out Lot 389, the east line of said Lot 12106 and the east line of Lots 12105 and 12104 in said City of Massillon a distance of 180.00 feet to an iron bar set at the northeast corner of said Lot 12104; thence S 81°03'30" E and with the north line of said Lot 12104 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence S 8°58'00" W and with said east line of Out Lot 389 a distance of 180.00 feet to an iron bar set; thence N 81°03'30" W a distance of 60.00 feet to said true place of beginning and containing 0.248 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.248 acre tract is part of the property deeded to J.W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Surveyed by,  
HOOVER AND ASSOCIATES, INC.



Robert P. Hoover  
Ohio Reg. No. 6155



### OHIO QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS That I, John W. McGuire, unmarried, the Grantor, who claims title by or through instrument, recorded in Volume 1635, Page 901, County Recorder's Office, for the consideration of One Dollar and other good and valuable consideration (\$1.00 & OGVC), received to my full satisfaction of John W. McGuire, the Grantee, whose tax mailing address will be 1708 - 16th St., SE., Massillon, Ohio 44646, have GIVEN, GRANTED, REMISED, RELEASED and QUIT-CLAIMED, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, his heirs and assigns forever, all such right and title as I, the said grantor, have or ought to have in and to the following described 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 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12106 in said City of Massillon; thence North 8 degrees 58 minutes 00 seconds East and with the west line of said Out Lot 389, the east line of said Lot 12106 and the east line of Lots 12105 and 12104 in said City of Massillon a distance of 180.00 feet to an iron bar set at the northeast corner of said Lot 12104; thence South 81 degrees 03 minutes 30 seconds East and with the north line of said Lot 12104 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence South 8 degrees 58 minutes 00 seconds West and with said east line of Out Lot 389 a distance of 180.00 feet to an iron bar set; thence North 81 degrees 03 minutes 30 seconds West a distance of 60.00 feet to said true place of beginning and containing 0.248 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

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of all lots between Lot No. 12099 and 12108 inclusive, in the City of Massillon, according to the present enumeration of lots therein.

**To have and to hold** the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, his heirs and assigns, so that neither the said grantor, nor his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

**In Witness Whereof**, I have hereunto set my hand(s), the \_\_\_\_\_ day of August , 1996.

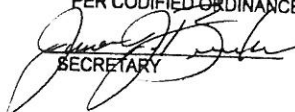
Signed and acknowledged in presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
John W. McGuire  
\_\_\_\_\_

State of Ohio, Stark County, SS:

APPROVED BY THE PLANNING COMMISSION OF  
THE CITY OF MASSILLON; NO PLAT REQUIRED  
PER CODIFIED ORDINANCE CHAPTER 1105.

  
\_\_\_\_\_  
SECRETARY      9/11/96  
DATE

Before me, a Notary Public in and for said County and State, personally appeared the above named John W. McGuire, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

**In Testimony Whereof**, I have hereunto set my hand and official seal, at Massillon, Ohio, this \_\_\_\_\_ day of August, A. D., 1996.

\_\_\_\_\_  
NOTARY PUBLIC

This instrument prepared by Attorney Mark R. Percival.

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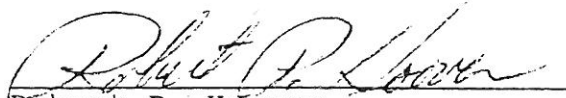
## DESCRIPTION 0.083 ACRE

Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12102 in said City of Massillon; thence N 8°58'00" E and with the west line of said Out Lot 389 and the east line of said Lot 12102 a distance of 60.00 feet to an iron bar set at the northeast corner of said Lot 12102; thence S 81°03'30" E and with the north line of said Lot 12102 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence S 8°58'00" W and with said east line of Out Lot 389 a distance of 60.00 feet to an iron bar set; thence N 81°03'30" W a distance of 60.00 feet to said true place of beginning and containing 0.083 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.083 acre tract is part of the property deeded to J.W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Surveyed by,  
HOOVER AND ASSOCIATES, INC.



Robert P. Hoover  
Ohio Reg. No. 6155



### OHIO QUIT CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS** That I, John W. McGuire, unmarried, the Grantor, who claims title by or through instrument, recorded in Volume 1635, Page 901, County Recorder's Office, for the consideration of One Dollar and other good and valuable consideration (\$1.00 & OGVC), received to my full satisfaction of John W. McGuire, the Grantee, whose tax mailing address will be 1708 - 16th St., SE., Massillon, Ohio 44646, have GIVEN, GRANTED, REMISED, RELEASED and QUIT-CLAIMED, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, his heirs and assigns forever, all such right and title as I, the said grantor, have or ought to have in and to the following described 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 389 in the City of Massillon, County of Stark, State of Ohio, and further bounded and described as follows:

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of all lots between Lot No. 12099 and 12108 inclusive, in the City of Massillon, according to the present enumeration of lots therein.

**To have and to hold** the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, his heirs and assigns, so that neither the said grantor, nor his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

**In Witness Whereof**, I have hereunto set my hand(s), the \_\_\_\_\_ day of August, 1996.

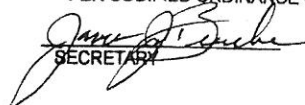
Signed and acknowledged in presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
John W. McGuire  
\_\_\_\_\_

State of Ohio, Stark County, SS:

APPROVED BY THE PLANNING COMMISSION OF  
THE CITY OF MASSILLON; NO PLAT REQUIRED  
PER CODIFIED ORDINANCE CHAPTER 1105.

 9/11/96  
SECRETARY DATE

Before me, a Notary Public in and for said County and State, personally appeared the above named John W. McGuire, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

**In Testimony Whereof**, I have hereunto set my hand and official seal, at Massillon, Ohio, this \_\_\_\_\_ day of August, A. D., 1996.

\_\_\_\_\_  
NOTARY PUBLIC

This instrument prepared by Attorney Mark R. Percival.

ARAPAHOE ROAD 35'

CENTERLINE

16th STREET S.E. 40'

GEORGE E. WILLIAMS  
5.555 ACRES

OUT LOT 439  
(DEED 1506 - 393)

CURVE DATA

- ①  
 $\Delta = 143^\circ 37' 11''$   
 $R = 72.50'$   
 $Ch = 138.32'$   
 $Bch = S 85^\circ 14' 48'' E$
- ②  
 $\Delta = 108^\circ 19' 59''$   
 $R = 72.50'$   
 $Ch = 118.29'$   
 $Bch = N 76^\circ 36' 36'' E$   
 $L = 138.34'$
- ③  
 $\Delta = 36^\circ 17' 11''$   
 $R = 72.50'$   
 $Ch = 43.15'$   
 $Bch = S 30^\circ 34' 48'' E$   
 $L = 43.92'$
- ④  
 $\Delta = 121^\circ 06' 29''$   
 $R = 72.50'$   
 $Ch = 126.27'$   
 $Bch = S 48^\circ 07' 02'' W$   
 $L = 153.29'$

DETAIL  
NO SCALE

AREA = 9.923  
ACRES

HOLMES  
1.737 ACRES

(1.721 ACRE - O.L. 440)

TOTAL

J.W. McGUIRE  
1635 - 901

FOREST  
AVENUE S.E. 50'

SURVEYED BY HOOVER and ASSOCIATES, Inc.

*Robert P. Hoover*  
ROBERT P. HOOVER  
OHIO REG. No. 6155

SCALE: 1" = 50'

DATA USED  
STARK COUNTY TAX MAPS  
SURVEY BY BELKNAPP - DATED DEC. '53  
DEDICATION and VACATION PLAT  
DATED 12/4/72  
DEED - 1483 - 232  
RECORD PLAT - HAPPY HILLS ALLOT. No. 2

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

J.W. McGUIRE  
1635 - 901

PART OF OUT LOT 440  
(8.575 ACRES)

PLAT of SURVEY

J. McGUIRE PROPERTY

PARTS of OUT LOTS 389 and 440  
and PART of LOT 13698  
in the CITY of MASSILLON  
STARK COUNTY, OHIO

HOOVER and ASSOCIATES, Inc.  
PROFESSIONAL SURVEYING SERVICES

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

SCALE: 1" = 50' APRIL, 1994 SHEET 5570

DRAWN BY	DATE	REVISION DESCRIPTION
	8/8/94	SPLIT 1.737 ACRES
	3/30/95	SPLIT TRACTS #1 THRU #5
CHECKED BY		

SD 506 Acc. No. 3332



ARAPAHOE ROAD 35'

CENTERLINE

16th STREET S.E. 40'

12098

12099

12100

12101

12102

12103

12104

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# Hoover & Associates, Inc.

Professional Surveying Services

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

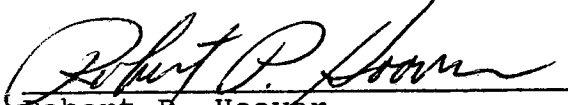
DESCRIPTION 0.083 ACRE  
TRACT NO. 2

Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12108 in said City of Massillon; thence N 8°58'00" E and with the west line of said Out Lot 389 and the east line of said Lot 12108 a distance of 60.00 feet to an iron bar set at the northeast corner of said Lot 12108; thence S 81°03'30" E and with the north line of said Lot 12108 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence S 8°58'00" W and with said east line of Out Lot 389 a distance of 60.00 feet to an iron bar set; thence N 81°03'30" W a distance of 60.00 feet to said true place of beginning and containing 0.083 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.083 acre tract is part of the property deeded to J.W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Surveyed by,  
HOOVER AND ASSOCIATES, INC.

  
Robert P. Hoover  
Ohio Reg. No. 6155





# Hoover & Associates, Inc.

Professional Surveying Services

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NORTH CANTON, OHIO 44720  
Phone: 494-6744


DESCRIPTION 0.172 ACRE  
TRACT NO. 1

Known as, and being parts of Out Lot 389 and Lot 13698 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12110 in said City of Massillon; thence N 8°58'00" E and with the west line of said Out Lot 389 and the east line of said Lot 12110 and the east line of Lot 12109 in said City of Massillon a distance of 125.00 feet to a drill hole set at the northeast corner of said Lot 12109; thence S 81°03'30" E and with the north line of said Lot 12109 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence S 8°58'00" W and with said east line of Out Lot 389 a distance of 125.00 feet to an iron bar set; thence N 81°03'30" W a distance of 60.00 feet to said true place of beginning and containing 0.172 acre of land, more or less, of which 5 square feet is in said Lot 13698 and 7,495 square feet is in said Out Lot 389, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.172 acre tract is part of the property deeded to J.W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Surveyed by,  
HOOVER AND ASSOCIATES, INC.

  
Robert P. Hoover  
Ohio Reg. No. 6155

