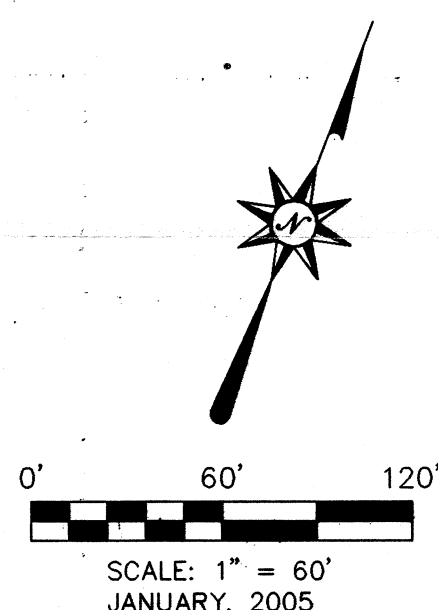
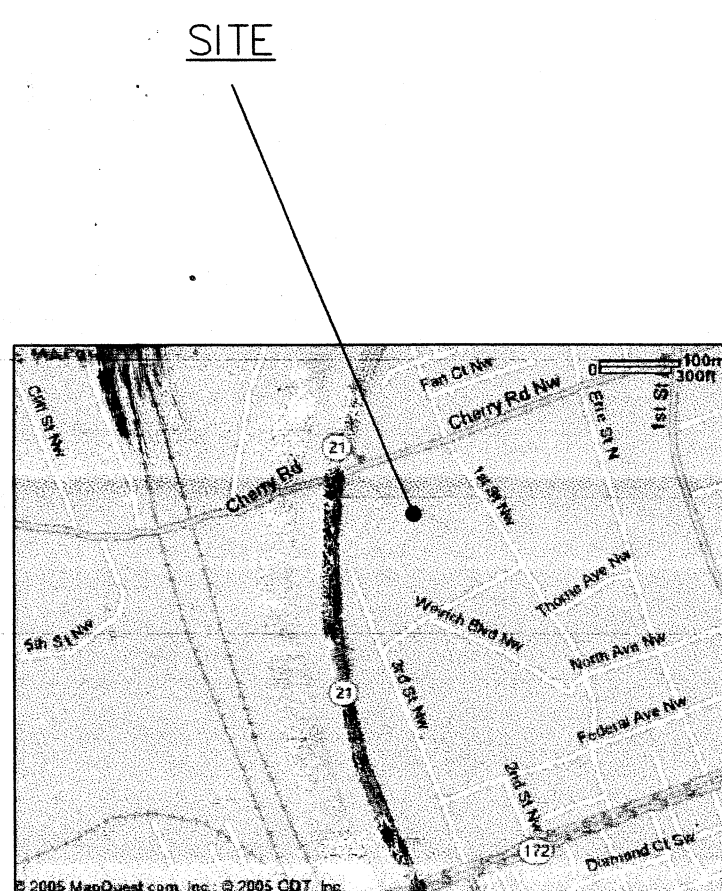


ALTA/ACSM LAND TITLE SURVEY

VACATED PORTION OF TOMMY HENRICH BLVD. AND
PART OF LOT 1, ALL OF
LOTS 2, 3, 4, 5, 6, 7, 8 & 9
PART OF LOT 12882
PART OF LOT 12883
PART OF OUTLOT 11
AND
PART OF OUTLOT 430
CITY OF MASSILLON
STARK COUNTY, OHIO



BASIS OF BEARINGS:
TANGENT LINE OF STATE ROUTE 21
AS RECORDED IN PLAT BOOK 34, PAGE 64



PROPERTY DESCRIPTION

9.086 ACRE TRACT

SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK AND STATE OF OHIO AND KNOWN AS BEING PART OF THE VACATED PORTION OF TOMMY HENRICH BOULEVARD, PART OF LOT 1, ALL OF LOTS 2, 3, 4, 5, 6, 7, 8 AND 9, PART OF LOT 12882, PART OF LOT 12883, PART OF OUTLOT 11 AND PART OF OUTLOT 430 AND BEING TRACTS OF LAND TRANSFERRED TO THE CITY OF MASSILLON AS RECORDED IN OFFICIAL RECORD IMAGES 1999036261, 2000016206, 2000068547, 2001015578, 2001075164, 2001086531, DEED VOLUME 2799, PAGE 196 AND DEED VOLUME 1883, PAGE 186 AND FURTHER DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A 1/2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 9 IN THE CITY OF MASSILLON AND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CHERRY ROAD NW (66' R/W) AND THE WEST RIGHT-OF-WAY LINE OF 1ST STREET NW (40' R/W) AND FURTHER KNOWN AS THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED,

THENCE SOUTH 32° 11' 33" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 1ST STREET NW, A DISTANCE OF 571.57 FEET TO A 5/8" IRON BAR SET,

THENCE SOUTH 58° 43' 26" WEST, A DISTANCE OF 491.08 FEET TO A 5/8" IRON BAR SET,

THENCE SOUTH 68° 42' 39" EAST, A DISTANCE OF 292.66 FEET TO A 5/8" IRON BAR SET ON THE SOUTHWESTERLY LINE OF LOT 12882,

THENCE SOUTH 21° 17' 22" WEST, THE LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY C. CALHOUN (O.R.V. 133-138), A DISTANCE OF 114.48 FEET TO A 5/8" IRON BAR SET,

THENCE NORTH 75° 58' 08" WEST, A DISTANCE OF 129.27 FEET TO A 5/8" IRON BAR SET,

THENCE SOUTH 68° 59' 26" WEST A DISTANCE OF 161.19 FEET TO A 5/8" IRON BAR SET ON THE EAST RIGHT-OF-WAY LINE OF TOMMY HENRICH BOULEVARD NW (FORMERLY 3RD STREET);

THENCE NORTH 21° 17' 33" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TOMMY HENRICH BOULEVARD, A DISTANCE OF 197.06 FEET TO A 5/8" IRON BAR FOUND;

THENCE NORTH 57° 48' 19" WEST, A DISTANCE OF 51.91 FEET TO A 5/8" IRON BAR FOUND;

THENCE NORTH 58° 42' 20" WEST, A DISTANCE OF 105.95 FEET TO A 5/8" IRON BAR FOUND ON THE EASTERN RIGHT-OF-WAY LINE OF STATE ROUTE 21 (L/A);

THENCE NORTH 01° 19' 06" WEST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID STATE ROUTE 21, A DISTANCE OF 17.98 FEET TO A 5/8" IRON BAR FOUND;

THENCE NORTH 02° 45' 12" WEST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID STATE ROUTE 21, A DISTANCE OF 109.28 FEET TO A 5/8" IRON BAR FOUND;

THENCE NORTH 02° 17' 17" WEST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID STATE ROUTE 21, A DISTANCE OF 151.92 FEET TO A MAG NAIL FOUND;

THENCE NORTH 15° 00' 44" EAST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID STATE ROUTE 21, A DISTANCE OF 314.06 FEET TO A 5/8" IRON BAR FOUND;

THENCE NORTH 61° 57' 53" EAST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID STATE ROUTE 21 A DISTANCE OF 32.87 FEET TO A 5/8" IRON BAR FOUND;

THENCE NORTH 21° 42' 01" WEST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID STATE ROUTE 21, A DISTANCE OF 10.76 FEET TO A 5/8" IRON BAR FOUND;

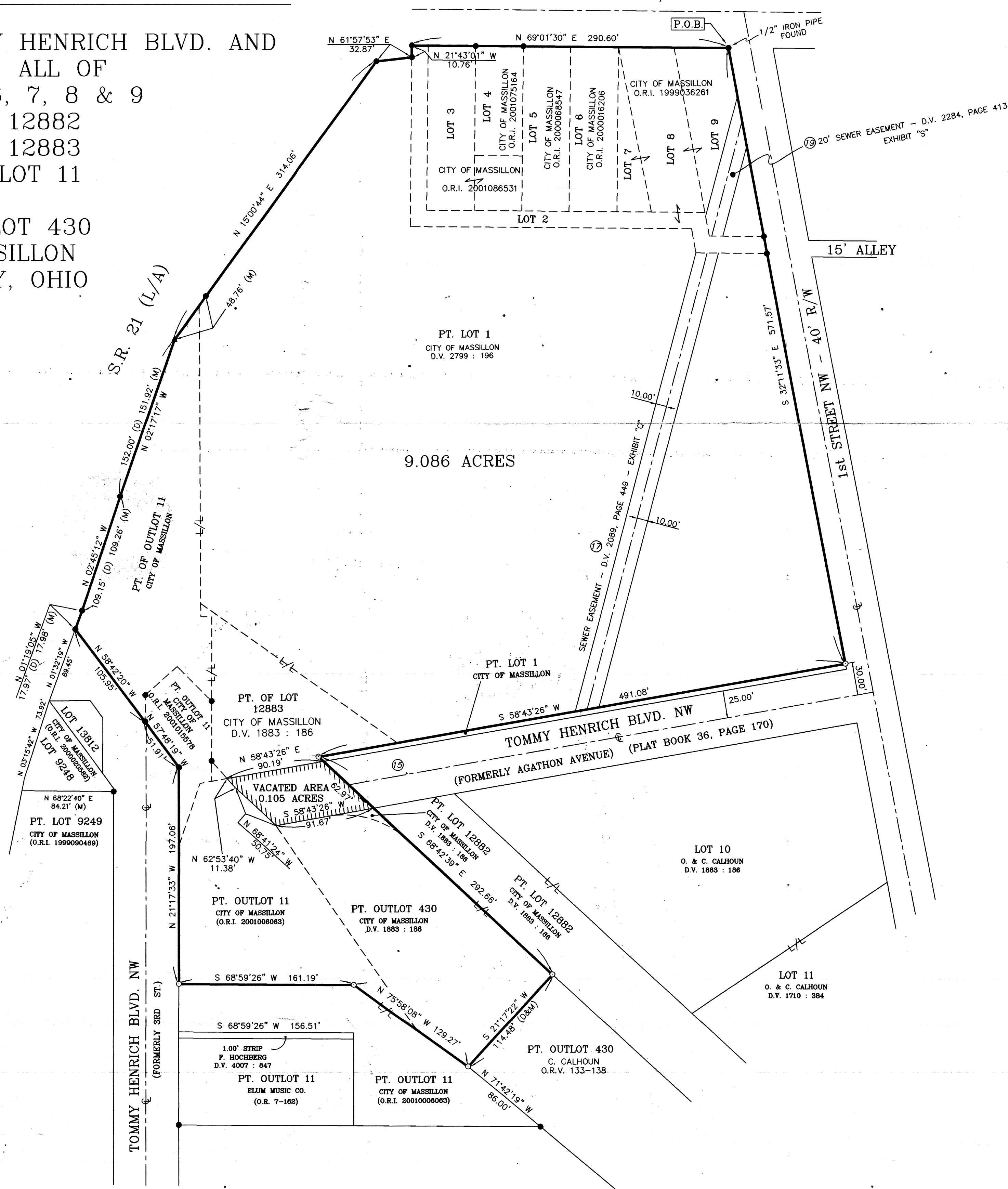
THENCE NORTH 69° 01' 30" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID CHERRY ROAD NW, A DISTANCE OF 290.60 FEET TO THE TRUE PLACE OF BEGINNING;

CONTAINING 9.086 ACRES OF LAND BASED ON A FIELD SURVEY BY ROBERT L. AKINS THIS 10TH DAY OF DECEMBER, 2004.

(9.086 ACRES--LOT AREA)
(0.000 ACRES--ROAD R/W)

PRIOR DEED REFERENCE: OFFICIAL RECORD IMAGE 1999036261,
OFFICIAL RECORD IMAGE 2000016206,
OFFICIAL RECORD IMAGE 2000068547,
OFFICIAL RECORD IMAGE 2001015578,
OFFICIAL RECORD IMAGE 2001075164,
OFFICIAL RECORD IMAGE 2001086531,
DEED VOLUME 2799, PAGE 196,
DEED VOLUME 1883, PAGE 186.

CHERRY ROAD NW - 66' R/W



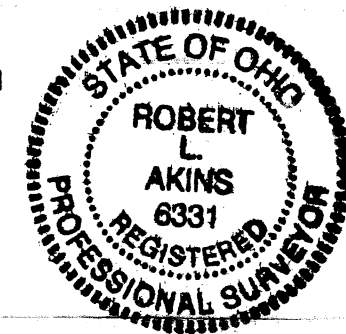
NOTES:

- FLOOD ZONE AS PER FIRM MAP #390517 0002 "C" DATED JULY 5, 1982. AS SHOWN ON SHEET 2 OF 2.
- NO EVIDENCE OBSERVED OF WASTE DUMP, SUMP OR SANITARY LANDFILL ACTIVITY.
- EARTHWORK AND BUILDING ACTIVITY HAVE BEGUN SINCE ORIGINAL VISIT TO THE SITE.

TO: CITY OF MASSILLON

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1,2,3,4,7A,7B1,8,9,10,11A,13,14 & 16 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

ROBERT L. AKINS - REGISTERED SURVEYOR #6331
776 NORTH UNION AVENUE
ALLIANCE, OHIO 44601
PHONE (330) 821-4602 FAX (330) 821-1600



PRIOR DEED REFERENCE:

O.R.I. 1999036261
O.R.I. 2000016206
O.R.I. 2000068547
O.R.I. 2001015578
O.R.I. 2001075164
O.R.I. 2001086531
DEED VOLUME 2799, PAGE 196
DEED VOLUME 1883, PAGE 186

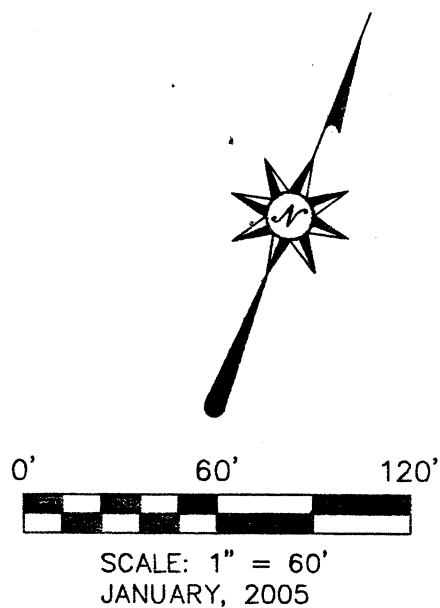
REFERENCES:

DEEDS AS NOTED
DEED VOLUME 2831, PAGE 662
PLAT BOOK 27, PAGE 69
PLAT BOOK 34, PAGE 64
PLAT BOOK 58, PAGE 111
PIPER SURVEY FEBRUARY 1951
PIPER SURVEY NOVEMBER 1951
PIPER SURVEY DECEMBER 1961
HOOPER SURVEY FEBRUARY 1993
STATE H/W PLANS DATED 1960

LEGEND

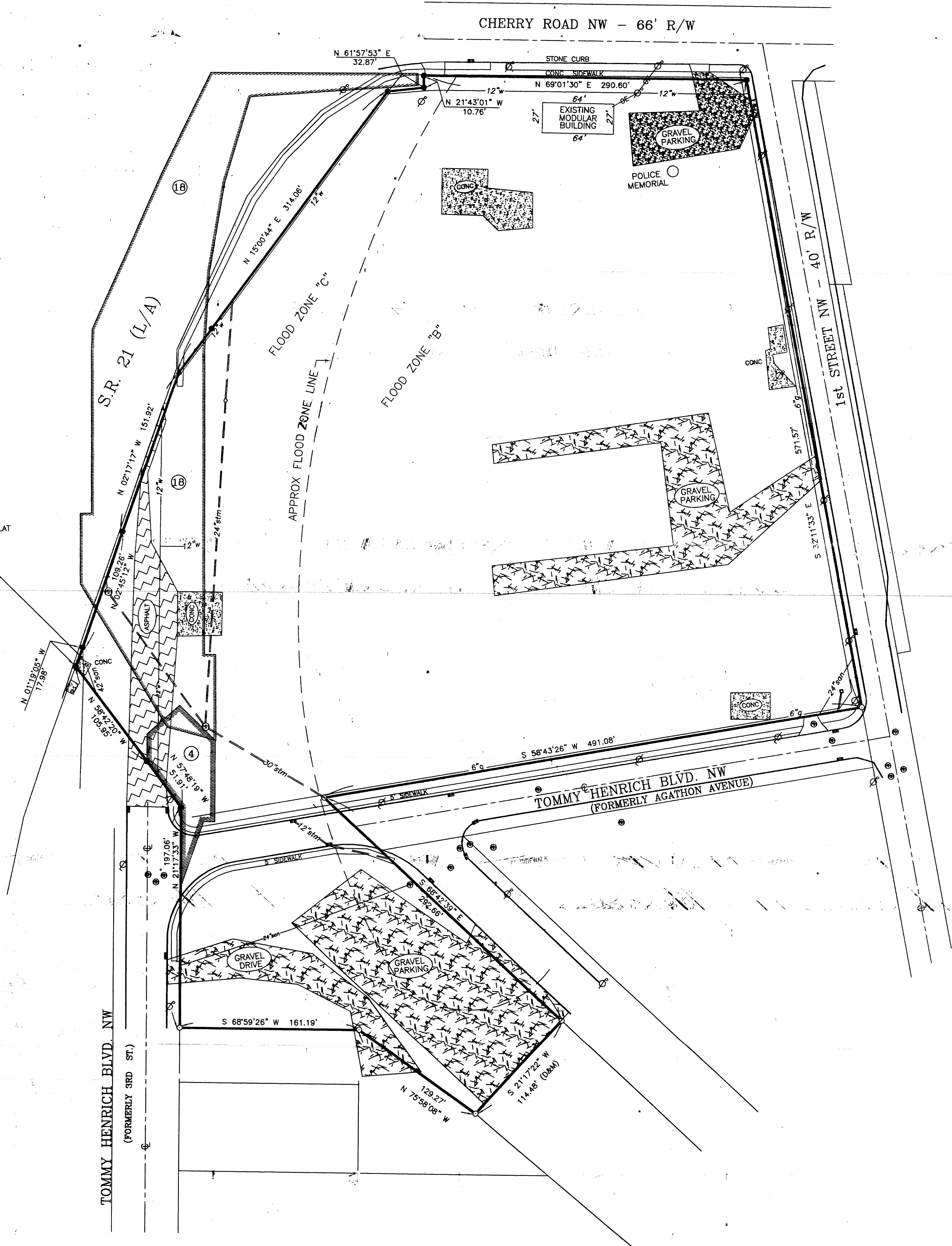
- 5/8" IRON BAR SET WITH CAP
- 5/8" IRON BAR FOUND OR AS NOTED
- ▲ P.K. NAIL SET
- △ MAG-NAIL FOUND OR AS NOTED
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE
- (P) PLAT DISTANCE
- C/L CENTER LINE
- L/L LOT LINE

LOT 1	=	5.673 ACRES
LOT 2	=	0.170 ACRES
LOT 3	=	0.150 ACRES
LOT 4	=	0.150 ACRES
LOT 5	=	0.150 ACRES
LOT 6	=	0.150 ACRES
LOT 7	=	0.054 ACRES
LOT 8	=	0.172 ACRES
LOT 9	=	0.197 ACRES
PART LOT 12882	=	0.006 ACRES
PART LOT 12883	=	0.305 ACRES
PT OF OUTLOT 11	=	1.206 ACRES
PT OF OUTLOT 430	=	0.598 ACRES
VACATED STREET	=	0.105 ACRES
TOTAL ACRES	=	9.086 ACRES



BASIS OF BEARINGS:
TANGENT LINE OF STATE ROUTE 21
AS RECORDED IN PLAT BOOK 34, PAGE 64

ROADWAY EASEMENT PER LOCATION PLAT
P.B. 34, PAGE 64



ALTA/ACSM LAND TITLE SURVEY

VACATED PORTION OF TOMMY HENRICH BLVD. AND
PART OF LOT 1, ALL OF
LOTS 2, 3, 4, 5, 6, 7, 8 & 9

PART OF LOT 12882

PART OF LOT 12883

PART OF OUTLOT 11

AND

PART OF OUTLOT 430

CITY OF MASSILLON

STARK COUNTY, OHIO

TO: CITY OF MASSILLON

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1,2,3,4,7A,7B1,8,9,10,11A,13,14&16 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Robert L. Akins
ROBERT L. AKINS - REGISTERED SURVEYOR #6331
776 NORTH UNION AVENUE
ALLIANCE, OHIO 44601
PHONE (330) 821-4602 FAX (330) 821-1600



PRIOR DEED REFERENCE

O.R.I. 1999036261
O.R.I. 2000016206
O.R.I. 2000068547
O.R.I. 2001015578
O.R.I. 2001075164
O.R.I. 2001086533
DEED VOLUME 2789, PAGE 196
DEED VOLUME 1883, PAGE 186

REFERENCES

DEEDS AS NOTED
DEED VOLUME 2831, PAGE 662
PLAT BOOK 27, PAGE 69
PLAT BOOK 34, PAGE 64
PLAT BOOK 58, PAGE 111
PIPER SURVEY FEBRUARY 1951
PIPER SURVEY NOVEMBER 1951
PIPER SURVEY DECEMBER 1961
HOOVER SURVEY FEBRUARY 1993
STATE H/W PLANS DATED 1960

NOTES:

- ALL UNDERGROUND UTILITIES SHOWN ARE PER MASSILLON CITY ENGINEER'S OFFICE.
- CONSTRUCTION ACTIVITY HAS BEGUN ON SITE

LEGEND

- 5/8" IRON BAR SET WITH CAP
- 5/8" IRON BAR FOUND OR AS NOTED
- ▲ MAG-NAIL FOUND OR AS NOTED
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE
- (F) PLAT DISTANCE
- C/L CENTER LINE
- 6" — 6" GAS LINE
- 24" — 24" SANITARY SEWER
- 30" — 30" STORM SEWER
- 12" — 12" WATER LINE
- OE OVERHEAD ELECTRIC
- LIGHT POLE
- POWER POLE
- MANHOLE
- CATCH BASIN

RECORD DOCUMENTS

ITEM	EXHIBIT	PURPOSE	GRANTEE	DOCUMENT RECORDING	REMARKS
①	"A"	PLAT & LEGAL DESCRIPTION			
②	"B"	GAS LINE EASEMENT	THE EAST OHIO GAS COMPANY	O.R.I. 2002027565	NOT PLOTTABLE
③	"C"	GAS LINE EASEMENT	THE EAST OHIO GAS COMPANY	O.R.I. 2002027566	NOT PLOTTABLE
④	"D"	STREET EASEMENT	UNITED STATES OF AMERICA	O.R.V. 1361, PAGE 585	AS SHOWN HEREON (4) (SHEET 2 OF 2)
⑤	"E"	EASEMENT FOR R/W	STATE OF OHIO	O.R.V. 3365, PAGE 287	NOT FOUND ON THIS PARCEL
⑥	"F"	POWER LINE EASEMENT	OHIO EDISON COMPANY	O.R.V. 3281, PAGE 502	NOT FOUND ON THIS PARCEL
⑦	"G"	SEWER EASEMENT	CITY OF MASSILLON	O.R.V. 3281, PAGE 519	NOT FOUND ON THIS PARCEL
⑧	"H"	STREET VACATIONS	CITY OF MASSILLON	P.B. 58, PAGES 111-115	NOT FOUND ON THIS PARCEL
⑨	"I"	ARTICLES OF AGREEMENT	BETWEEN U.S.A. & CITY OF MASSILLON	D.V. 1393, PAGE 92	NOT PLOTTABLE
⑩	"J"	VACATION ORDINANCE	CITY ORDINANCE	D.V. 1393, PAGE 103	NOT PLOTTABLE
⑪	"K"	SANITARY SEWER EASEMENT	CITY OF MASSILLON	P.B. 16, PAGE 11	LOCATION UNKNOWN
⑫	"L"	SANITARY SEWER EASEMENT	CITY OF MASSILLON	P.B. 16, PAGE 104	LOCATION UNKNOWN
⑬	"M"	ROAD EASEMENT	STATE OF OHIO	D.V. 2749, PAGE 616	NOT FOUND ON THIS PARCEL
⑭	"N"	EASEMENT	VERA C. KELLER	D.V. 2303, PAGE 709	NOT FOUND ON THIS PARCEL
⑮	"O"	PLAT, REPLAT & STREET DEDICATION	CITY OF MASSILLON	P.B. 36, PAGE 170	AS SHOWN HEREON (3) (SHEET 1 OF 2)
⑯	"P"	STREET VACATION			INCLUDED IN EXHIBIT "H"
⑰	"Q"	SEWER EASEMENT	U.S.A.	D.V. 2089, PAGE 449	AS SHOWN HEREON (7) (SHEET 1 OF 2)
⑱	"R"	SEWER EASEMENT	U.S.A.	D.V. 2089, PAGE 392	AS SHOWN HEREON (8) (SHEET 2 OF 2)
⑲	"S"	SEWER EASEMENT	H.G. JORDEN JR.	D.V. 2284, PAGE 413	AS SHOWN HEREON (9) (SHEET 1 OF 2)
⑳	"T"	ACREEMENT	CITY OF MASSILLON	UNKNOWN	NOT PLOTTABLE
㉑	"U"	RESOLUTION	CITY OF MASSILLON	RESOLUTION #3, 1953	(SAME DESCRIPTION AS EXHIBIT "T")
㉒	"V"	MECH. LIEN	CB&B CONTRACTORS	O.R.I. 20041170081506	LOTS 1,2,7,8,9 & 12883
㉓		EASEMENT ORDINANCE	VERA C. KELLER	ORDINANCE 16-1955	NOT FOUND ON THIS PARCEL (SAME AS EXHIBIT "N")
㉔		NOTICE OF COMMENCEMENT		O.R.I. 2001077442	