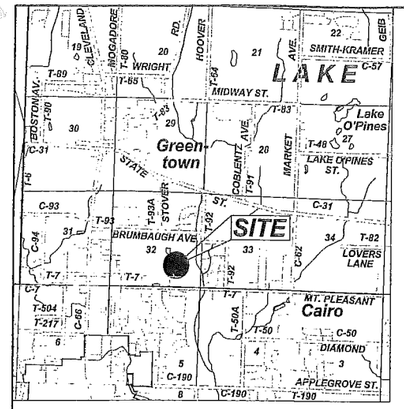
AREA IN STREETS.....1.0341 Ac.
AREA IN LOTS.....5.9523 Ac.
TOTAL AREA.....6.9864 Ac.
TOTAL NUMBER OF LOTS = 16

THE VILLAS OF ST. JAMES PLACE No. 3

AN ALLOTMENT

LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 (LAKE TWP.), RANGE 8, STARK CONTROL OHIO

OCTOBER 2006



VICINITY MAP
NOT TO SCALE

LOT AREA TABLE	
LOT No.	LOT AREA (ACRES)
44	0.5421
45	0.3155
46	0.6149
47	0.3227
48	0.3458
49	0.3790
50	0.4129
51	0.3423
52	0.2824
53	0.3031
54	0.3915
55	0.3017
56	0.2905
57	0.3394
58	0.3904
59	0.3781
TOTAL	5.9523

OWNER AND DEVELOPER
McKINLEY DEVELOPMENT COMPANY
AN OHIO GENERAL PARTNERSHIP
1201 SOUTH MAIN ST., SUITE 220
NORTH CANTON, OH 44720
PHONE: (330) 497-8686
FAX: (330) 499-3834

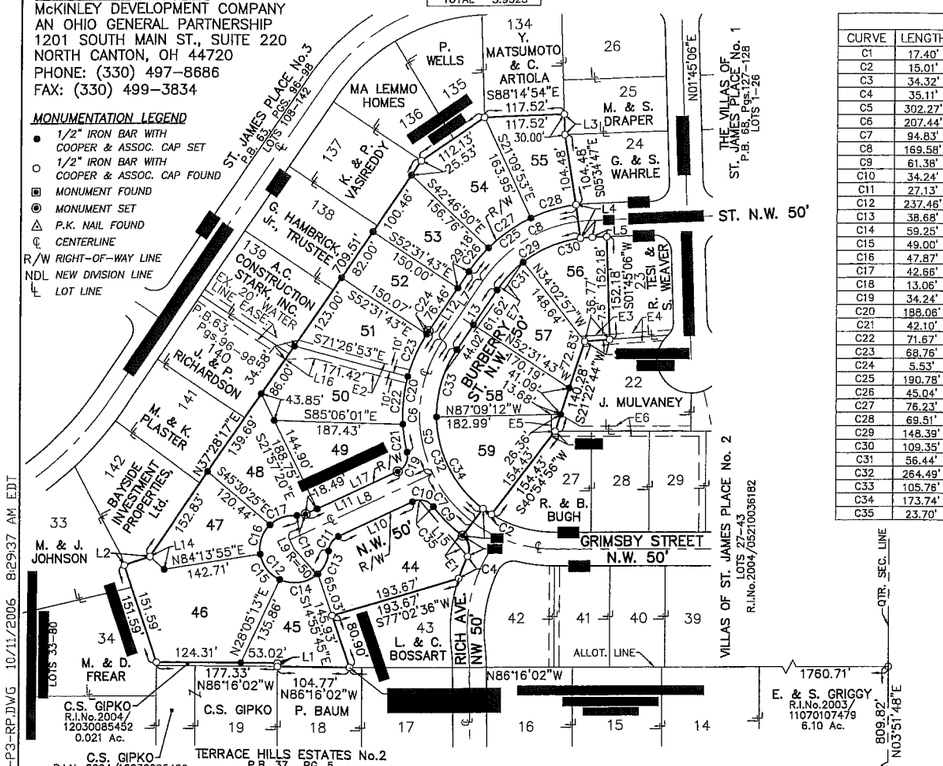
MONUMENTATION LEGEND
- ● 1/2" IRON BAR WITH COOPER & ASSOC. CAP SET
- ○ 1/2" IRON BAR WITH COOPER & ASSOC. CAP FOUND
- ▣ MONUMENT FOUND
- ◉ MONUMENT SET
- △ P.K. NAIL FOUND
- ℄ CENTERLINE
- R/W RIGHT-OF-WAY LINE
- NDL NEW DIVISION LINE
- L LOT LINE

REFERENCE DIRECTION

BEARING SYSTEM USED WAS ESTABLISHED FROM THE RECORD PLAT OF THE VILLAS OF ST. JAMES PLACE No. 2 AS RECORDED IN STARK COUNTY RECORDERS IMAGE NUMBER 2004/05210036182; USING N86°16'02"W FOR THE SOUTH LINE OF THE VILLAS OF ST. JAMES PLACE ALLOTMENT No. 2. (CORRESPONDING STARK COUNTY GEODETIC REFERENCE SYSTEM BEARING = N88°28'05"W)

THE STARK COUNTY GEODETIC REFERENCE SYSTEM POINTS USED AS REFERENCE STATIONS TO ESTABLISH THE DATUM ARE DESIGNATED AS LAK166, LAK165 & LAK148.

ALL BEARINGS SHOWN ARE REFERENCED TO GRID NORTH AS DEPICTED BY THE CORRESPONDING SCGRS BEARING. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR OF 0.99994301.



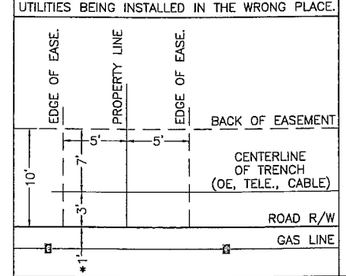
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	17.40'	175.00'	05°41'52"	17.40'	N88°54'10"E	8.71'
C2	15.01'	175.00'	04°54'48"	15.00'	N51°34'51"W	7.51'
C3	34.32'	25.00'	78°38'45"	31.68'	S09°48'04"E	20.48'
C4	35.11'	250.00'	08°02'46"	35.08'	S25°29'55"W	17.58'
C5	302.27'	200.00'	86°35'44"	274.32'	N05°49'35"W	188.46'
C6	207.44'	200.00'	59°25'37"	198.26'	S07°45'28"W	114.14'
C7	94.83'	200.00'	27°10'07"	93.95'	S35°32'23"E	48.33'
C8	169.58'	200.00'	48°34'57"	164.55'	N61°45'45"E	90.27'
C9	61.38'	225.00'	15°37'54"	61.19'	N41°18'30"W	30.88'
C10	34.24'	25.00'	78°27'47"	31.62'	N72°43'27"W	20.41'
C11	27.13'	25.00'	62°10'55"	25.82'	S36°57'12"W	15.08'
C12	237.46'	50.00'	272°06'30"	----	-------	---
C13	38.68'	50.00'	44°19'37"	37.72'	N28°01'34"E	20.37'
C14	59.25'	50.00'	67°53'51"	55.84'	N84°08'18"E	33.66'
C15	49.00'	50.00'	56°08'42"	47.06'	S33°50'26"E	26.67'
C16	47.87'	50.00'	54°51'24"	46.06'	S21°39'37"W	25.95'
C17	42.66'	50.00'	48°52'56"	41.38'	S73°31'47"W	22.72'
C18	13.06'	25.00'	29°55'35"	12.91'	N83°00'27"E	6.68'
C19	34.24'	25.00'	78°27'47"	31.62'	N28°48'46"E	20.41'
C20	188.06'	225.00'	47°53'24"	182.64'	N13°31'35"E	99.92'
C21	42.10'	225.00'	10°43'16"	42.04'	S05°03'29"E	21.11'
C22	71.67'	225.00'	18°14'58"	71.36'	S09°25'38"W	36.14'
C23	68.76'	225.00'	17°30'36"	68.49'	S27°18'25"W	34.65'
C24	5.53'	225.00'	01°24'34"	5.53'	S36°46'00"W	2.77'
C25	190.78'	225.00'	48°34'57"	185.12'	N61°45'45"E	101.55'
C26	45.04'	225.00'	11°28'10"	44.96'	S43°12'22"W	22.59'
C27	76.23'	225.00'	19°24'48"	75.87'	S58°38'50"W	38.49'
C28	69.51'	225.00'	17°41'59"	69.23'	S77°12'14"W	35.03'
C29	148.39'	175.00'	48°34'57"	143.98'	S61°45'45"W	78.98'
C30	109.35'	175.00'	35°48'03"	107.58'	N73°51'05"E	56.52'
C31	56.44'	175.00'	18°28'46"	56.20'	N46°42'40"E	28.47'
C32	264.49'	175.00'	86°35'44"	240.03'	S05°49'35"E	164.90'
C33	105.76'	175.00'	34°37'30"	104.15'	N20°09'32"E	54.55'
C34	173.74'	175.00'	56°53'02"	166.69'	N25°35'43"W	94.79'
C35	23.70'	25.00'	54°19'44"	22.83'	S60°39'25"E	12.83'

LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L1	N03°43'58"E	5.18'
L2	N75°11'20"E	40.00'
L3	S01°45'06"W	30.00'
L4	S03°56'46"E	50.00'
L5	S88°14'54"E	21.33'
L6	S40°52'33"W	50.00'
L7	N37°28'17"E	105.64'
L8	S68°02'40"W	231.35'
L9	S21°57'20"E	15.00'
L10	S68°02'40"W	120.07'
L11	N68°02'40"E	148.99'
L12	N37°28'17"E	105.64'
L13	S37°28'17"W	105.64'
L14	S44°29'05"E	28.41'
L15	N38°37'21"W	110.11'
L16	N89°30'33"W	43.33'
L17	S68°02'40"W	130.50'

NOTES:
1. ALL LOTS ARE TO HAVE SANITARY SEWER.
2. IRON BARS ARE SET AT ALL LOT CORNERS & CURVE POINTS UNLESS OTHERWISE NOTED.
3. 50' RIGHT-OF-WAY STREETS ARE SUITABLE FOR 1 & 2 FAMILY HOMES ONLY.
4. DEO AND/OR EOG = THE EASY OHIO GAS Co. DOING BUSINESS AS DOMINION EAST OHIO, 1-800-362-7557.
5. THERE ARE NO EXISTING BUILDINGS WITHIN THE BOUNDARY LIMITS OF THE VILLAS OF ST. JAMES PLACE No. 3.

EASEMENT TABLE	
NUMBER	EASEMENT
E1	PUBLIC DRAINAGE EASEMENT
E2	EXISTING WATER LINE EASEMENT R.I.No.
E3	7.5' PUBLIC DRAINAGE EASEMENT
E4	EXISTING 15' STORM SEWER EASEMENT
E5	PUBLIC DRAINAGE EASEMENT
E6	EXISTING STORM SEWER EASEMENT
E7	PUBLIC DRAINAGE EASEMENT
E8	SEE UTILITY EASEMENT NOTE AT RIGHT

* - A 1' MINIMUM MUST BE MAINTAINED TO AVOID CONFLICT WITH SETTING LOT CORNER & R/W PINS; SURVEYOR CANNOT BE HELD RESPONSIBLE FOR ANY DAMAGES DUE TO UTILITIES BEING INSTALLED IN THE WRONG PLACE.



E8 - NOTE: UTILITY EASEMENTS

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A FIVE (5.00) FOOT WIDE EASEMENT ON THE SIDE OF EACH LOT AS IT ABUTS ADJACENT LOTS AND A TEN (10.00) FOOT WIDE EASEMENT AT THE FRONT OF EACH LOT, BEING PARALLEL WITH AND CONTIGUOUS TO, THE STREETS AND HIGHWAYS WITHIN OR ADJACENT TO THIS ALLOTMENT SHALL BE RESERVED FOR THE OHIO EDISON COMPANY, SBC, AND TIME-WARNER CABLE TO BE USED FOR INSTALLING, OPERATING, MAINTAINING AND SERVICING OF POLE LINES, UNDERGROUND CABLES AND CONDUITS. THE CHARACTER OF THE INSTALLATION AND STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES SUCH AS GUYS, CONDUITS, POLES, ANCHORS, TRANSFORMERS, PAD MOUNTED TRANSFORMERS, PADS, HANDHOLES, ETC. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN PREMISES, FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

ACKNOWLEDGMENTS

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF A SURVEY MADE BY ME THIS ____ DAY OF _____ 20____, AND THAT THE SURVEY BALANCES AND CLOSES, AND THE MONUMENTS SHOWN HEREON ARE SET OR TO BE SET AS SHOWN, AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

_____
JEROLD E. GEIB
STATE OF OHIO - REGISTERED SURVEYOR No. 6725

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT J. DeHOFF AND WILLIAM J. LEMMON, BEING PARTNERS IN McKINLEY DEVELOPMENT COMPANY, AN OHIO GENERAL PARTNERSHIP, THE OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING PLAT AS ITS DULY AUTHORIZED PARTNERS AND THAT THE SAME IS THE FREE ACT AND DEED OF ROBERT J. DeHOFF AND WILLIAM J. LEMMON AND McKINLEY DEVELOPMENT COMPANY, AND THE FREE ACT AND DEED OF EACH OF THEM PERSONALLY AND AS SUCH PARTNERS DO HEREBY DEDICATE THE STREETS AND DRAINAGE EASEMENTS AS SHOWN HEREON TO PUBLIC USE FOREVER.

THE DULY ELECTED AND ACTING MANAGING PARTNERS BY RESOLUTION TO PARTNERSHIP, A CERTIFICATE OF WHICH IS RECORDED IN THE STARK COUNTY RECORDER'S OFFICE.
IN TESTIMONY THEREOF, WE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____.

McKINLEY DEVELOPMENT COMPANY - OWNER:

_____ _____
ROBERT J. DeHOFF - PARTNER WILLIAM J. LEMMON - PARTNER

STATE OF OHIO
COUNTY OF STARK, s.s.

THE FOREGOING INSTRUMENT (RECORD PLAT) WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY ROBERT J. DeHOFF AND WILLIAM J. LEMMON, THE DULY AUTHORIZED MANAGING PARTNERS OF McKINLEY DEVELOPMENT COMPANY, AN OHIO GENERAL PARTNERSHIP, ON BEHALF OF McKINLEY DEVELOPMENT COMPANY.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC

PLAT APPROVED BY THE STARK COUNTY BOARD OF HEALTH THIS ____ DAY OF _____ 20____.
(FOR SANITARY SEWER ONLY)

_____
STARK COUNTY BOARD OF HEALTH DIRECTOR
WILLIAM J. FRANKS BY TODD R. PAULUS

APPROVED BY THE STARK COUNTY REGIONAL PLANNING COMMISSION AT A MEETING HELD THIS ____ DAY OF _____, 20____.

_____ _____
PLANNING COMMISSION PRESIDENT PLANNING COMMISSION SECRETARY
FRED ABRAHAM ROBERT SANDERSON

I HEREBY CERTIFY, BASED ON DOCUMENTS SUBMITTED TO ME, THAT TO THE BEST OF MY KNOWLEDGE, NO ENCUMBRANCES EXIST ON ANY OF THE LANDS OFFERED FOR DEDICATION THIS ____ DAY OF _____, 20____.

_____
STARK COUNTY PROSECUTOR
JOHN D. FERRARO BY DAVID M. BRIDENSTINE

APPROVED BY THE STARK COUNTY SUBDIVISION ENGINEER THIS ____ DAY OF _____, 20____.

_____
STARK COUNTY SUBDIVISION ENGINEER
JOSEPH E. UNDERWOOD

APPROVED BY THE STARK COUNTY SANITARY ENGINEER THIS ____ DAY OF _____, 20____.

_____
STARK COUNTY SANITARY ENGINEER
MICHAEL S. ARMOGIDA BY CONRAD D. MOELLER

APPROVED BY THE STARK COUNTY COMMISSIONERS THIS ____ DAY OF _____, 20____.

_____ _____ _____
STARK COUNTY COMMISSIONER STARK COUNTY COMMISSIONER STARK COUNTY COMMISSIONER
GAYLE A. JACKSON JANE VIGNOS RICHARD S. REGULA

ENTERED FOR TRANSFER BY THE STARK COUNTY AUDITOR THIS ____ DAY OF _____, 20____.

_____
STARK COUNTY AUDITOR
KIM PEREZ

RECEIVED FOR RECORD BY THE STARK COUNTY RECORDER THIS ____ DAY OF _____, 20____.

RECORDED IN R.I.No.200___/_____. FEE: $_____

_____
STARK COUNTY RECORDER
RICK CAMPBELL

PERTINENT DOCUMENTS

DEED OF RECORD - O.R. 1692, Pg. 540
OWNER: McKINLEY DEVELOPMENT Co.-(219.559 Ac.)
R.I.No.2003/11070107449
R.I.No.2000/058581
P.B 36, Pg. 165
P.B. 63, Pgs. 96-98
P.B. 68, Pgs. 127-128
P.B. 37, Pg. 5
R.I.No.1995/009892
P.B. 61, Pg. 32
R.I.No.2004/05210036182
R.I.No.2004/12030085452

EASEMENTS, RESERVATIONS, RESTRICTIONS & R/W'S PROVIDED TO SURVEYOR BY ATTORNEY ROY BATISTA *COMM. No.RHB-3335* *EFFECTIVE DATE: 1/20/2004*		
VOLUME/PAGE	*DESCRIPTION*	*REMARKS*
D.V. 1888, Pg. 609	EASEMENT FROM J.C. KETTERER & A.H. KETTERER TO THE OHIO POWER CO.	BLANKET EASEMENT
O.R. 907, Pg. 134	RIGHT OF WAY FROM A.H. KETTERER TO M.B. OPERATING CO. INC.	BLANKET RIGHT-OF-WAY W/ PIPELINE LOCATION DEFINED
O.R. 1683, Pg. 956	EASEMENT GRANT FROM E.K. AMAN EXECUTRIX TO STARK COUNTY	DOES NOT APPLY
R.I. No. 1995/005597	EASEMENT GRANT FROM McKINLEY DEVEL. Co. TO STARK COUNTY	DOES NOT APPLY
L.V. 44, Pg. 138	OIL & GAS LEASE FROM A.A SCHMIDT REALTY Co. TO E.B. STOLZ	DOES NOT APPLY
L.V. 195, Pg. 781	OIL & GAS LEASE FROM A.H. KETTERER TO MALKO EXPLORATION Co.	BLANKET LEASE
R.I. No. 1995/037683	AGGREEMENT BETWEEN McKINLEY DEVELOPMENT Co. & M.B. OPERATING Co.	CAUSES VARIOUS WELLS TO BE ABANDONED, PLUGGED AND WELL EQUIPMENT REMOVED AND OTHER CONSIDERATIONS
L.V. 66, Pg. 205	OIL & GAS LEASE FROM R.J. OYLER & G.C. OYLER TO R.E. RICHARDSON & W.T. DENNY	BLANKET LEASE
O.R. 1692, Pg. 540	RESERVATION TO E. AMAN, EXECUTRIX CONTAINED IN DEED TO McKINLEY DEVELOPMENT CO.	RESERVES FREE GAS FOR FARM HOUSE OR NEW HOUSE TO BE BUILT
R.I. No. 2001/002531	EASEMENT GRANT FROM McKINLEY DEVELOPMENT CO. TO STARK COUNTY	DOES NOT APPLY

RECORD PLAT

HORIZONTAL SCALE
0 50 100 200
SCALE: 1" = 100'

REVISIONS
1 2 3 4 5 6 7 8

COOPER & ASSOCIATES, LLP
ENGINEERS AND SURVEYORS
BRYAN L. ASHMAN
JEROLD E. GEIB
1359 MARKET AVENUE, NORTH
CANTON, OHIO 44714
PHONE (330) 452-5731
FAX No.(330) 452-9110

RECORD PLAT
THE VILLAS OF St. JAMES PLACE No. 3
FOR: McKINLEY DEVELOPMENT COMPANY

DRAWN BY: S.D.H.
CHECKED BY: R.R.O.
FIELD BOOK No.:
DATE OCTOBER 2006
SHEET 1 OF 2
PROJ.# 00277

H:\Land Projects R2\00277-P3\dwg\00277-P3-RP.DWG 10/11/2006 8:29:37 AM EDT