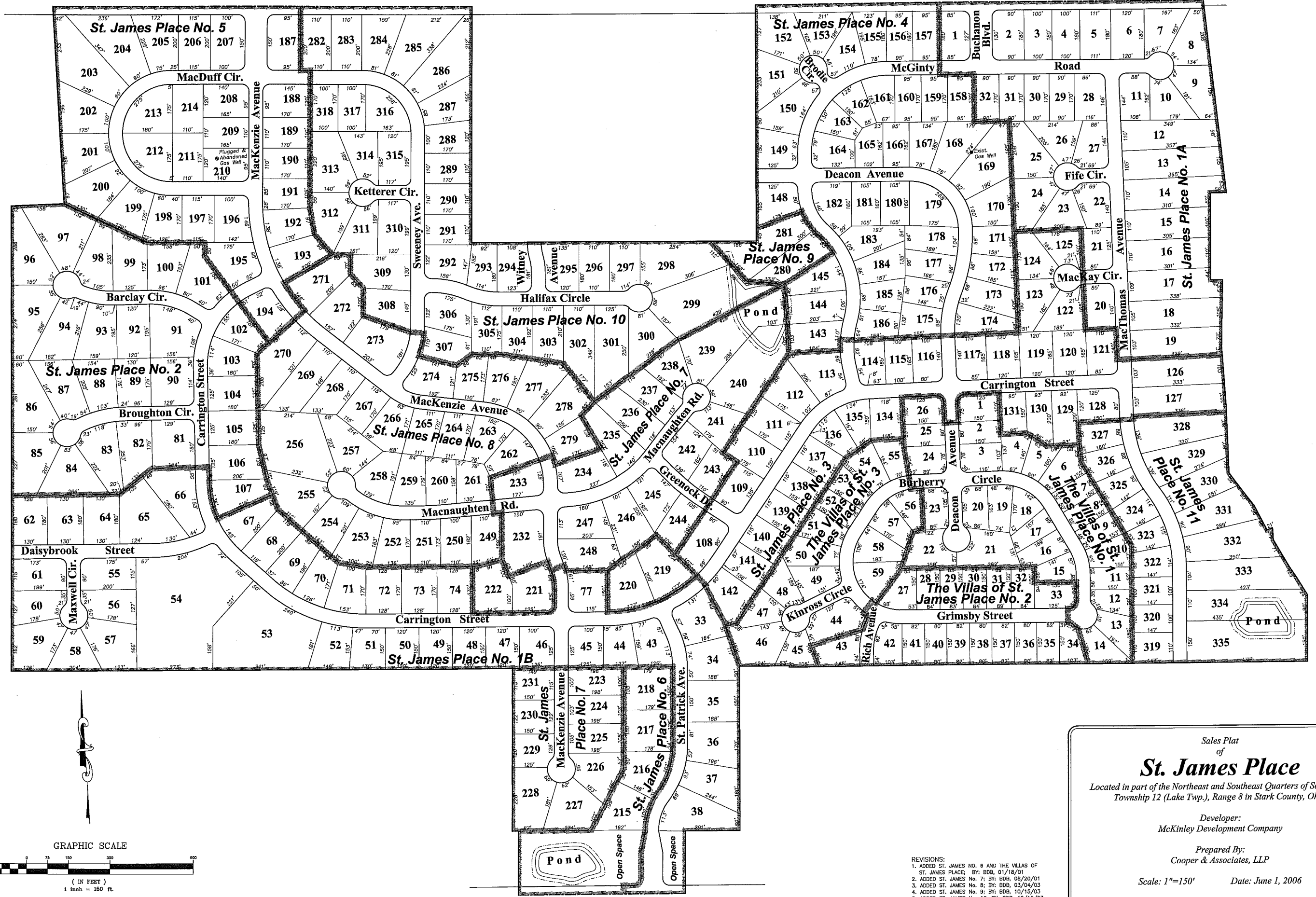
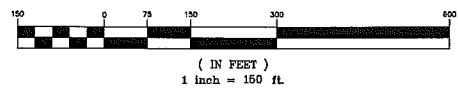


Brumbaugh Street N.W. 60' (Township Road 93)



GRAPHIC SCALE



Mount Pleasant Street N.W. 60' (Township Road 7)

Sales Plat  
of  
**St. James Place**  
Located in part of the Northeast and Southeast Quarters of Section 32,  
Township 12 (Lake Twp.), Range 8 in Stark County, Ohio

Developer:  
McKinley Development Company

Prepared By:  
Cooper & Associates, LLP

Scale: 1"=150'      Date: June 1, 2006

- REVISIONS:
1. ADDED ST. JAMES NO. 6 AND THE VILLAS OF ST. JAMES PLACE; BY: BDB, 01/18/01
  2. ADDED ST. JAMES NO. 7; BY: BDB, 08/20/01
  3. ADDED ST. JAMES NO. 8; BY: BDB, 03/04/03
  4. ADDED ST. JAMES NO. 9; BY: BDB, 10/15/03
  5. ADDED ST. JAMES NO. 10; BY: BDB, 12/10/03
  6. ADDED ST. JAMES NO. 11; BY: BDB, 06/01/06

# Saint James Place No. 3

An allotment located in part of the Southeast Quarter of Section 32, Township-12 (Lake Township), Range-8 of the Congress Lands North of the Old Seven Ranges and also being a part of Lots 49, 50 and 51 in Stonebridge Allotment No. 4, Stark County, Ohio.  
 Scale: 1" = 100'  
 Date: MAY 1996

SAINT JAMES PLACE No. 1A  
 PB 61, PG 32 LOTS 1-32  
 FORMERLY KNOWN AS SAINT ANDREWS No. 1  
 PB 60, PG 114-117 LOTS 1-80 & OPEN SPACE TRACT "A"

### NOTES:

- RIGHT OF ACCESS TO ANY DEAD END STREETS IN THIS ALLOTMENT IS PROHIBITED EXCEPT FROM LOTS PLATTED IN CONFORMITY WITH THE STARK COUNTY SUBDIVISION REGULATIONS
- ALL LOTS TO HAVE SANITARY SEWER
- IRON BARS ARE TO BE SET AT ALL LOT CORNERS, CURVE POINTS AND DEFLECTION POINTS
- ONE AND TWO FAMILY HOMES ON 50' STREETS ONLY
- LOT NUMBER 126 AND LOT NUMBER 127
  - 100 YEAR FLOOD PLAIN ELEVATION = 1102.4 } LOT 126
  - 1101.9 } LOT 126
  - 1101.9 } LOT 127
  - 1101.65 } LOT 127
- EXISTING GROUND ELEVATIONS AT THE BUILDING SITE MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR PRIOR TO A BUILDING PERMIT BEING ISSUED
- 100 YEAR FLOOD PLAIN ELEVATION TAKEN FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No 390780-00360 DATED SEPT 1, 1983 ZONE A-2

### REFERENCE DIRECTION:

BEARING SYSTEM ESTABLISHED FROM THE RECORD PLAT OF SAINT ANDREWS No. 1 AS RECORDED IN PLAT BOOK 60, PAGE 114-117 OF THE STARK COUNTY, OHIO PLAT RECORDS, USING S01°45'06" W FOR THE CENTER LINE OF MCKINLEY AVE N.W. - 50'

NOTE SAINT ANDREWS No. 1 (LOTS 1-80 AND OPEN SPACE TRACT "A") IS NOW KNOWN AS SAINT JAMES PLACE No. 1A (LOTS 1-32) AND SAINT JAMES PLACE No. 1B (LOTS 33-80 AND OPEN SPACE TRACT "A") AS RECORDED IN PLAT BOOK 61, PAGE 32 OF THE STARK COUNTY, OHIO PLAT RECORDS.

### LEGEND

- IRON BAR FOUND
- IRON BAR WITH COOPER
- AND ASSOCIATES CAP SET
- STANDARD COUNTY MONUMENT FOUND
- STANDARD COUNTY MONUMENT SET
- PK NAIL FOUND
- PK NAIL SET
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- STONE FOUND
- IRON PIPE FOUND
- IRON PIPE SET

SAINT JAMES PLACE No. 1B  
 PB 61, PG 32 LOTS 33-80 & OPEN SPACE TRACT "A"  
 FORMERLY KNOWN AS SAINT ANDREWS No. 1  
 PB 60, PG 114-117 LOTS 1-80 & OPEN SPACE TRACT "A"

### ACREAGE SUMMARY

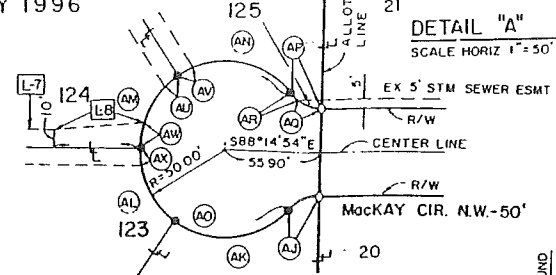
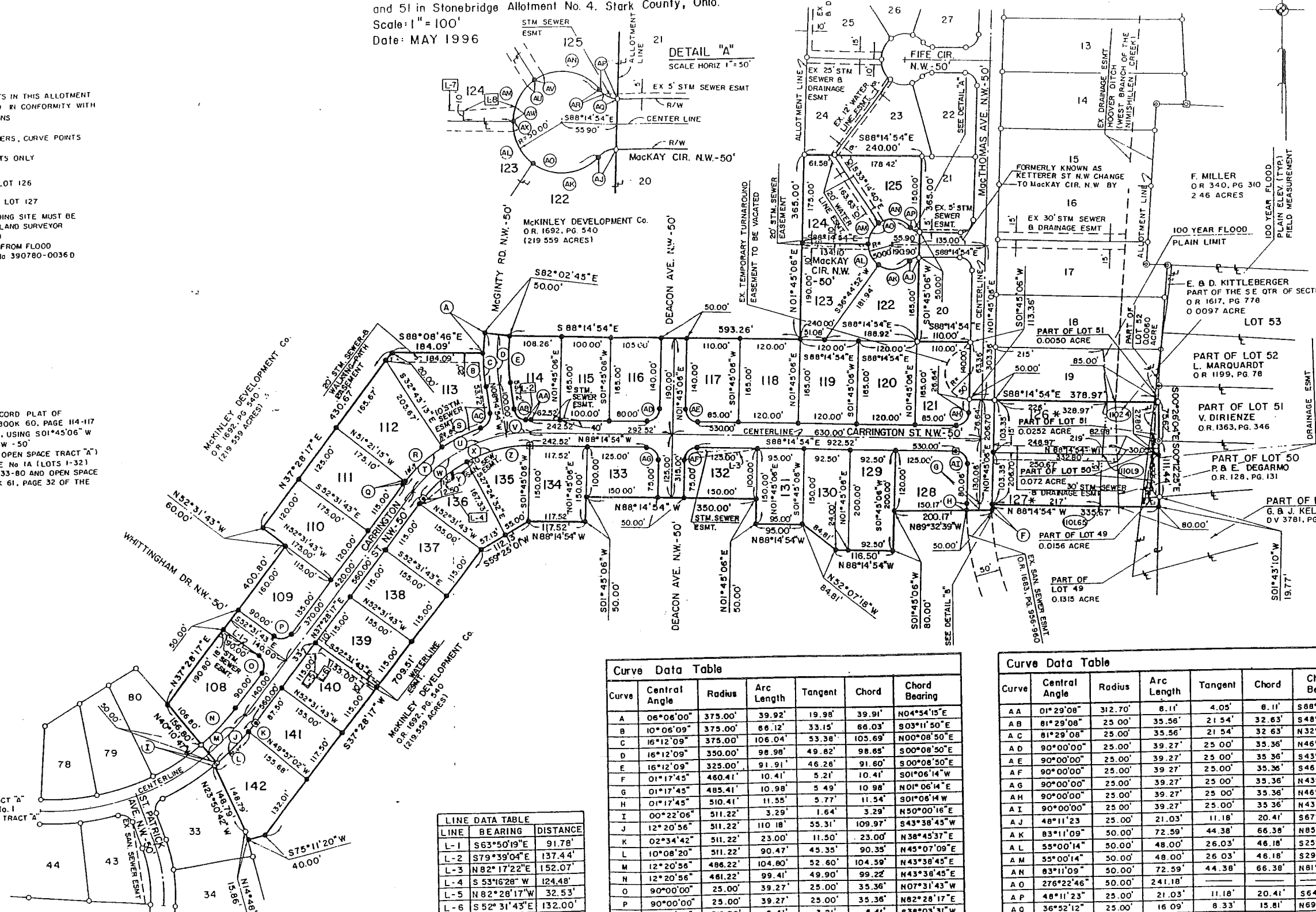
AREA IN LOTS 108-143 = 15.671 ACRES  
 AREA IN ROADWAY = 3.212 ACRES  
 TOTAL AREA IN SAINT JAMES PLACE No. 3 = 18.883 ACRES

OWNER AND DEVELOPER  
 MCKINLEY DEVELOPMENT COMPANY  
 AN OHIO GENERAL PARTNERSHIP  
 1201 SOUTH MAIN STREET  
 SUITE 200  
 NORTH CANTON, OHIO 44720  
 TELEPHONE NUMBER (216)-499-1222

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L-1  | S63°50'19"E | 91.78'   |
| L-2  | S79°39'04"E | 137.44'  |
| L-3  | N82°17'22"E | 152.07'  |
| L-4  | S53°16'28"W | 124.48'  |
| L-5  | N82°28'17"W | 32.53'   |
| L-6  | S52°31'43"E | 132.00'  |
| L-7  | S88°14'54"E | 94.13'   |
| L-8  | N85°19'59"E | 42.45'   |

| Curve | Central Angle | Radius  | Arc Length | Tangent | Chord   | Chord Bearing |
|-------|---------------|---------|------------|---------|---------|---------------|
| A     | 06°06'00"     | 375.00' | 39.92'     | 19.98'  | 39.91'  | N04°54'15"E   |
| B     | 10°06'09"     | 375.00' | 66.12'     | 33.15'  | 66.03'  | S03°11'50"E   |
| C     | 16°12'09"     | 375.00' | 106.04'    | 53.36'  | 105.69' | N00°08'50"E   |
| D     | 16°12'09"     | 350.00' | 98.98'     | 49.82'  | 98.85'  | S00°08'50"E   |
| E     | 16°12'09"     | 325.00' | 91.91'     | 46.26'  | 91.60'  | S00°08'50"E   |
| F     | 01°17'45"     | 460.41' | 10.41'     | 5.21'   | 10.41'  | S01°06'14"W   |
| G     | 01°17'45"     | 485.41' | 10.98'     | 5.49'   | 10.98'  | N01°06'14"E   |
| H     | 01°17'45"     | 510.41' | 11.55'     | 5.77'   | 11.54'  | S01°06'14"W   |
| I     | 00°22'06"     | 511.22' | 3.29'      | 1.64'   | 3.29'   | N50°00'16"E   |
| J     | 12°20'36"     | 511.22' | 110.18'    | 55.31'  | 109.97' | S43°38'45"W   |
| K     | 02°34'42"     | 511.22' | 23.00'     | 11.50'  | 23.00'  | N38°45'37"E   |
| L     | 10°06'20"     | 511.22' | 90.47'     | 45.35'  | 90.35'  | N45°07'09"E   |
| M     | 12°20'36"     | 486.22' | 104.80'    | 52.60'  | 104.59' | N43°38'45"E   |
| N     | 12°20'36"     | 481.22' | 99.41'     | 49.90'  | 99.22'  | N43°38'45"E   |
| O     | 90°00'00"     | 25.00'  | 39.27'     | 25.00'  | 35.36'  | N07°31'43"W   |
| P     | 90°00'00"     | 25.00'  | 39.27'     | 25.00'  | 35.36'  | N82°28'17"E   |
| Q     | 01°10'29"     | 312.70' | 6.41'      | 3.21'   | 6.41'   | S38°03'31"W   |
| R     | 18°38'02"     | 312.70' | 101.70'    | 51.30'  | 101.25' | S47°57'47"W   |
| S     | 15°57'27"     | 312.70' | 87.09'     | 43.83'  | 86.81'  | S65°15'31"W   |
| T     | 35°45'58"     | 312.70' | 195.20'    | 100.90' | 192.05' | N53°21'15"E   |
| U     | 44°16'50"     | 287.70' | 222.35'    | 117.06' | 216.86' | N59°36'41"E   |
| V     | 10°00'00"     | 287.70' | 50.21'     | 25.17'  | 50.15'  | N88°45'06"E   |
| W     | 54°16'50"     | 287.70' | 272.56'    | 147.48' | 262.46' | N64°36'41"E   |
| X     | 54°16'50"     | 262.70' | 248.88'    | 134.67' | 239.67' | S64°36'41"E   |
| Y     | 25°07'12"     | 262.70' | 115.18'    | 58.53'  | 114.26' | N50°01'52"E   |
| Z     | 29°09'38"     | 262.70' | 133.70'    | 68.33'  | 132.26' | N77°10'17"E   |

| Curve | Central Angle | Radius  | Arc Length | Tangent | Chord  | Chord Bearing |
|-------|---------------|---------|------------|---------|--------|---------------|
| AA    | 01°29'08"     | 312.70' | 8.11'      | 4.05'   | 8.11'  | S88°59'32"E   |
| AB    | 81°29'08"     | 25.00'  | 35.56'     | 21.54'  | 32.63' | S48°59'28"E   |
| AC    | 81°29'08"     | 25.00'  | 35.56'     | 21.54'  | 32.63' | N32°29'40"E   |
| AD    | 90°00'00"     | 25.00'  | 39.27'     | 25.00'  | 35.36' | N46°45'06"E   |
| AE    | 90°00'00"     | 25.00'  | 39.27'     | 25.00'  | 35.36' | S43°14'54"E   |
| AF    | 90°00'00"     | 25.00'  | 39.27'     | 25.00'  | 35.36' | S46°45'06"W   |
| AG    | 90°00'00"     | 25.00'  | 39.27'     | 25.00'  | 35.36' | N43°14'54"W   |
| AH    | 90°00'00"     | 25.00'  | 39.27'     | 25.00'  | 35.36' | N46°45'06"E   |
| AI    | 90°00'00"     | 25.00'  | 39.27'     | 25.00'  | 35.36' | N43°14'54"W   |
| AJ    | 48°11'23"     | 25.00'  | 21.03'     | 11.18'  | 20.41' | S67°39'25"W   |
| AK    | 83°11'09"     | 50.00'  | 72.59'     | 44.38'  | 66.38' | N85°09'18"E   |
| AL    | 55°00'14"     | 50.00'  | 48.00'     | 26.03'  | 46.18' | S25°45'01"E   |
| AM    | 55°00'14"     | 50.00'  | 48.00'     | 26.03'  | 46.18' | S29°15'13"W   |
| AN    | 83°11'09"     | 50.00'  | 72.59'     | 44.38'  | 66.38' | N81°39'06"W   |
| AO    | 276°22'46"    | 50.00'  | 241.18'    | 11.18'  | 20.41' | S64°09'12"E   |
| AP    | 48°11'23"     | 25.00'  | 21.03'     | 11.18'  | 20.41' | N69°48'48"W   |
| AQ    | 36°52'12"     | 25.00'  | 16.09'     | 8.33'   | 15.81' | N45°43'07"W   |
| AR    | 11°19'11"     | 25.00'  | 4.94'      | 2.48'   | 4.93'  | S00°10'13"W   |
| AS    | 00°34'16"     | 460.41' | 4.59'      | 2.29'   | 4.59'  | S00°10'13"W   |
| AT    | 01°52'01"     | 460.41' | 15.00'     | 7.50'   | 15.00' | N00°49'05"E   |
| AU    | 11°32'13"     | 50.00'  | 10.07'     | 5.05'   | 10.05' | S62°31'26"W   |
| AV    | 11°32'13"     | 50.00'  | 10.07'     | 5.05'   | 10.05' | S50°59'13"W   |
| AW    | 17°09'10"     | 50.00'  | 14.97'     | 7.54'   | 14.91' | S10°19'41"W   |
| AX    | 11°32'13"     | 50.00'  | 10.07'     | 5.05'   | 10.05' | N04°01'00"W   |



Record Plat "Saint James Place No. 3"

SAINT JAMES PLACE No. 3  
 An allotment located in part of the Southeast Quarter of Section 32, Township-12 (Lake Township), Range-8 of the Congress Lands North of the Old Seven Ranges and also being a part of Lots 49, 50 and 51 in Stonebridge Allotment No. 4, Stark County, Ohio.  
 For: McKinley Development Company

DATE: MAY 1996  
 FIELD BOOK NO. 455,470 & 482  
 SHEET 2 OF 3

JAMES L. COOPER  
 BRYAN J. ASHMAN  
 JEROLD E. GIBB

COOPER AND ASSOCIATES, P.L.L.  
 ENGINEERS AND SURVEYORS  
 1329 MARKET STREET  
 CANTON, OHIO 44704  
 PHONE (330) 482-9731  
 FAX (330) 482-8110

STATE OF OHIO  
 JAMES L. COOPER  
 4572  
 REGISTERED SURVEYOR

DATE: MAY 1996  
 DESCRIPTION: ST. JAMES PLACE No. 3  
 REVISIONS: NONE  
 DRAWN BY: K.E. CHASE  
 CHECKED BY: R.R.D.

941816