ROCK CREEK ESTATES

SUBDIVISION OF 13.078 ACRE TRACT CONVEYED TO BG CUSTOM HOMES, INC., AS DESCRIBED IN INSTRUMENT No. 202505070015367 OF THE STARK COUNTY RECORDS

LOCATED IN AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 2 (T–11, R–9) JACKSON TOWNSHIP, STARK COUNTY, STATE OF OHIO

0.245 ACRES OF ROADWAY TO BE DEDICATED – PART OF PARCEL #10014629

2 LOTS TO BE CREATED BY THIS PLAT – 12.833 ACRES – PART OF PARCEL #10014629

13.078 ACRES TOTAL JULY 2026

OWNER: BG CUSTOM HOMES, INC.
5211 OVERLOOK CIR NW
CANTON OH 44718
330 353–4661

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED IN JUNE OF 2026, IN ACCORDANCE WITH CHAPTER 4733–37 OF THE OHIO ADMINISTRATIVE CODE.

Edward C. Metzger Digitally signed by Edward C. Metzger DN: C=US, E=ecm@ecmetzgersurvey.com, O=E.C. Metzger & Associates, Inc., CN=Edward C. Metzger Date: 2026.03.12 18:51:28-04'00'

EDWARD C. METZGER DATE
OHIO PROFESSIONAL SURVEYOR No. 7090

STATE OF OHIO
EDWARD CHARLES METZGER 7090
REGISTERED PROFESSIONAL SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT B.G. CUSTOM HOMES, INC., REPRESENTED BY BENJAMIN R. GRISEZ, THE UNDERSIGNED OWNER OF THE LANDS DEPICTED ON THIS REPLAT, DO HEREBY ACKNOWLEDGE THE MAKING OF THE SAME TO BE MY FREE ACT AND DEED, AND HEREBY ASSENT TO AND ADOPT THIS PLAT, AND AUTHORIZE THE RECORDING OF THE SAME.

WITNESS

BENJAMIN R. GRISEZ

STATE OF OHIO S.S.
COUNTY OF STARK
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED THE ABOVE SIGNED INDIVIDUALS WHO ACKNOWLEDGE THAT THEY DID SIGN THE FORGOING INSTRUMENT, AND THAT IT WAS THEIR FREE ACT AND DEED, IN WITNESS THEREOF, I HEREBY SET MY HAND AND SEAL THIS

_____ DAY OF _____, 202__

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC – SIGNATURE AND PRINTED NAME

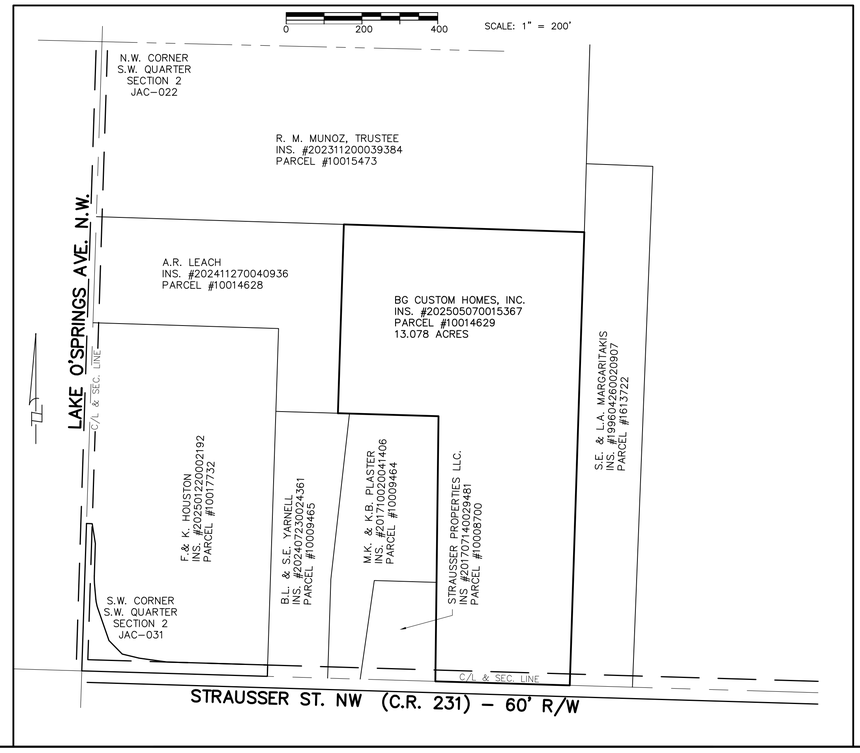
APPROVED BY THE STARK COUNTY SUBDIVISION ENGINEER THIS _____ DAY OF _____, 202__

CURTIS D. BUNGARD, P.E. STARK COUNTY SUBDIVISION ENGINEER

APPROVED BY THE STARK COUNTY BOARD OF HEALTH THIS _____ DAY OF _____, 202__
FOR SANITARY SEWER ONLY

KIRKLAND K. NORRIS, STARK COUNTY BOARD OF HEALTH COMMISSIONER

PLAT OF LANDS OF THE DEDICATOR'S FROM WHICH LAND IS TAKEN IN ACCORDANCE WITH O.R.C. 711.02 (B)



APPROVED BY THE STARK COUNTY REGIONAL PLANNING COMMISSION THIS _____ DAY OF _____, 202__

DAVID THORLEY, PRESIDENT

ROBERT NAU, SECRETARY

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 _____, 202__

KYLE L. STONE, STARK COUNTY PROSECUTOR

APPROVED BY THE STARK COUNTY SANITARY ENGINEER THIS _____ DAY OF _____, 202__

JAMES F. TROIKE, P.E., STARK COUNTY SANITARY ENGINEER

APPROVED BY THE STARK COUNTY COMMISSIONERS THIS _____ DAY OF _____, 202__

ALAN HAROLD
STARK COUNTY COMMISSIONER

RICHARD S. REGULA
STARK COUNTY COMMISSIONER

WILLIAM SMITH
STARK COUNTY COMMISSIONER

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 202__

ANGELA KINSEY, STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS _____ DAY OF _____, 202__

RECORDED IN INSTRUMENT # _____

JAMIE WALTERS, STARK COUNTY RECORDER

E.C. METZGER & ASSOCIATES, INC.
LAND SURVEYING SERVICES
P.O. BOX 357
MIDDLEBRANCH OH 44652–0357
(330) 875 – 5095 OR (330) 455 – 4942
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0 100 200

SCALE: 1" = 100'
F.B. 148, P. 67
FOR: BG CUSTOM HOMES

DATE: 7/30/2026
JOB NO: 2026.021
DRAWN BY: ECM

REV: 8/17/2026

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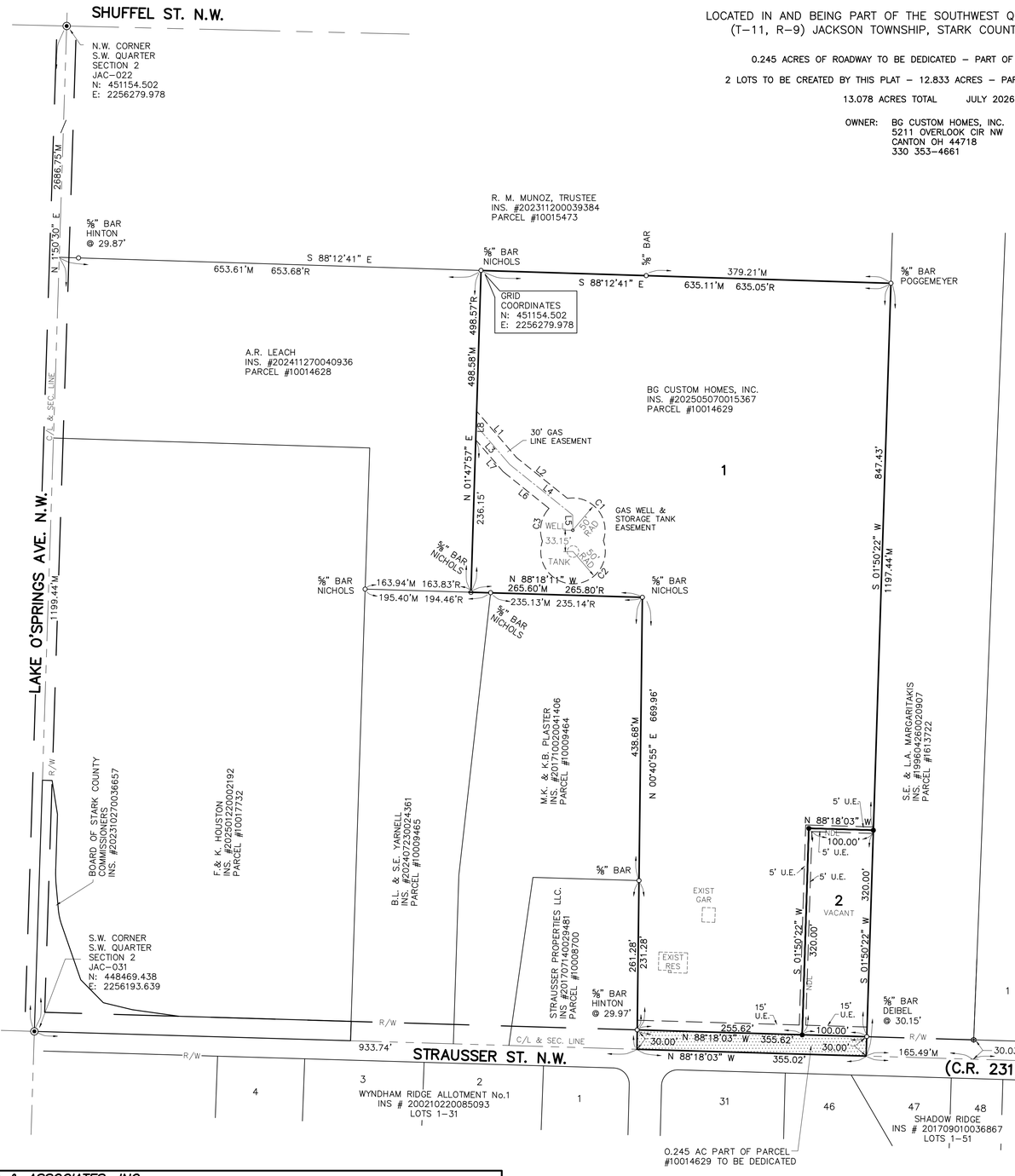
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ACREAGE TABLE

LOT 1	12.098 ACRES (EXIST. RES. & GARAGE)
LOT 2	0.735 ACRES (VACANT)
STRAUSSER ST.	0.245 ACRES TO BE DEDICATED
TOTAL	13.078 ACRES

– GENERAL NOTES: –

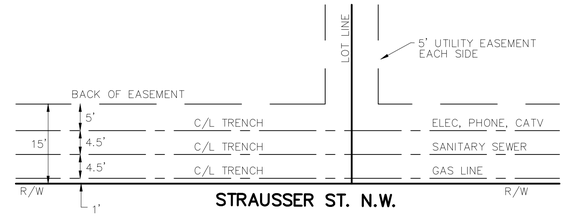
1. ALL LOTS TO BE SERVED BY SANITARY SEWER.
2. ALL INTERNAL LOT LINES WITHIN THE BOUNDARY OF THE PLAT ARE NEW DIVISION LINES.

– SANITARY SEWER EASEMENT NOTE –

STARK COUNTY METROPOLITAN SEWER DISTRICT AND IT'S SANITARY SEWERS ARE A GRANTEE AND PERMITTED UTILITY WITHIN THE 15 FEET WIDE UTILITY EASEMENT ADJACENT TO THE ROAD RIGHT–OF–WAY.

– UTILITY EASEMENTS NOTES –

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A FIVE (5.0') FOOT WIDE EASEMENT ON THE SIDE OF EACH LOT AS IT ABUTS ADJACENT LOTS AND A FIFTEEN (15.0') FOOT WIDE EASEMENT AT THE FRONT OF EACH LOT, BEING PARALLEL WITH AND CONTIGUOUS TO, THE PORTION OF THE STREET DEDICATED HEREIN SHALL BE RESERVED FOR THE STARK COUNTY METROPOLITAN SEWER DISTRICT, AT&T, OHIO POWER COMPANY, ENBRIDGE GAS OHIO, AND SPECTRUM 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 INCEDENTAL 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 PREMISIS 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.



LINE	BEARING	DISTANCE
L1	S 40°43'50" E	94.72'
L2	N 51°17'34" W	101.13'
L3	S 40°43'50" E	79.76'
L4	N 51°17'34" W	124.76'
L5	N 00°34'14" W	21.70'
L6	S 51°17'34" E	91.27'
L7	S 40°43'50" E	64.79'
L8	N 01°47'57" E	44.38'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	103.11'	85.79'	N 40°22'48" W	118°09'24"	83.47'
C2	50.00'	190.71'	94.40'	N 89°25'46" E	218°32'15"	143.03'
C3	50.00'	54.44'	51.79'	S 11°21'15" W	62°23'13"	30.27'

NOTES:
- ○ – INDICATES IRON MONUMENT FOUND AS NOTED
- ⊗ – INDICATES 2" DIA. ROUND–HEAD IRON MONUMENT FOUND
- ◉ – INDICATES 3" BRONZE DISK STARK CO. MONUMENT FOUND
- ● – INDICATES ⅝" IRON BAR WITH "METZGER" CAP SET
- M – INDICATES MEASURED DISTANCE
- R – INDICATES RECORD DISTANCE
- S – INDICATES SET DISTANCE
- R/W – INDICATES RIGHT–OF–WAY
- NDL – INDICATES NEW DIVISION LINE
- U.E. – INDICATES UTILITY EASEMENT

BASIS OF BEARINGS:
BEARINGS ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM AND THE STARK COUNTY GEODETIC REFERENCE SYSTEM NAD83(1986 ADJ); THE SCGRS POINTS USED TO ESTABLISH THE DATUM ARE: JAC–031, JAC–022, AND JAC–048, USING THE REFERENCE BEARING OF N 01° 50' 30" E, OBSERVED BETWEEN STATIONS JAC–031 AND JAC–022. ALL DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GIVEN DISTANCE BY THE PROJECT COMBINED FACTOR OF 0.9999625619.

DISTANCE UNITS SHOWN HEREON ARE U.S. SURVEY FOOT AND DECIMAL PARTS THEREOF.

DOCUMENTS OF RECORD USED FOR THIS SURVEY:
DEED AND PLAT RECORDS AS NOTED HEREON; STARK COUNTY ENGINEER'S QUARTER SECTION REFERENCE DATA; STARK COUNTY ENGINEER'S ROAD RECORDS, INCLUDING CENTERLINE PLAT – STA STRAUSSER ST. AND LAKE O'SPRINGS (P. 2 OF 14) BY M.J. HUDIK DATED 8/17/2023 & RECORDED IN INS. # 202308170027584 OF STARK CO. RECORDS;
SURVEY BY C.G. DEIBEL, 1/22/2019; SURVEYS BY J.L. NICHOLS, DATED 8/28/2017 & 8/28/2021

LANDS DEPICTED ARE SUBJECT TO ANY EASEMENTS THAT MAY BE OF RECORD.

VISIBLE EVIDENCE OF OCCUPATION OBSERVED ON SURVEYED LINES AT TIME OF SURVEY IS AS NOTED.

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