

OR0562 PAGE 1935

200600013317
Filed for Record in
WAYNE COUNTY RECORDER
JANE CARMICHAEL
09-01-2006 At 03:36 pm.
CONDO PLAT 224.40
OR Book 28 Page 53 - 64

NOTATED

200600013318
Filed for Record in
WAYNE COUNTY RECORDER
JANE CARMICHAEL
09-01-2006 At 03:36 pm.
DECL/BYLAWS 100.00
OR Book 562 Page 1935 - 1944

AMENDMENT NUMBER THREE TO
THE DECLARATION ESTABLISHING A PLAN FOR
CONDOMINIUM OWNERSHIP
UNDER CHAPTER 5311 OF THE OHIO REVISED CODE
FOR
THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS
(ESTABLISHING PHASE FOUR)

This will certify that copies of this Declaration, together with the Drawings attached thereto as Exhibits have been filed in the Office of the County Auditor, Wayne County, Ohio.

Dated: 9-01-06

This Conveyance has been examined and the
Grantor has complied with Section 319.202
Of the Revised Code.

FEE \$ _____
EXEMPT ☒

JARRA L. UNDERWOOD, County Auditor

Jarra Underwood, Wayne County Auditor

By: Linda K. Rohrer
Deputy Auditor

AMT. PD. \$8.00 DATE 9/01/2006
JARRA L. UNDERWOOD, AUDITOR
Linda K. Rohrer DEPUTY
LINDA ROHRER

This instrument prepared by:
John T. Keating, Esq.
Keating Law Offices, LLP
141 East Liberty Street
Wooster, Ohio 44691
telephone: (330) 262-2916

AMENDMENT NUMBER THREE

TO

DECLARATION OF CONDOMINIUM OWNERSHIP FOR

THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

(ESTABLISHING PHASE FOUR)

WEAVER CUSTOM HOMES, INC., an Ohio corporation, hereinafter referred to as the "Declarant", as the owner in fee simple of the Condominium Property to be added to and become part of The Groves at The Villages of Wetherington Condominiums, hereby makes the following Amendment ("this Amendment") to the Declaration of Condominium Ownership for The Groves at The Villages of Wetherington Condominiums.

WITNESSETH:

WHEREAS, the Declarant submitted certain property (hereinafter referred to as "Phase One"), together with the buildings thereon (hereinafter referred to as the "Phase One Buildings") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Declaration of Condominium Ownership for The Groves at The Villages of Wetherington Condominiums, Phase One", together with the Drawings and Bylaws recorded in connection therewith, the Declaration of Condominium Ownership being recorded in Wayne County Official Records Volume 489, Page 1505 et seq., and the Drawings being recorded in Wayne County Plat Records Volume 27, Page 56 et seq. (the Declaration, Bylaws, and Drawings are hereinafter collectively referred to as the "Declaration");

WHEREAS, Declarant reserved the right and option in Article XX of the Declaration to submit from time to time any part or parts of that certain land referred to and described in the Declaration as "the Additional Property", and submit all buildings and improvements thereon to the provisions of the Declaration, and thereby cause said part or parts, and said buildings and improvements, to become part of The Groves at The Villages of Wetherington Condominiums;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Two"), together with the buildings thereon (hereinafter referred to as the "Phase Two Buildings") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number One to Declaration of Condominium Ownership for The Groves at The Villages of Wetherington Condominiums (Establishing Phase Two)", together with the Drawings recorded in connection therewith, said Amendment Number One being recorded in Wayne County Official Records Volume 516, Pages 993-999, and said Drawings being recorded in Wayne County Plat Records Volume 27, Pages 214-219;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Three"), together with the buildings thereon (hereinafter referred to as the "Phase Three Buildings") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Two to Declaration of Condominium Ownership for The Groves at The Villages of Wetherington Condominiums (Establishing Phase Three)", together with the Drawings recorded in connection therewith, said Amendment Number

Two being recorded in Wayne County Official Records Volume 532, Pages 946-954, and said Drawings being recorded in Wayne County Plat Records Volume 27, Pages 357-370;

WHEREAS, Declarant owns the land described on **EXHIBIT "A"** attached hereto and made a part hereof (hereinafter referred to as the "Phase Four Land"), which land is part of the Additional Property described in the Declaration;

WHEREAS, Declarant has constructed on the Phase Four Land four (4) buildings, each containing four (4) Units, for a total of sixteen (16) Units (hereinafter referred to as the "Phase Four Buildings");

WHEREAS, the general architectural design, quality, appearance, and materials used in the construction of the Phase Four Buildings and the landscaping of the Common Elements surrounding the same are substantially the same as the architectural design, quality, appearance, materials, and landscaping on the Buildings in Phases One, Two, and Three and the Common Elements surrounding the same;

WHEREAS, the Units in Phase Four and the Common Elements in Phase Four shall be subject to the same uses, purposes, covenants, and restrictions as the Units in Phases One, Two, and Three and the Common Elements surrounding the same, and shall be subject, as one single Condominium, to the provisions of the Declaration;

WHEREAS, when the Phase Four Land and the Phase Four Buildings and the other improvements constructed thereon are added to the existing Condominium as hereafter provided, the undivided interest of each Unit in the combined Common Elements shall be re-established as set forth in **EXHIBIT "B"** attached hereto and made a part hereof;

WHEREAS, Declarant has determined to submit the Phase Four Land, Phase Four Buildings, and all other improvements thereon, to the provisions of the Declaration and the provisions of Chapter 5311, Ohio Revised Code;

NOW, THEREFORE, Declarant hereby declares as follows:

1. All of the above recitals are incorporated into and made a part of this Amendment. All terms used in this Amendment which are defined in the Declaration shall be interpreted to have the same meaning as defined in the Declaration, unless expressly otherwise provided herein or unless the context requires otherwise.

2. Declarant is the owner of the Phase Four Land (described on **EXHIBIT "A"** attached hereto), which together with the Phase Four Buildings and all other improvements thereon, all easements, rights, and appurtenances belonging thereto and all articles of personal property existing thereon for the common use of the Unit Owners, is hereby submitted to the provisions of Chapter 5311, Ohio Revised Code, and the provisions of the Declaration, as amended by this Amendment, and is hereby included in and made a part of The Groves at The Villages of Wetherington Condominiums (hereinafter collectively referred to as "the Condominium Property").

3. Article VI of the Declaration is amended and supplemented in the following respects:

(a) The "Units" in Phase Four are the same as in the original Declaration, except that Phase Four contains four (4) buildings, each containing four (4) Units, for a total of sixteen (16) Units.

(b) Other improvements located on the Phase Four Land include driveways, landscaping, and underground and above-ground conduits and facilities for utilities.

(c) The unit designation of each Unit and its undivided interest in the Common Elements, in the common profits for distribution, and in the common expenses for assessments, are set forth on **EXHIBIT "B"** attached hereto, which exhibit is hereby substituted for the Exhibit "B" attached to the Declaration.

(d) Voting rights in the Association shall be in accordance with the "one-unit, one-vote" rule set forth in Article VIII, Section 3 of the Declaration.

(e) The layout, location, designation, and dimensions of the Building and of each Unit, the number of rooms in each Unit, the approximate area of each Unit in square feet, the layout, location, and dimensions of the Common Elements and Limited Common Elements to which each Unit has access, the location and dimensions of appurtenant easements, and other particulars, are shown graphically on the Drawings for The Groves at The Villages of Wetherington Condominiums, Phase 4.

4. The Declaration is hereby amended by adding the following to Article IV, Section 1 (Purposes):

Declarant, in order to establish a plan of condominium ownership for the Condominium Property, hereby subjects the Condominium Property to the provisions of Chapter 5311, Ohio Revised Code. The Condominium Property is hereby divided into FIFTY-TWO (52) separately designated and legally described freehold estates, hereinafter described and referred to as "Units", and ONE (1) freehold estate, hereinafter described and referred to as the "Common Elements."

5. EXHIBIT "A" of the Declaration is hereby supplemented by adding thereto and making a part thereof the Phase Four Land, being the land described on **EXHIBIT "A" (Legal Description of Condominium Property - Phase Four)** of this Amendment.

6. The Declaration is hereby amended by eliminating EXHIBIT "B" thereof and substituting in its place **EXHIBIT "B" (Allocation of Common Element Interests Among Condominium Units - Phases One, Two, Three, and Four)** attached to and made a part of this Amendment. Any reference in the Declaration to EXHIBIT "B" shall henceforth be deemed a reference to **EXHIBIT "B"** of this Amendment.

7. The Drawings recorded in Wayne County Plat Volume 27, Page 56, et seq., are hereby amended by adding thereto the Drawings for The Groves at The Villages of Wetherington Condominiums, Phase 4, to be recorded concurrently with this Amendment Number Three.

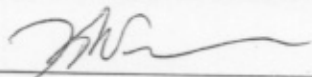
8. Each owner of a Unit in Phase Four of the Condominium shall have all easement rights described in the Declaration, including but not limited to the following easement rights set forth in Article XV, Section 1 (Easements of Enjoyment; Limitations) of the Declaration:

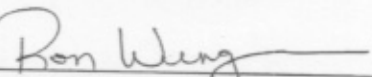
In addition, every Unit owner shall have a non-exclusive right and easement of access to and from his, her or its Unit, over those portions of the private streets known as Barrington Way and Wetherington Lane (which together form Lot Number 8643 in the City of Wooster) which extend from the phase of the Condominium in which said Unit is located to the public road known as West Highland Avenue.

9. Except as amended by this Amendment Number Three, all of the terms and provisions, including but not limited to all rights, privileges and obligations contained in the original Declaration, the original Drawings, and the original Bylaws of the Unit Owners' Association, as originally executed and recorded, and as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this Amendment Number Two by its duly authorized officers this 28th day of August, 2006.

WEAVER CUSTOM HOMES, INC.

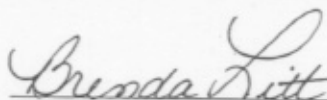
By: 
Ken Weaver, President

By: 
Ron Wenger, Vice-President

STATE OF OHIO)
) ss:
WAYNE COUNTY)

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above-named **WEAVER CUSTOM HOMES, INC., by Ken Weaver, its President, and by Ron Wenger, its Vice President**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed, and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal at Wooster, Ohio, this 28th day of August, 2006.


Notary Public

BRENDA LITT
Notary Public, State of Ohio
My Commission Expires May 20, 2008

BRENDA LITT
Notary Public, State of Ohio
My Commission Expires May 20, 2008

EXHIBIT "A"

Legal Description of Condominium Property

(Phase Four)

Situated in the City of Wooster, County of Wayne, and State of Ohio, and known as being a part of Lot 8644 in The Villages of Wetherington as recorded in Volume 25, Page 113 of Wayne County Plat Records, and further bound and described as follows:

Commencing at the southwest corner of said Lot 8644; thence North 00° 41' 17" East 447.48 feet along the westerly line of said Lot 8644 to a point and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING TWELVE (12) COURSES:

1. Thence continuing North 00° 41' 17" East, 232.19 feet along the westerly line of said Lot 8644 to a point;
2. Thence North 80° 16' 36" East, 73.26 feet to a point;
3. Thence South 86° 54' 56" East, 105.77 feet to a point;
Thence South 74° 15' 23" East, 123.83 feet to a point;
5. Thence South 83° 29' 11" East, 124.22 feet to a point;
6. Thence South 15° 15' 05" East, 160.01 feet to a point;
7. Thence North 86° 54' 56" West, 136.37 feet to a point;
8. Thence North 75° 44' 58" West, 51.64 feet to a point;
9. Thence North 86° 54' 56" West, 112.90 feet to a point;
10. Thence South 03° 05' 04" West, 46.77 feet to a point;
11. Thence South 48° 05' 04" West, 35.36 feet to a point;
12. Thence North 86° 54' 56" West, 137.72 feet to the principal place of beginning and containing within said bounds 1.935 acres of land, more or less, and subject to all legal highways and easement of record.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in August of 2006. Job No. EW 2074B-K.

RESERVING UNTO WEAVER CUSTOM HOMES, INC., its successors and assigns a perpetual non-exclusive easement over the premises herein for use of roadways and extensions thereof; use of and installation of all utility lines and easements all for the benefit of future expandable portions of The Groves at The Villages of Wetherington Condominiums.

TOGETHER WITH THE FOLLOWING TWO (2) DRIVE & UTILITY EASEMENTS:

(1) LEGAL DESCRIPTION OF A DRIVE & UTILITY EASEMENT FOR THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS, PHASE 4:

Situated in the City of Wooster, County of Wayne, and State of Ohio, and known as being a part of Lot 8644 in The Villages of Wetherington as recorded in Volume 25, Page 113 of Wayne County Plat Records, and further bound and described as follows:

Commencing at the southwest corner of said Lot 8644; thence North 00° 41' 17" East, 679.67 feet along the westerly line of said Lot 8644 to a point; thence North 80° 16' 36" East, 73.26 feet to a point; thence South 86° 54' 56" East, 82.89 feet to a point and the principal place of beginning of the easement herein described;

1. Thence continuing South 86° 54' 56" East, 22.88 feet to a point;
2. Thence South 74° 15' 23" East, 9.11 feet to a point;
3. Thence South 12° 51' 31" East, 48.57 feet to a point;
4. Thence South 03° 05' 04" West, 113.95 feet to a point;
5. Thence South 49° 25' 32" East, 22.69 feet to a point;
6. Thence North 86° 54' 56" West, 45.00 feet to a point;
7. Thence North 01° 38' 57" West, 36.35 feet to a point;
Thence North 03° 05' 04" East, 87.33 feet to a point;
9. Thence North 12° 51' 31" West, 55.01 feet to the principal place of beginning.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in August of 2006. Job No. EW2074B-K

(2) LEGAL DESCRIPTION OF A DRIVE & UTILITY EASEMENT FOR THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS, PHASE 4:

Situated in the City of Wooster, County of Wayne, and State of Ohio, and known as being a part of Lot 8644 in The Villages of Wetherington as recorded in Volume 25, Page 113 of Wayne County Plat Records, and further bound and described as follows:

Commencing at the southwest corner of said Lot 8644; thence North 00° 41' 17" East, 679.67 feet along the westerly line of said Lot 8644 to a point; thence North 80° 16' 36" East, 73.26 feet to a point; thence South 86° 54' 56" East, 105.77 feet to a point; thence South 74° 15' 23" East, 9.11 feet to a point and the principal place of beginning of the easement herein described;

1. Thence continuing South 74° 15' 23" East, 114.72 feet to a point;
2. Thence South 83° 29' 11" East, 124.22 feet to a point;
3. Thence South 15° 15' 05" East, 101.42 feet to a point;
4. Thence South 03° 05' 04" West, 55.61 feet to a point;
5. Thence North 86° 54' 56" West, 30.00 feet to a point;
6. Thence North 03° 05' 04" East, 82.56 feet to a point;

7. Thence North $15^{\circ} 15' 05''$ West, 63.63 feet to a point;
8. Thence North $83^{\circ} 29' 11''$ West, 107.49 feet to a point;
9. Thence North $74^{\circ} 15' 23''$ West, 110.08 feet to a point;
10. Thence North $12^{\circ} 51' 31''$ West, 11.39 feet to the place of beginning.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in August of 2006. Job No. EW 2074B-K.

The Groves at The Villages of Wetherington Condominiums

EXHIBIT "B"

Allocation of Common Element Interests
Among Condominium Units (Phases One, Two, Three, and Four)

<u>Unit Number and Type</u>	<u>Number of Rooms</u>	<u>Gross Interior Finished Sq. Ft. (first floor)</u>	<u>Undivided Interest in Common Elements</u>
<u>Phase One Units:</u>			
401 Candleberry (slab)	6	1225	1.809%
402 Baycrest (slab)	7	1225	1.809%
403 Heritage (bsmt)	8	1416	2.089%
404 Legacy (bsmt)	9	1504	2.221%
405 Legacy (slab)	9	1504	2.221%
406 Legacy (slab)	9	1504	2.221%
407 Candleberry (bsmt)	6	1225	1.809%
408 Candleberry (bsmt)	6	1225	1.809%
409 Candleberry (bsmt)	6	1225	1.809%
410 Baycrest (bsmt)	7	1225	1.809%
411 Heritage (bsmt)	8	1416	2.089%
412 Legacy (bsmt)	9	1504	2.221%
<u>Phase Two Units:</u>			
413 Baycrest (slab)	7	1225	1.809%
414 Candleberry (slab)	6	1225	1.809%
415 Candleberry (bsmt)	6	1225	1.809%
416 Candleberry (bsmt)	6	1225	1.809%
<u>Phase Three Units:</u>			
417 Heritage (slab)	8	1416	2.089%
418 Heritage (slab)	8	1416	2.089%
419 Candleberry (bsmt)	6	1225	1.809%
420 Candleberry (bsmt)	6	1225	1.809%
421 Candleberry (slab)	6	1225	1.809%
422 Legacy (bsmt)	9	1504	2.221%
423 Candleberry (slab)	6	1225	1.809%
424 Legacy (bsmt)	9	1504	2.221%
425 Baycrest (bsmt)	7	1225	1.809%

426 Candleberry (bsmt)	6	1225	1.809%
427 Candleberry (slab)	6	1225	1.809%
428 Candleberry (slab)	6	1225	1.809%
429 Candleberry (slab)	6	1225	1.809%
430 Baycrest (bsmt)	7	1225	1.809%
431 Baycrest (slab)	7	1225	1.809%
432 Candleberry (bsmt)	6	1225	1.809%
433 Baycrest (slab)	7	1225	1.809%
434 Legacy (bsmt)	9	1504	2.221%
435 Candleberry (slab)	6	1225	1.809%
436 Heritage (bsmt)	8	1416	2.089%
<u>Phase Four Units:</u>			
437 Candleberry (bsmt)	6	1225	1.809%
438 Candleberry (bsmt)	6	1225	1.809%
439 Baycrest (bsmt)	7	1225	1.809%
440 Candleberry (bsmt)	6	1225	1.809%
1 Candleberry (bsmt)	6	1225	1.809%
442 Baycrest (bsmt)	7	1225	1.809%
443 Baycrest (bsmt)	7	1225	1.809%
444 Candleberry (bsmt)	6	1225	1.809%
445 Legacy (slab)	9	1504	2.221%
446 Legacy (slab)	9	1504	2.221%
447 Legacy (slab)	9	1504	2.221%
448 Legacy (bsmt)	9	1504	2.221%
449 Candleberry (slab)	6	1225	1.809%
450 Candleberry (slab)	6	1225	1.809%
451 Candleberry (bsmt)	6	1225	1.809%
452 Candleberry (bsmt)	6	1225	1.809%
TOTALS		67,724	100.000%

PRIVATE STREET
LOT 8643
42,834 SF.
/ 0.983 AC.



BARRINGTON WAY
23 DRIVE & ORLEANS CIRCLE

--- 4 UTM EAST ---

—

100

4

PUBLIC UTILITY CASUALTY

106

7

1

① $L=62.5^{\circ}$
 $\Delta=100.00^{\circ}$
 $\Delta=07.37.40^{\circ}$
 $C=10.64^{\circ}$
 $B=528.55.10^{\circ}$

② $L=29.55^{\circ}$
 $\Delta=100.00^{\circ}$
 $\Delta=16.55.06^{\circ}$
 $C=29.42^{\circ}$
 $B=517.32.3^{\circ}$

③ $L=17.07^{\circ}$
 $\Delta=80.00^{\circ}$
 $\Delta=12.15.30^{\circ}$
 $C=17.04^{\circ}$
 $B=515.53.25^{\circ}$

④ $L=21.34^{\circ}$
 $\Delta=100.00^{\circ}$
 $\Delta=12.15.30^{\circ}$
 $C=21.30^{\circ}$
 $B=515.53.25^{\circ}$

John A. Long, P.E. 672-8

SHARPER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
3477 Commerce Parkway, Suite C
Woodster, Ohio 44091
TELEPHONE 345-6372 FAX 345-6728 E
C.F.B.

Mark E. Purdy, P.S. 7307

und E. R. 8

8-22-06

John A. Long, P.E. 672-8

SURVEYOR'S DECLARATION: I DECLARE THAT THE PLAN WAS PREPARED FROM AN ACTUAL SURVEY THAT THE SAME SHOWS GRAPHICALLY THE LOCATION AND DIMENSIONS OF THE LOT, BUILDING, DRIVEWAY, SIDEWALK, FENCE LINE, LAYOUT AND LAYOUT OF LIMITED COMMON AREAS AND FACILITIES, THE LOCATION AND LAYOUT OF COMMON AREAS AND FACILITIES, AND THE LOCATION OF APPURTAINMENT EASEMENTS, IF ANY.

8-22-06

THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

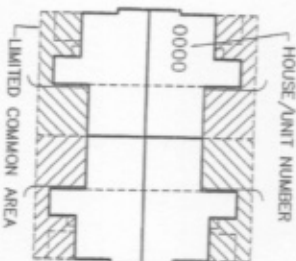
PHASE 4
PART OF LOT 8644
THE VILLAGES OF WETHERINGTON
CITY OF WOOSTER
WAYNE COUNTY, OHIO

PRIVATE STREET
LOT 8643
42,834 SF.
0.983 AC.

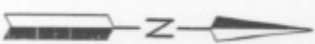
UNIT	PLAN	LIVING	BASMENT	GARAGE	TOTALS
437	CANDLEBERRY BASE	1225 SF.	1225 SF.	437 SF.	2887 SF.
438	CANDLEBERRY BASE	1225 SF.	1225 SF.	437 SF.	2887 SF.
439	BAYCREST BASE	1225 SF.	1225 SF.	437 SF.	2887 SF.
440	CANDLEBERRY BASE	1225 SF.	1225 SF.	437 SF.	2887 SF.
441	CANDLEBERRY BASE	1225 SF.	1225 SF.	437 SF.	2887 SF.
442	BAYCREST BASE	1225 SF.	1225 SF.	437 SF.	2887 SF.
443	CANDLEBERRY BASE	1225 SF.	1225 SF.	437 SF.	2887 SF.
444	CANDLEBERRY BASE	1225 SF.	1225 SF.	437 SF.	2887 SF.
445	LEGACY SLAB	1504 SF.	1504 SF.	504 SF.	3512 SF.
446	LEGACY SLAB	1504 SF.	1504 SF.	504 SF.	3512 SF.
447	LEGACY SLAB	1504 SF.	1504 SF.	504 SF.	3512 SF.
448	LEGACY BASEMENT	1504 SF.	1504 SF.	405 SF.	3413 SF.
449	CANDLEBERRY SLAB	1225 SF.	1225 SF.	437 SF.	2887 SF.
450	CANDLEBERRY SLAB	1225 SF.	1225 SF.	437 SF.	2887 SF.
451	CANDLEBERRY BASE	1225 SF.	1225 SF.	437 SF.	2887 SF.
452	CANDLEBERRY BASE	1225 SF.	1225 SF.	437 SF.	2887 SF.

LEGEND

LOT 8644 51,559 AC.
- THE GREENS 6,844 AC.
- THE VILLAGES 15,553 AC.
- THE COMMONS 5,597 AC.
- THE GROVES 6,780 AC.
RESIDUE 16,805 AC.



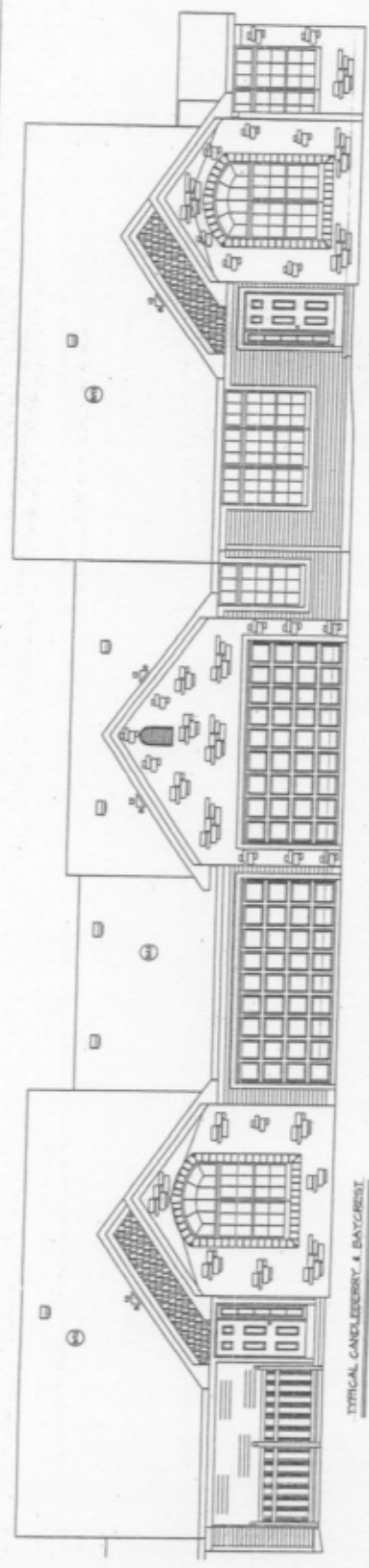
0' 50' 100' 200'
SCALE: 1" = 100'



WEST HIGHLAND AVENUE C.R. 106

- ① L=21.34'
R=100.00'
A=171.30°
C=17.04°
B=51.35325°W
- ② L=21.34'
R=100.00'
A=171.30°
C=17.04°
B=51.35325°W
- ③ L=21.34'
R=100.00'
A=171.30°
C=17.04°
B=51.35325°W
- ④ L=21.34'
R=100.00'
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B=51.35325°W
- ⑭ L=21.34'
R=100.00'
A=171.30°
C=17.04°
B=51.35325°W
- ⑮ L=21.34'
R=100.00'
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B=51.35325°W
- ⑯ L=21.34'
R=100.00'
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- ⑰ L=21.34'
R=100.00'
A=171.30°
C=17.04°
B=51.35325°W
- ⑱ L=21.34'
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A=171.30°
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- ⑲ L=21.34'
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- ⑳ L=21.34'
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A=171.30°
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- ㉑ L=21.34'
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- ㉓ L=21.34'
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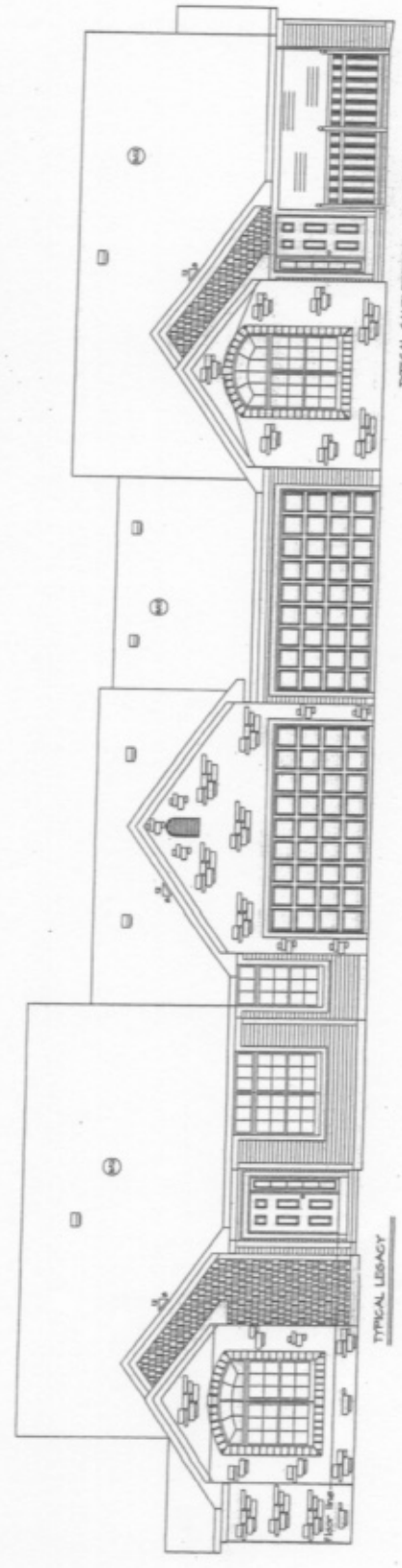
SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 265-6377 FAX (330) 265-6725
C. L. Webb
DWG. No. 2074B-K JOB No. FW-2074BK DATE 08/17/06



TYPICAL HERITAGE

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DRAWING NO.	DESCRIPTION
A1	ELEVATION DRAWINGS & NOTES
A2	ELEVATION DRAWINGS
A3	TYPICAL SECTION AND DETAIL DRAWINGS
A4	TYPICAL TRUSS DETAILS AND ELECTRIC RISER DIAGRAM
B01-4	BAYCREST SLAB SHEETS
B02-4	BAYCREST SLAB SHEETS
B03-4	CANDLELIGHT BASEMENT SHEETS
B04-4	CANDLELIGHT BASEMENT SHEETS
B05-4	HERITAGE BASEMENT SHEETS
B06-4	HERITAGE BASEMENT SHEETS
B07-4	HERITAGE SLAB SHEETS
B08-4	HERITAGE SLAB SHEETS
B09-4	LEGACY BASEMENT SHEETS
B10-4	LEGACY SLAB SHEETS
B11-4	LEGACY SLAB SHEETS
B12-4	SITE PLAN



TYPICAL LEGACY

REAR ELEVATION
SCALE: 1/4" = 1'-0"

TYPICAL CANDLELIGHT & BAYCREST

MEASUREMENTS: 2171-A EAGLE PASS, WOOSTER, OHIO 44691-3302 (330) 264-5444

GENERAL NOTES:

1) ALL REFERENCES IN THIS SECTION ARE TO THE OLD BASIC BUILDING CODE (BORING). ALL AREAS OF THE BUILDING ARE TO MEET OR EXCEED THE REQUIREMENTS THEREIN.

2) BUILDING USE GROUP - A-3 RESIDENTIAL.

3) CONSTRUCTION TYPE - SA, COMBUSTIBLE UNREINFORCED.

HEIGHT AND AREA LIMITATIONS PER SECTION 305.

MAX. HEIGHT = 2 STORIES, 20 FT.

MAX. AREA = 2,400 SQ. FT.

in accordance with the following loads:

FLOOR LOAD PER YARD (MOB.)	• 40 PSF
ROOF LIVE LOAD PER TABLE (MOB.)	• 16 PSF MIN (7.5 PSF PER MOB.) • 16000 LB
STRUCTURE DEAD LOAD	• 10 PSF

[illegible]

CONCRETE SHALL BE A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

4) LIGHTING PROVIDED HEREIN OR EXCEEDS THE REQUIREMENTS OF SECTION 0206 & 0207

5) NATURAL VENTILATION PER SECTION 0206 OR 0208.

PO NAME, NUMBER & PREFERRED AREA	RD	RD	RD
BA003-037			
Asst. A. Service Interval (mi.)	44		

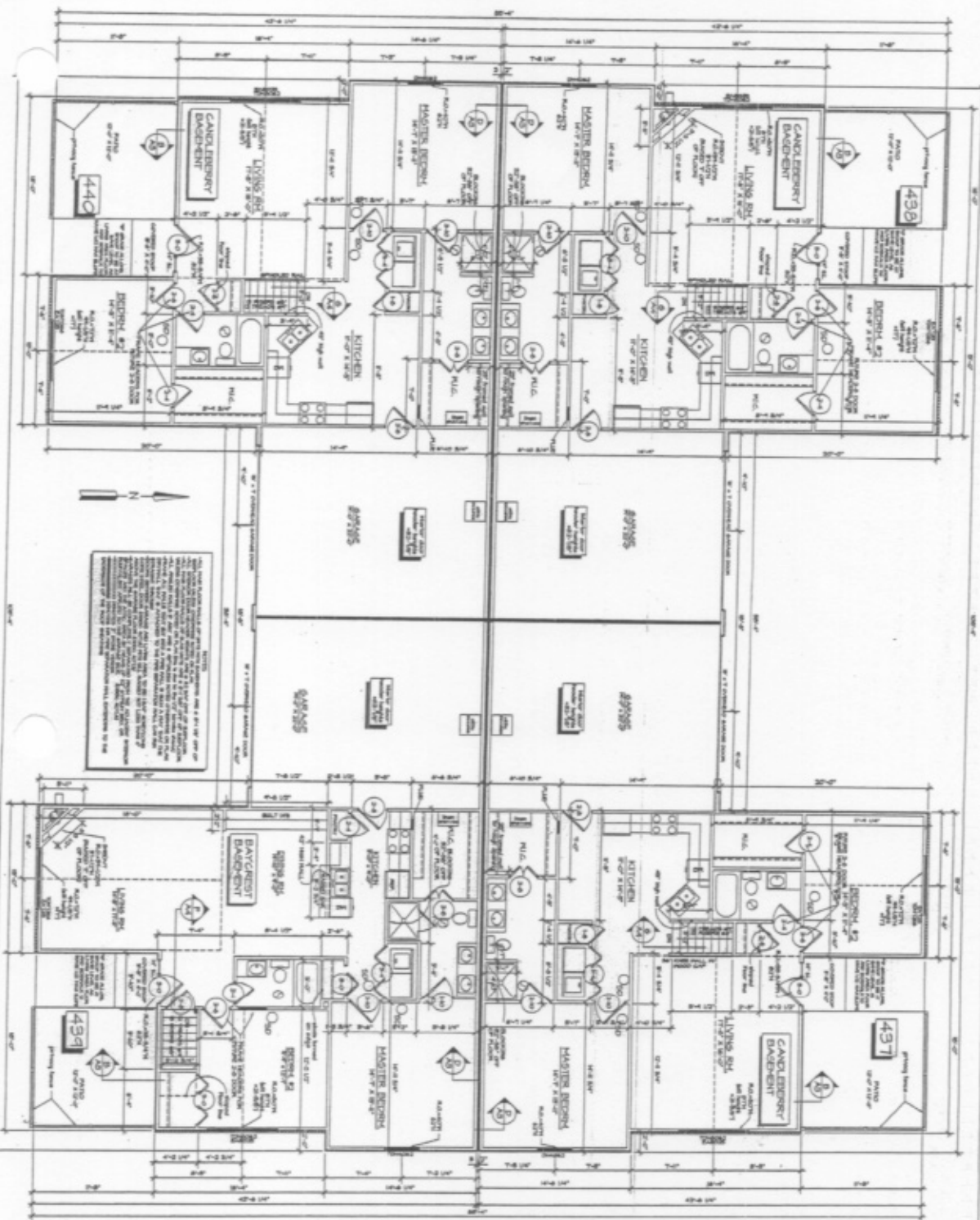
AT 200 SFT. PER OCCUPANT BAYONNET & CANNONARY'S & OCCUPANTS MAX. PER
BE PROVIDED THROUGH THE HANG SYSTEM

3) THERMAL INSULATING MATERIALS SHALL EXCEED THE REQUIREMENTS OF SECTION 129

8) ALL ELECTRICAL WORK WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND NFPA 70 LISTED IN CHAPTER 95, SECTION 4303.2.1-25 OF CODE, SECTION 7-505.8.

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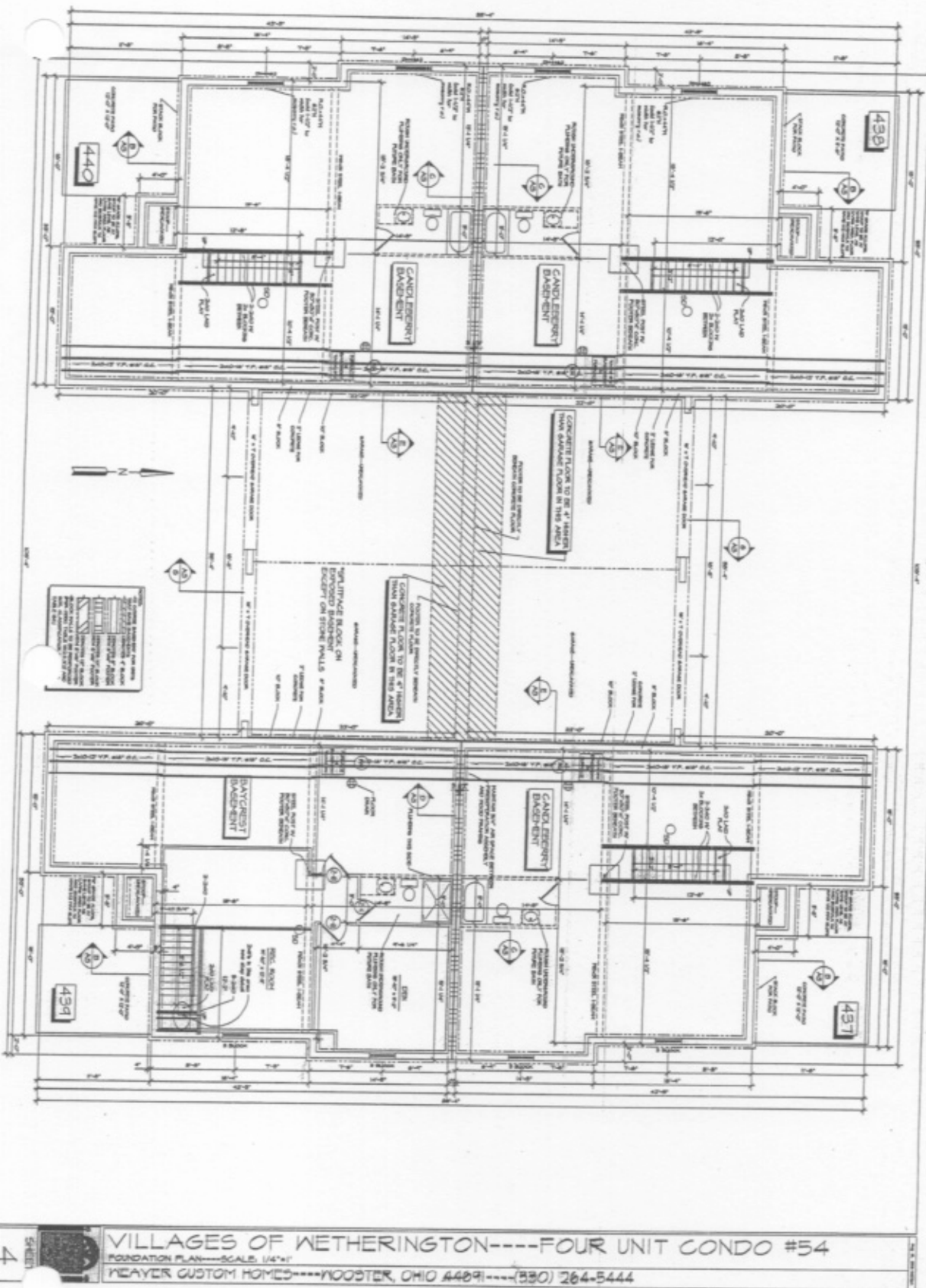


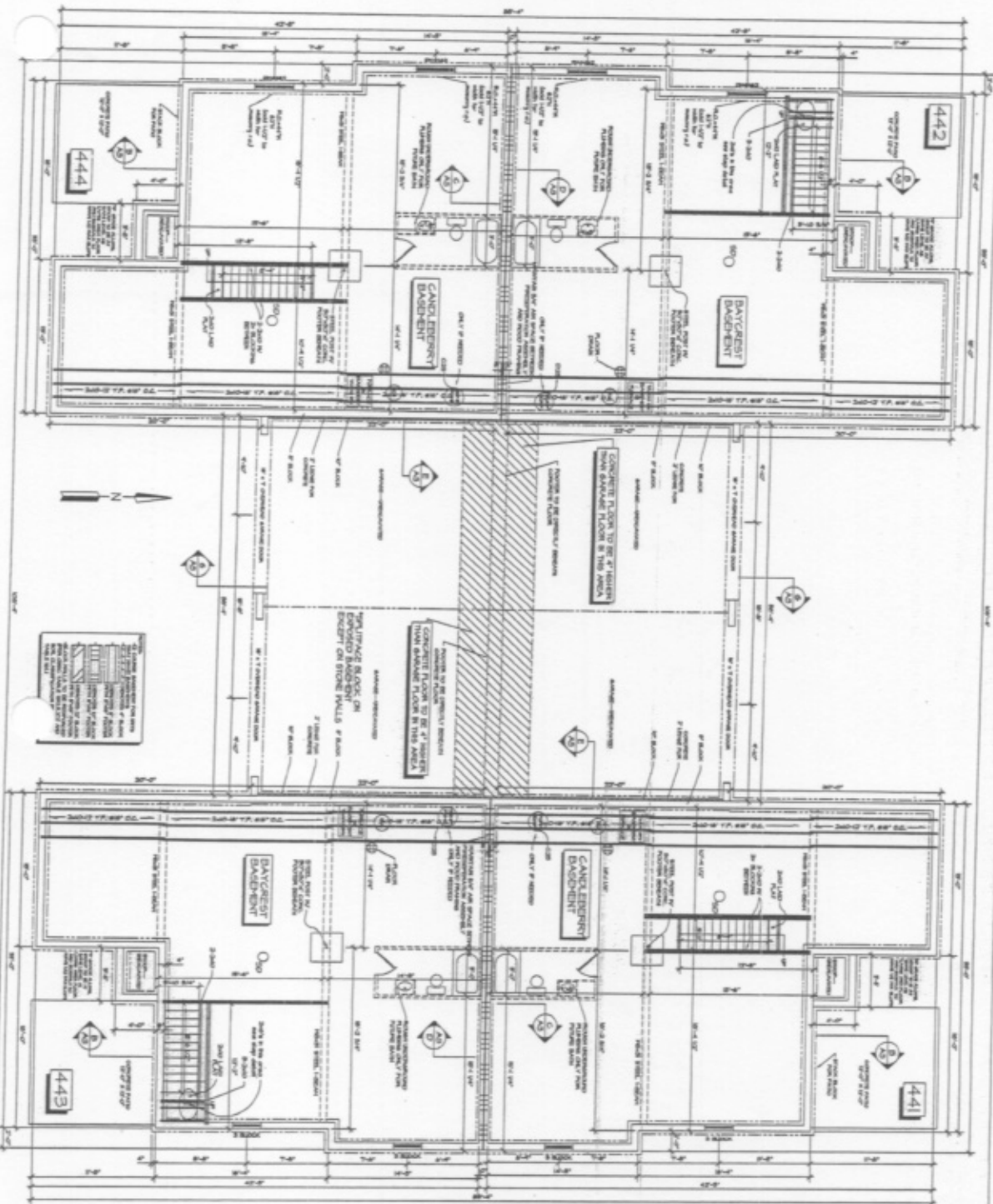


VILLAGES OF WETHERINGTON----FOUR UNIT CONDO #34

MAIN FLOOR PLAN--SCALE: 1/4"=1'

HEAYER CUSTOM HOMES----HOOSTER, OHIO 44691----(330) 264-3444

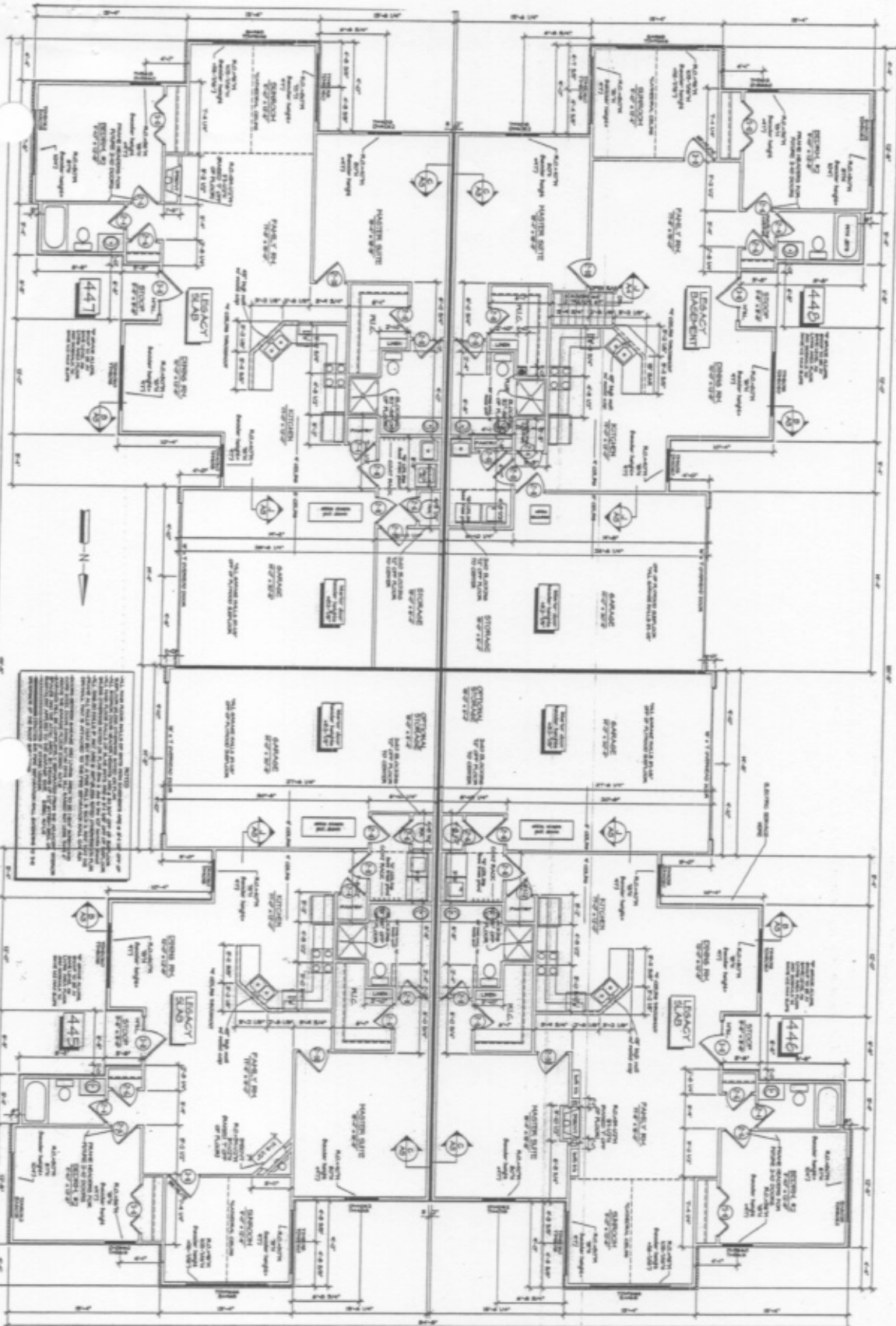




VILLAGES OF WETHERINGTON----FOUR UNIT CONDO #49

FOUNDATION PLAN--SCALE: 1/4"=1'

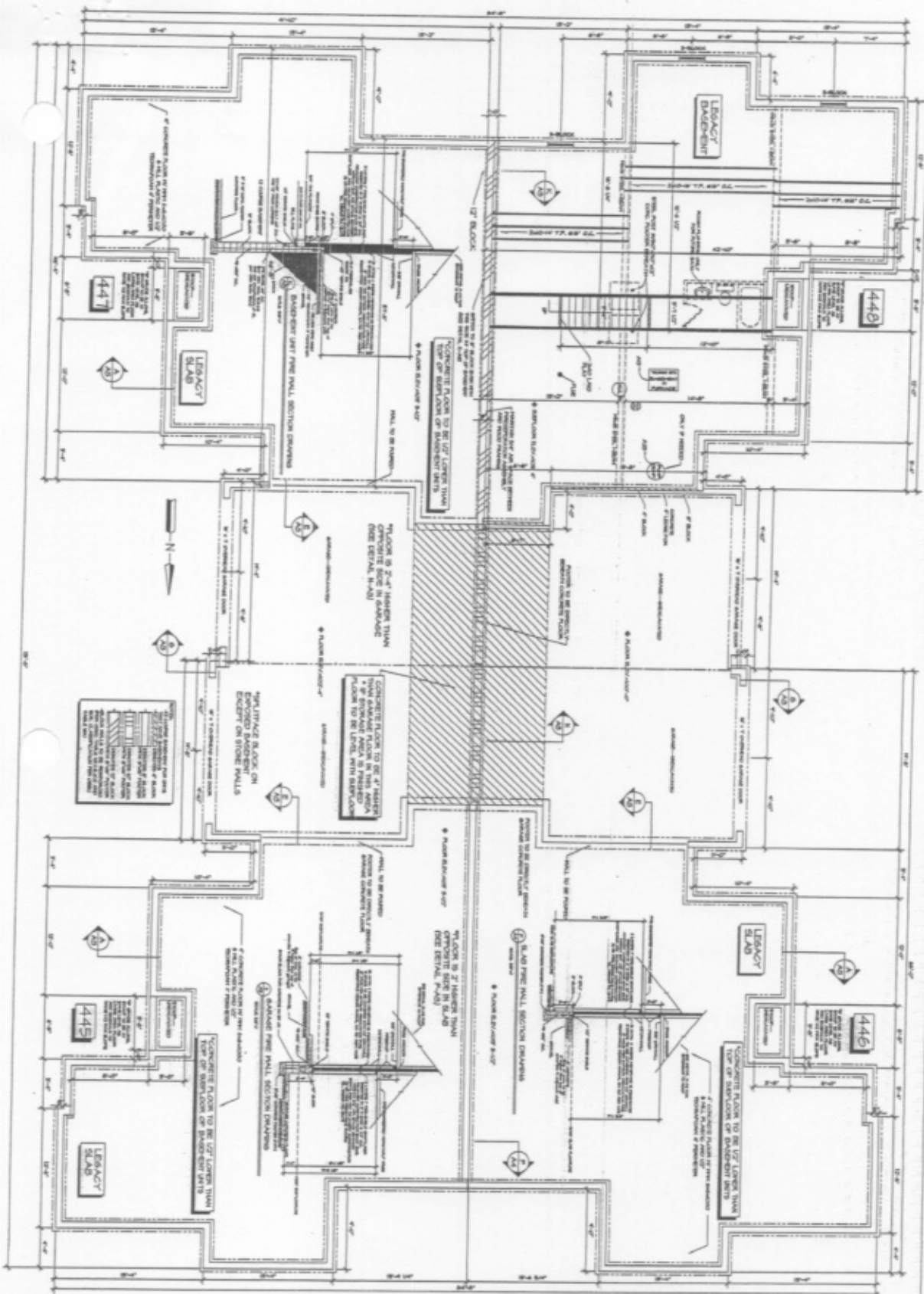
WEAVER CUSTOM HOMES-----WOOSTER, OHIO 44691----- (330) 264-5444



VILLAGES OF WETHERINGTON----FOUR UNIT CONDO #30

MAIN FLOOR PLAN--SCALE: 1/4"=1'

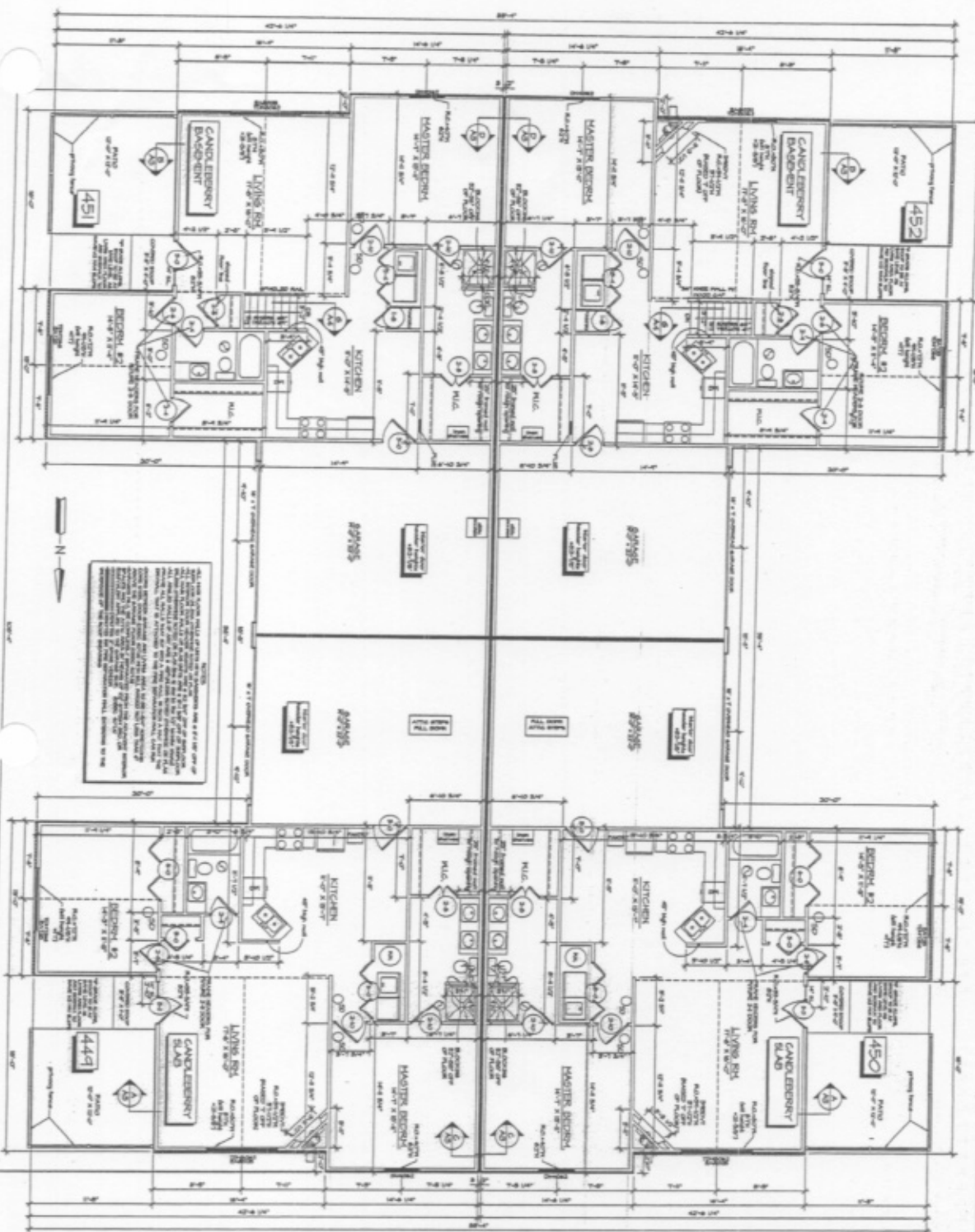
WEAVER CUSTOM HOMES---HOOPER, OHIO 44071---(220) 321-5111



VILLAGES OF WETHERINGTON---FOUR UNIT CONDO #50

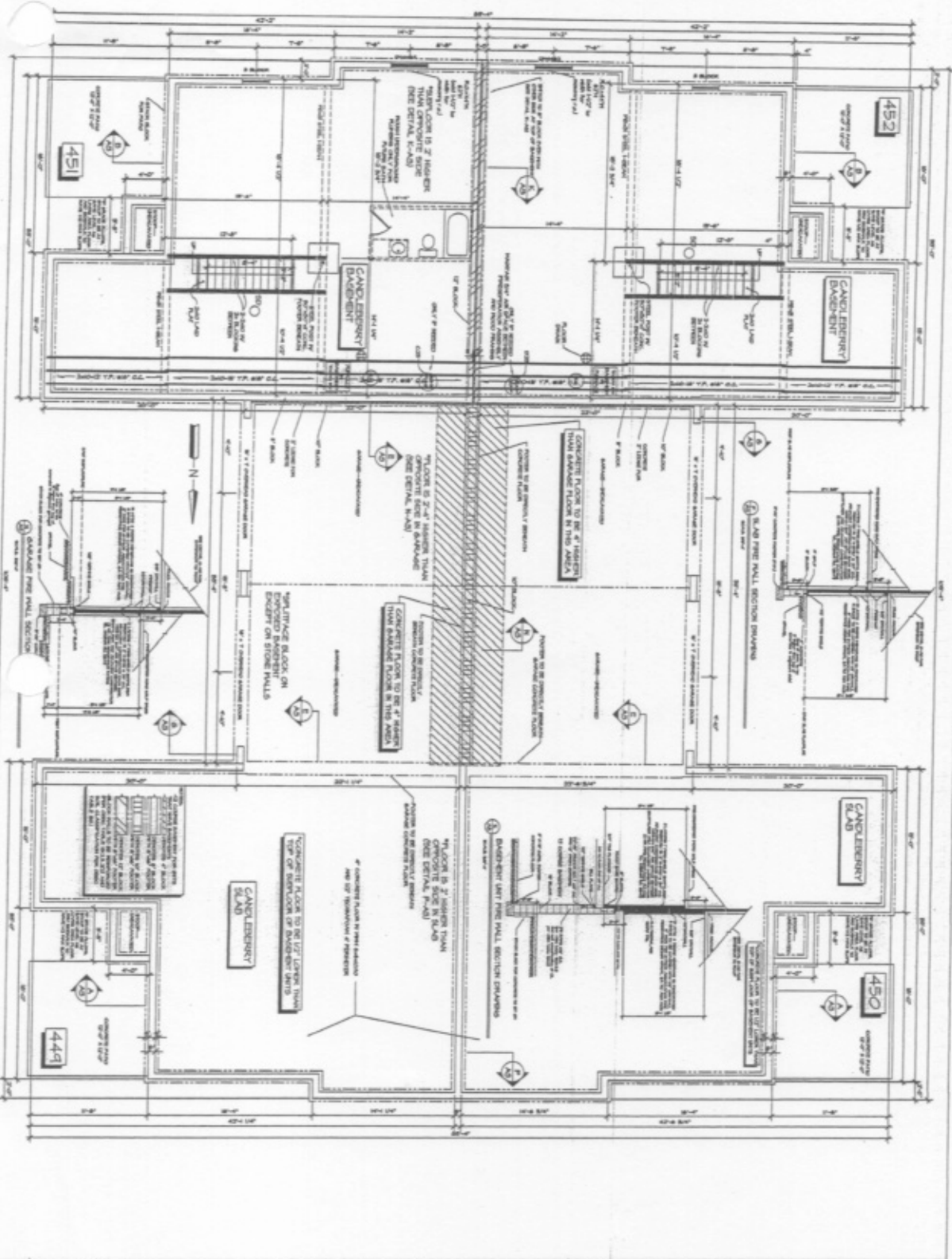
FOUNDATION PLAN---SCALE: 1/4"=1'

WEAVER CUSTOM HOMES---WOOSTER, OHIO 44691---(330) 264-5444



VILLAGES OF WETHERINGTON----FOUR UNIT CONDO #51

MAIN FLOOR PLAN--SCALE: 1/4"=1'
 HEAYER CUSTOM HOMES--WOOSTER, OHIO 44691--(330) 264-3444



VILLAGES OF WETHERINGTON----FOUR UNIT CONDO #51

FOUNDATION PLAN--SCALE: 1/4"=1'
 HEAVY CUSTOM HOMES---WOOSTER, OHIO 44091---(330) 264-3444