

BV CONDOMINIUMS

SITUATED IN THE STATE OF OHIO, COUNTY OF WAYNE, CITY OF WOOSTER, BEING LOT 10314 AS RECORDED IN THE VILLAGE NETWORK PLAT # 4, PLAT VOL. 34, PG. 274 OF THE WAYNE COUNTY RECORDS.

APPROVALS

APPROVED BY THE WOOSTER CITY ENGINEER THIS 7th DAY OF May, 2025.

[Signature]
WOOSTER CITY ENGINEER
JOHN RICE, P.E.

APPROVED BY THE WOOSTER PLANNING MANAGER THIS 2nd DAY OF May, 2025.

[Signature]
WOOSTER PLANNING MANAGER
VINCENT MARION

APPROVED FOR RECORDING BY THE WAYNE COUNTY TAX MAP OFFICE THIS 7th DAY OF May, 2025.

[Signature]
WAYNE COUNTY TAX MAP OFFICE
STACY PEPPARD

TRANSFERRED THIS 8th DAY OF May, 2025.

[Signature]
WAYNE COUNTY AUDITOR'S OFFICE
Diane Zabel

FILED FOR RECORD IN WAYNE COUNTY, OHIO.
[Signature]
JANE CARMICHAEL, RECORDER

DATE: 5/8/2025 AT 2:31 p.m.

INSTRUMENT # 202500004283

PLAT VOL. 34, PAGE: 279

FEE \$ 8.00 (Auditor)

Fee \$ 299.20 (Recorder)

AREA BREAKDOWN

LOT 10313

86.753 ACRES FROM PN. 67-02983.000
86.753 ACRES TOTAL

LOT 10314

35.969 ACRES FROM PN. 67-02983.000
35.969 ACRES TOTAL

LOT 10315

3.119 ACRES FROM PN. 67-02983.000
3.119 ACRES TOTAL

AREA TO BE DEDICATED

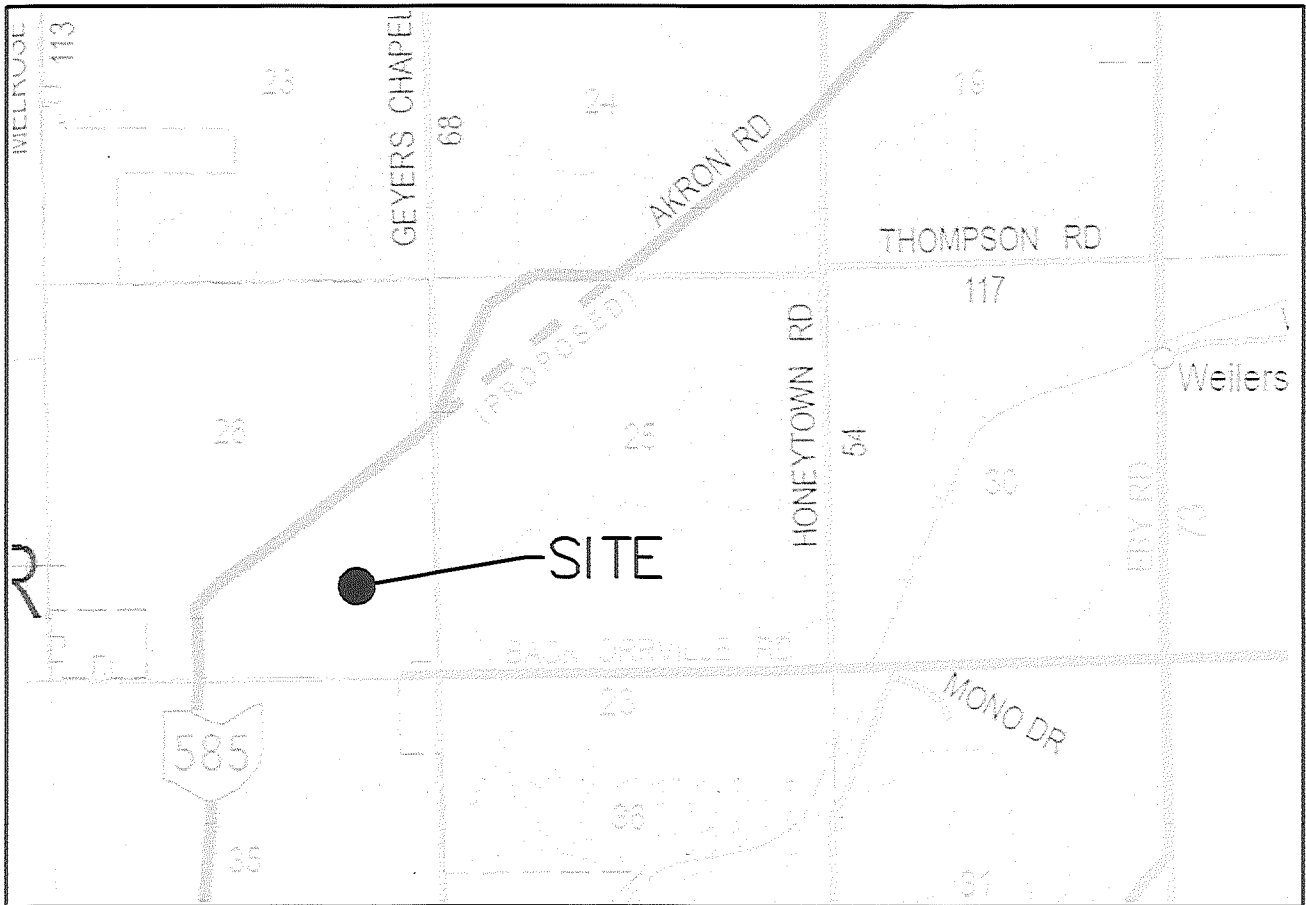
BACK ORRVILLE RD.
0.415 ACRES FROM PN. 67-02983.000
0.483 ACRES FROM PN. 67-02983.000
0.898 ACRES TOTAL

GEYERS CHAPEL RD. (T.R. 68)
1.710 ACRES FROM PN. 67-02983.000
1.710 ACRES TOTAL

AKRON RD. (S.R. 585)
0.476 ACRES FROM PN. 67-02983.000
0.594 ACRES FROM PN. 67-02983.000
1.070 ACRES TOTAL

202500004283 05/08/2025 02:31 PM
Filed for Record in WAYNE County, Ohio
Jane Carmichael Rec Fees: \$299.20
COND OR Vol 34 Pgs 279 - 282

202500004284 05/08/2025 02:31 PM
Filed for Record in WAYNE County, Ohio
Jane Carmichael Rec Fees: \$194.00
D&B OR Vol 975 Pgs 1564 - 1565



VICINITY MAP
NOT TO SCALE

DATA USED:

TAX MAP: WAYNE TWP. 26 NE & SE
DEEDS: AS NOTED
PLAT OF THE VILLAGE NETWORK, INC PLAT #2, P.B. 31, PG. 305
PLAT OF THE VILLAGE NETWORK, INC PLAT #3, P.B. 33, PG. 216
MAP OF SURVEY BY SHAFFER, JOHNSTON, LIGHTENWALTER & ASSOC., (SS-279)
MAP OF SURVEY BY ENGINEERING ASSOC., INC., (XX-821)
MAP OF SURVEY BY LAURILA SURVEYING, (TT-800)
MAP OF SURVEY BY SHAFFER, JOHNSTON, LIGHTENWALTER & ASSOC., (RR-508)
MAP OF SURVEY BY WAYNE COUNTY SURVEYOR, (H-416)
ODOT RIGHT OF WAY PLANS (WAY-585-2.75 & WAY-585-1.54)
MAP OF EASEMENT BY SHAFFER, JOHNSTON, LIGHTENWALTER & ASSOC., (SS-753)
MAP OF SURVEY BY WILLARD LANDIS (U-215B)
AERIAL IMAGE IS FROM OGRIPS (OSIPIII 2020)

BASIS OF BEARING:

THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE(3401), NAD83(2011), USING ODOT RTN

LEGEND

- REBAR OR PIPE FOUND (AS NOTED)
- 5/8" X 30" W/H&A CAP SET (UNLESS NOTED)
- CENTER LINE
- R/W RIGHT OF WAY
- XX.XX' MEASURED DISTANCE
- (XX.XX') RECORD DISTANCE
- * NEW LINE OF DIVISION
- ▨ AREA TO BE DEDICATED

OWNER ACCEPTANCE & DEDICATION:

NOTE: SIGN ONLY IN BLACK INK. PRINT NAME BELOW ALL SIGNATURES.

KNOWN BY ALL MEN PRESENT, THAT WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY ACKNOWLEDGE IT TO BE OUR OWN FREE ACT AND DEED.

THIS EASEMENTS AND RIGHTS OF WAY DEPICTED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE GOVERNED BY THE MASTER DECLARATION OF EASEMENTS RECORDED EVEN DATE HERewith BY THE VILLAGE NETWORK, AN OHIO NON-PROFIT CORPORATION, PERTAINING TO THE LAND SHOWN ON THIS PLAT.

WITNESS OUR HANDS THIS 30 DAY OF APRIL, 2025.

OWNERS: THE VILLAGE NETWORK

[Signature]
SIGN
ROBERTO GAZIANO
PRINT
Pres/CEO
TITLE

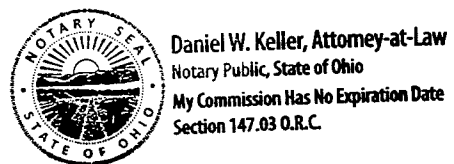
NOTARIAL ACKNOWLEDGEMENT

STATE OF OHIO

COUNTY OF

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNERS, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL THIS 30 DAY OF Apr, 2025.



[Signature]
NOTARY PUBLIC
NA
MY COMMISSION EXPIRES

SUBJECT TO ALL LEGAL RIGHT OF WAYS AND EASEMENTS OF RECORD OR OTHERWISE LEGALLY ESTABLISHED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NO SEARCH FOR EASEMENTS WAS PERFORMED.

ALL WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE 4733-37. HAMMONTREE & ASSOCIATES, LIMITED

Matthew A. Wohlford
MATTHEW A. WOHLFORD, OHIO P.S. 8811 4-10-2025



YY-30
WC. 249

HAMMONTREE & ASSOCIATES, LIMITED
ENGINEERS, PLANNERS, SURVEYORS
5233 STONEHAM RD. NORTH CANTON, OH 44720
PH: (330) 499-9817 FAX: (330) 499-0149
TOLL FREE: 1-800-394-8817
www.hammontree-engineers.com

REV. BY:	DATE:	DESC.:

DESN BY:	MAW
DRWN BY:	TJB
RVWD BY:	680
FLD BK:	73
BK PG:	73
DATE:	9/24/24


SCALES
HORIZ:
VERT:
CONTOUR INT:

TITLE
BV CONDOMINIUMS
FOR: THE VILLAGE NETWORK, INC.
LOCATED IN THE CITY OF WOOSTER
WAYNE COUNTY, OHIO

YY-30

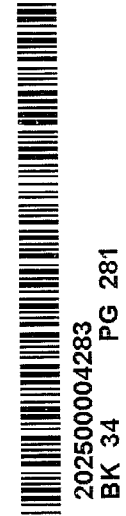
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SCALE: 1 INCH = 200'



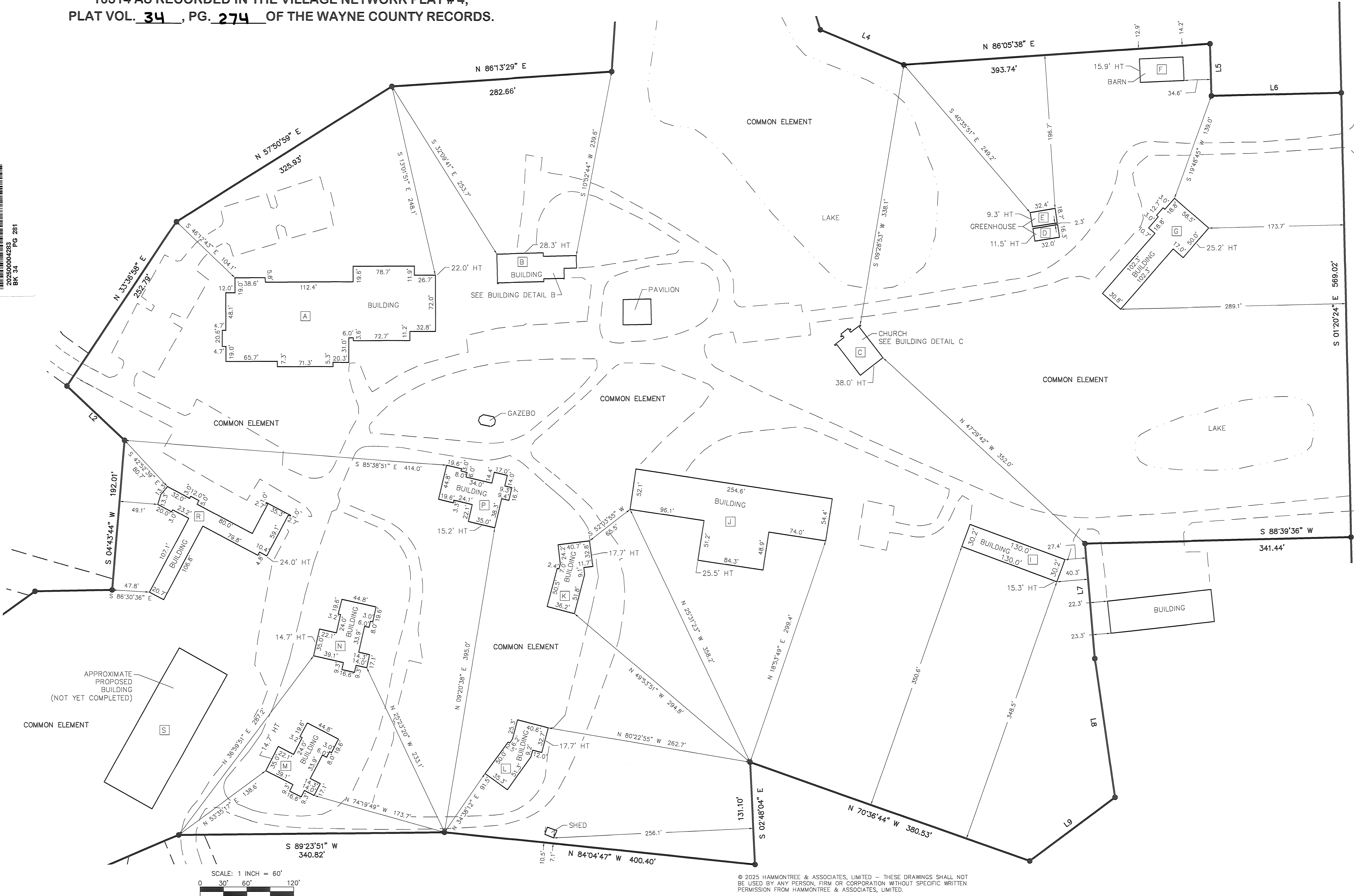
A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '100'' at the first segment boundary, '200'' at the second segment boundary, and '400'' at the right end.

2 OF 4



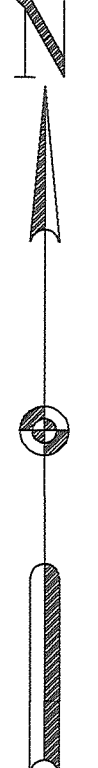
BV CONDOMINIUMS

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10314 AS RECORDED IN THE VILLAGE NETWORK PLAT # 4,
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YY-30



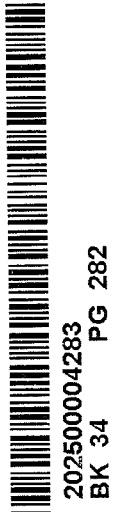
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OH
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DESIGN BY:	MAW	DATE:	REV. BY:	DATE:	DESC.:
DRAWN BY: <td>TJB<td>DATE:<td>REV. BY:<td>DATE:<td>DESC.:</td></td></td></td></td>	TJB <td>DATE:<td>REV. BY:<td>DATE:<td>DESC.:</td></td></td></td>	DATE: <td>REV. BY:<td>DATE:<td>DESC.:</td></td></td>	REV. BY: <td>DATE:<td>DESC.:</td></td>	DATE: <td>DESC.:</td>	DESC.:
FLD BK: <td>680<td>DATE:<td>REV. BY:<td>DATE:<td>DESC.:</td></td></td></td></td>	680 <td>DATE:<td>REV. BY:<td>DATE:<td>DESC.:</td></td></td></td>	DATE: <td>REV. BY:<td>DATE:<td>DESC.:</td></td></td>	REV. BY: <td>DATE:<td>DESC.:</td></td>	DATE: <td>DESC.:</td>	DESC.:
BK PG: <td>73<td>DATE:<td>REV. BY:<td>DATE:<td>DESC.:</td></td></td></td></td>	73 <td>DATE:<td>REV. BY:<td>DATE:<td>DESC.:</td></td></td></td>	DATE: <td>REV. BY:<td>DATE:<td>DESC.:</td></td></td>	REV. BY: <td>DATE:<td>DESC.:</td></td>	DATE: <td>DESC.:</td>	DESC.:
DATE: <td>9/24/24<td></td><td></td><td></td><td></td></td>	9/24/24 <td></td> <td></td> <td></td> <td></td>				

SCALES
HORIZ: 1"=60'
VERT: CONTOUR INT:

BUILDING LOCATIONS
BV CONDOMINIUMS
FOR: THE VILLAGE NETWORK, INC.
LOCATED IN THE CITY OF WOOSTER
WAYNE COUNTY, OHIO

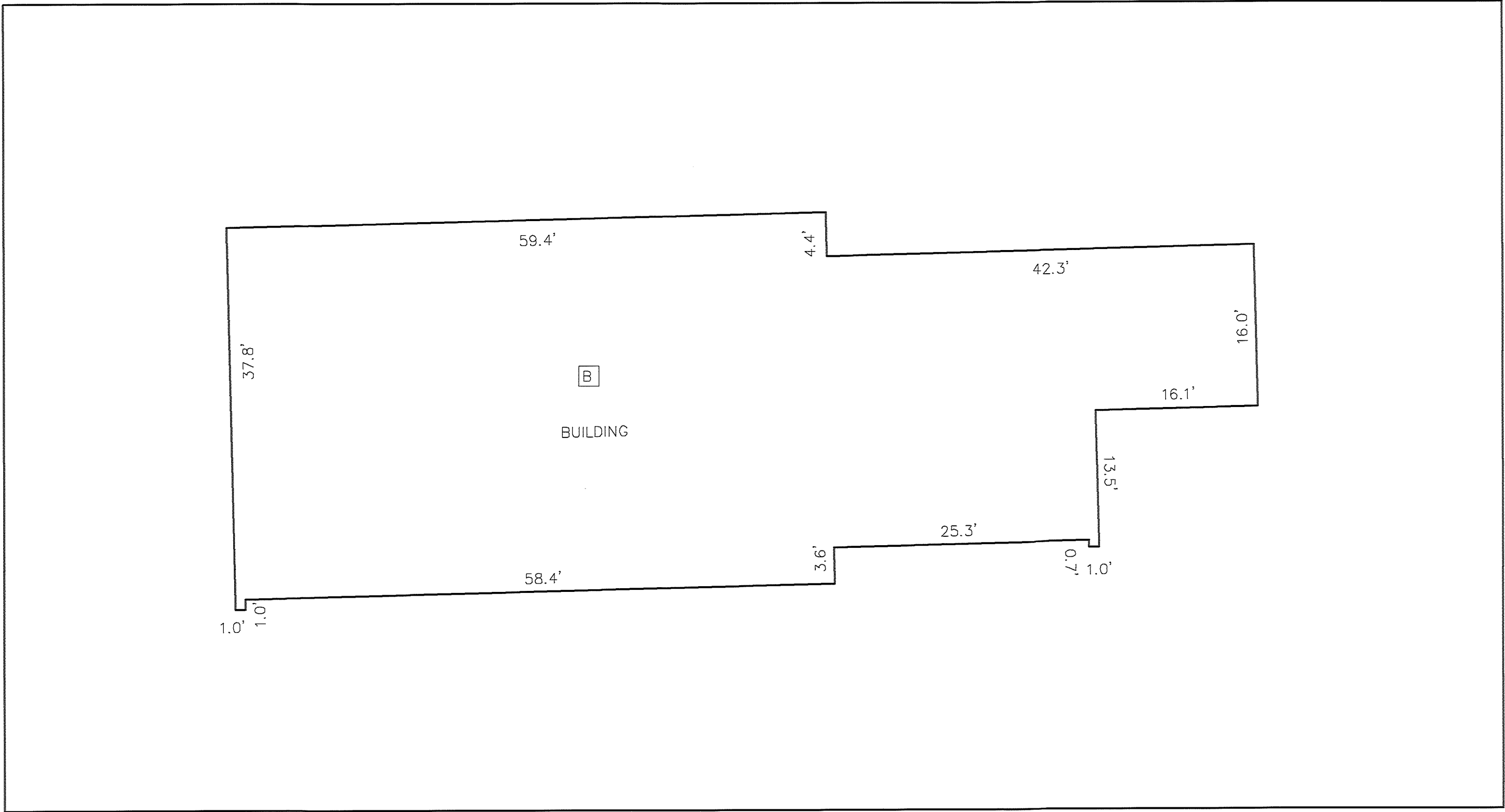
3 OF 4



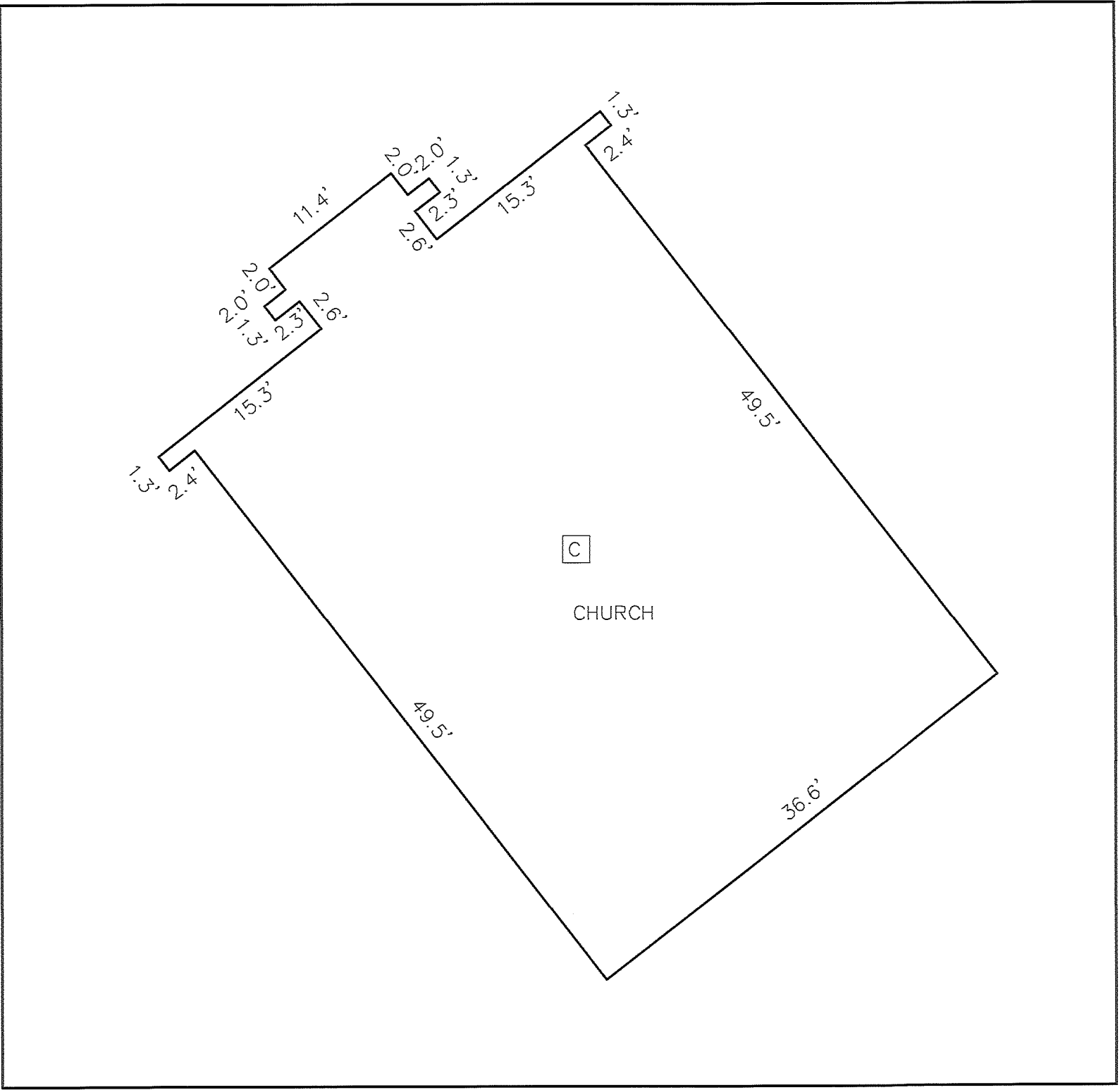
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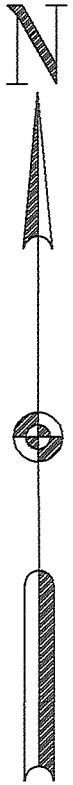
BUILDING B DETAIL
SCALE 1"=10'



BUILDING C DETAIL
SCALE 1"=10'



YY-30



BUILDING DETAILS

BV CONDOMINIUMS

FOR: THE VILLAGE NETWORK, INC.
LOCATED IN THE CITY OF WOOSTER
WAYNE COUNTY, OHIO

DESIGN BY: MAW

DATE: 9/24/24

SCALE: HORIZ: 1"=10'
VERT: 1"=10'
CONTOUR INT: 1'

REV. BY: MAW DATE: DESC.:
REV. BY: TJB DATE: DESC.:
REV. BY: 680 DATE: DESC.:
REV. BY: 73 DATE: DESC.:

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OF

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