

HERITAGE BLACKBERRY CONDOMINIUM

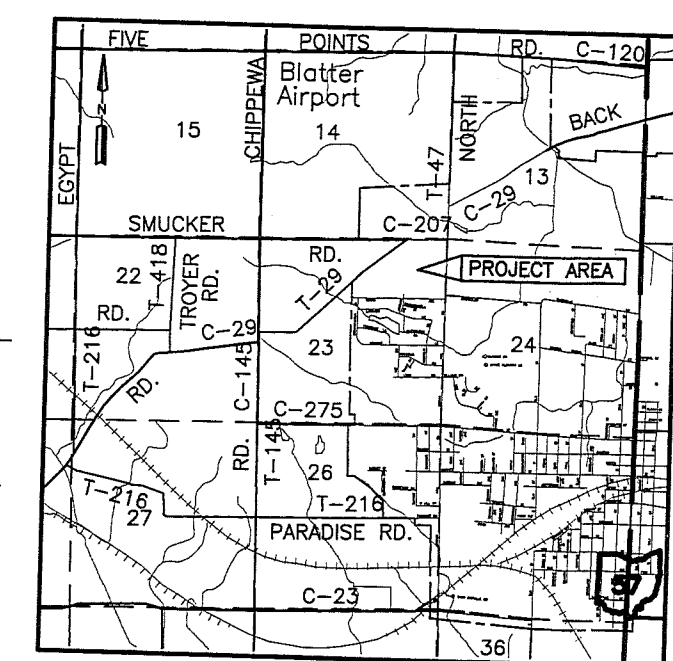
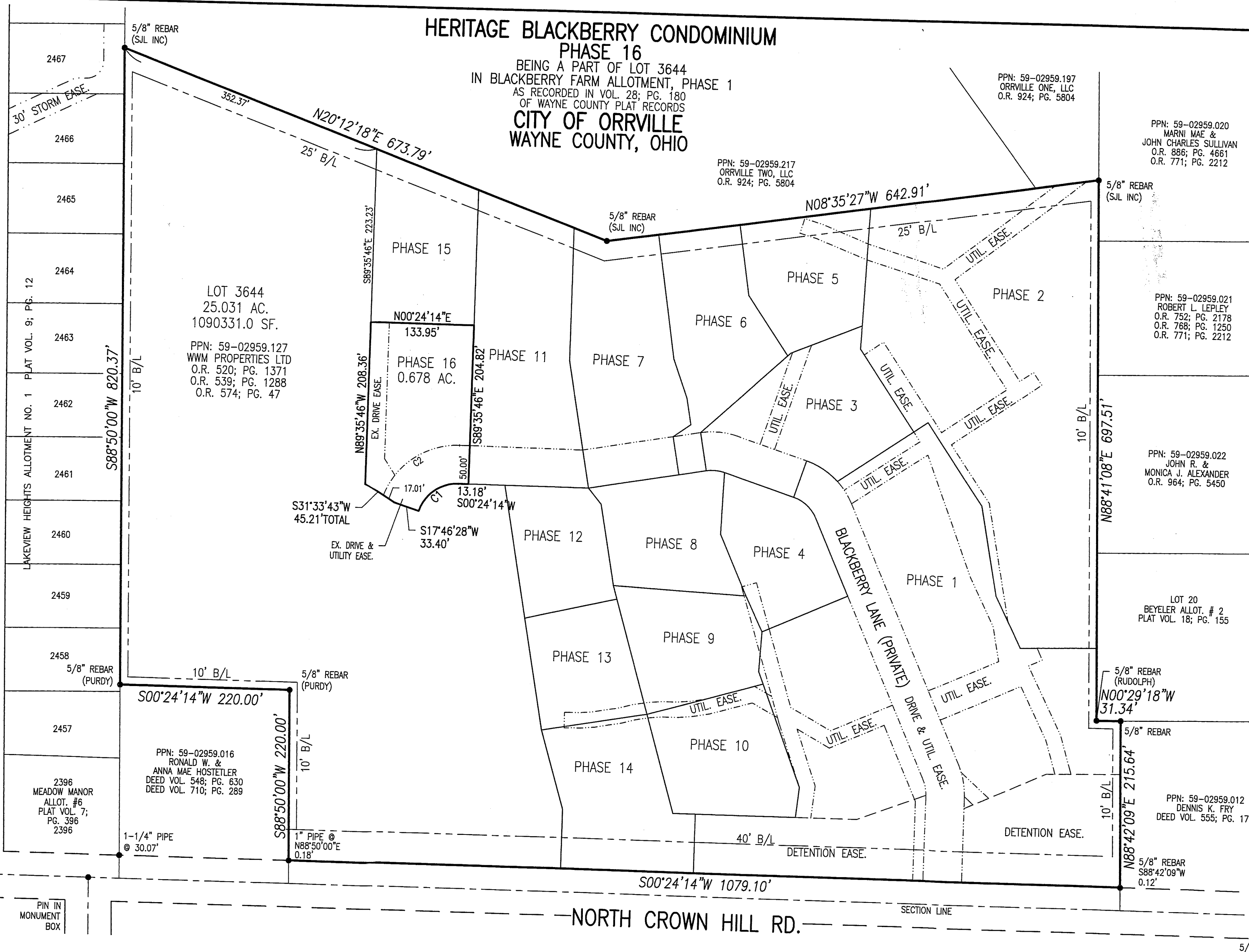
PHASE 16

BEING A PART OF LOT 3644
IN BLACKBERRY FARM ALLOTMENT, PHASE 1
AS RECORDED IN VOL. 28; PG. 180
OF WAYNE COUNTY PLAT RECORDS
CITY OF ORRVILLE
WAYNE COUNTY, OHIO

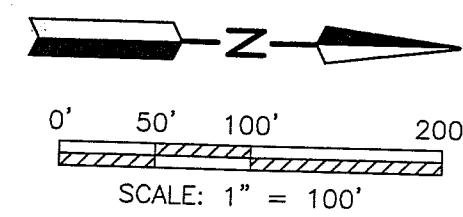
XX-942

Sheet 52

Vol 34 Pgs 213
VIKING AVE.



LOCATION MAP



SMUCKER RD. (C.R. 207)

202500000194 01/08/2025 02:24 PM
Filed for Record in WAYNE County, Ohio
Jane Carmichael Rec Fees: \$194.00
D&B OR Vol 971 Pgs 3429 - 3449

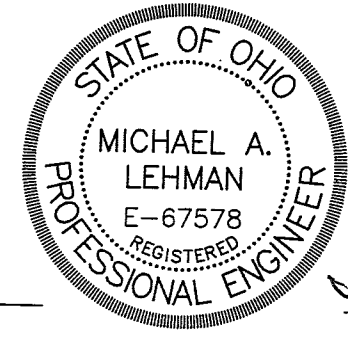
C1 A=66.68'
R=52.60'
D=72°37'46"
B=S35°54'39"E
C=62.30'

C2 A=126.00'
R=102.60'
D=70°21'54"
B=N34°46'43"W
C=118.23'

#2025-193

ENGINEER'S DECLARATION: I DECLARE THAT THIS PLAN SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE LAYOUT AND DIMENSIONS OF UNITS AND OF THE BUILDINGS.

Michael A. Lehman, P.E. 67578 Date 11-8-24



SURVEYOR'S DECLARATION: I DECLARE THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY. THAT THE SAME SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE LOCATION OF THE BOUNDARIES, THE LAYOUT, LOCATION AND DIMENSIONS OF UNITS AND OF THE BUILDINGS, THE LOCATION AND LAYOUT OF LIMITED COMMON AREAS AND FACILITIES, THE LOCATION AND LAYOUT OF COMMON AREAS AND FACILITIES, AND THE LOCATION OF APPURTENANT EASEMENTS, IF ANY.

Mark E. Purdy, P.S. 7307 Date 10-30-24



Approved This 20th day of November, 2024. [Signature] City of Orrville

Received for Transfer: This 7th day of January, 2025. [Signature] Wayne County Map Office

Transferred: This 8th day of January, 2025. \$2.00 pd. [Signature] Wayne County Auditor

Filed for Record: This 8th day of Jan., 2025. [Signature] Wayne County Recorder

202500000193 01/08/2025 02:24 PM
Filed for Record in WAYNE County, Ohio
Jane Carmichael Rec Fees: \$240.00
COND OR Vol 34 Pgs 213 - 218

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
Consulting Engineers & Surveyors
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sjl@sjl-inc.com

DRAWN C. Faib	CHECKED	SCALE 1" = 100'	DATE 10/24/2024
DWG. No. EW-2266CP		JOB No. EW-2266CP	
PAGE 1 OF 2			

HERITAGE BLACKBERRY CONDOMINIUM

PHASE 16

BEING A PART OF LOT 3644
IN BLACKBERRY FARM ALLOTMENT, PHASE 1
AS RECORDED IN VOL. 28; PG. 180
OF WAYNE COUNTY PLAT RECORDS
CITY OF ORRVILLE
WAYNE COUNTY, OHIO

XX-942

Sheet 52

PPN: 59-02959.197
ORRVILLE ONE, LLC
O.R. 924; PG. 5804

PPN: 59-02959.217
ORRVILLE TWO, LLC
O.R. 924; PG. 5804

PPN: 59-02959.020
MARNI MAE &
JOHN CHARLES SULLIVAN
O.R. 886; PG. 4661
O.R. 771; PG. 2212

PPN: 59-02959.021
ROBERT L. LEPLY
O.R. 752; PG. 2178
O.R. 768; PG. 1250
O.R. 771; PG. 2212

PPN: 59-02959.022
JOHN R. &
MONICA J. ALEXANDER
O.R. 964; PG. 5450

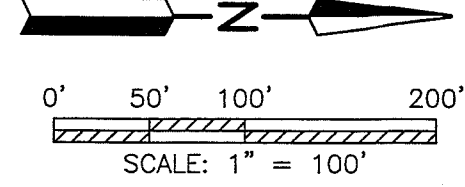
LOT 20
BEYELER ALLOT. # 2
PLAT VOL. 18; PG. 155

PPN: 59-02959.012
DENNIS K. FRY
DEED VOL. 555; PG. 175

5/8" REBAR
S88°42'09"W
0.12'

C1 A=66.68'
R=52.60'
D=72°37'46"
B=S35°54'39"E
C=62.30'

C2 A=126.00'
R=102.60'
D=70°21'54"
B=N34°46'43"W
C=118.23'

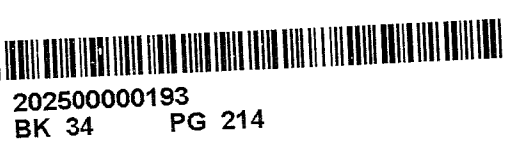


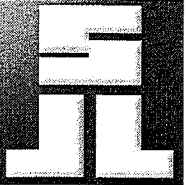
TOTAL	25.031 AC.
PHASE 1	4.514 AC.
PHASE 2	2.993 AC.
PHASE 3	0.780 AC.
PHASE 4	0.475 AC.
PHASE 5	0.547 AC.
PHASE 6	0.658 AC.
PHASE 7	0.927 AC.
PHASE 8	0.533 AC.
PHASE 9	0.540 AC.
PHASE 10	0.577 AC.
PHASE 11	1.086 AC.
PHASE 12	0.436 AC.
PHASE 13	0.447 AC.
PHASE 14	0.678 AC.
PHASE 15	0.612 AC.
PHASE 16	0.678 AC.
RESIDUE	8.550 AC.

VIKING AVE.

SMUCKER RD. (C.R. 207)

LEGEND						
UNIT	PLAN	LIVING	BASEM'T	GARAGE	COV. STOOP	TOTALS
1801	Windsor Base. w/ sunroom	1401 SF.	1401 SF.	437 SF.	23 SF.	3262 SF.
1803	Easton Base.	1225 SF.	1225 SF.	437 SF.	23 SF.	2910 SF.
1805	Windsor Slab w/ sunroom	1401 SF.	-----	437 SF.	23 SF.	1861 SF.
1807	Easton Slab	1225 SF.	-----	437 SF.	23 SF.	1685 SF.





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DRAWN C. Falb	CHECKED	SCALE 1" = 100'	DATE 10/22/2024
DWG. No. EW-2266CP		JOB No. EW-2266CP	
		PAGE 2 OF 2	