

THE WOODS AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

PART OF LOT 8644
THE VILLAGES OF WETHERINGTON
PLAT VOL. 23, PG. 113
CITY OF WOOSTER
WAYNE COUNTY, OHIO

XX-941
Sheet 246

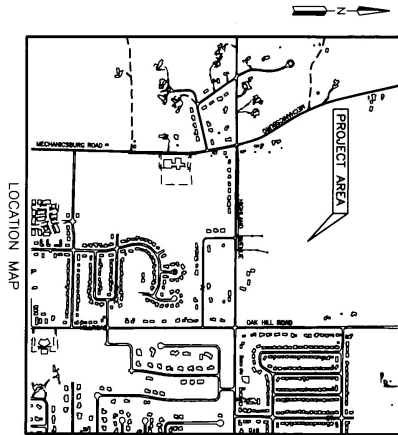
EASEMENT NOTES:
ALL PUBLIC EASEMENTS ARE FOR THE PURPOSE OF UTILITY MAINTENANCE, REPAIR AND/OR REPLACEMENT.

UTILITY EASEMENT: DESIGNATES THE EASEMENT IS INTENDED FOR USE BY THE AMERICAN ELECTRIC POWER, SPRINT LOCAL, CLAR PICTURE INC., AND DOMINION COMPANIES AND ARE TO BE PRIVATE EASEMENTS UNLESS OTHERWISE LABELED.

THERE ARE TO BE NO PRIVATE STRUCTURES, BUILDINGS, FENCING, CURBSETS OR OTHER IMPROVEMENTS PLACED OR PERMITTED TO REMAIN ON THE LOT WHICH MAY OBSTRUCT, RETARD OR OVERTHE FLOW OF WATER THROUGH THE PUBLIC OR PRIVATE EASEMENTS. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR LAWN CARE, MAINTENANCE OF SWALES AND GENERAL GRADING OF THEIR PROPERTY ENCLUMBERED BY THE VARIOUS EASEMENTS.

STORM WATER NOTE:

ALL DEVELOPMENT MADE OR SITE SPECIFIC PERMANENT STORMWATER CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNERS) PERTAINING TO GENERAL, UPKEEP, ROUTINE AND NON-ROUTINE MAINTENANCE, PERFORMING REQUIRED INSPECTIONS AND ANNUAL REPORTING REQUIREMENTS.



LOCATION MAP

Approved 9th day of December, 20 21
Approved 9th day of December, 20 24
Approved for Recording: This 7th day of January, 20 25
Transferred: This 8th day of January, 20 25

AUDITOR: \$23.00
RECORDED: \$280.00
TOTAL: \$282.00

Filed for record in Wayne Co., Ohio
JANE GARRIMMEL, RECORDER
DATE 1/8/2025 AT 2:16pm.
INSTRUMENT # 202500000191
PLAT VOL. 34 PAGE 206
FEE **\$280.00**

202500000192 01/08/2025 02:16 PM
Filed for Record in WAYNE County, Ohio
Jane Cammichael Rec Fees: \$182.00
D&B OR Vol 971 Pgs 3412 - 3428

202500000191 01/08/2025 02:16 PM
Filed for Record in WAYNE County, Ohio
Jane Cammichael Rec Fees: \$280.00
COND OR Vol 34 Pgs 206 - 212

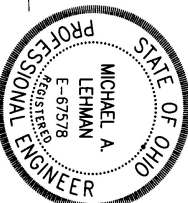
SURVEYOR'S DECLARATION: I declare that this plan was prepared from an actual survey. That the same shows graphically, insofar as possible, the location of the boundaries, the layout, location and dimensions of units and of the buildings, the location layout of the common areas and facilities, the location of appurtenant easements, if any.

ENGINEER'S DECLARATION: I declare that this plan shows graphically, insofar as possible, the layout and dimensions of units and of the buildings.

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



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



SHAFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC. Consulting Engineers & Surveyors 3477 Commerce Parkway, Suite C Wooster, Ohio 44691 TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sj@sl-inc.com	
DRAWN C. T. B.	CHECKED 1" = 100'
DWG NO: EW-20748-FF	JOB NO: EW-20748-FF SHEET 1 OF 3

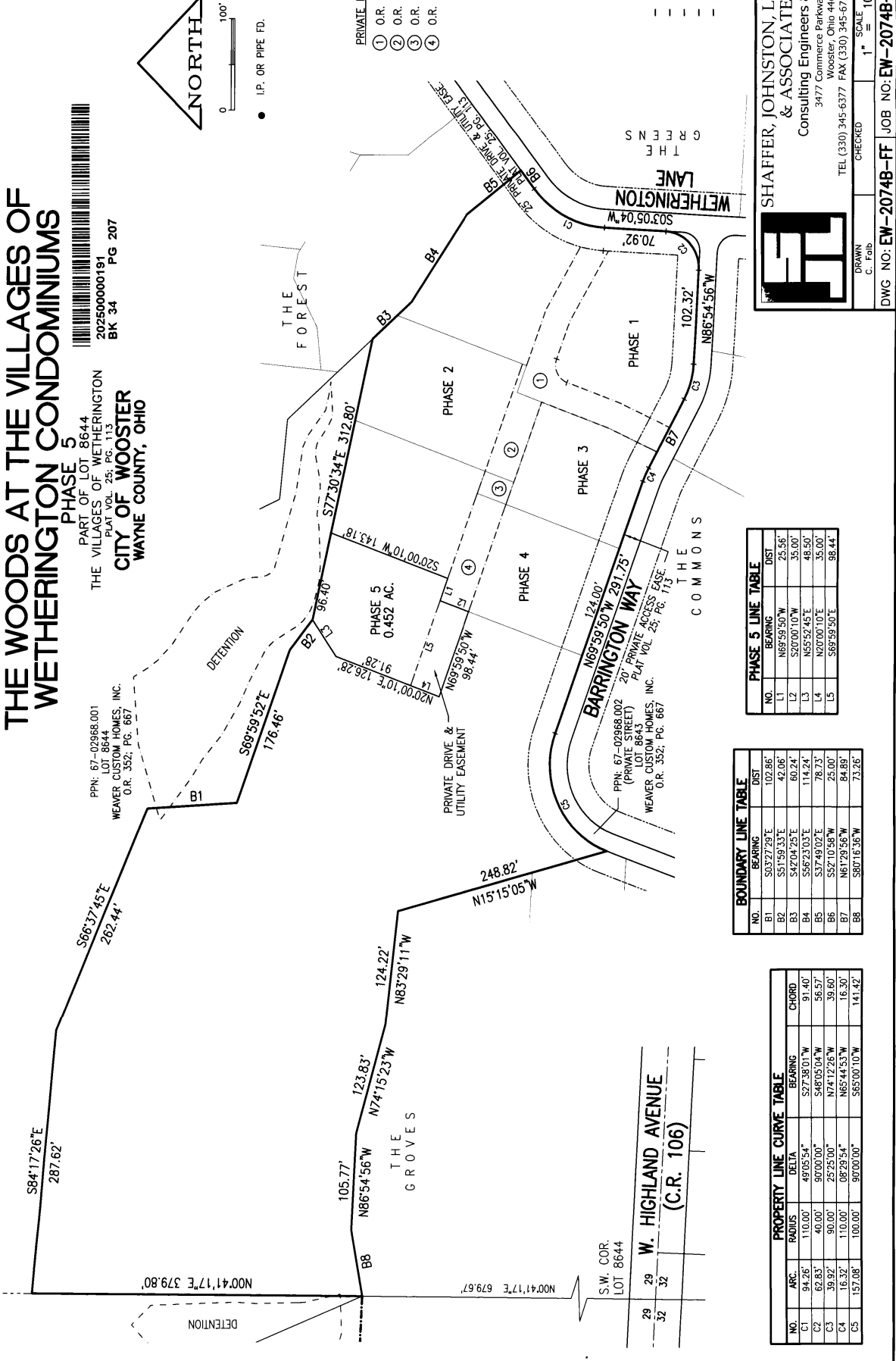
THE WOODS AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

XX-941
Sheet 246

202500000191
BK 34 PG 207

PHASE 5
PART OF LOT 8644
THE VILLAGES OF WETHERINGTON
PLAT VOL 25; PG. 113
CITY OF WOOSTER
WAYNE COUNTY, OHIO

PPN: 67-02988.001
LOT 8644
WEAVER CUSTOM HOMES, INC.
O.R. 352; PG. 667



- PRIVATE DRIVE & UTILITY EASE.
- ① O.R. 937; PG. 2033-2093
 - ② O.R. 950; PG. 1153-1165
 - ③ O.R. 955; PG. 210-224
 - ④ O.R. 964; PG. 4515-4532


- WOODS 9.715 AC.
- PHASE 1 1.365 AC.
 - PHASE 2 0.547 AC.
 - PHASE 3 0.398 AC.
 - PHASE 4 0.928 AC.
 - PHASE 5 0.452 AC.
 - RESIDUE 6.025 AC.

NO.	BEARING	DIST
L1	N69°59'50"W	25.56'
L2	S20°00'10"W	35.00'
L3	N55°52'45"E	48.50'
L4	N20°00'10"E	35.00'
L5	S69°59'50"E	98.44'

NO.	BEARING	DIST
B1	S03°27'29"E	102.86'
B2	S51°59'33"E	42.06'
B3	S42°04'25"E	60.24'
B4	S56°23'03"E	114.24'
B5	S37°49'02"E	78.73'
B6	S52°10'58"W	25.00'
B7	N61°29'56"W	84.89'
B8	S80°16'36"W	73.26'

NO.	ARC.	RADIUS	DELTA	BEARING	CHORD
C1	94.26°	110.00'	49°05'54"	S27°38'01"W	91.40'
C2	62.83°	40.00'	90°00'00"	S46°05'04"W	56.57'
C3	39.92°	90.00'	25°25'00"	N74°12'26"W	39.60'
C4	16.32°	110.00'	08°29'54"	N65°44'53"W	16.30'
C5	157.08°	100.00'	90°00'00"	S65°00'10"W	141.42'

NO.	ARC.	RADIUS	DELTA	BEARING	CHORD
29	32	32	32	32	32
32	32	32	32	32	32



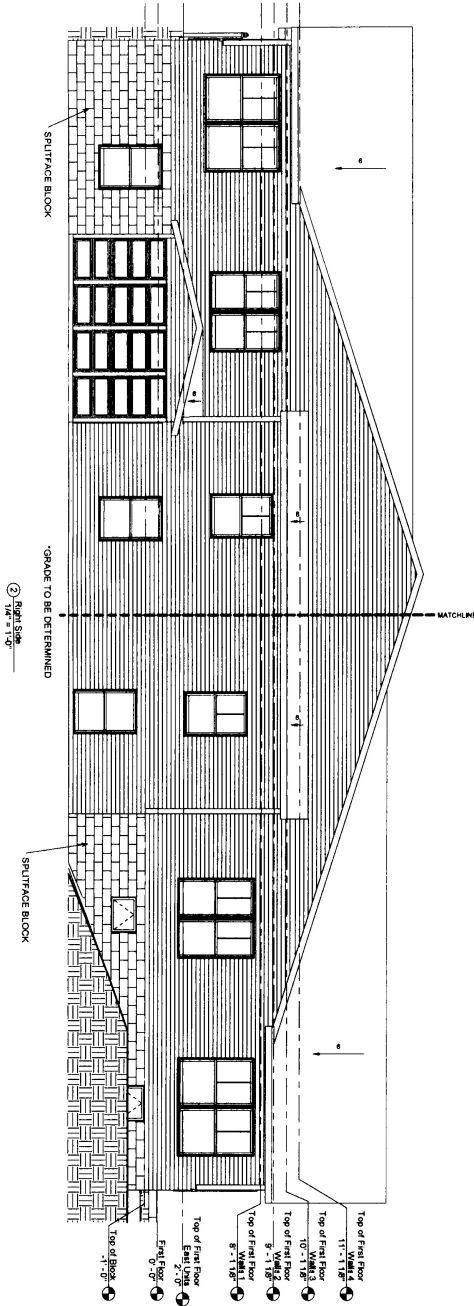
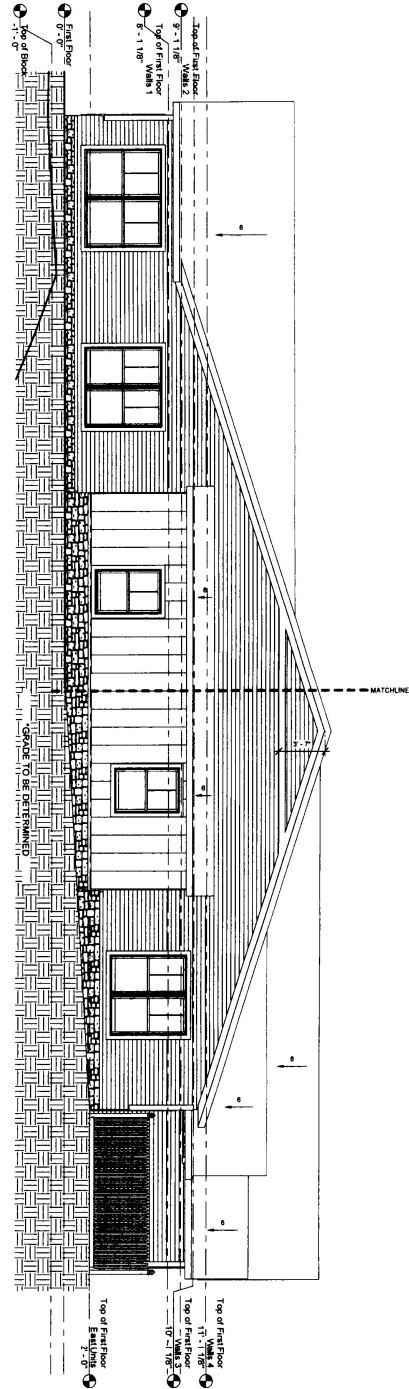
SHAFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
Consulting Engineers & Surveyors
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL: sjl@sjl-inc.com

DRAWN: C. Foltz
CHECKED: _____
SCALE: 1" = 100'
DATE: 10/24/2024

DWG NO: EW-2074B-FF

JOB NO: EW-2074B-FF

SHEET 2 OF 3



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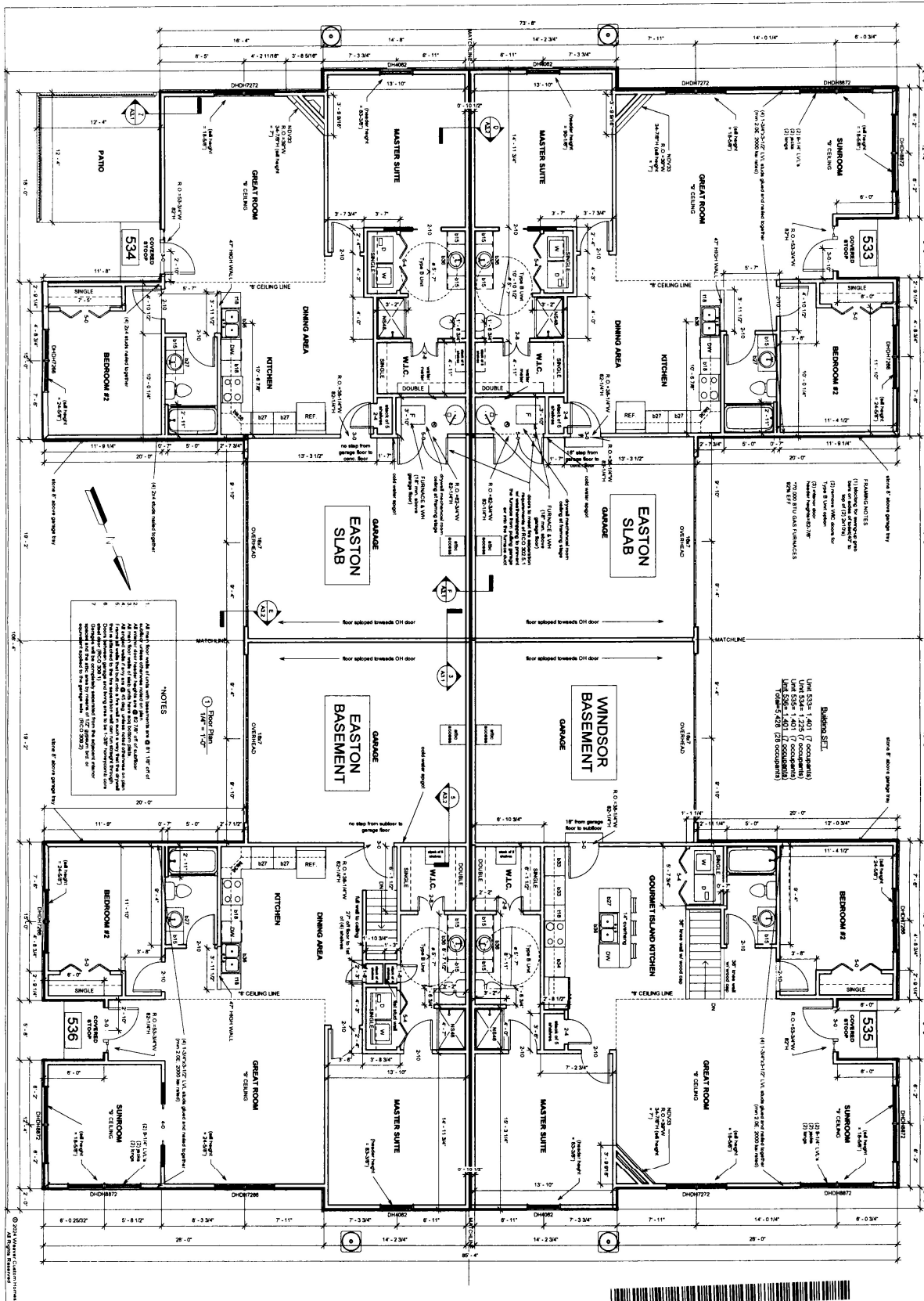
REVISIONS	DATE	BY	REASON
1	10/1/2024	NEW	AS SHOWN

A1.2

4 UNIT CONDO #38
THE WOODS
WOOSTER OHIO

GENERAL CONTRACTOR
124 EAST LIBERTY ST.
WOOSTER, OH 44691
PH: 330-264-5444





202500000191
BK 34 PG 211

A2.1

SHEET

REVISIONS

DATE

BY

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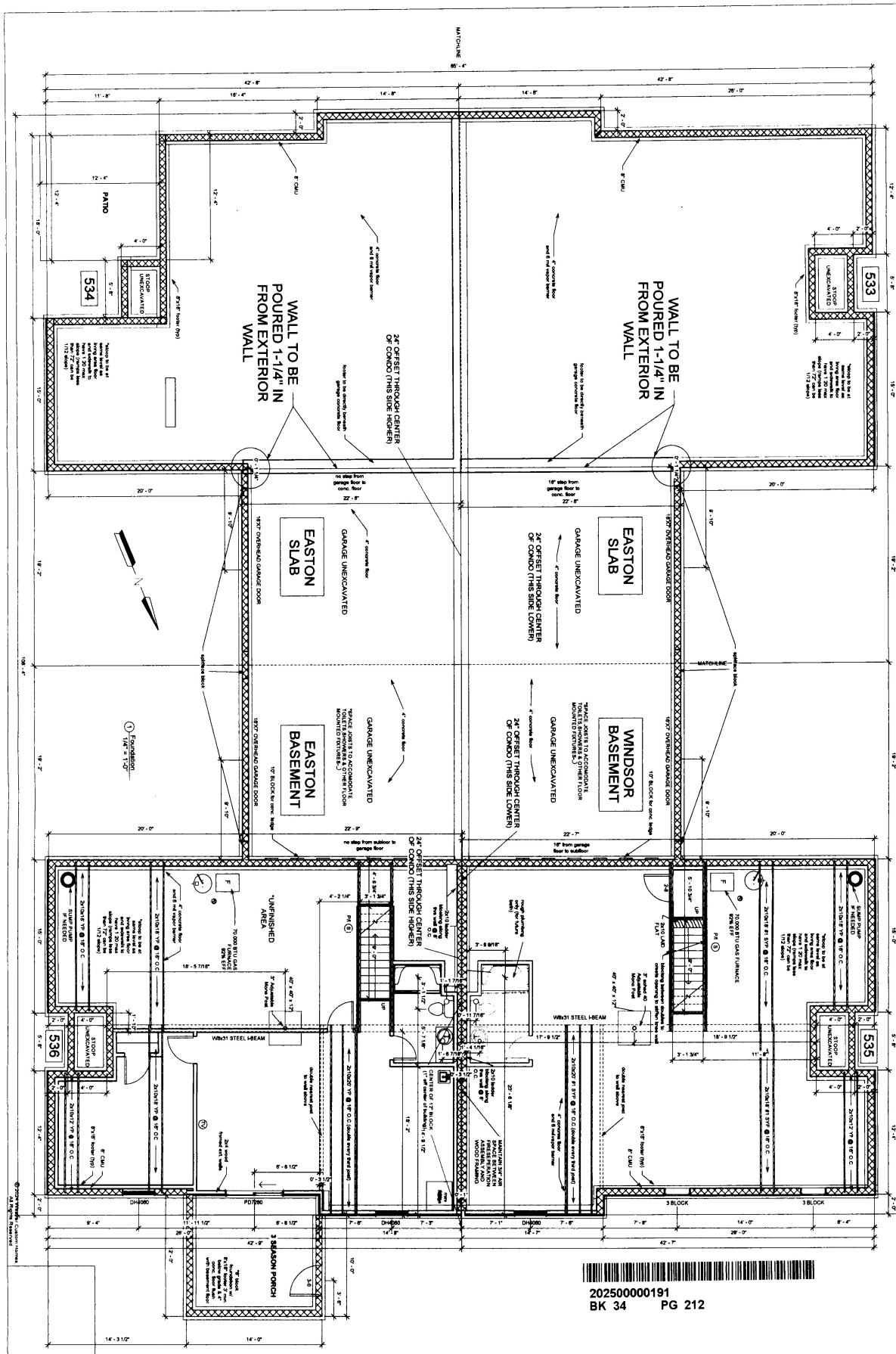
BY

4 UNIT CONDO #38
THE WOODS
WOOSTER OHIO

GENERAL CONTRACTOR

124 EAST LIBERTY ST.
WOOSTER, OH 44691
PH: 330-294-5444





202500000191
BK 34 PG 212