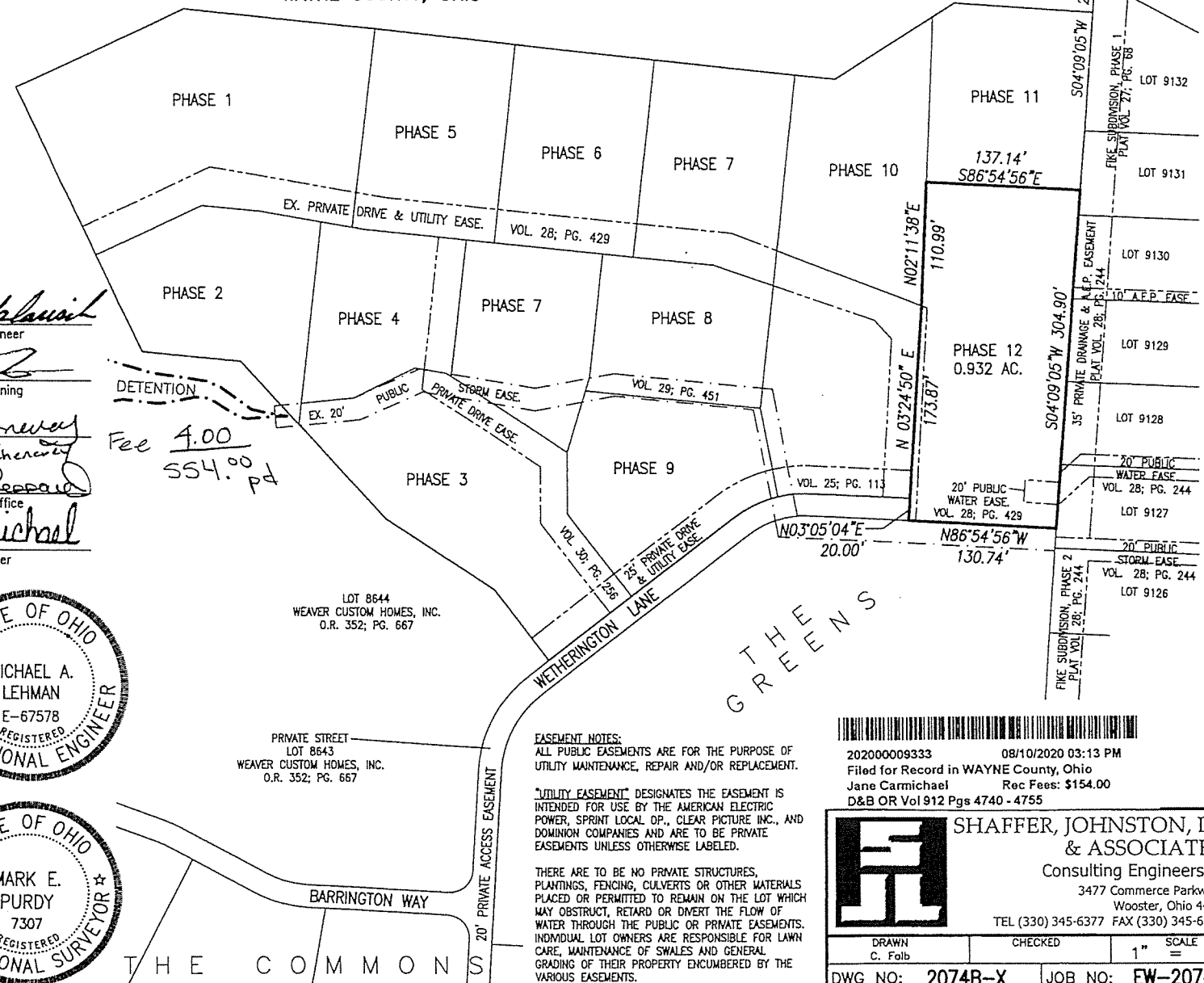
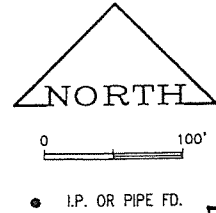


LOCATION MAP

THE FORESTS AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

PHASE 12
 PART OF LOT 8644
 THE VILLAGES OF WETHERINGTON
 PLAT VOL. 25; PG. 113
 CITY OF WOOSTER
 WAYNE COUNTY, OHIO

WW-760
 Sheet 245



Approved This 2nd day of July, 20 20
 Approved This 2nd day of July, 20 20
 Received for Transfer: This 10th day of August, 20 20
 Transferred: This 1st day of AUGUST, 20 20
 Filed for Record: This 10th day of August, 20 20
 # 93220313 in Vol 32 Page 187

Roger Kobilarcsik
 City of Wooster, Engineer
 ROGER KOBIARCSIK
Andrew Dutton
 City of Wooster, Planning
 ANDREW DUTTON
Carol Chorney
 Wayne County Auditor
 CAROL CHERNEY
Stacy Peppard
 Wayne County Map Office
 STACY PEPPARD
Jane Carmichael
 Wayne County Recorder
 JANE CARMICHAEL

Fee 4.00
554.00 PD



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 6-15-20
 Michael A. Lehman, P.E. 67578 Date

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 6-17-20
 Mark E. Purdy, P.S. #7307 Date

LOT 8644
 WEAVER CUSTOM HOMES, INC.
 O.R. 352; PG. 667
 PRIVATE STREET
 LOT 8643
 WEAVER CUSTOM HOMES, INC.
 O.R. 352; PG. 667

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 OP., CLEAR PICTURE INC., AND DOMINION COMPANIES AND ARE TO BE PRIVATE EASEMENTS UNLESS OTHERWISE LABELED.
 THERE ARE TO BE NO PRIVATE STRUCTURES, PLANTINGS, FENCING, CULVERTS OR OTHER MATERIALS PLACED OR PERMITTED TO REMAIN ON THE LOT WHICH MAY OBSTRUCT, RETARD OR DIVERT THE 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 ENCUMBERED BY THE VARIOUS EASEMENTS.

20200009333 08/10/2020 03:13 PM
 Filed for Record in WAYNE County, Ohio
 Jane Carmichael Rec Fees: \$154.00
 D&B OR Vol 912 Pgs 4740 - 4755

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. Folb	CHECKED	1" SCALE = 100'	DATE 05/01/20
DWG NO: 2074B-X		JOB NO: EW-2074BX SHEET 1 OF 2	

VOL 32 PG 187
 Inst# 2020-9332

THE FORESTS AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

PHASE 12
 PART OF LOT 8644
 THE VILLAGES OF WETHERINGTON
 PLAT VOL. 25; PG. 113
 CITY OF WOOSTER
 WAYNE COUNTY, OHIO

V/WI-760
 Sheet 245



0 100'

• I.P. OR PIPE FD.

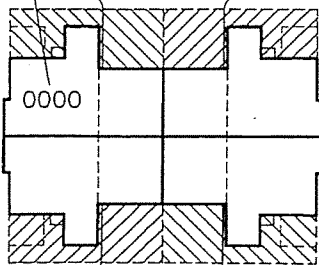


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 BK 32 PG 188

LEGEND

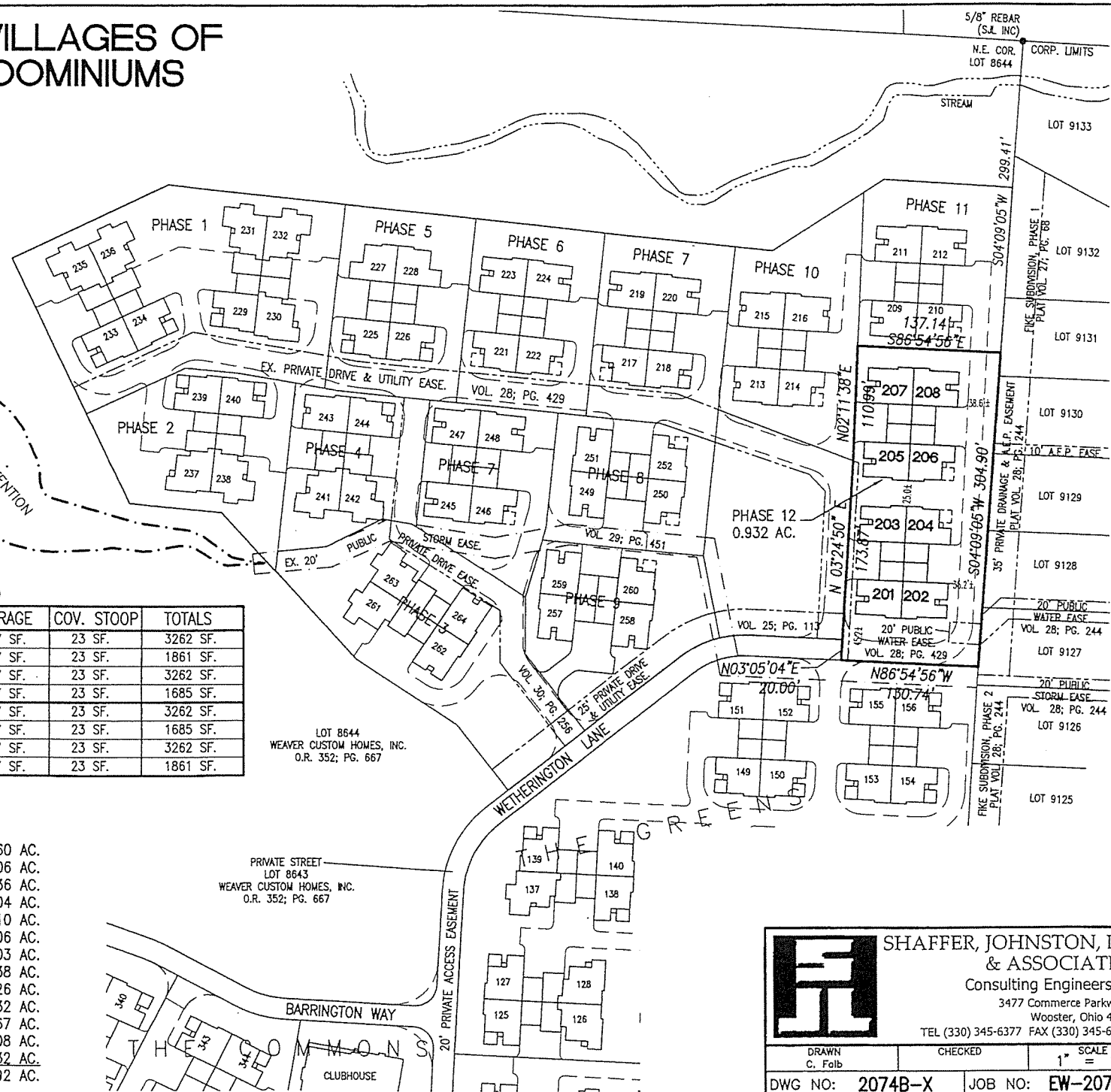
UNIT	PLAN	LIVING	BASEM'T	GARAGE	COV. STOOP	TOTALS
201	Candleberry II Base. w/ Sunroom	1401 SF.	1401 SF.	437 SF.	23 SF.	3262 SF.
202	Candleberry Slab W/ Sunroom	1401 SF.	-----	437 SF.	23 SF.	1861 SF.
203	Candleberry Base. w/ Sunroom	1401 SF.	1401 SF.	437 SF.	23 SF.	3262 SF.
204	Candleberry Slab	1225 SF.	-----	437 SF.	23 SF.	1685 SF.
205	Candleberry Base. w/ Sunroom	1401 SF.	1401 SF.	437 SF.	23 SF.	3262 SF.
206	Candleberry Slab	1225 SF.	-----	437 SF.	23 SF.	1685 SF.
207	Candleberry II Base. w/ Sunroom	1401 SF.	1401 SF.	437 SF.	23 SF.	3262 SF.
208	Candleberry Slab w/ Sunroom	1401 SF.	-----	437 SF.	23 SF.	1861 SF.

HOUSE/UNIT NUMBER



LIMITED COMMON AREA

- FORESTS 8.360 AC.
- PHASE 1 1.106 AC.
- PHASE 2 0.536 AC.
- PHASE 3 0.804 AC.
- PHASE 4 0.410 AC.
- PHASE 5 0.506 AC.
- PHASE 6 0.503 AC.
- PHASE 7 0.938 AC.
- PHASE 8 0.426 AC.
- PHASE 9 0.532 AC.
- PHASE 10 0.567 AC.
- PHASE 11 0.508 AC.
- PHASE 12 0.932 AC.
- RESIDUE 0.592 AC.



PRIVATE STREET
 LOT 8643
 WEAVER CUSTOM HOMES, INC.
 O.R. 352; PG. 667

BARRINGTON WAY

CLUBHOUSE



SHAFFER, JOHNSTON, LICHTENWALTER
 & ASSOCIATES, INC.

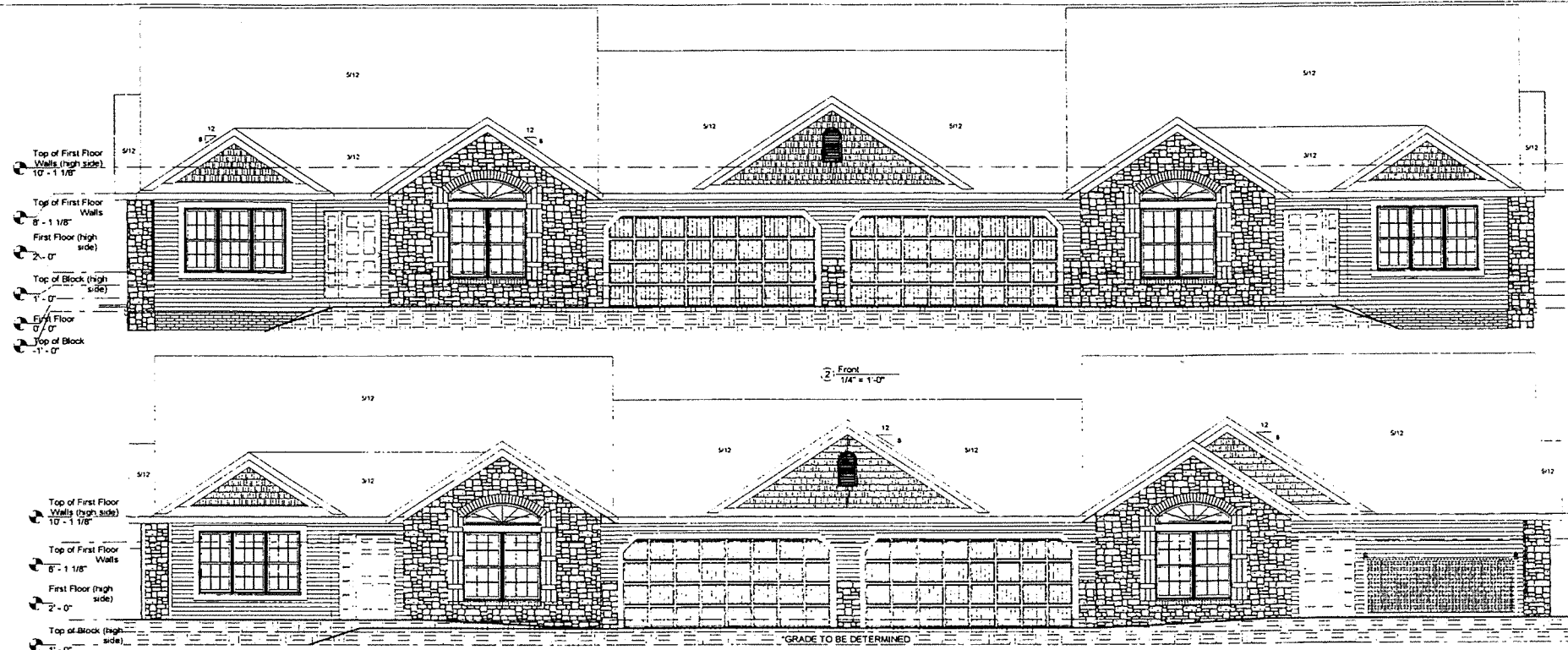
Consulting Engineers & Surveyors

3477 Commerce Parkway, Suite C
 Wooster, Ohio 44691

TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sjl@sjl-inc.com

DRAWN C. Falb	CHECKED	SCALE 1" = 100'	DATE 05/01/20
DWG NO: 2074B-X	JOB NO: EW-2074BX	SHEET 2 OF 2	

20200009332 PG 189 BK 32



***FINAL ELEVATIONS TO BE DETERMINED AT SITE**

All Units shall Meet the Accessibility Requirements for Type B Units (Unless not required per OBC 1107.7.4)
 Primary Entrance: The accessible primary entrance shall be on an accessible ramp from public and common areas. Downways shall have a clear opening of 32 inches minimum. Clear opening of swinging doors shall be measured between the face of the door and stop with the door open 90 degrees. Thresholds shall not exceed 1/2\"/>

Use Passage Downways: Downways intended for use passage shall be framed to allow for doors having a clear opening of 31-3/4 inches minimum. Clear opening of swinging doors shall be measured between the face of the door and stop with the door open 90 degrees.
 Operable Parts, Lighting Controls, electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall be located between 15\"/>

EXCEPTIONS:
 1) Receptacle outlets serving a dedicated use.
 2) Clear receptacle outlet is not required to comply where all of the following conditions are met:
 a) The receptacle outlet is above a length of countertop that is unobstructed by a sink or appliance and
 b) At least one receptacle complying outlet is provided for that length of countertop, and
 c) All other receptacle outlets provided for that length of countertop are in compliance.
 3) Three receptacle outlets.
 4) HVAC diffusers.
 5) Controls mounted on ceiling fans.
 6) Controls or switches mounted on appliances.
 7) Plumbing fixture controls.
 Clear Floor Spaces: A clear floor space complying measuring 48\"/>

Tub and Bathing Facilities: At least one toilet and bathing room shall have fixtures in compliance with the following
 EXCEPTION: Fixtures on levels not required to be accessible
 Clear Floor Spaces: A 48\"/>

LEVEL CLEAR WINDOW

Min	Max	Min	Max
12 1/2	12 1/2	36	36
16 1/2	12 1/2	36	36

COMPOSITE OF A SINGLE RAMP RUN AND SAMPLE RAMP

Min	Max	Min	Max
12 1/2	12 1/2	36	36
16 1/2	12 1/2	36	36

- CONNECTIONS
- JOISTS TO SIDES OF BEAMS: 18 GA GALVANIZED STD JOIST HANGERS UNLESS SHOWN OTHERWISE
 - JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA GALVANIZED HURRICANE ANCHORS
 - PLYWOOD TO FLOOR JOISTS - GATED AND NAILLED - USE 8 COATED DIMERS @ 4 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS. USE ADHESIVE SHEETING (APA SPECIFICATIONS ANGLE) AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION
 - PLYWOOD TO ROOF TRUSSES OR RAFTERS - NAILLED - USE 8 COATED DIMERS @ 4 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS OR 2 #16 GA STAPLES @ 4 INCHES O.C. AT PANEL EDGES AND 8 INCHES O.C. AT INTERMEDIATE SUPPORTS
 - SHEATHING TO WALL STUDS - NAILLED - USE 8 COATED DIMERS @ 4 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS OR 1 3/4\"/>

- General Notes:
 1) All references in this section are to the 2011 Ohio Building Code (OBC) and the 2013 Residential Code of Ohio (RCO).
 2) All areas of this building are to meet or exceed the standards required thereon.
 3) Fire resistance rating of exterior walls 0 hr.
 4) Building use group, R-3 Residential (per OBC 310.1) 1) All units are type B units
 Construction type: V-B
 Height & area limitations per section 503
 Max height: 3 story/40 ft
 Actual height: 1 story/15 ft
 Base allowable area: Unlimited
 Building design is based on the following loads:
 Floor load = 40 psf
 Roof live load = 20 psf
 Structure dead load = weight of materials
 Roof: 10 psf
 Ceilings: 10 psf
 Framed floor: 10 psf
 Concrete floor: 50 psf
 Basic wind speed: 90 mph
 Wind exposure: B
 Ground snow load: 20 psf
 Prescriptive soil bearing capacity based on type CL soils: 1500 psf
 Concrete shall have a minimum 28 day compressive strength of:
 3000 psi for footers
 4000 psi for slabs
 4500 psi for exterior slabs
 Seismic loads:
 Use group per 1616.2-1
 Spectral response coefficients: S_s=0.17 S_{d1}=0.09
 Site Class: C
 Basic seismic force resisting system: light framed walls w/ wood shear panels
 Analysis procedure: Equivalent Lateral Force
 5) Lighting to meet or exceed the requirements of RCO section 503.1
 6) Mechanical ventilation per RCO 503.1
 7) Egress to meet the requirements of RCO section 311
 8) Glazing within 24\"/>

Drawing List

Sheet Number	Sheet Name
A1.1	Front & Rear Elevations
A1.2	Side Elevations
A2.1	Floor Plan
A2.2	Foundation Plan
A3.1	Sections
A3.2	Standard Details
A4.1	Roof Plan
-5.1	Site
E1.1	Power & Lighting Plan-Main Floor
E1.2	Power & Lighting Plan-Basement
E1.3	Lighting Plan-Main Floor
E2.1	Electrical Details & Panel Schedules
M1.1	Mechanical-Main Floor
M1.2	Mechanical-Basement
P1.1	Plumbing-Main Floor
P1.2	Plumbing-Basement
P1.3	Plumbing Isometric

REVISIONS

NO.	DATE	BY	DESCRIPTION
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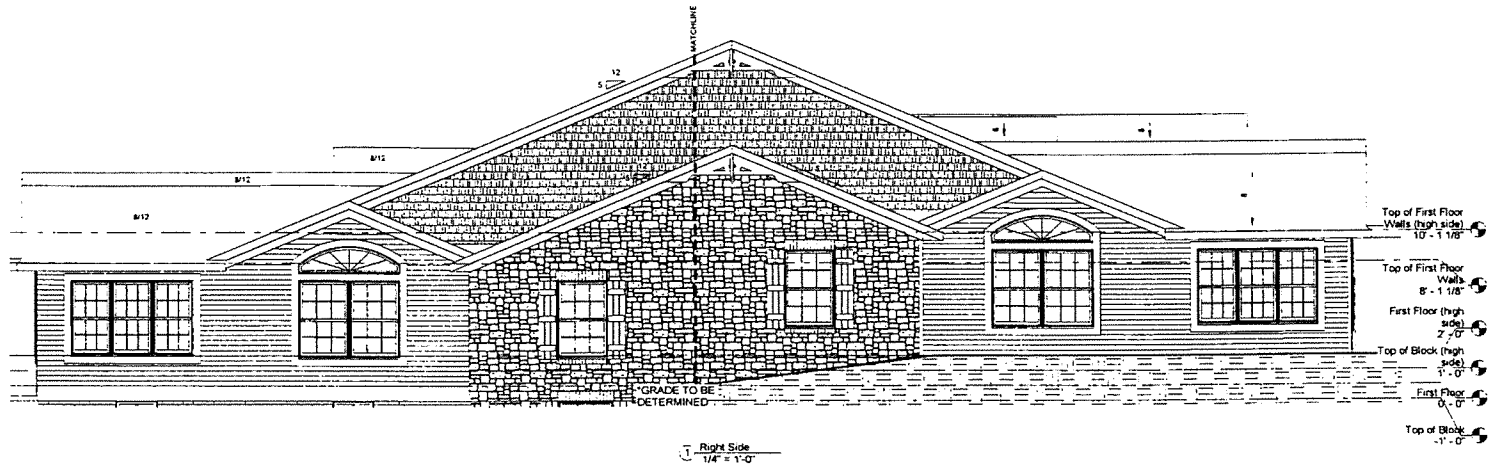
POSTED
 Front & Rear Elevations
 SHEET

A1.1

WPAVER CUSTOM HOMES
 124 EAST LIBERTY ST.
 WOOSTER OH 44691
 PH: 330-364-5444

4 UNIT CONDO #15
 THE FORESTS
 WOOSTER OHIO

202000009332
BK 32 PG 190



Top of First Floor
Walls (high side)
10' - 1 1/8"

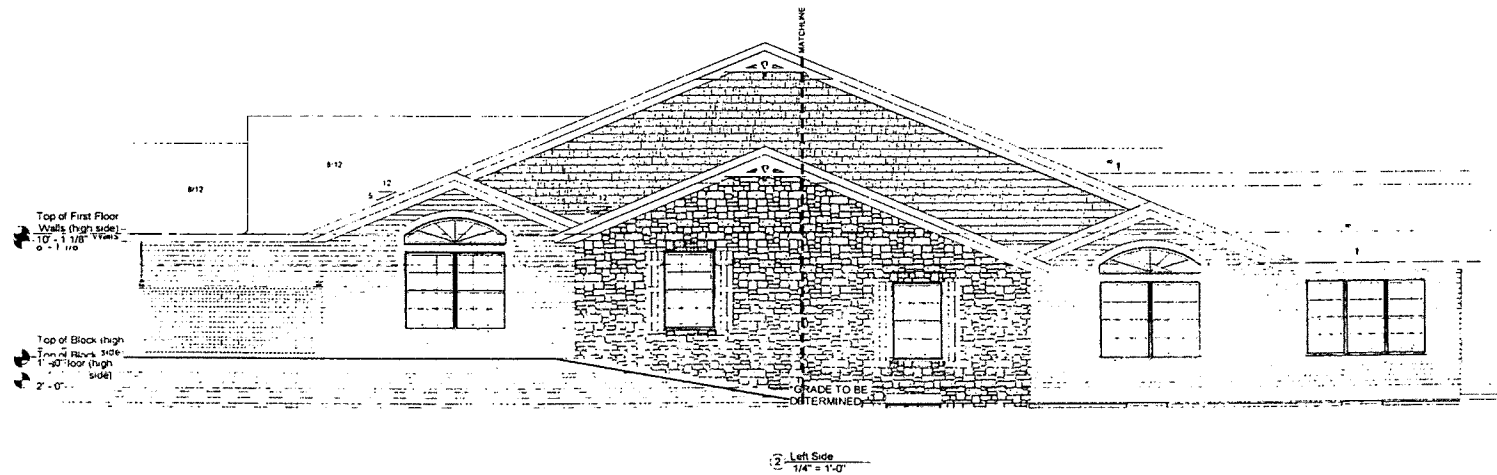
Top of First Floor
Walls
8' - 1 1/8"

First Floor (high
side)
7' - 0"

Top of Block (high
side)
1' - 0"

First Floor
0' - 0"

Top of Block
-1' - 0"



Top of First Floor
Walls (high side)
10' - 1 1/8"

Top of Block (high
side)
1' - 0"

Top of Block (high
side)
2' - 0"

WEAVER
CUSTOM HOMES

131 EAST LIBERTY, ET
WOOSTER, OH 44691
PH 330-364-5444

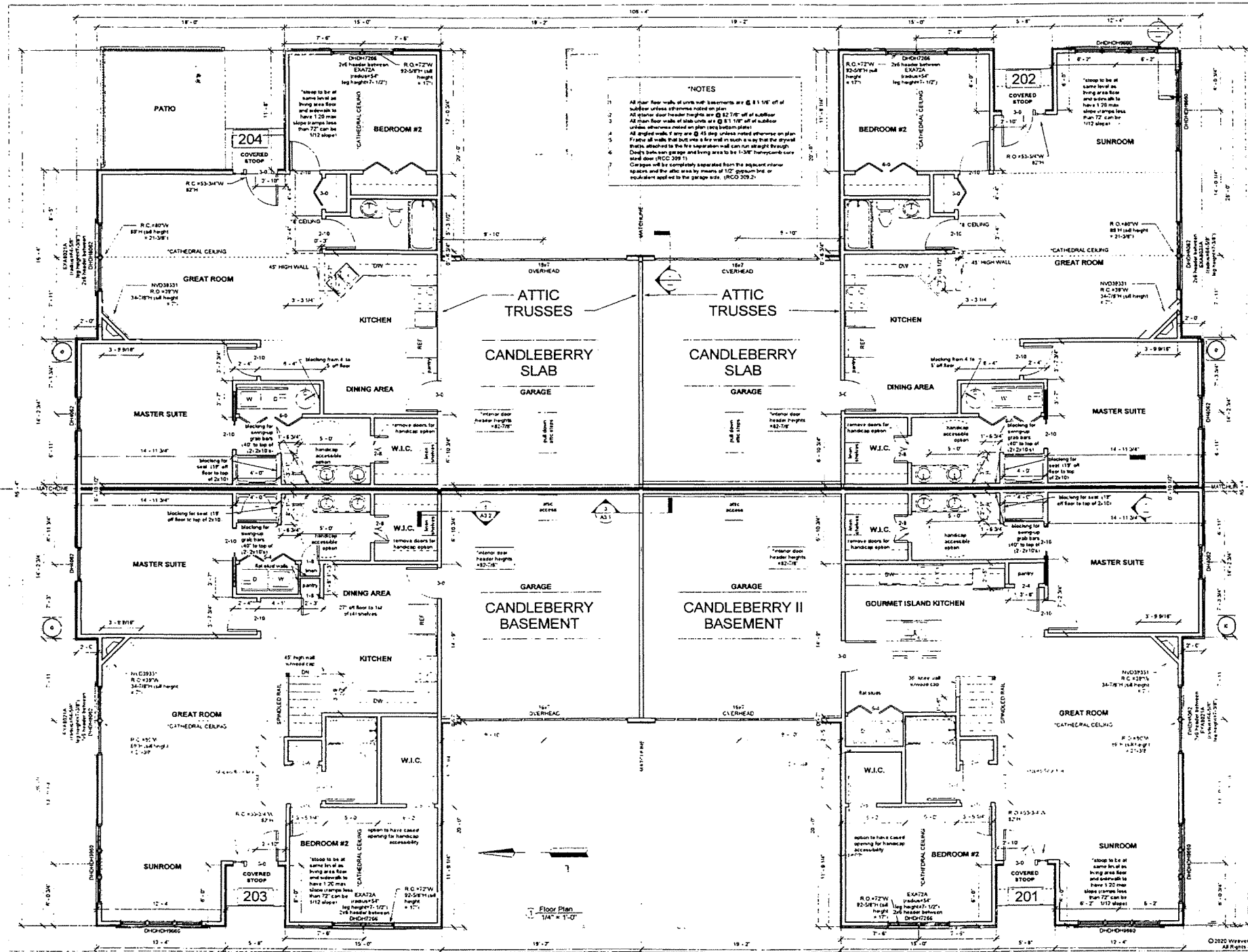
4 UNIT CONDO #15
THE FORESTS
WOOSTER OHIO

REVISIONS

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1	4/3/2020 3:32:45 PM		

POSTED
Side Elevations

SHEET
A1.2



NOTES

- All floor finish walls of units shall be minimum 8' @ 8' 1 1/2" off of subfloor unless otherwise noted on plan.
- All exterior door header heights are @ 82" TYP off of subfloor.
- All floor finish walls of units shall be minimum 8' @ 8' 1 1/2" off of subfloor unless otherwise noted on plan (see below plan).
- All angled walls of any area @ 45 deg unless noted otherwise on plan.
- Frame all walls that butt into a fire wall in such a way that the structural studs attached to the fire separation wall can run straight through.
- Depth between gas pipe and living area to be 1'-3 1/2" between curb and stand door (IRCC 309.1).
- Carpets will be completely separated from the adjacent interior spaces and the attic area by means of 1/2" gypsum board or equivalent installed to the garage side. (IRCC 309.2)

Building SFT:
 Unit 201 = 1,861 (7 occupants)
 Unit 202 = 1,665 (7 occupants)
 Unit 203 = 1,661 (7 occupants)
 Total = 7,268 (26 occupants)

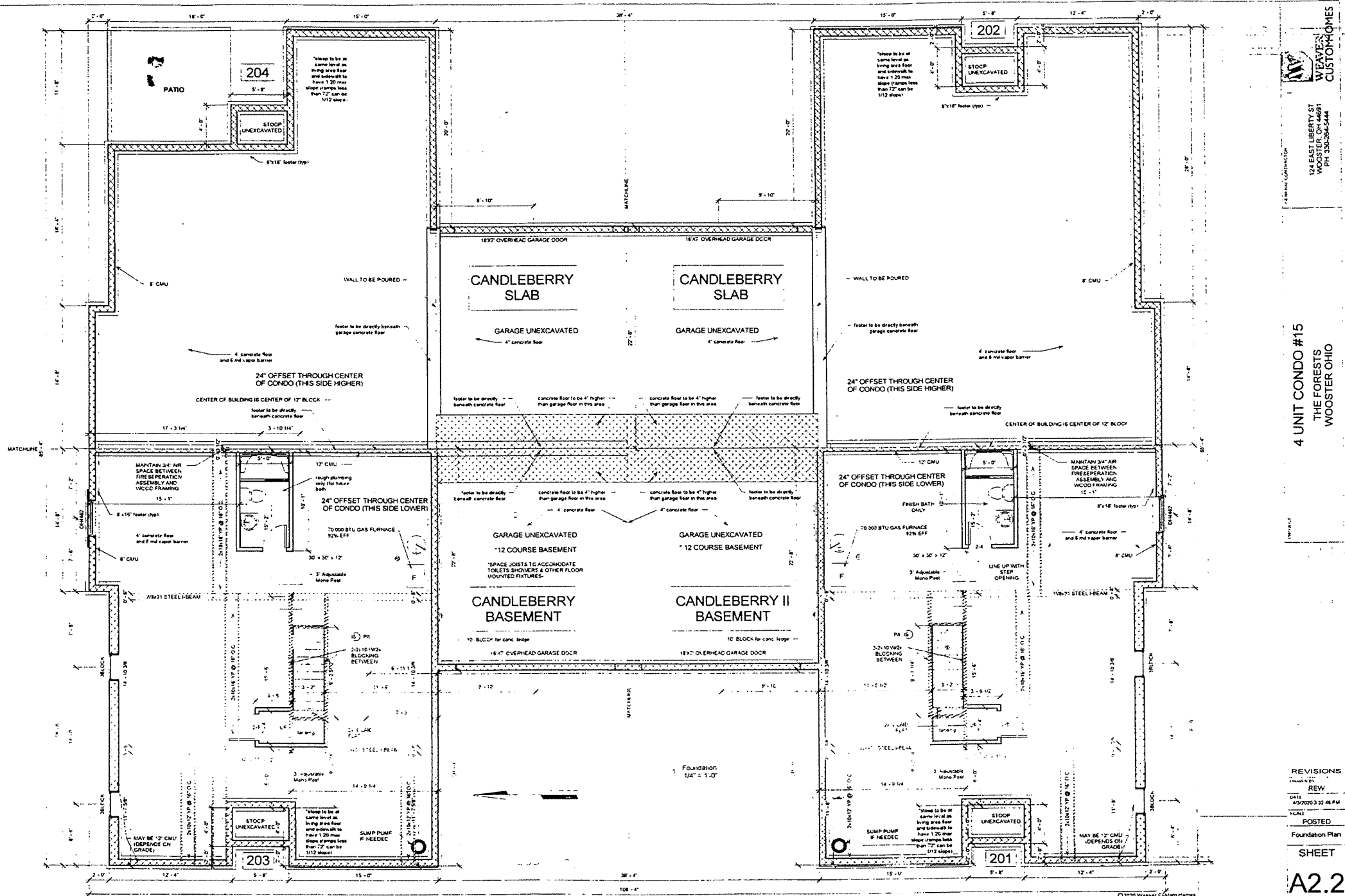
WEAVER CUSTOM HOMES
 124 EAST LIBERTY ST.
 WOOSTER OH 44691
 PH 330-384-5444

4 UNIT CONDO #15
 THE FORESTS
 WOOSTER OHIO

REVISIONS

NO. 1	DATE	DESCRIPTION
1	4/30/20	REV
2	4/30/20	32 45 PM
3		POSTED
4		Floor Plan
5		SHEET

A2.1



WEAVER'S CUSTOM HOMES
 124 EAST LIBERTY ST
 WOOSTER, OH 44691
 PH: 330-685-5444

4 UNIT CONDO #15
 THE FORESTS
 WOOSTER, OHIO

REVISIONS

NO.	DATE	DESCRIPTION
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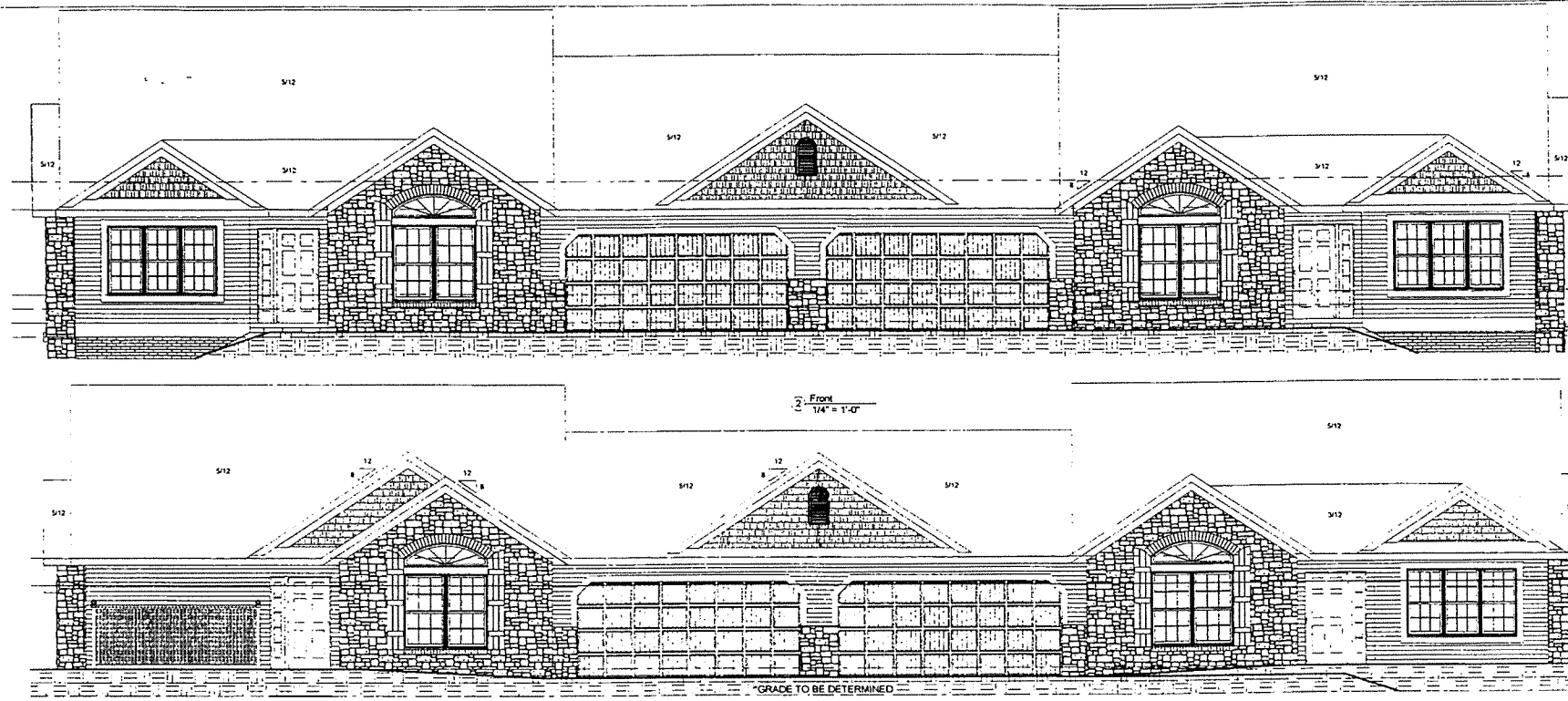
POSTED
 Foundation Plan
 SHEET

A2.2

20200009332
BK 32 PG 193

WEAVER
CUSTOM HOMES
124 EAST LIBERTY ST.
WOOSTER, OH 44691
PH. 330-264-5444

4 UNIT CONDO #16
THE FORESTS
WOOSTER OHIO



- Top of First Floor Walls (high side) 10'-1 1/8"
- Top of First Floor Walls (low side) 8'-1 1/8"
- First Floor (high side) 2'-0"
- Top of Block (high side) 1'-0"
- First Floor (low side) 0'-0"
- Top of Block (low side) 1'-0"
- First Floor 0'-0"

*FINAL ELEVATIONS TO BE DETERMINED AT SITE

All Units Shall Meet the Accessibility Requirements for Type B Units (Unless not required per OBC 1197.7.4)

Primary Entrance: The accessible primary entrance shall be on an accessible route from public and common areas. Downways shall have a clear opening of 32 inches minimum. Clear opening of swinging doors shall be measured between the face of the door and stop with the door open 90 degrees. Thresholds shall not exceed 1/2" in height.

User Passage Doorways: Downways intended for user passage shall be framed to allow for doors having a clear opening of 31-3/4 inches minimum. Clear opening of swinging doors shall be measured between the face of the door and stop with the door open 90 degrees.

Operable Parts: Lighting controls, electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall be located between 15" and 48" above finish floor (maximum height where horizontal reach is between 10" and 24" and shall have a clear floor space of 48" x 20" ESCEP Table 1).

- 1) Receptacle outlets serving a dedicated load
- 2) One receptacle outlet is not required to comply where all of the following conditions are met:
 - a) the receptacle outlet is at least a length of equipment that is unenergized by a surge or appliance and
 - b) all metal receptacle connecting outlet is grounded to allow for fault clearance at a ground or other side with 15 ohms impedance
 - c) all other receptacle outlets provided for that length of equipment are in compliance
- 3) Floor receptacle outlets
- 4) HVAC equipment
- 5) Control switches or control panels
- 6) Operating controls
- 7) Operating controls

Clear Floor Space: A clear floor space complying measuring 48" x 36" positioned for parallel approach shall be provided at the following locations: the clear floor space shall be centered on the appliance including machines, clothes dryers, kitchen sinks, dishwashers, ranges, and refrigerators.

Toilet and Bathing Facilities: At least one toilet and bathing room shall have fixtures in compliance with the following:

EXCEPTION: Fixtures on levels not required to be accessible.

Clear Floor Space: A clear floor space shall be provided at bathtubs, showers, and toilets. The lateral distance from the centerline of the fixture shall be 18 inches minimum on the side opposite the direction of approach and 15 inches minimum on the other side. The lateral distance from the centerline of the fixture shall be 15 inches. The lateral distance from the centerline of the fixture shall be 15 inches. The lateral distance from the centerline of the fixture shall be 15 inches.

Clearance: A clearance of 66 inches minimum (measured from the finished floor) shall be provided for the clearances of the fixture shall be 66 inches. The clearance of the fixture shall be 66 inches. The clearance of the fixture shall be 66 inches.

Forward Approach: A clear path shall be provided for the forward approach to the fixture shall be 66 inches. The forward approach shall be 66 inches. The forward approach shall be 66 inches.

Parallel Approach: A clear path shall be provided for the parallel approach to the fixture shall be 66 inches. The parallel approach shall be 66 inches. The parallel approach shall be 66 inches.

Diapers: Diapers shall not be stored in the clear floor space for any fixture.

EXCEPTION: Where a 48" x 30" clear floor space is required, the clearances under elements shall be provided within the room beyond the arc of the door swing.

Clearance: Clear floor spaces at fixtures shall be permitted to include knee and toe clearances.

Overlap: Clear floor spaces shall be permitted to overlap.

Reinforcement: Reinforcement shall be provided for the future installation of grab bars and shower seats at toilet stalls, bathtubs, and shower compartments. Where walls are located to permit the installation of grab bars and seats, reinforcement shall be provided for the future installation of grab bars and seats meeting these requirements.

Bathing Facilities: Where a bathtub or shower compartment is provided, a clear path shall be provided in front of bathtubs with a parallel approach. A lateral shall be provided at the control end of the bathtub if a clearance of 48 inches minimum in length and 30 inches minimum in width shall be provided in front of bathtubs with a parallel approach in front of the bathtub.

Forward Approach Bathtubs: A clearance of 60 inches minimum in length and 48 inches minimum in width shall be provided in front of bathtubs with a forward approach. A clear path shall be provided in the clearance of the control end of the bathtub.

Protection for Fabrications in Field Panel Assemblies

The following table provides the minimum clearances for field panel assemblies. The clearances shall be maintained throughout the life of the assembly. The clearances shall be maintained throughout the life of the assembly. The clearances shall be maintained throughout the life of the assembly.

Clearance	Minimum	Maximum
Clearance to the side of the panel	12"	18"
Clearance to the top of the panel	12"	18"
Clearance to the bottom of the panel	12"	18"
Clearance to the front of the panel	12"	18"

COMPONENTS OF A SINGLE RAMP RUN AND DOUBLE RAMP

Component	Minimum	Maximum
Width	36"	48"
Height	30"	36"
Depth	36"	48"
Clearance	36"	48"

- CONNECTIONS**
- 1) JOISTS TO SIDES OF BEAMS - 1/4" GALV. GALVANIZED STEEL JOIST HANGERS UNLESS SHOWN OTHERWISE
 - 2) JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS - 1/4" GALV. GALVANIZED HURRICANE ANCHORS
 - 3) PLYWOOD TO FLOOR JOISTS - GLEED AND NAILED - USE 8D COATED DIMERS AT 12" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS. USE ADHESIVE MEETING APA SPECIFICATION A900-1 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION
 - 4) PLYWOOD TO ROOF TRUSSES OR RAFTERS - NAILED - USED BY COATED DIMERS @ 8" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS OR 2" #15 GA. STAPLES @ 4" ON CENTER AT PANEL EDGES AND 8" ON CENTER AT INTERMEDIATE SUPPORTS
 - 5) SHEATHING TO WALL STUDS - NAILED - USE 8D COATED DIMERS @ 8" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS OR 1-3/4" #15 GA. STAPLES @ 3" ON CENTER AT PANEL EDGES AND 8" ON CENTER AT INTERMEDIATE SUPPORTS
 - 6) ALL CONNECTORS (HANGERS, NAILS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED COMPATIBLE WITH THE CHEMICALS IN THE WOOD

- General Notes**
- 1) All references in this section are to the 2011 Ohio Building Code (OBC) and the 2013 Residential Code of Ohio (RCO).
 - 2) All areas of this building are to meet or exceed the standards required therein.
 - 3) Fire resistance rating of exterior walls 0 hr
 - 4) Building use group R-3 Residential (per OBC 310)
 - 5) Construction type V-B
 - 6) Height & area limitations per section 503
 - 7) Max height=3 story/40 ft
 - 8) Actual height=1 story/15 ft
 - 9) Base allowable area=Unlimited
 - 10) Building design is based on the following loads
 - 11) Floor load=40 psf
 - 12) Roof live load=20 psf
 - 13) Structure dead load=weight of materials
 - 14) Ceiling=10 psf
 - 15) Framed floor=10 psf
 - 16) Concrete floor=50 psf
 - 17) Basic wind speed=90 mph
 - 18) Wind exposure=B
 - 19) Ground snow load=20 psf
 - 20) Presumptive soil bearing capacity based on type CL soil=1500 psf
 - 21) Concrete shall have a minimum 28 day compressive strength of 3000 psi for footers
 - 22) 4000 psi for slabs
 - 23) 4500 psi for exterior slabs
 - 24) Use group per 1616.2(a)
 - 25) Spectral response coefficients S_D=0.17 S_I=0.09
 - 26) Site Class=II
 - 27) Basic seismic force resisting system=Lightly framed walls w/ wood shear panels
 - 28) Analysis procedure=Equivalent Lateral Force
 - 29) Lighting to meet or exceed the requirements of RCO section 303.1
 - 30) Mechanical ventilation per RCO 303.3
 - 31) Egress to meet the requirements of RCO section 1301.1
 - 32) Thermal insulating materials shall meet or exceed the requirements of OBC section 1301.1
 - 33) Mechanical equipment and appliances shall be installed in accordance with the manufacturer's installation instructions for the labeled equipment.
 - 34) Footers shall be stepped as necessary to maintain a minimum of 30" below exterior grade for frost protection.
 - 35) 2" nominal fire blocking to be provided to cut off all concealed draft openings & to form an effective barrier between stories & between the main floor & the roof/attic space.
 - 36) Flashing shall be installed in a manner that will prevent moisture from entering the wall & roof through joints in copings through moisture permeable materials & at intersection with parapet walls & other penetrations through the roof plane.
 - 37) Any concealed spaces that have useable areas above & below the concealed space shall have a draft stopping installed such that the concealed space is divided in areas of less than 1000 sq ft. As much as possible the concealed space shall be evenly divided. The draft stopping shall consist of 1/2" gypsum board or 3/8" structural wood panels.
 - 38) Attic access locations are shown in the garage of each unit on sheet A2.1. All areas of attic access are shown accessible from the attic access.

Drawing List

Sheet Number	Sheet Name
A1.1	Front & Rear Elevations
A1.2	Side Elevations
A2.1	Floor Plan
A2.2	Foundation Plan
A3.1	Sections
A3.2	Standard Details
A4.1	Roof Plan
E-1	Site
E-1.1	Power Plan-Main Floor
E-1.2	Power & Lighting Plan-Basement
E-1.3	Lighting Plan-Main Floor
E-2.1	Electrical Details & Panel Sched
M1.1	Mechanical-Main Floor
E-1.1	Mechanical-Basement
M1.2	Mechanical-Basement
P1.1	Plumbing-Main Floor
P1.2	Plumbing-Basement
P1.3	Plumbing Isometric

REVISIONS

NO.	DATE	DESCRIPTION
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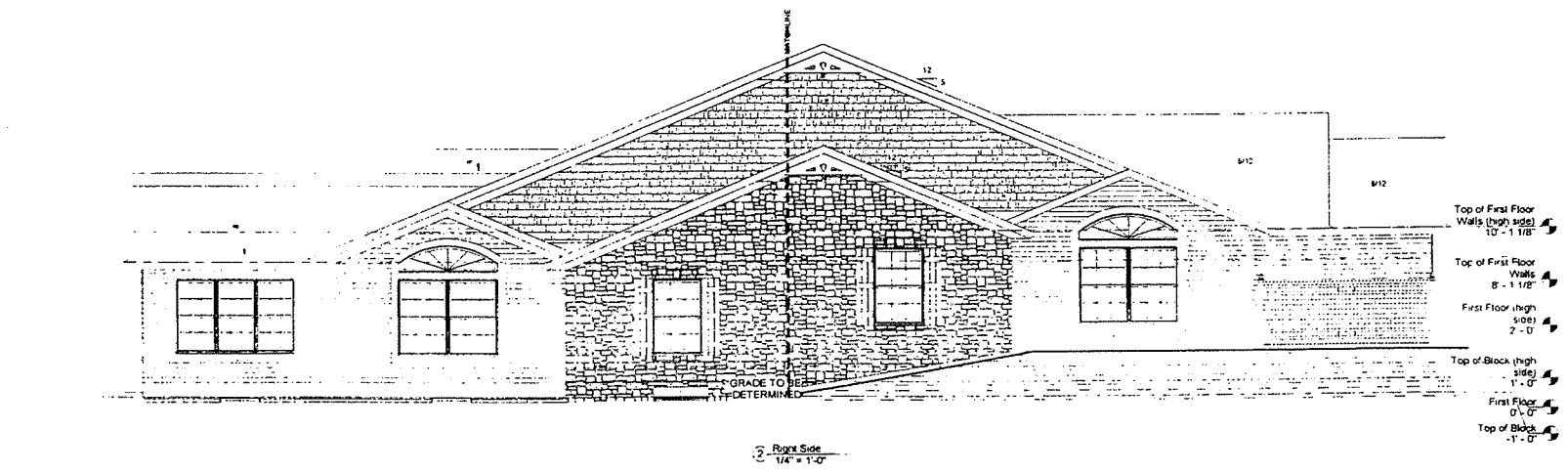
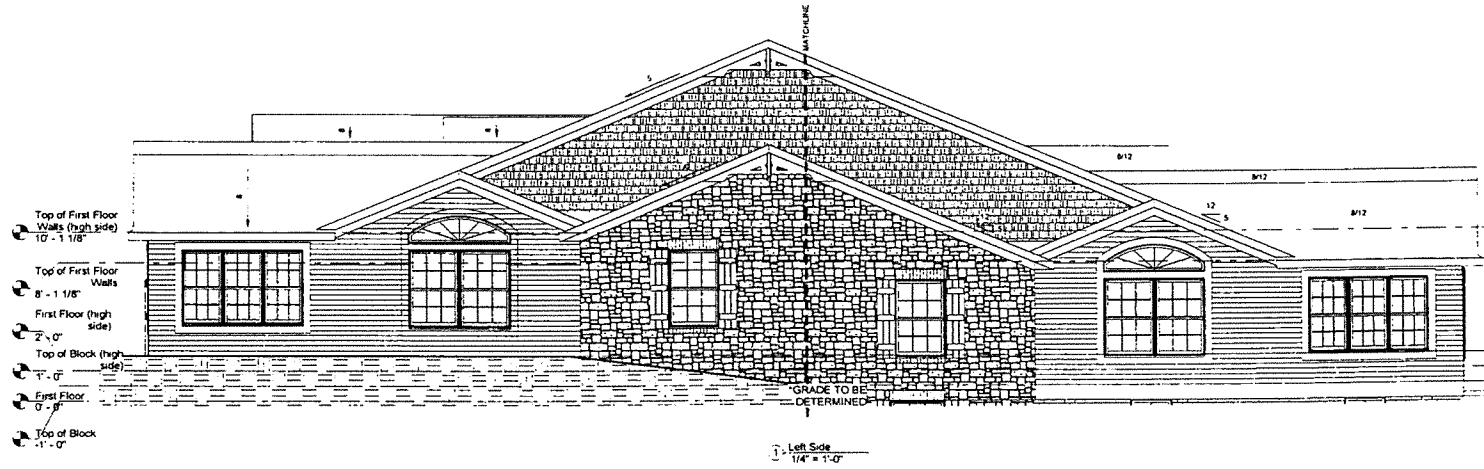
POSTED
Front & Rear
Elevations

SHEET

A1.1



20200009332
BK 32 PG 194



- Top of First Floor Walls (high side) 10'-1 1/8"
- Top of First Floor Walls 8'-1 1/8"
- First Floor (high side) 2'-0"
- Top of Block (high side) 1'-0"
- First Floor 0'-0"
- Top of Block -1'-0"

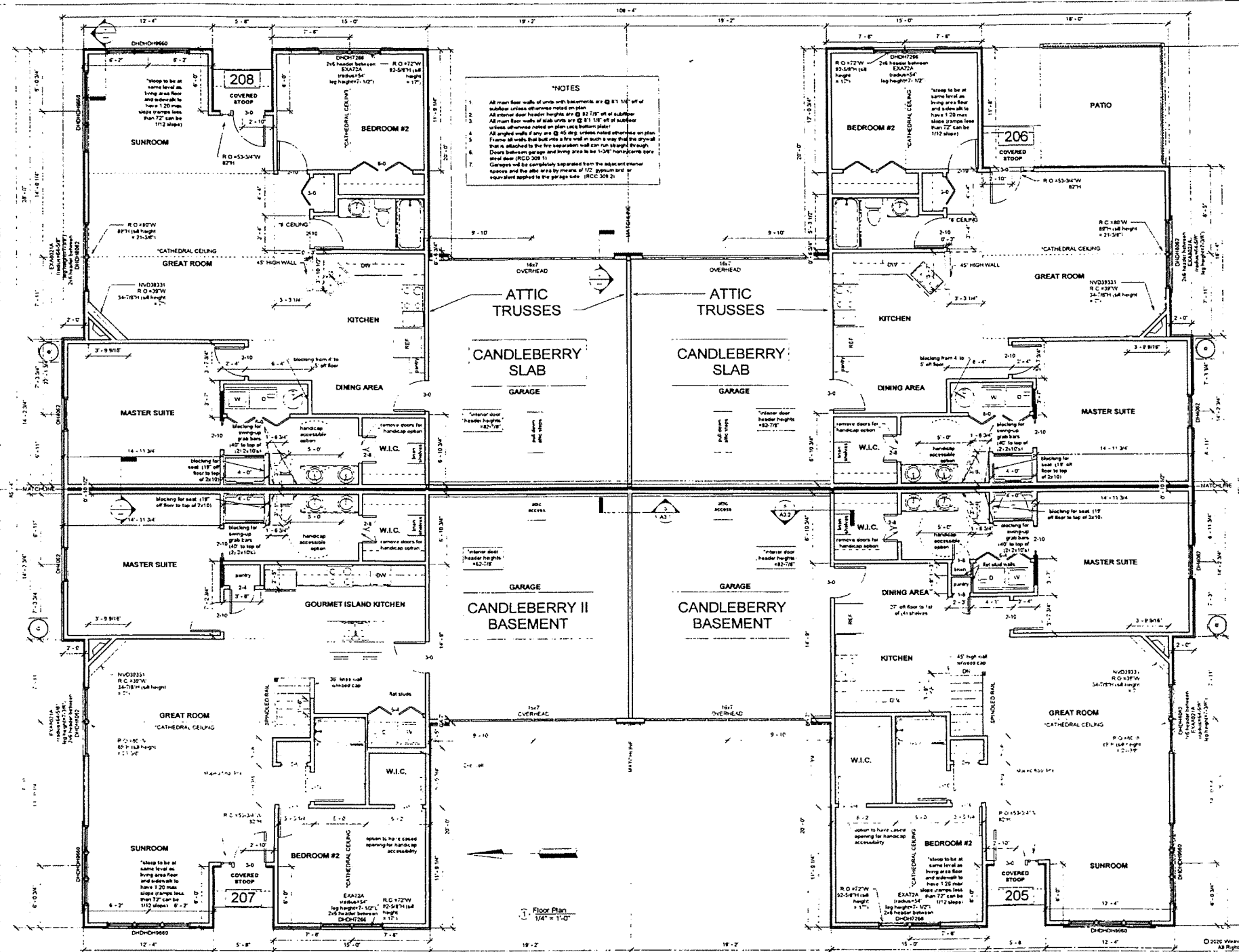
4 UNIT CONDO #16
 THE FORESTS
 WOOSTER OHIO



194 EAST LIBERTY ST
 WOOSTER, OH 44691
 PH. 330-264-5444

REVISIONS	
1	REW
DATE	4/2/2020 3:15:20 PM
SCALE	VSCALE
POSTED	
Side Elevations	
SHEET	

A1.2



NOTES

- All main floor walls of units with basements are @ 8'1 1/2\"/>

Building SFT
 Unit 205= 1,861 (7 occupants)
 Unit 206= 1,685 (7 occupants)
 Unit 207= 1,861 (7 occupants)
 Unit 208= 1,861 (7 occupants)
 Total=7,268 (28 occupants)

WEAVER CUSTOM HOMES
 16 EAST LIBERTY ST.
 WOOSTER, OH 44691
 PH. 330-264-5444

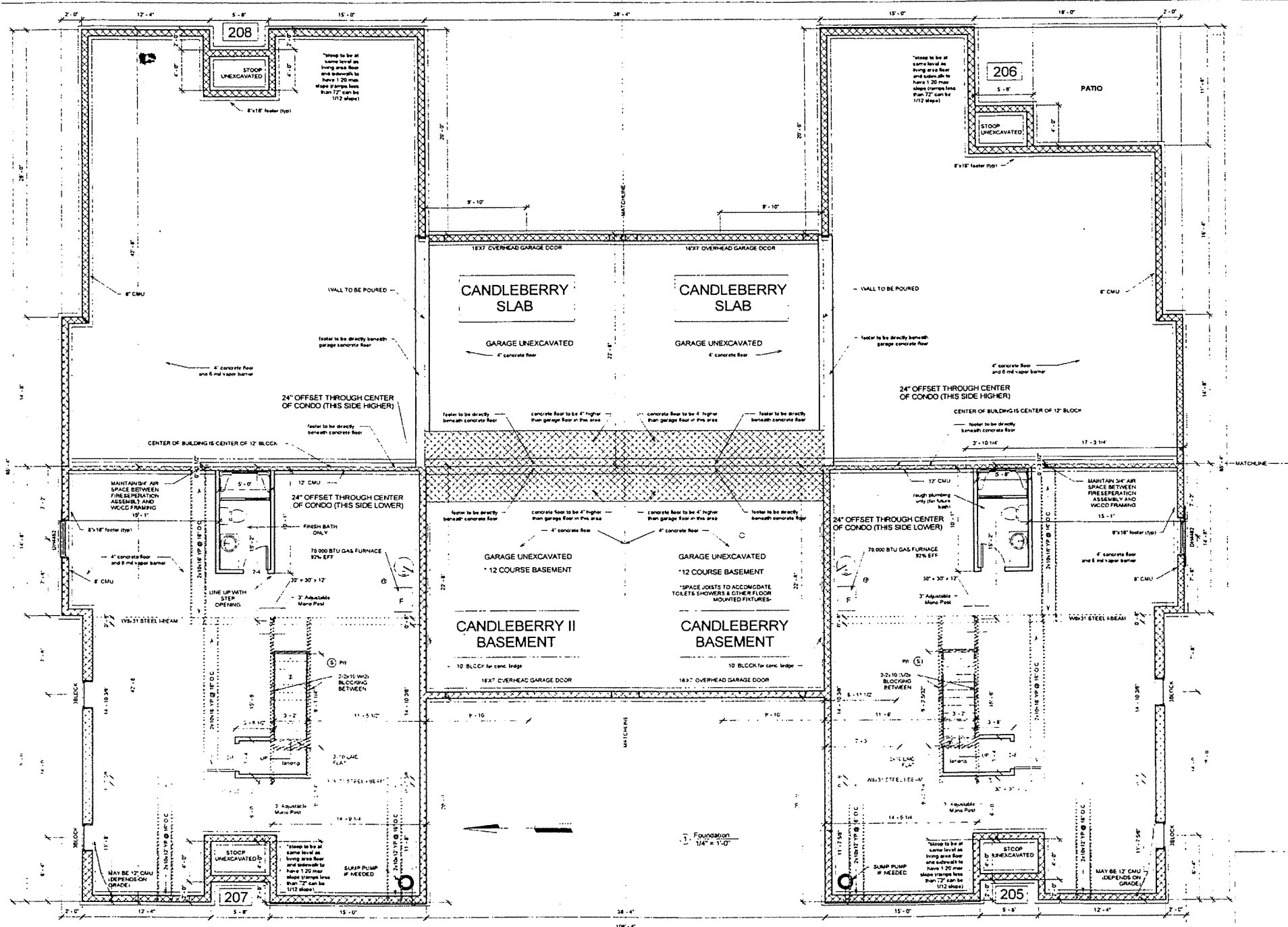
4 UNIT CONDO #16
 THE FORESTS
 WOOSTER, OHIO

REVISIONS

NO.	DATE	BY	REVISION
1	4/30/2020	314	REV

POSTED
Floor Plan
SHEET

A2.1



WEAVER CUSTOM HOMES
 124 EAST LIBERTY ST.
 WOOSTER OH 44691
 PH 330-354-5444


4 UNIT CONDO #16
 THE FORESTS
 WOOSTER OHIO

NO.	REVISIONS	DATE
1	REW	4/2/2020 3:15:22 PM
2	POSTED	

Foundation Plan
 SHEET

A2.2

WAYNE COUNTY TAX MAP OFFICE
Initials SOLP FILE # _____
DATE 8/10/2020 LOCATION _____
MAP # _____ IDENT. W.C. 0245 LOT 81644
SECT. - QTR _____


20200009333 08/10/2020 03:13 PM
Filed for Record in WAYNE County, Ohio
Jane Carmichael Rec Fees: \$154.00
D&B OR Vol 912 Pgs 4740 - 4755

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

Fee \$ _____
Exempt
JARRAL UNDERWOOD, County Auditor

(space above this line reserved for recording data)

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


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: 08-10-2020

AMT. PD \$ 4.00 DATE 08/10/2020
JARRAL UNDERWOOD, AUDITOR
Carol Chorney DEPUTY
Carol Chorney

Jarra Underwood, Wayne County Auditor
By: Carol Chorney
Deputy Auditor Carol Chorney

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


20200009332 08/10/2020 03:13 PM
Filed for Record in WAYNE County, Ohio
Jane Carmichael Rec Fees: \$400.00
COND OR Vol 32 Pgs 187 - 196



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BK 912 PG 4741

AMENDMENT NUMBER TWELVE

TO

DECLARATION OF CONDOMINIUM OWNERSHIP FOR

THE FORESTS AT THE VILLAGES OF WETHERINGTON
CONDOMINIUMS

(ESTABLISHING PHASE TWELVE)

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 Forests at The Villages of Wetherington Condominiums, hereby makes the following Amendment ("this Amendment") to the Declaration of Condominium Ownership for The Forests 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 Forests 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 602, Page 446 et seq., and the Drawings being recorded in Wayne County Plat Records Volume 28, Page 429 et seq. (the Declaration, Bylaws, and Drawings are hereinafter collectively referred to as the "Declaration");

WHEREAS, the Declaration was amended, as to matters other than expansion of the Condominium, by Declarant and The Forests at The Villages of Wetherington Condominium Association, Inc. by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number 1 to the Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominium", said Amendment Number 1 being recorded in Wayne County Official Records Volume 623, Pages 2260-2663;

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 Forests 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 building thereon



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(hereinafter referred to as the "Phase Two Building") 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 Forests at The Villages of Wetherington Condominiums (Establishing Phase Two)", together with the Drawings recorded in connection therewith, said Amendment Number Two being recorded in Wayne County Official Records Volume 665, Pages 1511-1518, and said Drawings being recorded in Wayne County Plat Records Volume 29, Pages 274-279;

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 building thereon (hereinafter referred to as the "Phase Three Building") 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 Three to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Three)", together with the Drawings recorded in connection therewith, said Amendment Number Three being recorded in Wayne County Official Records Volume 687, Pages 2618-2625, and said Drawings being recorded in Wayne County Plat Records Volume 29, Pages 395-400;

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 Four"), together with the building thereon (hereinafter referred to as the "Phase Four Building") 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 Four to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Four)", together with the Drawings recorded in connection therewith, said Amendment Number Four being recorded in Wayne County Official Records Volume 708, Pages 2524-2533, and said Drawings being recorded in Wayne County Plat Records Volume 29, Pages 455-460;

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 Five"), together with the building thereon (hereinafter referred to as the "Phase Five Building") 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 Five to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Five)", together with the Drawings recorded in connection therewith, said Amendment Number Five being recorded in Wayne County Official Records Volume 781, Pages 755-765, and said Drawings being recorded in Wayne County Plat Records Volume 30, Pages 256-261;

WHEREAS, the Declaration was further amended by Declarant and The Forests at The Villages of Wetherington Condominium Association, Inc.



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BK 912 PG 4743

by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number Six to the Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominium", said Amendment Number Six being recorded in Wayne County Official Records Volume 787, Pages 1832-1836;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Six"), together with the building thereon (hereinafter referred to as the "Phase Six Building") 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 Six to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Six)", together with the Drawings recorded in connection therewith, said Amendment Number Six being recorded in Wayne County Official Records Volume 839, Pages 62-73, and said Drawings being recorded in Wayne County Plat Records Volume 31, Pages 1-6 [Note: Said Amendment Number Six is a separate and distinct instrument from the Amendment Number Six recorded in Wayne County Official Records Volume 787, Pages 1832-1836 referenced in the preceding paragraph above];

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Seven"), together with the buildings thereon (hereinafter referred to as the "Phase Seven 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 Seven to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Seven)", together with the Drawings recorded in connection therewith, said Amendment Number Seven being recorded in Wayne County Official Records Volume 856, Pages 1187-1199, and said Drawings being recorded in Wayne County Plat Records Volume 31, Pages 143-152;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Eight"), together with the building thereon (hereinafter referred to as the "Phase Eight Building") 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 Eight to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Eight)", together with the Drawings recorded in connection therewith, said Amendment Number Eight being recorded in Wayne County Official Records Volume 870, Pages 1116-1127, and said Drawings being recorded in Wayne County Plat Records Volume 31, Pages 242-247;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Nine"), together with the building thereon (hereinafter referred to as the "Phase Nine Building")



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BK 912 PG 4744

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 Nine to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Nine)", together with the Drawings recorded in connection therewith, said Amendment Number Nine being recorded in Wayne County Official Records Volume 893, Pages 2561-2574, and said Drawings being recorded in Wayne County Plat Records Volume 31, Pages 417-422;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Ten"), together with the building thereon (hereinafter referred to as the "Phase Ten Building") 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 Ten to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Ten)", together with the Drawings recorded in connection therewith, said Amendment Number Ten being recorded in Wayne County Official Records Volume 896, Pages 2984-2997, and said Drawings being recorded in Wayne County Plat Records Volume 31, Pages 486-491;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, as amended, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Eleven"), together with the building thereon (hereinafter referred to as the "Phase Eleven Building") 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 Eleven to Declaration of Condominium Ownership for The Forests at The Villages of Wetherington Condominiums (Establishing Phase Eleven)", together with the Drawings recorded in connection therewith, said Amendment Number Eleven being recorded in Wayne County Official Records Volume 904, Pages 4127-4140, and said Drawings being recorded in Wayne County Plat Records Volume 32, Pages 127-132;

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

WHEREAS, Declarant has constructed on the Phase Twelve Land two (2) buildings containing four (4) Units in each building, for a total of eight (8) Units in Phase Twelve (hereinafter referred to as the "Phase Twelve Buildings");

WHEREAS, the general architectural design, quality, appearance, and materials used in the construction of the Phase Twelve 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, Three, Four, Five, Six, Seven, Eight, Nine, Ten, and Eleven, and the Common Elements surrounding the same;



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BK 912 PG 4745

WHEREAS, the Units in Phase Twelve and the Common Elements in Phase Twelve shall be subject to the same uses, purposes, covenants, and restrictions as the Units in Phases One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, and Eleven, 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 Twelve Land and the Phase Twelve 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 Twelve Land, Phase Twelve 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 Twelve Land (described on **EXHIBIT "A"** attached hereto), which together with the Phase Twelve 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 Forests 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 Twelve are the same as in the original Declaration, except that Phase Twelve contains two (2) buildings containing four (4) Units in each building, for a total of eight (8) Units.
 - (b) Other improvements located on the Phase Twelve 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 Buildings 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 Forests at The Villages of Wetherington Condominiums, Phase 12.

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 SIXTY (60) 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 Twelve Land, being the land described on **EXHIBIT “A” (Legal Description of Condominium Property – Phase Twelve)** 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, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, and Twelve)** 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 28, Page 429, et seq., are hereby amended by adding thereto the Drawings for The Forests at The Villages of Wetherington Condominiums, Phase 12, to be recorded concurrently with this Amendment Number Twelve.

8. Each owner of a Unit in Phase Twelve 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.



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The Forests at The Villages of Wetherington Condominiums, Phase Twelve

EXHIBIT "A"

Legal Description of Condominium Property
(Phase Twelve)

See attached captioned "Boundary description of The Forests at the Villages of Wetherington Condominiums, Phase 12 (0.932 ac.) EW 2074BX" prepared by Mark E. Purdy, P.S. #7307, of Shaffer, Johnston, Lichtenwalter & Associates, Inc., which is incorporated herein and made a part hereof.

EXCEPTING THEREFROM the conveyance from Weaver Custom Homes, Inc. to Weaver Companies, Ltd. by Quit-Claim Deed dated February 16, 2012, filed for record March 2, 2012 at 3:56 P. M. and recorded in Wayne County Official Records Volume 703, Pages 2012-2017. (Note: By way of information and not limitation, said conveyance relates to sub-surface oil and gas ownership, rights, and royalties.)

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 Forests at The Villages of Wetherington Condominiums.

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

Boundary description of Drive and Utility Easement Number 1 for The Forests at the Villages of Wetherington Condominiums, Phase 11:

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 bounded and described as follows:

Commencing at the northeast corner of said Lot 8644; thence South 04° 09' 05" West, 604.31 feet along the easterly line of said Lot 8644 to a point; thence North 86° 54' 56" West, 124.74 feet to a point and the principal place of beginning of the easement herein described;

THENCE WITH THE FOLLOWING SIXTEEN (16) COURSES:

1. Thence continuing North 86° 54' 56" West, 6.00 feet to a southeasterly corner of Lot 8643 (private street) in said subdivision;
2. Thence North 03° 05' 04" East, 20.00 feet along an easterly line of said Lot 8643 to a northeasterly corner thereof;
3. Thence North 86° 54' 56" West, 24.00 feet along a northerly line of said Lot 8643 to a point;
4. Thence North 03° 05' 04" East, 142.85 feet to a point;
5. Thence North 41° 54' 56" West, 22.49 feet to a point;



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BK 912 PG 4749

6. Thence North 70° 27' 20" West, 150.70 feet to a point;
7. Thence North 84° 07' 35" West, 308.94 feet to a point;
8. Thence North 79° 52' 02" West, 94.27 feet to a point;
9. Thence North 84° 07' 35" West, 51.17 feet to a point;
10. Thence South 64° 40' 44" West, 103.41 feet to a point;
11. Thence North 25° 19' 16" West, 28.00 feet to a point;
12. Thence North 64° 40' 44" East, 124.63 feet to a point;
13. Thence South 79° 49' 01" East, 158.98 feet to a point;
14. Thence South 84° 07' 35" East, 304.39 feet to a point;
15. Thence South 68° 32' 59" East, 185.99 feet to a point;
16. Thence South 03° 05' 04" West, 192.20 feet to the place of beginning.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in November of 2007.

Boundary description of Drive and Utility Easement Number 2 for The Forests at the Villages of Wetherington Condominiums, Phase 11:

Situated in the City of Wooster, County of Wayne, 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 northeast corner of said Lot 8644; thence S 04° 09' 05" W, 604.31 feet along the easterly line of said Lot 8644 to a point; thence N 86° 54' 56" W, 130.74 feet to a point at a southeasterly corner of Lot 8643 (private street) in said subdivision; thence N 03° 05' 04" E, 20.00 feet along an easterly line of Lot 8643 to a northeasterly corner thereof; thence N 86° 54' 56" W, 88.64 feet along a northerly line of said Lot 8643 to a point of curvature; thence southwesterly 71.39 feet along a northerly line of said Lot 8643 along the arc of a curve deflecting to the left, said curve having a radius of 100.00 feet, a central angle of 40° 54' 06" and a chord which bears S 72° 38' 01" W, 69.88 feet to a point; thence S 52° 10' 58" W, 113.90 feet along a northerly line of said Lot 8643 to a point and the principal place of beginning of the easement herein described:

THENCE WITH THE FOLLOWING TEN (10) COURSES:

- 1) continuing S 52° 10' 58" W, 24.00 feet along a northerly line of said Lot 8643 to a point;
- 2) N 37° 49' 02" W, 101.13 feet to a point;
- 3) N 00° 05' 09" E, 50.29 feet to a point;



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- 4) N 56° 23' 03" W, 125.15 feet to a point;
- 5) N 05° 52' 25" E. 137.97 feet to a point;
- 6) S 84° 07' 35" E, 24.00 feet to a point;
- 7) S 05° 52' 25" W, 123.48 feet to a point;
- 8) S 56° 23' 03" 123.54 feet to a point;
- 9) S 00° 05' 09" W, 54.93 feet to a point;
- 10) S 37° 49' 02" E, 92.89 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 2014.

[End of Exhibit "A"]



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BK 912 PG 4751

The Forests at The Villages of Wetherington Condominiums

EXHIBIT "B"

Allocation of Common Element Interests Among Condominium Units
(Phases One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, and Twelve)

Page 1

Unit No.	Type	Number of Rooms	Gross Interior Finished SF (1st Fl)	Undivided Interest in Common Elements
<u>Phase One Units:</u>				
233	Candleberry Basement w/sunroom	7	1401	1.719%
234	Baycrest Basement	7	1225	1.503%
235	Legacy Basement w/3-season porch	10	1646	2.019%
236	Legacy Basement	9	1504	1.846%
229	Baycrest Slab	7	1225	1.503%
230	Candleberry Slab	6	1225	1.503%
231	Keystone Basement	8	1720	2.110%
232	Legacy Basement w/3-season room off bsmt	10	1693	2.077%

Phase Two Units:

237	Legacy Basement	9	1504	1.846%
238	Legacy Basement	9	1504	1.846%
239	Hartford Slab	4	1034	1.268%
240	Kensington Slab	5	1098	1.347%

Phase Three Units:

261	Heritage Basement	9	1494	1.833%
262	Candleberry Slab	6	1225	1.503%
263	Candleberry Slab	6	1225	1.503%
264	Legacy Basement	9	1504	1.846%

Phase Four Units:

241	Legacy Basement	9	1504	1.846%
242	Legacy Basement	9	1504	1.846%
243	Candleberry Basement w/ sunroom	7	1401	1.719%
244	Baycrest Basement	7	1225	1.503%

Phase Five Units:

225	Baycrest Slab	7	1257	1.542%
226	Candleberry Slab	6	1225	1.503%
227	Candleberry Basement w/sunroom	7	1401	1.719%
228	Candleberry Basement w/sunroom	7	1401	1.719%



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BK 912 PG 4752

The Forests at The Villages of Wetherington Condominiums

EXHIBIT "B"

Allocation of Common Element Interests Among Condominium Units
(Phases One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, and Twelve)
Page 2

Unit No.	Type	Number of Rooms	Gross Interior Finished SF (1st Fl)	Undivided Interest in Common Elements
<u>Phase Six Units</u>				
221	Baycrest Slab	7	1225	1.503%
222	Candleberry Slab	6	1225	1.503%
223	Candleberry Basement w/sunroom	7	1401	1.719%
224	Candleberry Basement w/sunroom	7	1401	1.719%
<u>Phase Seven Units</u>				
217	Candleberry Slab	6	1225	1.503%
218	Baycrest Slab	7	1257	1.542%
219	Candleberry Basement w/sunroom	7	1401	1.719%
220	Candleberry Basement w/sunroom	7	1401	1.719%
245	Candleberry Basement w/sunroom	7	1401	1.719%
246	Candleberry Basement	6	1225	1.503%
247	Candleberry Basement w/sunroom	7	1401	1.719%
248	Candleberry Basement w/sunroom	7	1401	1.719%
<u>Phase Eight Units</u>				
249	Candleberry Basement w/sunroom	7	1401	1.719%
250	Baycrest Slab	7	1225	1.503%
251	Candleberry Basement w/sunroom	7	1401	1.719%
252	Candleberry Slab	6	1225	1.503%
<u>Phase Nine Units</u>				
257	Candleberry Basement w/sunroom	7	1401	1.719%
258	Candleberry Slab w/sunroom	7	1401	1.719%
259	Candleberry Basement w/sunroom	7	1401	1.719%
260	Candleberry Slab	6	1225	1.503%
<u>Phase Ten Units</u>				
213	Candleberry Slab w/sunroom	7	1401	1.719%
214	Candleberry Slab	6	1225	1.503%
215	Candleberry II Basement w/sunroom	7	1401	1.719%
216	Candleberry Basement	7	1401	1.719%



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BK 912 PG 4753

The Forests at The Villages of Wetherington Condominiums

EXHIBIT "B"

Allocation of Common Element Interests Among Condominium Units
(Phases One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, and Twelve)

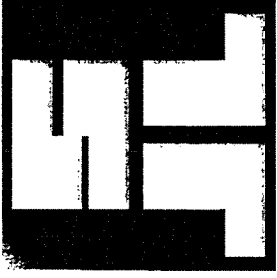
Page 3

Unit No.	Type	Number of Rooms	Gross Interior Finished SF (1st Fl)	Undivided Interest in Common Elements
<u>Phase Eleven Units</u>				
209	Candleberry Slab w/sunroom	7	1401	1.719%
210	Candleberry Slab	6	1225	1.503%
211	Candleberry II Basement w/sunroom	7	1401	1.719%
212	Candleberry Basement w/sunroom	7	1401	1.719%
<u>Phase Twelve Units</u>				
201	Candleberry II Basement w/sunroom	7	1401	1.719%
202	Candleberry Slab w/sunroom	7	1401	1.719%
203	Candleberry Basement w/sunroom	7	1401	1.719%
204	Candleberry Slab	6	1225	1.503%
205	Candleberry Basement w/sunroom	7	1401	1.719%
206	Candleberry Slab	6	1225	1.503%
207	Candleberry II Basement w/sunroom	7	1401	1.719%
208	Candleberry Slab w/sunroom	7	1401	1.719%
TOTALS			81501	100.000%



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BK 912 PG 4754

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



Boundary description of The Forests at the Villages of Wetherington Condominiums,
Phase 12 (0.932 ac.) EW 2074BX

Situated in the City of Wooster, County of Wayne, and State of Ohio:

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 bounded and described as follows:

Commencing at the northeast corner of said Lot 8644;

Thence S 04° 09' 05" W, 299.41 feet along the east line of said Lot 8644 to a point and the
principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. continuing S 04° 09' 05" W, 304.90 feet along the east line of said Lot 8644 to a point;
2. N 86° 54' 56" W, 130.74 feet to a point;
3. N 03° 05' 04" E, 20.00 feet to a point;
4. N 03° 24' 50" E, 173.87 feet to a point;
5. N 02° 11' 38" E, 110.99 feet to a point;
6. S 86° 54' 56" E, 137.14 feet to the principal place of beginning and containing within
said bounds 0.932 acre of land, more or less, and subject to all legal highways and
easements of record.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter
& Associates, Inc.

Continued on Page 2

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Page 2 (Description of Phase 12)

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume 1111; Page 7100 for survey.


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