

WINSTON PLACE CONDOMINIUMS

N.W. 1/4, Sec. 4, St. Marys Twp., Auglaize County, Ohio
West Oaks Meadows N^o 5, Tract "B"
Building "B" (Consisting of 3 Units)

SHEET 1 OF 6



△ Concrete Monument
○ Iron Pipe

We, James R. Myers, Registered Engineer, State of Ohio No. 32719, and Bruce C. Plumb, Registered Surveyor, State of Ohio No. 5047, do hereby certify that these drawings accurately show graphically the location, dimensions and configurations of Units 1, 2, & 3 of the Winston Place Condominiums as constructed.

Date at Lima, Ohio, March 11, 1986.

KOHLI AND KALIHER ASSOCIATES, LIMITED

By James R. Myers
Registered Engineer No. 32719

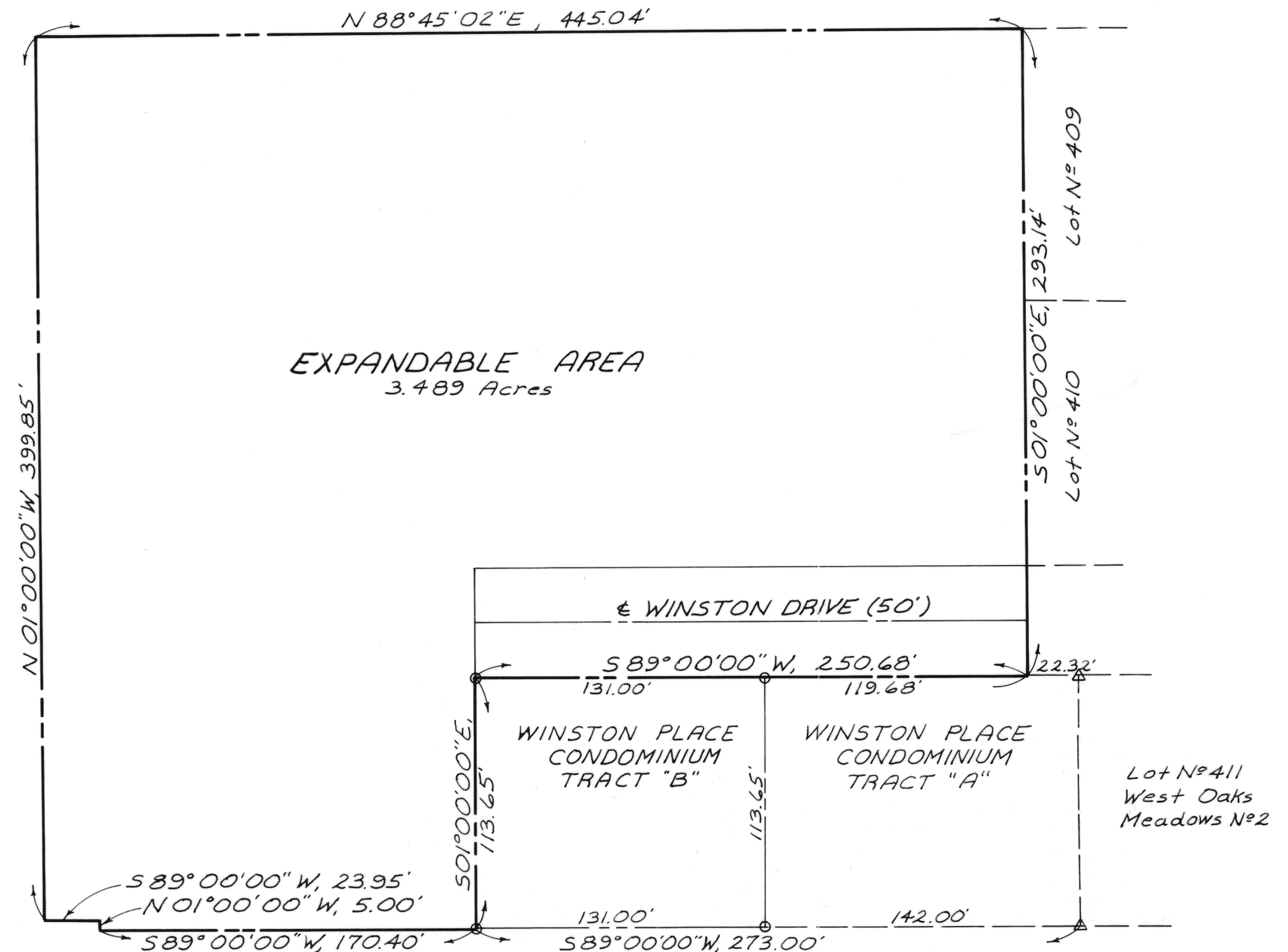
By Bruce C. Plumb
Registered Surveyor No. 5047

EXPANDABLE AREA

Being a parcel of land situate in the Northwest quarter of Section 4, T-6-S, R-4-E, St. Marys Township, Auglaize County, Ohio, and also within the City limits of St. Marys, Ohio, more particularly described as follows:

Commencing at the Southwest corner of Lot No. 411 in West Oak Meadows No. 2 Subdivision; thence S 89°00'00"W, 273.00 feet; to the PLACE OF BEGINNING; thence continuing S 89°00'00"W, 170.40 feet; thence N 01°00'00"W, 5.00 feet; thence S 89°00'00"W, 23.95 feet; thence N 01°00'00"W, 399.85 feet to the South line of Kishler Road; thence N 88°45'02"E, 445.04 feet with said South line to the Northwest corner of Lot No. 409 in West Oak Meadows No. 2 Subdivision; thence S 01°00'00"E, 293.14 feet with the West line of West Oak Meadows No. 2 Subdivision to the South line of Winston Drive; thence S 89°00'00"W, 250.68 feet with the South line of Winston Drive extended; thence S 01°00'00"E, 113.65 feet to the PLACE OF BEGINNING, containing 3.489 acres more or less and subject to all legal highways and other restrictions of record.

Bruce C. Plumb
Registered Surveyor No. 5047



1138

State of Ohio Auglaize County, S. S.
Recorded March 17 1986
at 2:02 P. M.
Recorded March 17 1986
Vol. No. 295-300
\$129.60
Recorder, Auglaize Co., Ohio

SHEET 2 OF 6

West Oaks Meadows N° 5, Tract "B"

This hand-drawn site plan illustrates the layout of Winston Place Condominiums Tract "A". The tract is bounded by Winston Drive (50') to the north, which includes a 12" storm sewer, 8" sanitary sewer, 6" water main, and a fire hydrant. A 28' concrete pavement area runs along the street frontage. The tract itself measures 113.65' wide (North 01°00'00"W) and 131.00' deep (South 89°00'00"W). It contains three condominium units: Unit 1, Unit 2, and Unit 3. Each unit has its own concrete drive (labeled ①, ②, and ③ respectively), which are bordered by brick walls. Units 1 and 2 share a common concrete patio area. Utility infrastructure is shown throughout the tract, including 3/4" water lines, 5/8" gas lines, underground electric, telephone, and cablevision lines, and a 2" gas line. A 10' easement is located at the south boundary. Various survey points are noted with their Northing and Easting coordinates. A scale bar indicates 1" = 20'. A north arrow points towards the top right of the drawing.

Winston Drive (50')

- 12" Storm
- 8" Sanitary
- 6" Water
- Fire Hydrant
- 28' Concrete Pavement

Tract Dimensions:

- North 01°00'00"W, 113.65'
- South 89°00'00"W, 131.00'
- East 01°00'00"E, 113.65'
- West 89°00'00"W, 131.00'

Units and Drives:

- Unit 1, Unit 2, Unit 3
- Conc. Drive ①, Conc. Drive ②, Conc. Drive ③
- Brick walls bordering drives
- Concrete patio shared by Units 1 and 2

Utilities and Easements:

- 3/4" Water lines
- 5/8" Gas Lines
- Underground Electric, Telephone and Cablevision Lines
- 2" Gas
- 10' Easement
- Air Conditioner, Gas Meter (Typical)
- Electric Meters (3), Water Meters (3), Telephone Box
- Fence

Survey Points (Northing/Easting):

- N 11,865.40 / E 7,960.78
- N 11,821.93 / E 7,971.46
- N 11,791.51 / E 7,971.96
- N 11,751.77 / E 7,962.77
- N 11,847.69 / E 8,091.76
- N 11,832.36 / E 8,084.31
- N 11,793.37 / E 8,084.95
- N 11,754.04 / E 8,093.75

Scale: 1" = 20'

Orientation: North Arrow pointing towards the top right.

Labels: UNIT 1, UNIT 2, UNIT 3, Conc. Drive ①, Conc. Drive ②, Conc. Drive ③, Brick, Conc., 3/4" Water, 5/8" Gas Line, Undergound Electric, Telephone and Cablevision Lines, 2" Gas, 10' Easement, Fence, Air Conditioner, Gas Meter (Typical), Electric Meters (3), Water Meters (3), Telephone Box, Concrete Patio.

Commencing at the Southwest corner of Lot No. 411 in the West Oak Meadows No. 2 Subdivision; thence S 89°00'00"W, 142.00 feet to the PLACE OF BEGINNING; thence S 89°00'00"W, 131.00 feet; thence N 01°00'00"W, 113.65 feet to the South right-of-way line of Winston Drive extended; thence N 89°00'00"E, 131.00 feet with said South right-of-way line extended; thence S 01°00'00"E, 113.65 feet to the PLACE OF BEGINNING, containing 14,888 square feet or 0.342 acres more or less and subject to all legal highways and other easements and restrictions of record.

James O. Henth
Registered Surveyor No. 5047

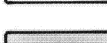
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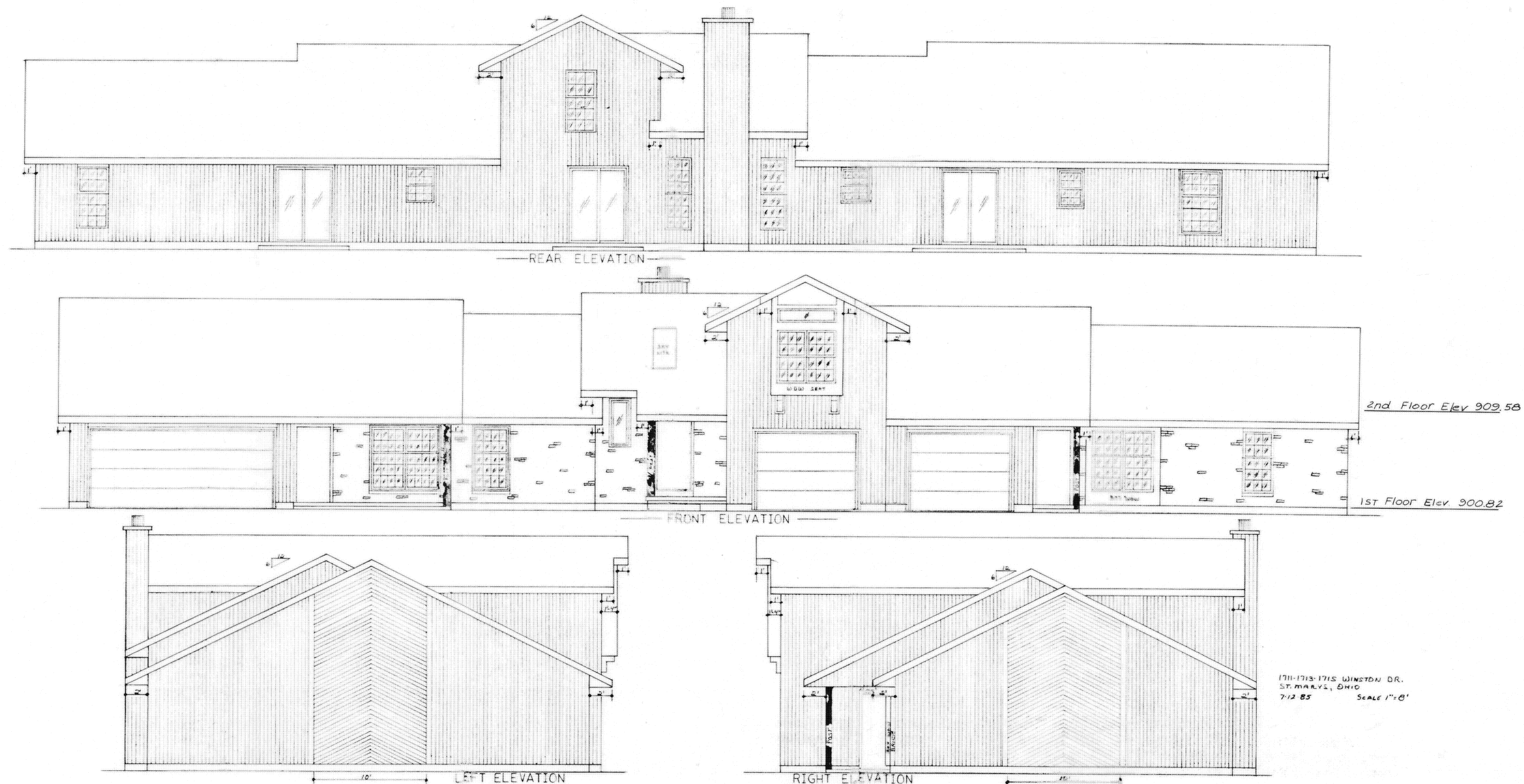
-  Designates Common Area
 Designates Limited Common Area
 Number Denotes Unit that Limited Common Area is reserved for
 Designates Unit Area
 • Iron Pipe Found
 ○ Iron Pipe Set
 △ Concrete Monument Found

Note: Coordinates are assumed and are used to show relative position. All Elevations are based on U.S.G.S. Datum.

WINSTON PLACE CONDOMINIUMS

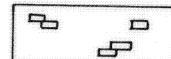
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 West Oaks Meadows N^o 5, Tract "B"
 Building "B" (Consisting of 3 Units)

SHEET 3 OF 6



ELEVATIONS

ROOF: Typical 2" x 4", 24" O.C. Truss
 3/8" C.D.X. Plywood
 235# Fiberglass Shingles
 3/8" Rough Sawn Cedar Soffit
 5" Aluminum Gutter

 Texture 1-11 Plywood
 Brick

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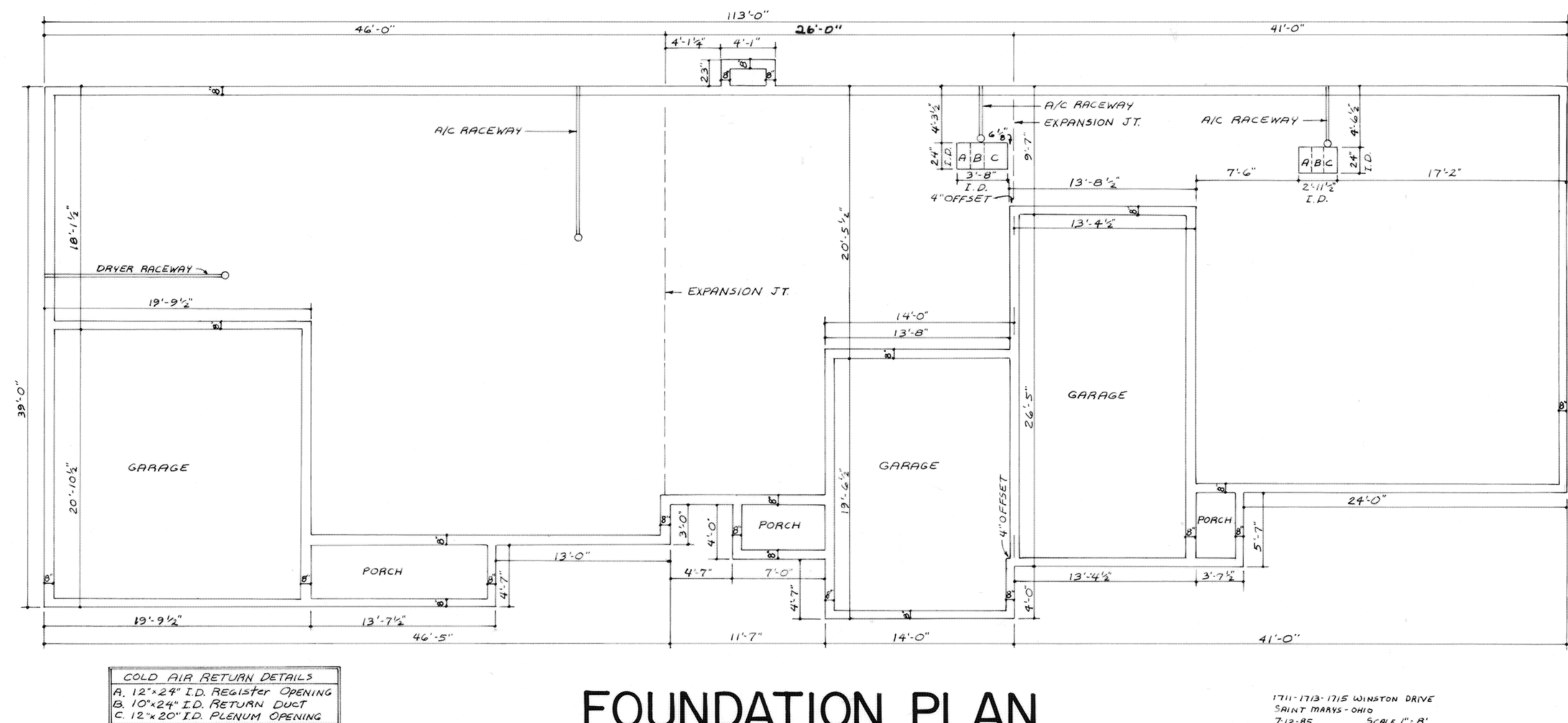
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Building "B" (Consisting of 3 Units)

SHEET 4 OF 6



FOUNDATION PLAN

Footers: 10" Wide, 28" Thick Poured in Place Concrete
Floor: 4" Concrete Slab, Visqueen, 4" Stone
Foundation Walls: 8" Concrete Block (2 Rows)

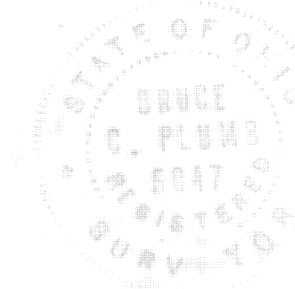
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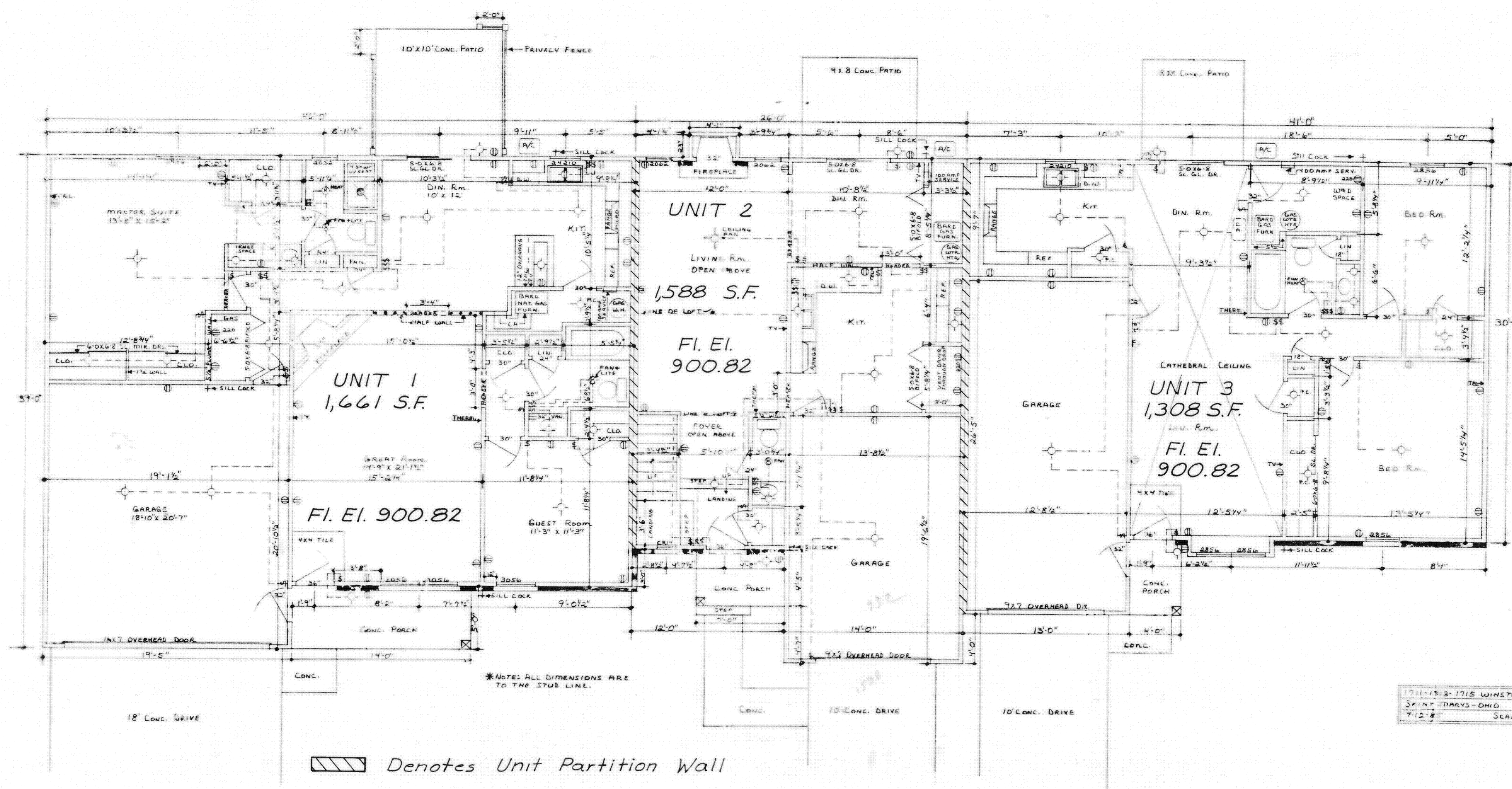
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SHEET 5 OF 6



FIRST FLOOR PLAN

EXTERIOR WALLS: Typical 2"x4", 24" O.C. Studs, R-11 Insulation
Outside Finish: 5/8" Texture 1/11 Plywood
Inside Finish: Painted 1/2" Drywall

INTERIOR WALLS: Typical 2"x4", 24" O.C. Studs,
Painted 1/2" Drywall, Each Side

UNIT PARTITION WALL: 2 Rows 2"x4", 24" O.C. Studs,
1/2" Sound Board, Painted 1/2" Drywall
Each Side

NOTE: All Ceiling heights are 8' except:
Garages - 8.5'
Unit 1 Hallways - 7'
Unit 3 Bathroom - 7'
Unit 2 Living Room + Foyer - Cathedral
Unit 3 Living + Dining Room - Cathedral

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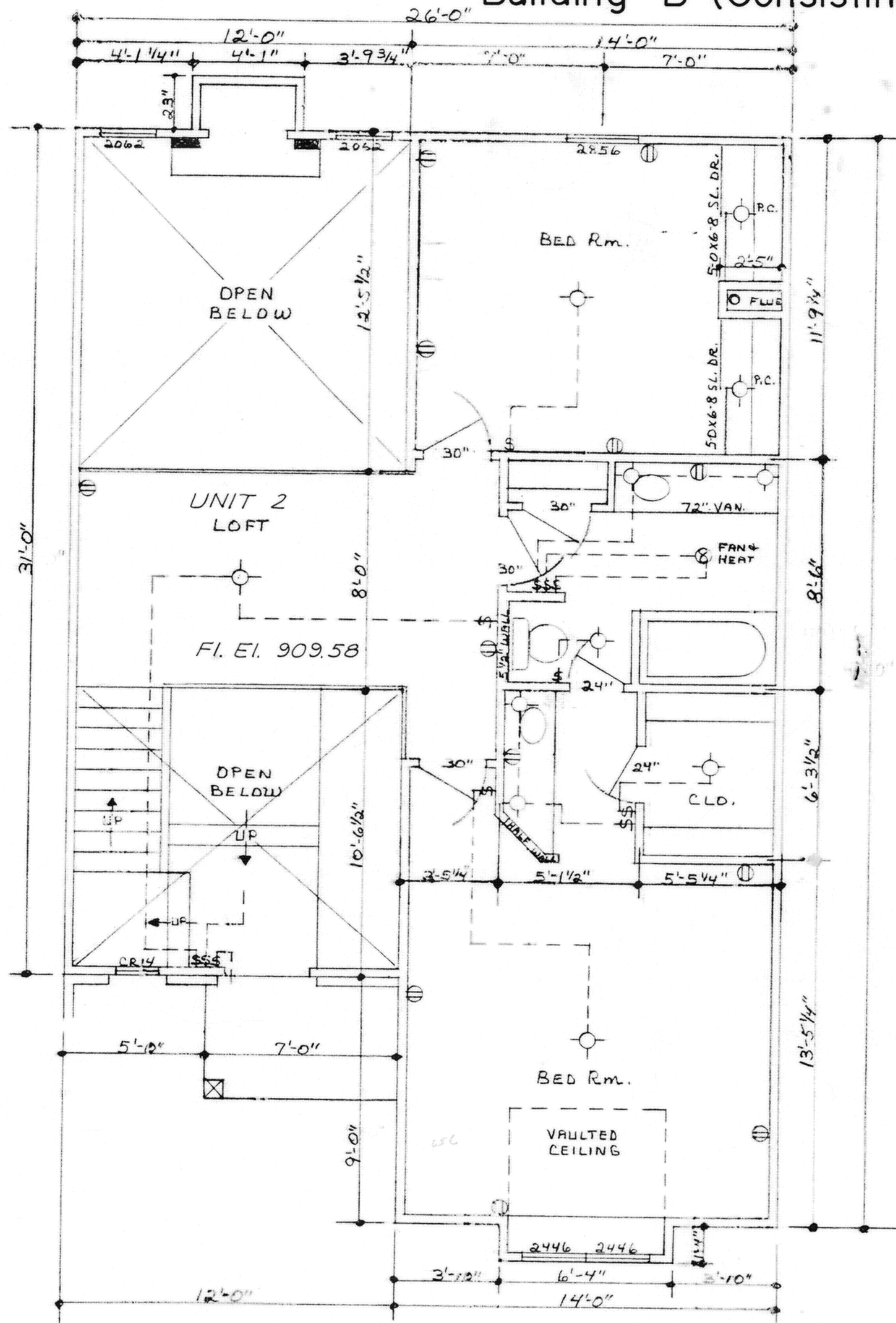
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WINSTON PLACE CONDOMINIUMS

SHEET 6 OF 6

Building "B" (Consisting of 3 Units)



SECOND FLOOR PLAN

EXTERIOR WALLS: Typical 2"x4", 24" O.C. Studs, R-11 Insulation
Outside Finish 5/8" Texture 1-11 Plywood
or Brick, 1" Sheeting
Inside Finish - Painted 1/2" Drywall

INTERIOR WALLS: Typical 2"x4", 24" O.C. Studs,
Painted 1/2" Drywall, Each Side

UNIT PARTITION WALL: 2 Rows 2"x4", 24" O.C. Studs,
1/2" Sound Board, Painted 1/2" Drywall
Each Side

Denotes Unit Partition Wall

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