

45

011975

THIRD AMENDED DECLARATION  
OF CONDOMINIUM OWNERSHIP  
under Chapter 5311 of the Ohio Revised Code  
for  
SHERBROOK CONDOMINIUM  
PHASE I, PHASE II A, PHASE IIB, and PHASE IIIA

April 12th, 1991

This is to certify that copies of the Third Amended Declaration and Drawings for Sherbrook Condominium Phase IIIA have been filed this date with the Auditor of Stark County, Ohio.

Janelle Wren Creighton  
Auditor of Stark County

RECORDED THIS DATE  
JANE VIGNOS  
STARK COUNTY RECORDER

91 APR 12 AM 9:55

FEES 50.00

Larry A. Zink  
Larry A. Zink  
ZINK, ZINK & ZINK CO., L.P.A.  
3711 Whipple Ave., NW  
Canton, OH 44718  
(216) 492-2225

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C-REF	
COM'D	10

THIRD AMENDMENT TO  
DECLARATION OF SHERBROOK CONDOMINIUM 1041 PAGE 302

This Third Amendment to the Declaration of Sherbrook Condominium made this 10th day of April, 1991 by Francis General Construction, Inc. (hereinafter referred to as Declarant) pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio. Declarant has also executed the First Amendment to Declaration of Sherbrook Condominium dated March 5, 1990 and recorded in Volume 911, Page 777, and as appearing in Condominium Plat Book 3, Page 79, of the Official Stark County Records, and Second Amendment to the Declaration dated July 20, 1990 and recorded in Volume 957, Page 101 and appearing in Condominium Plat Book Volume 3, Page 80 of the Official Stark County Records.

WITNESSETH:

WHEREAS, Declarant has heretofore executed a Declaration of Condominium Ownership dated June 19, 1989 known as Sherbrook Condominium which was filed for record with the Stark County, Ohio, Recorder's Office and recorded on June 22, 1989 in Volume 823, Page 453 of the Stark County, Ohio, Official Records and included in said Declaration is a description of the Condominium Property along with a Plot Plan of said property which is recorded in Vol. 3, Page 65 of the Condominium Plat Records;

WHEREAS, pursuant to Article XVII of the Declaration, Declarant has reserved the right to amend the original Declaration for the purpose of expanding and adding additional property to the condominium, said additional property being described in Exhibit D to the Declaration; and

WHEREAS, Declarant has now determined to add a portion of the additional property to the original development so that said property

shall become Condominium Property in all respects and be subject to the same requirements and conditions as the present Condominium Property in Sherbrook Condominium; and

WHEREAS, Declarant has determined to add portions of said land to the Condominium Property;

NOW, THEREFORE, Declarant does hereby submit the following amendments to the Declaration of Condominium Ownership of Sherbrook Condominium for the purpose of submitting to condominium ownership, pursuant to Chapter 5311 of the Revised Code of Ohio, part of the additional property described in Exhibit D of the Declaration.

1) ARTICLE I "THE LAND" A legal description of the land located in the City of North Canton, Stark County, Ohio, which is hereby submitted to the provisions of the Condominium Law constituting the Condominium Property is attached hereto as Exhibit A-1.

2) ARTICLE III "BUILDING DESCRIPTIONS" is hereby amended as follows:

The description and composition of the buildings are set forth in Exhibit G of the Declaration. Exhibit G of the Third Amendment is attached hereto to include the buildings situated on Exhibit A-1.

3) Exhibit C, Percentage Interest, to the Declaration is hereby deleted and Exhibit C attached hereto is substituted in lieu thereof and all references in the Declaration to Exhibit C shall mean Exhibit C as amended from time to time.

4) Exhibits A-2 and A-3 of the Declaration are amended to include the property, buildings and units which are now part of the Condominium as the same are set forth in Exhibit A-2 attached hereto.

5) Pursuant to Paragraph 14 of Article I of the Declaration, "drawings" shall include the drawings attached hereto as Exhibit B-1-9.

6) Exhibit D of the Declaration is hereby deleted and Exhibit D attached hereto is substituted.

7) The original Declaration and Bylaws, original drawings and other Exhibits to the Declaration as each have been amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10th day of April, 1991.

[Signature]  
[Signature]

DECLARANT:  
FRANCIS GENERAL CONSTRUCTION, INC.  
By [Signature]  
Frank P. Francis, President

STATE OF OHIO  
STARK COUNTY

Before me, a notary public, personally appeared the above named Frank P. Francis, President of Francis General Construction, Inc., who stated that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 10 day of April, 1991.

[Signature]  
Notary Public, Not. At-Law  
Notary Public, State of Ohio  
My Commission has no expiration date  
Under Section 147.03 R.C.

This instrument prepared by  
Larry A. Zink  
Zink, Zink & Zink Co., L.P.A.  
3711 Whipple Ave. N.W.  
Canton, Ohio 44718

June 29, 1990

Description of a 1.003 Acre Parcel  
of Land for Sherbrook Condominium Phase IIIASituating in the City of North Canton, County of Stark and  
State of Ohio:

Being a part of the Northeast Quarter of Section 7; Township 11 of Range 8 and being known as part of Out Lots 58, 59, and 209 as conveyed to Francis General Construction, Inc. by Warranty Deed as recorded in Stark County Official Record Volume 751, Page 787 and being more particularly described as follows:

Beginning at a 1 1/2" iron bar found on the Northeast corner of the Northeast Quarter of Section 7;

Thence S 3° 50' 00" W along the East line of Section 7, a distance of 1187.62 feet to a point, said point being the TRUE PLACE OF BEGINNING;

Thence continuing S 3° 50' 00" W along the section line and the West line of North Canton City Lots 1797, 1796, 1795, and 1794, a distance of 131.71 feet to a point;

Thence N 86° 03' 33" W, a distance of 166.00 feet to a point on the West curb line of Sherbrook Circle;

Thence N 3° 50' 00" E along said Sherbrook Circle, a distance of 78.61 feet to a point;

Thence N 86° 03' 33" W, a distance of 129.08 feet to a point;

Thence N 3° 50' 00" E, a distance of 169.00 feet to a point;

Thence S 86° 03' 33" E, a distance of 129.08 feet to a point on the West curb line of Sherbrook Circle;

Thence S 3° 50' 00" W along said Sherbrook Circle, a distance of 115.90 feet to a point;

EXHIBIT

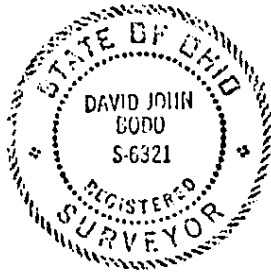
A-1

DAVID D N & ASSOCIATES • Professional Surveyors • P.O. Box 396 Carrollton, Ohio 44615 • J-627-3639

June 29, 1990

Thence S 86° 03' 33" E, a distance of 166.00 feet to the TRUE PLACE OF BEGINNING and containing 1.003 acres of land of which 0.251 acres are located in Outlot 209 and 0.752 acres are located in Outlot 58 as surveyed by David J. Bodo, Ohio Registered Surveyor Number 6321 in June, 1990.

The Basis of Bearing for this survey was the West line of a 3.352 acre tract and the Bearing of N 3° 50' 00" E was taken from the description of said 3.352 acre tract as recorded in Volume 751, Page 787 of the Stark County Official Record.



# SHERBROOK CONDOMINIUM PHASE III A

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAN, KNOW AS BEING THE SHERBROOK CONDOMINIUM PHASE III A DO HEREBY ACKNOWLEDGE THE MAKING OF THE SAME TO BE OUR FREE ACT AND DEED.

WITNESSETH  
*[Signature]*  
 4.9.91

STATE OF TEXAS  
 COUNTY OF TARRANT  
 I, *[Signature]*, Notary Public,  
 do hereby certify that the above and foregoing is a true and correct copy of the original as the same appears on file in my office, this 4th day of April, 1991.

I HEREBY CERTIFY THAT AS OF THIS 5. DAY OF JUNE, 1991, THIS DRAWING REPRESENTS THE BOUNDARY & SITE PLAN SHERBROOK CONDOMINIUM PHASE III A. REPRESENTS THE BUILDINGS AS CONSTRUCTED AND THAT THERE ARE NO ENCROACHMENTS BY OR FOR ADJACENT PROPERTY.



RECORDED FOR RECORD THIS DAY OF \_\_\_\_\_ 1991.  
 RECORDED IN CONDOMINIUM PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

TARRANT COUNTY RECORDER  
 ALL AREAS OF LAND WITHIN THE 1600 AC TRACT SHERBROOK CONDOMINIUM PHASE III A, NOT DEMONSTRATED HEREON AS PORTIONS OF THE PHASE III A UNITS OR AS LIMITED COMMON AREAS ARE COMMON AREAS.

- INDICATES FAMILY UNITS
- INDICATES LIMITED COMMON AREAS (L.C.A.)
- INDICATES COMMON AREAS

ALL BUILDING DIMENSIONS SHOWN ON THIS BOUNDARY & SITE PLAN ARE EXTENSION WALL MEASUREMENTS.  
 NO OCCUPATION UNLESS NOTED.

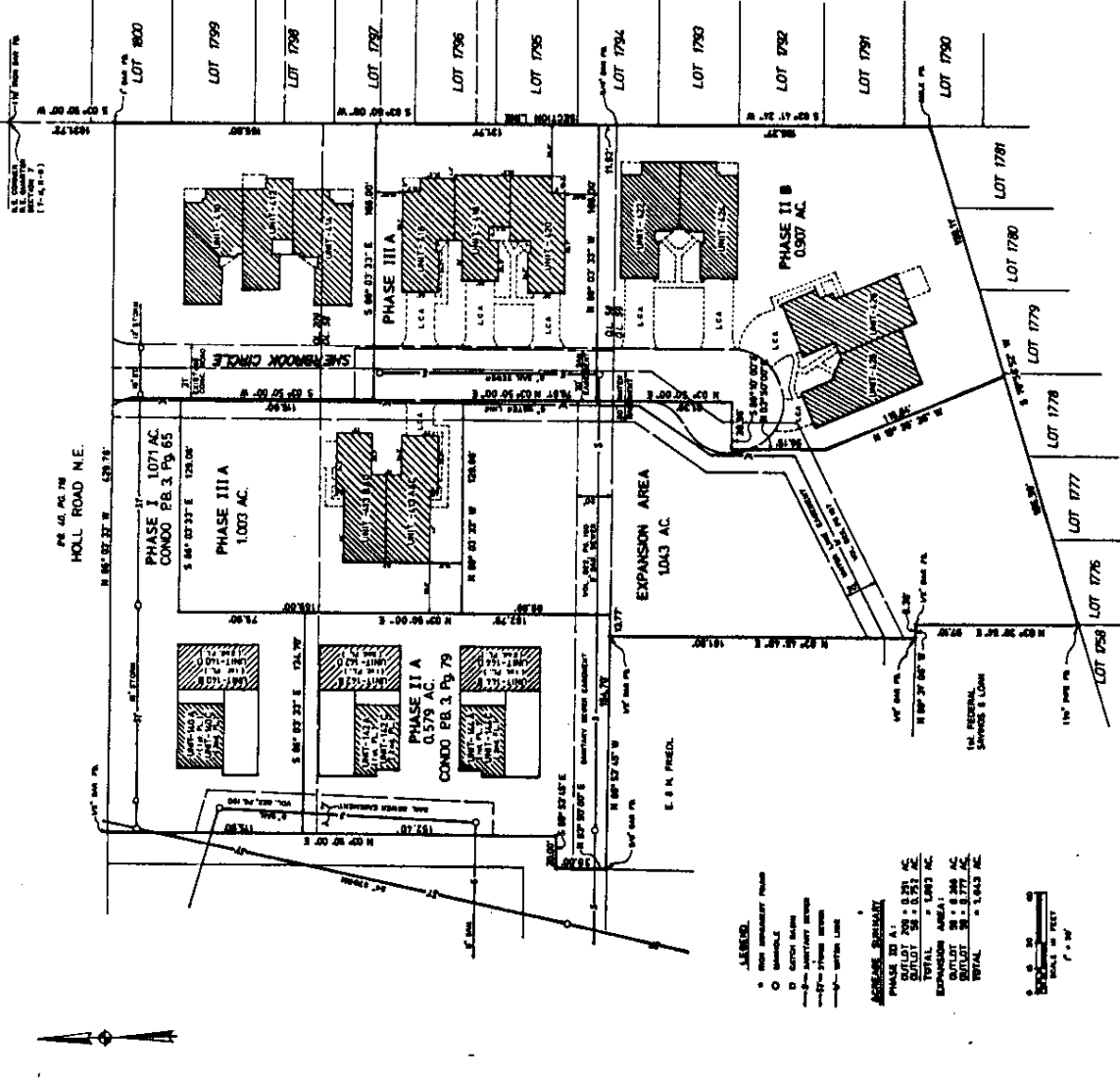
DATE USED FOR SURVEY:  
 BOUNDARY & SITE PLAN - SHERBROOK CONDO PHASE III A - WINTERBERRY & ASSOC., L.P.A., WINTERBERRY-HARRIS  
 THE MAP - NORTH CANTON 80  
 BRIDGE - 2614/252 2614/774 7514/75 7514/75  
 SECCATION PLAT - PB 04 Pg. 10  
 CONDOMINIUM PLAT - PB 3, Pg. 8

BOUNDARY AND SITE PLAN  
 SHERBROOK CONDOMINIUM PHASE III 1003 AC  
 LOCATED IN PART OF SUBLOT 56 IN S.W. 1/4 OF SECTION 7, T.12 N., R.13 E., NORTH CANTON 80, TARRANT COUNTY, TEXAS

PREPARED BY  
 DAVID BOO & ASSOCIATES  
 1600 HOLLAND ROAD, P.O. BOX 306  
 WAXAHACH, TEXAS 75095  
 (915) 887-3800

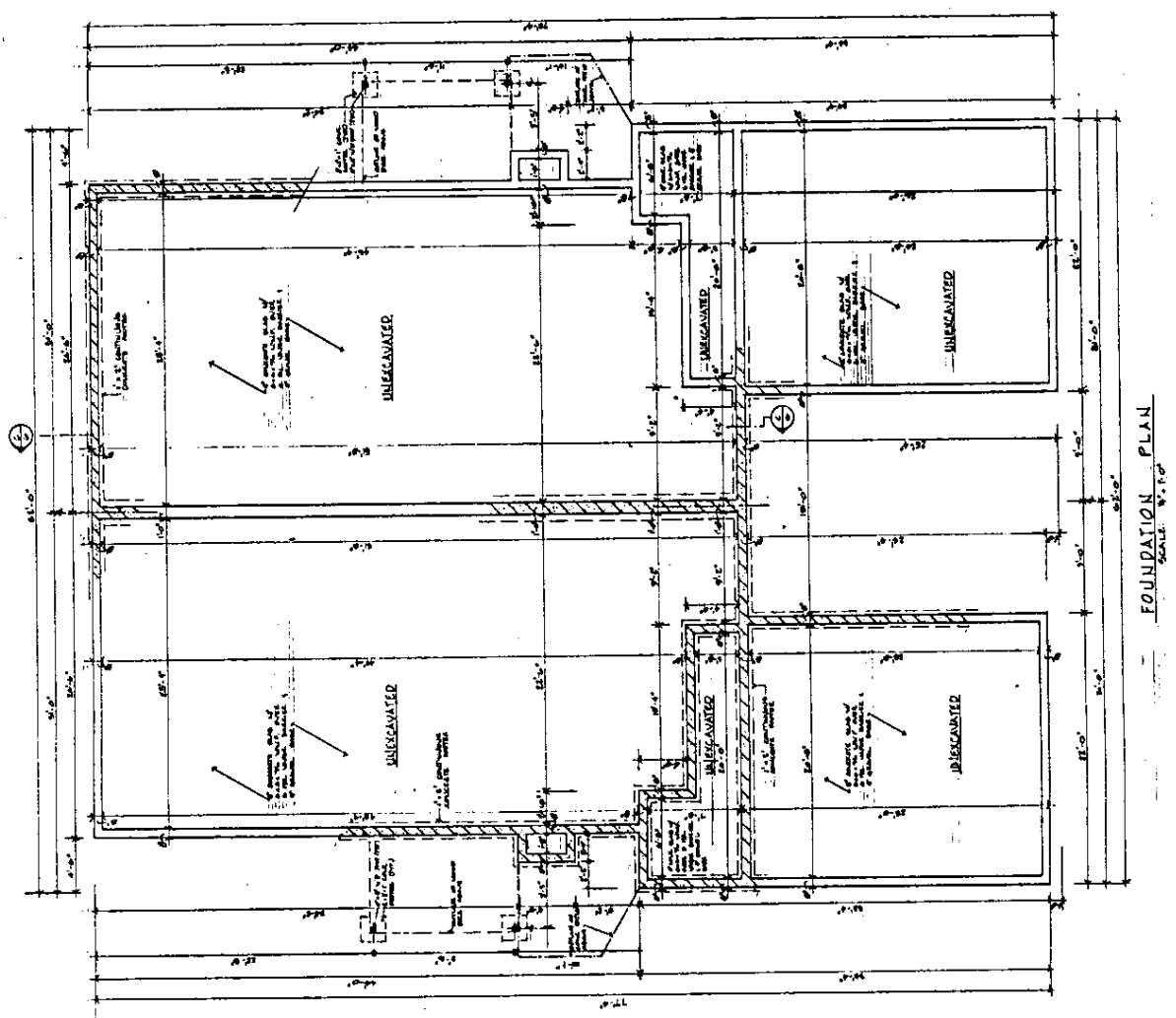
VOL 1041 PAGE 307

EXHIBIT  
 A-2




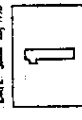
The undersigned licensed professional Architect certifies that this drawing graphically shows all of the particulars of the building represented in the drawing as constructed.

*Horus Klingensmith* Dated April 9, 1991



**FOUNDATION NOTES:**  
 1. FOUNDATION SHALL BE CONSTRUCTED AS SHOWN.  
 2. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL FOUNDATION CODE.  
 3. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL FOUNDATION CODE.  
 4. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL FOUNDATION CODE.  
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 8. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL FOUNDATION CODE.  
 9. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL FOUNDATION CODE.  
 10. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL FOUNDATION CODE.

VOL 1041 PAGE 308

REVISIONS DATE BY	PROPOSED NEW 4 UNIT CONDOMINIUM for SHERBROOK CONDOMINIUMS SHERBROOK CIRCLE • NORTH CANTON, OHIO FRANCIS GENERAL CONSTRUCTION, INC.	 DATE: JAN 15, 1991	
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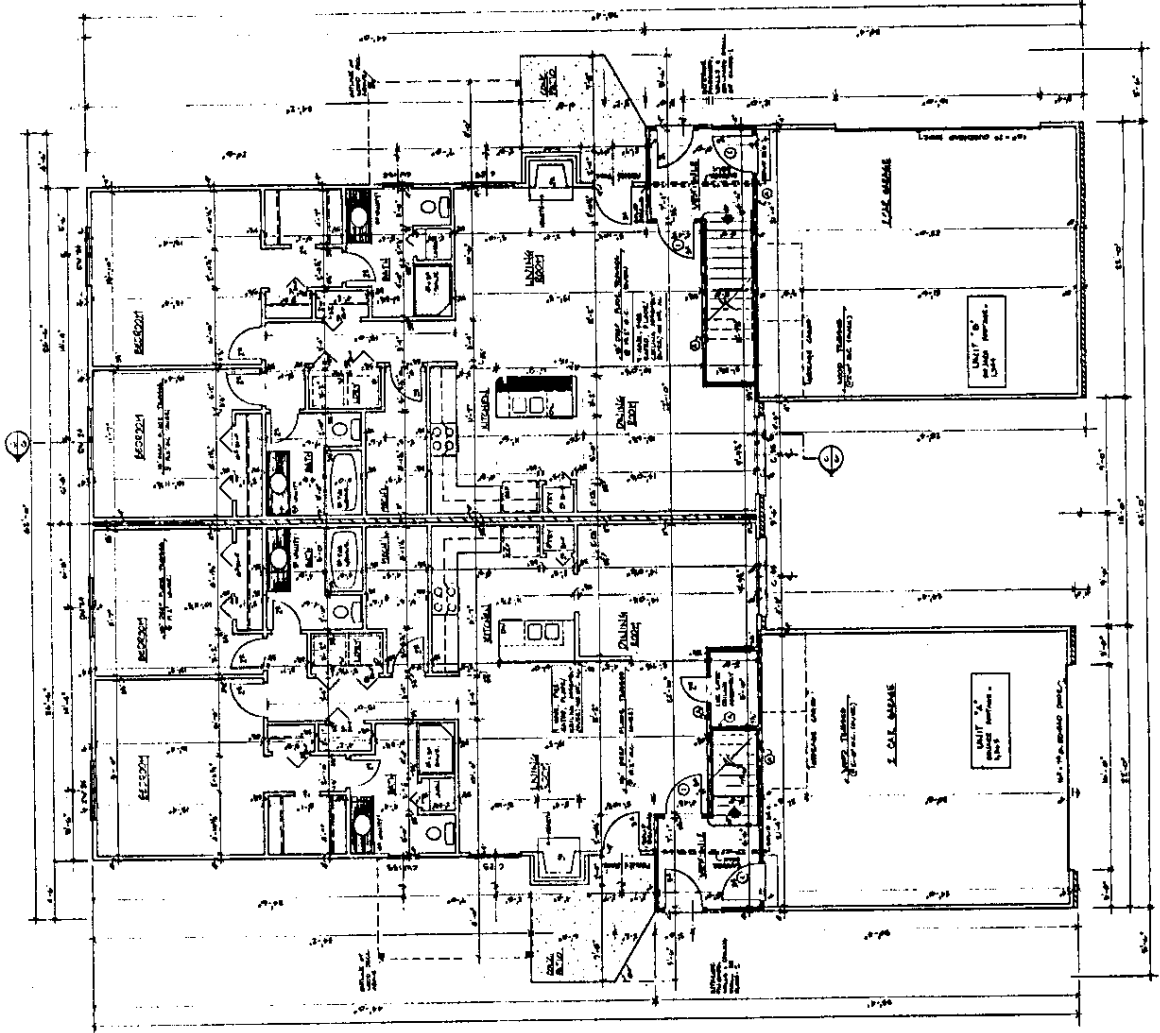
B-1

FOUNDATION PLAN  
 SCALE: 1/8" = 1'-0"



The undersigned licensed professional Architect certifies that this drawing graphically shows all of the particulars of the building represented in the drawing as constructed.

*Thomas Kluge*  
 Dated April 2, 1971



FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

B-2

PROPOSED NEW 4 UNIT CONDOMINIUM  
 for SHERBROOK CONDOMINIUMS  
 SHERBROOK CIRCLE • NORTH CANTON, OHIO  
 FRANCIS GENERAL CONSTRUCTION, INC.

DATE: JAN 27, 1970  
 COMPT. LB 3079

2

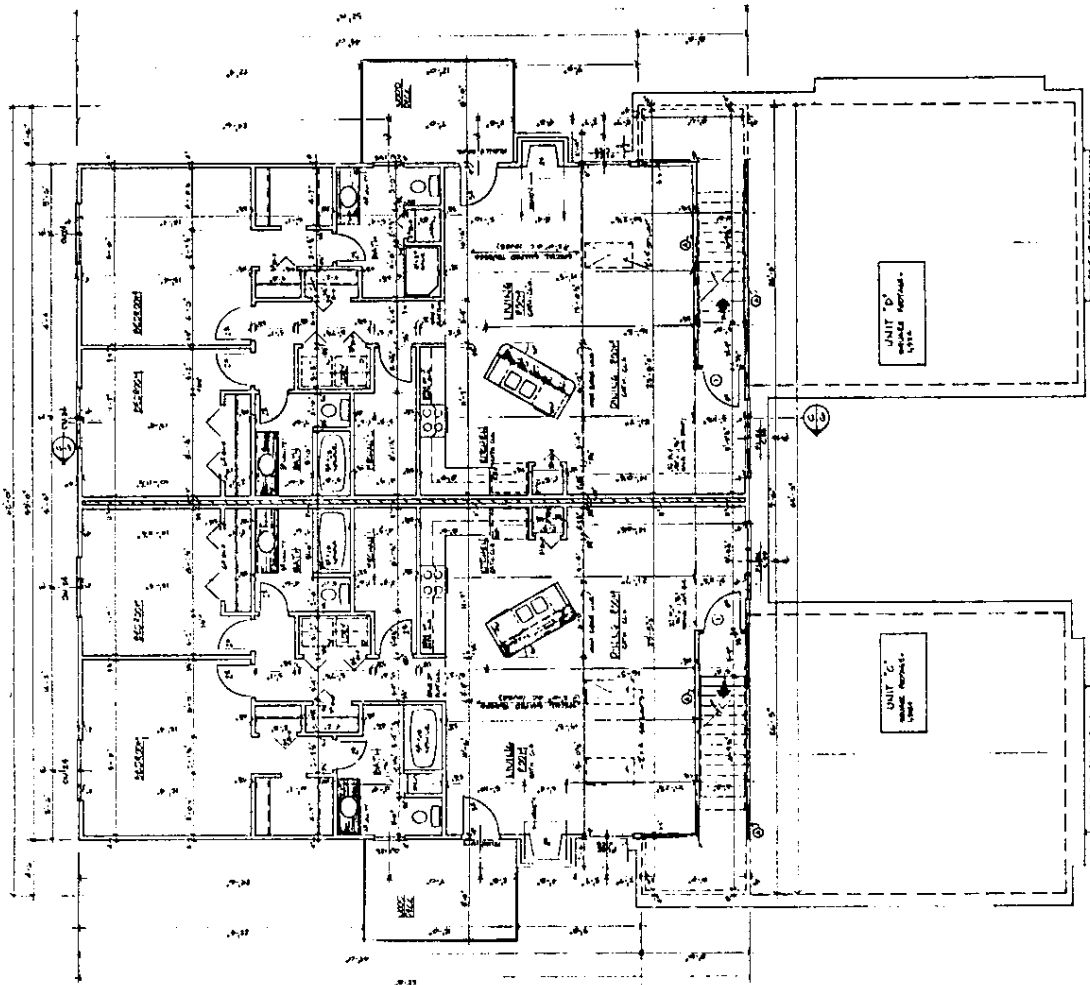
1041 PAGE 309

NOTES:  
 1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND THE NOTES TO THE SPECIFICATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOILS.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATERWAYS.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AIRWAYS.  
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.  
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.  
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE.  
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES.  
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS.  
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOILS.  
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATERWAYS.  
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AIRWAYS.

EXPANSIONS  
 APPROVED BY ARCHITECT  
 APRIL 2, 1971

The undersigned licensed professional Architect certifies that this drawing graphically shows all of the particulars of the building represented in the drawing as constructed.

*Thomas Cunningham* Dated April 9, 1971



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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NOTES:  
 1. REFER TO THE GENERAL NOTES ON SHEET 1041-1 FOR THE GENERAL NOTES.  
 2. REFER TO THE GENERAL NOTES ON SHEET 1041-2 FOR THE GENERAL NOTES.  
 3. REFER TO THE GENERAL NOTES ON SHEET 1041-3 FOR THE GENERAL NOTES.  
 4. REFER TO THE GENERAL NOTES ON SHEET 1041-4 FOR THE GENERAL NOTES.  
 5. REFER TO THE GENERAL NOTES ON SHEET 1041-5 FOR THE GENERAL NOTES.

DATE: 04/09/71  
 SHEET NO. 1041-3  
 PROJECT NO. 1041-3

PROPOSED NEW 4 UNIT CONDOMINIUM  
 For  
 SHERBROOK CONDOMINIUMS  
 SHERBROOK CIRCLE • NORTH CANTON, OHIO  
 FRANCIS GENERAL CONSTRUCTION, INC.

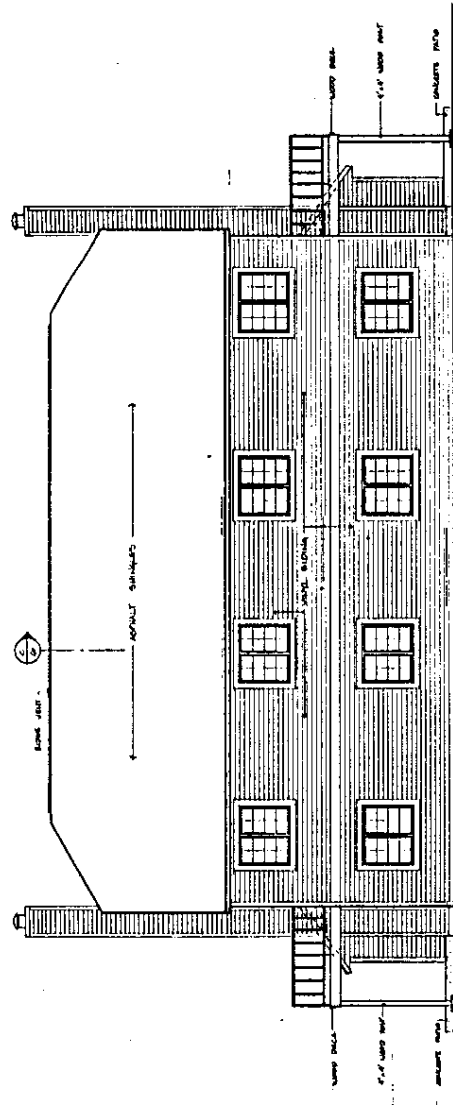


3

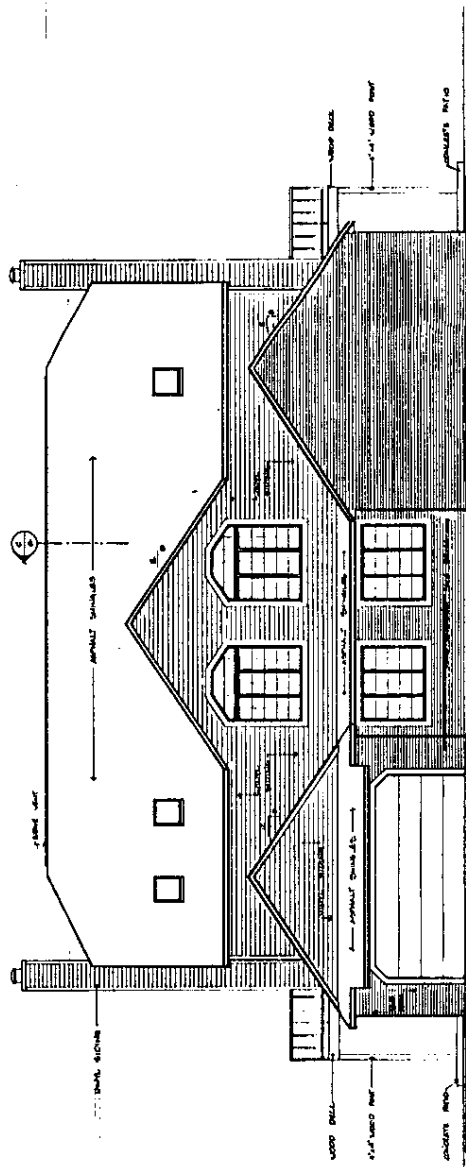
B-3

The undersigned licensed professional Architect certifies that this drawing graphically shows all of the particulars of the building represented in the drawing as constructed.

*Thomas Livingston* Dated April 9, 1991



REAR ELEVATION  
SCALE: 3/16"



FRONT ELEVATION  
SCALE: 3/16"

REVISIONS  
DATE: 4/9/91

PROPOSED NEW 4 UNIT CONDOMINIUM  
for  
SHERBROOK  
SHERBROOK CIRCLE • NORTH CANTON, OHIO  
FRANCIS GENERAL CONSTRUCTION, INC.



DATE: 4/9/91  
4

B-4

The undersigned licensed professional Architect certifies that this drawing graphically shows all of the particulars of the building represented in the drawing as constructed.

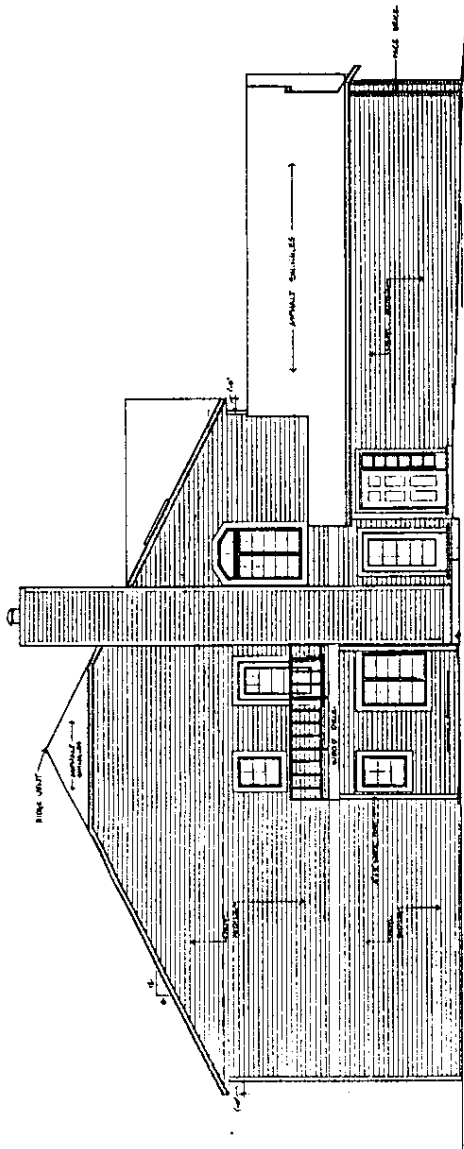
*Hewes Klingbein* Dated April 9, 1971

APR 9 1971  
EAL/SHS

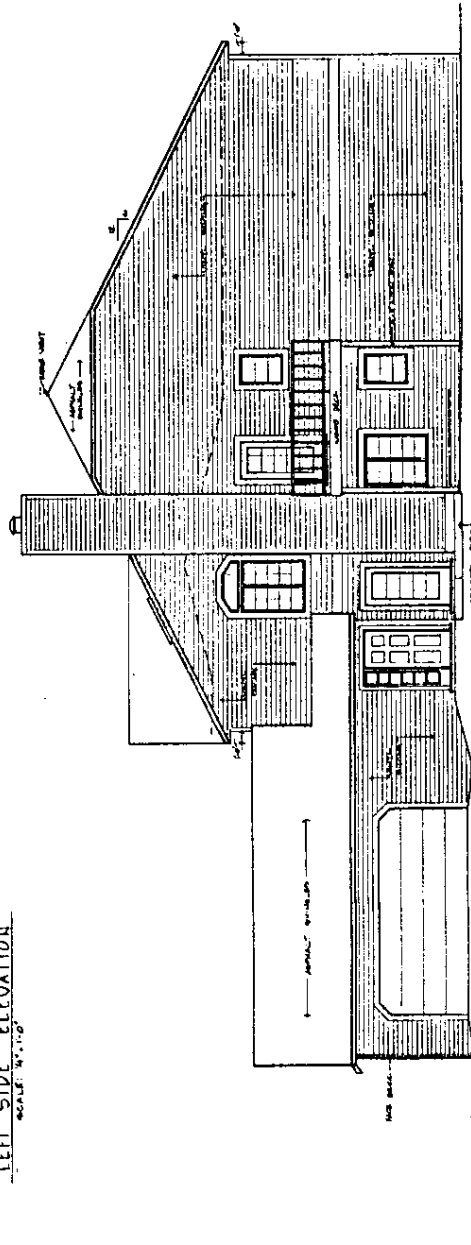
PROPOSED NEW 4 UNIT CONDOMINIUM  
FOR  
SHERBROOK CONDOMINIUMS  
SHERBROOK CIRCLE • NORTH CANTON, OHIO  
FRANCIS GENERAL CONSTRUCTION, INC.



DATE: JULY 19, 1970  
5



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

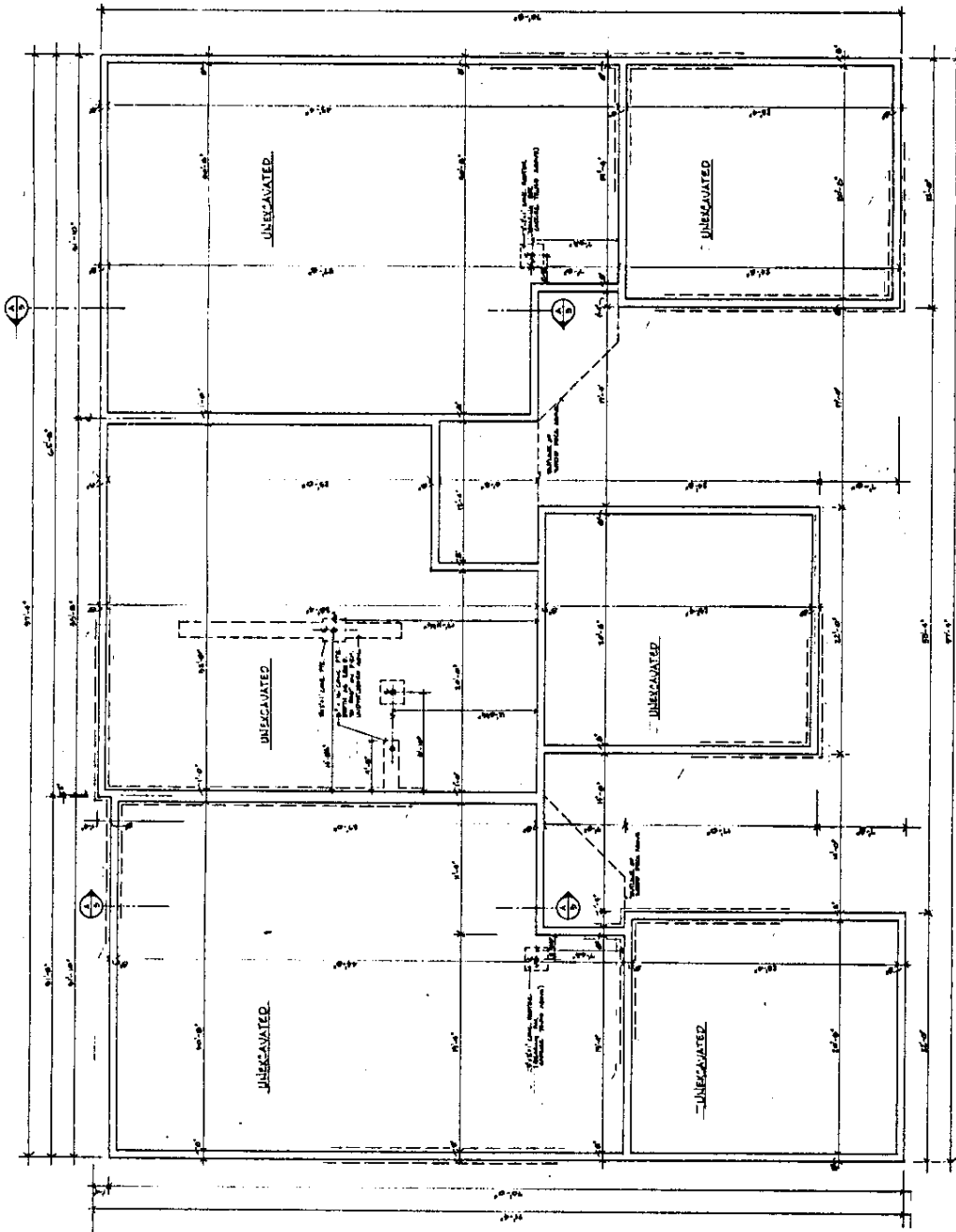


RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

B-5

The undersigned licensed professional Architect certifies that this drawing graphically shows all of the particulars of the building represented in the drawing as constructed.

*Howard Klingenstein*, Dated April 9, 1991



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

B-6

DATE: 7/1/92  
DRAWING

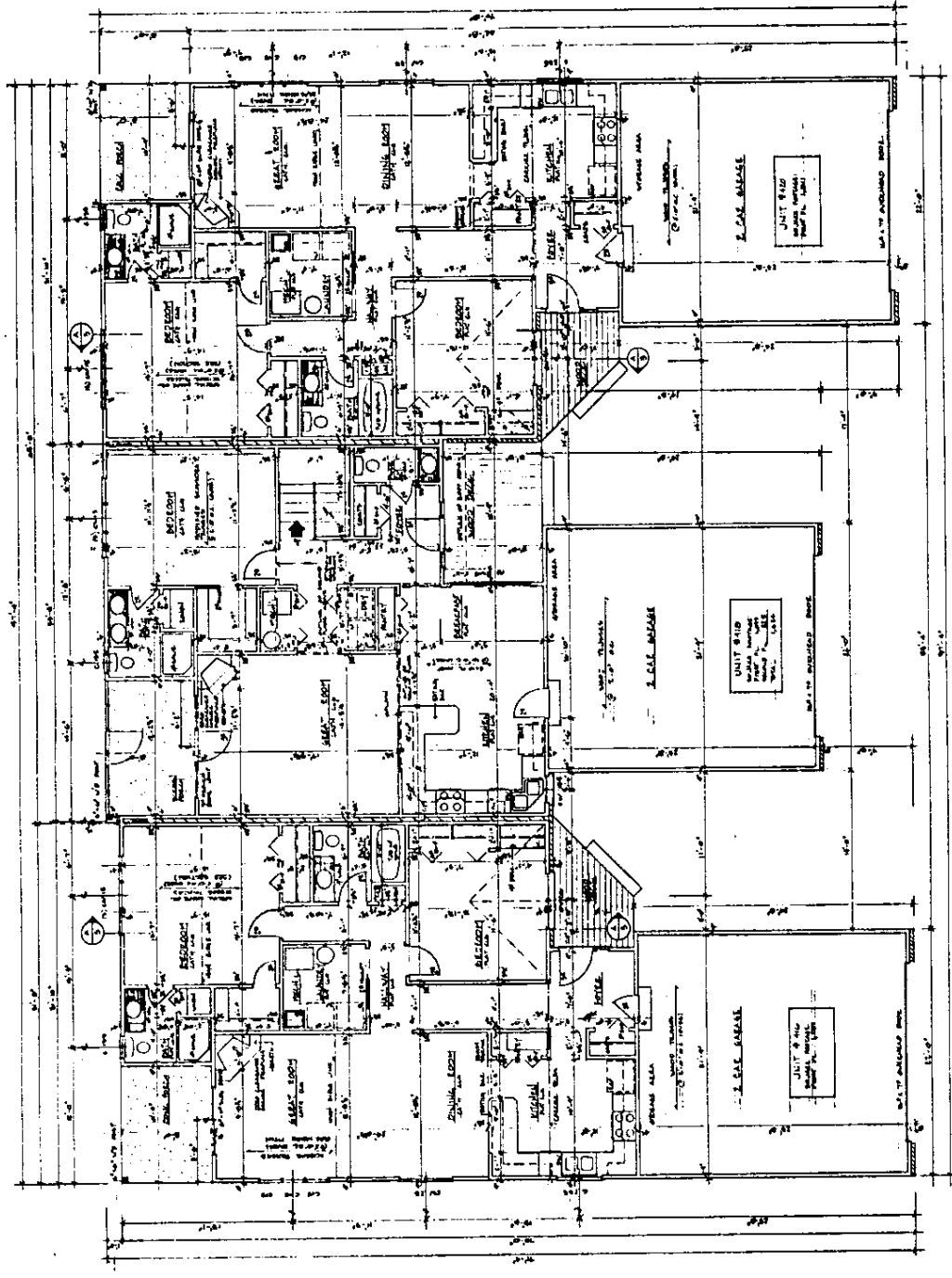
PROPOSED 3 UNIT CONDOMINIUM, MODIFIED  
SHERBROOK CONDOMINIUMS  
NORTH CANTON, OHIO  
FRANCIS GENERAL CONSTRUCTION, INC.



DATE: MAY 24, 1991  
1

The undersigned licensed professional Architect certifies that this drawing graphically shows all of the particulars of the building represented in the drawing as constructed.

*Thomas R. Ruppel* Dated April 9, 1971



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

DATE: APRIL 9, 1971  
SCALE: 1/8" = 1'-0"

PROPOSED 3 UNIT CONDOMINIUM - MODIFIED  
SHERBROOK NORTH CANTON, OHIO  
FRANCIS GENERAL CONSTRUCTION, INC.





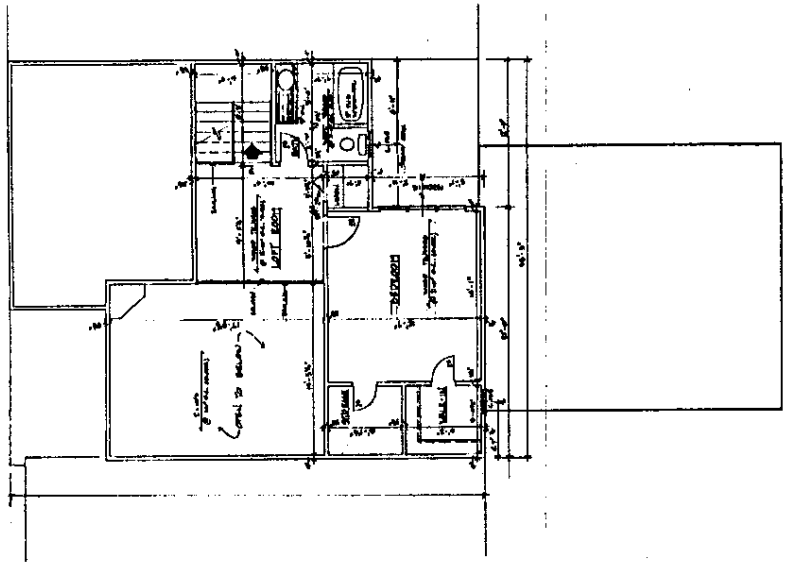
DATE: MAY 14, 1970  
2

B-7

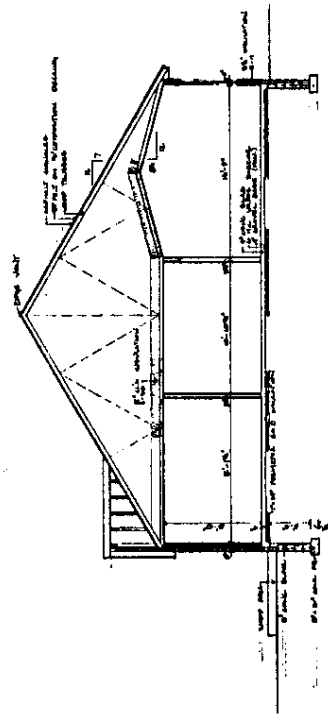
The undersigned licensed professional Architect certifies that this drawing graphically shows all of the particulars of the building represented in the drawing as constructed.

*Thomas W. Wignersmith* Dated April 9, 1991

EXHIBITS DATE: 7, 1990	<b>PROPOSED 3 UNIT CONDOMINIUM - MODIFIED</b> SHERBROOK CONDOMINIUMS HOLT ROAD, NORTH CANTON, OHIO FRANCIS GENERAL CONSTRUCTION, INC.	 DATE: 04/09/91	
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SECOND FLOOR PLAN  
SCALE: 3/8" = 1'-0"

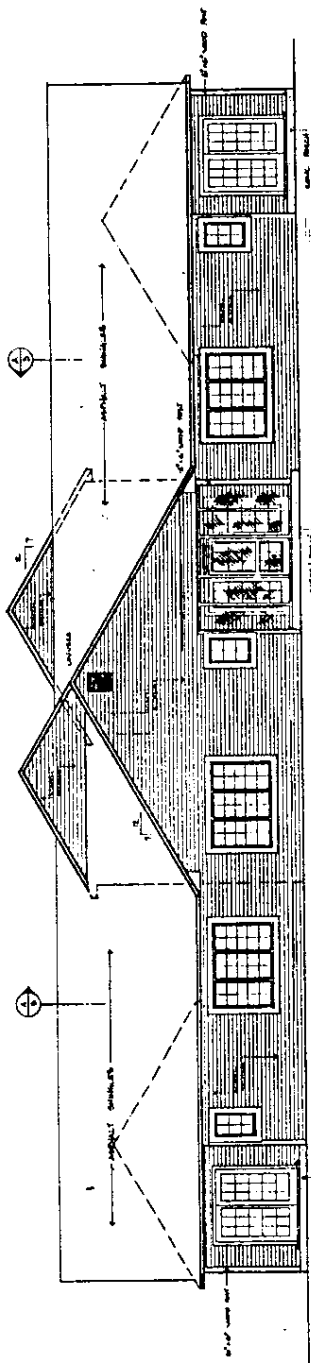


BUILDING SECTION  
SCALE: 1/4" = 1'-0"

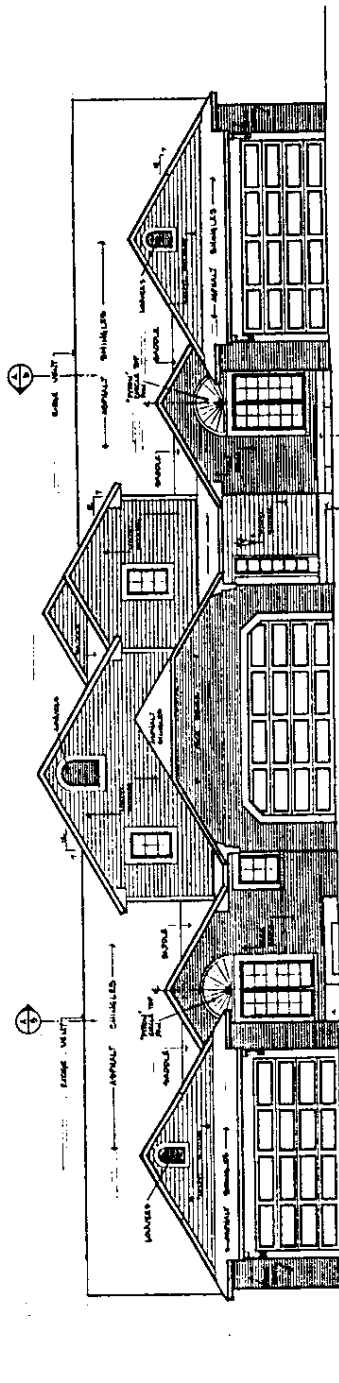
B-8

The undersigned licensed professional Architect certifies that this drawing graphically shows all of the particulars of the building represented in the drawing as constructed.

*Thomas R. Thompson* Dated *April 9, 1921*



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

COMPILED  
MAY 7, 1920  
MAY 14, 1921

PROPOSED 3 UNIT CONDOMINIUM  
SHERBROOK CONDOMINIUMS  
WELL ROAD - NORTH CANTON, OHIO  
FRANCIS GENERAL CONSTRUCTION, INC.

Scale: 1/4" = 1'-0"



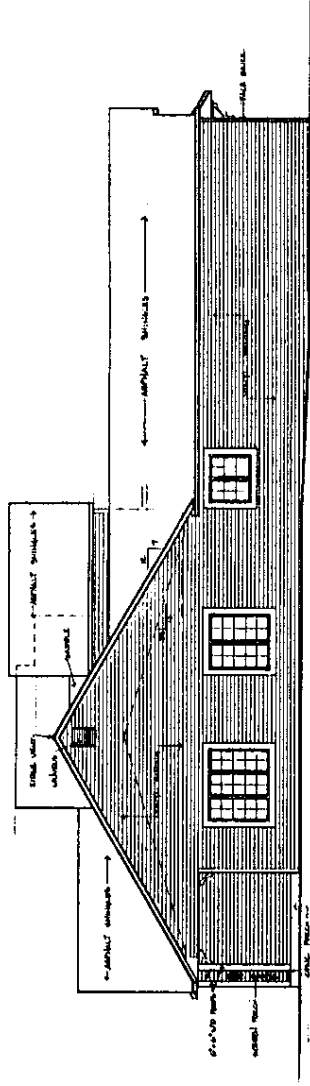
4

B-9



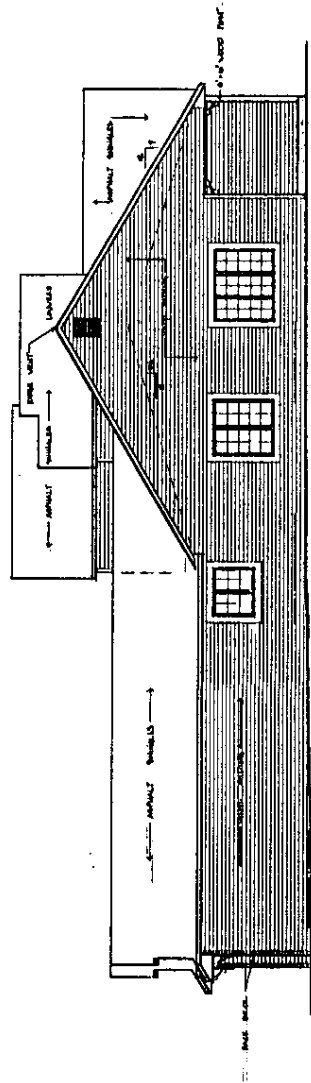
The undersigned licensed professional Architect certifies that this drawing graphically shows all of the particulars of the building represented in the drawing as constructed.

*Thomas H. Williams, Jr.* Dated April 3, 1971



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED 3 UNIT CONDOMINIUM, MODIFIED  
 SHERBROOK CONDOMINIUMS  
 10111 ROAD - NORTH CANTON, OHIO  
 FRANCIS GENERAL CONSTRUCTION, INC.

APR 12 1971



MBS MAY 24 1971



SHERBROOK CONDOMINIUM PHASE I, IIA, IIB, AND IIIA  
DECLARATION EXHIBIT C  
PERCENTAGE INTEREST IN OWNERSHIP OF COMMON AREA  
AND SHARE OF COMMON EXPENSE

File: SHERBROOK CONDO

<u>PHASE I</u>			PERCENTAGE OF COMMON AREA
BUILDING 140	SQUARE FEET		
UNIT A	1062		2.92
UNIT B	1207		3.32
UNIT C	1062		2.92
UNIT D	1207		3.32
SHERBROOK CIRCLE			
UNIT 410	1644		4.52
UNIT 412	1846		5.07
UNIT 414	1644		4.52
<u>PHASE IIA</u>			
BUILDING 142			
UNIT A	1118		3.08
UNIT B	1207		3.32
UNIT C	1118		3.08
UNIT D	1207		3.32
BUILDING 144			
UNIT A	1118		3.08
UNIT B	1207		3.32
UNIT C	1118		3.08
UNIT D	1207		3.32
<u>PHASE IIB</u>			
SHERBROOK CIRCLE			
UNIT 422	1644		4.52
UNIT 424	1644		4.52
UNIT 426	2810		7.73
UNIT 428	1644		4.52
<u>PHASE IIIA</u>			
BUILDING 413			
UNIT A	1365		3.75
UNIT B	1344		3.7
UNIT C	1354		3.72
UNIT D	1354		3.72
SHERBROOK CIRCLE			
UNIT 416	1289		3.55
UNIT 418	1624		4.47
UNIT 420	1311		3.61
TOTAL	36355		100

EXHIBIT

C

DAVID BROWN & ASSOCIATES  
Professional Surveyors  
P.O. Box 396  
Carrollton, Ohio 44615 • 2 ) 627-3639

June 29, 1990

Description of a 1.043 Acre Parcel of Land for  
Sherbrook Condominium Phase III Expansion Area  
plus approximately 9795.65 square feet on the north end  
of Phase IIIA.

Situated in the City of North Canton, County of Stark and  
State of Ohio:

Being a part of the Northeast Quarter of Section 7, Township  
11 of Range 8 and being known as part of Out Lots 58 and 59  
as conveyed to Francis General Construction, Inc. by  
Warranty Deed as recorded in Stark County Official Record  
Volume 751, Page 787 and being more particularly described as  
follows:

Beginning at a 1 1/2" iron bar found on the Northeast corner  
of the Northeast Quarter of Section 7;

Thence S 3° 50' 00" W along the East line of Section 7, a  
distance of 1319.33 feet to a point;

Thence N 86° 03' 33" W, a distance of 166.00 feet to a point  
on the West curb line of Sherbrook Circle, said point being  
the TRUE PLACE OF BEGINNING;

Thence S 3° 50' 00" W, a distance of 81.39 feet to a point;

Thence N 86° 10' 00" W, a distance of 28.95 feet to a point;

Thence S 3° 50' 00" W, a distance of 56.15 feet to a point;

Thence S 18° 35' 36" E, a distance of 115.64 feet to a point;

Thence S 76° 56' 52" W along the North line of North Canton  
City Lots 1778, 1777 and 1776, a distance of 155.59 feet to a  
1 1/2" pipe found;

Thence N 3° 50' 00" E along the East line of lands now or  
formerly owned by First Federal Savings and Loan, a distance  
of 97.10 feet to a 1/2" bar found;

Thence N 86° 31' 06" W along the North line of said First  
Federal Savings and Loan lands, a distance of 8.38 feet to a  
1/2" bar found;

EXHIBIT  
D

Carrollton, Ohio 44615 • 216-627-3639

F.O. Box 396

Professional Surveyors

DAVID DUNN & ASSOCIATES

June 29, 1990

Thence N 3° 50' 00" E along the East line of lands now or formerly owned by E. & M. Friedl, a distance of 181.80 feet to a 1/2" bar found;

Thence S 85° 53' 45" E, a distance of 13.77 feet to a point;

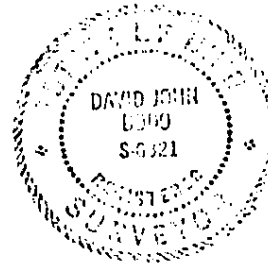
Thence N 3° 50' 00" E, a distance of 89.69 feet to a point;

Thence S 86° 03' 33" E, a distance of 129.08 feet to a point on the West curb line of Sherbrook Circle;

Thence S 3° 50' 00" W along said Sherbrook Circle, a distance of 78.61 feet to the TRUE PLACE OF BEGINNING and containing 1.043 acres of land of which 0.266 acres are located in Outlot 58 and 0.777 acres are located in Outlot 59 as surveyed by David J. Bodo, Ohio Registered Surveyor Number 6321 in June, 1990.

The Basis of Bearing for this survey was the West line of a 3.352 acre tract and the Bearing of N 3° 50' 00" E was taken from the description of said 3.352 acre tract as recorded in Volume 751, Page 787 of the Stark County Official Record.

In addition, expansion area remains in Phase IIIA consisting of 75.90 feet on the east and west sides and 129.06 feet on the north and south sides of Phase IIIA, consisting of approximately 9795.65 square feet.



SHERBROOK CONDOMINIUM  
THIRD AMENDED DECLARATION  
EXHIBIT G

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NARRATIVE DESCRIPTION

1) The Real Property Phase IIIA of Sherbrook Condominium is located on 1.003 acres of land. The future expansion area for Sherbrook Condominium is a 1.043 acre tract contiguous to Phase IIIA. It is the Declarant and Developer's intention to expand the Condominium by Phases.

2) The Buildings, Phase IIIA

Building 413 This building consists of four units, A, B, C, and D, and is a two-story slab structure. There are two units on each floor. Unit A consists of approximately 1365 square feet, Unit B approximately 1344 square feet, Unit C approximately 1354 square feet, and Unit D approximately 1354 square feet. Each unit consists of two bedrooms, kitchen, dining and living room with hearth. Units A, B, C and D have two bathrooms. Units A and B have a french door leading to a ground floor patio. Units C and D have a french door leading to a wood deck. Garage parking for one car is provided in a limited common area garage. Each unit has its own furnace and air conditioning system. Utilities are separately metered.

Building 413 consists of a concrete block foundation, wood frame, asphalt shingles, brick, vinyl and cedar exterior and Andersen Thermopane windows. The units are insulated with Styrofoam insulation, and 3 1/2 inches of fiberglass batt insulation and 10 inches in attic.

Each unit is provided with range, oven, garbage disposal and dishwasher, along with a 40 gallon hot water tank.

Units 416, 418 and 420, Sherbrook Circle These units are contained within one building without a basement.

This building consists of a concrete block foundation, wood frame, asphalt shingles, brick, vinyl and cedar exterior and Andersen Thermopane windows. The units are insulated with 1/2 inch styrofoam and 3 1/2 inch batt and 10 inches in attic. A six inch concrete block wall separates each unit.

Each unit is provided with a GE range, oven, hood, garbage disposal and dishwasher, along with a 40 gallon hot water tank.

Unit 416 Sherbrook Circle consists of approximately 1,289 square feet, Unit 418 consists of approximately 1,624 square feet and Unit 420 consists of approximately 1,311 square feet. Units 416 and 420 are one story ranches with attached two-stall garage and includes a fireplace, two bedrooms, two baths, and covered porch. Unit 418 is one and one-half stories with attached two-stall garage, screened porch, fireplace, two bedrooms and two baths.