



June 16, 2008  
Revised July 29, 2008

LEGAL DESCRIPTION FOR  
CONDOMINIUM PROPERTY, PHASE I  
WELLINGTON PLACE CONDOMINIUMS

Situated in the City of Zanesville, County of Muskingum, State of Ohio, being in Section 21, Township 2, Range 8, United States Military Lands, being a 2.883 acre tract (Part "A") and a 0.818 acre tract (Part "B"), both being part of Auditors Parcel # 44520104002, that 26.90 acre tract conveyed to Richvale, L.L.C. in O.R. 2123, Page 900, said Part "A" and Part "B" being more particularly described as:

**PART "A"**

Commencing, for reference, at an iron pin found at the corner common for the Southwest and Northwest Quarters of Section No. 21 and for the Northeast and Southeast Quarters of Section No. 22 of said Township 2, Range 8, being in the centerline of Richvale Road (C.R. 3, 40");

Thence, South  $87^{\circ}36'15''$  East, with the line common to said Southwest and Northwest Quarters of Section No. 21 and said centerline, passing the northwest corner of said 26.90 acres at a distance of 191.61 feet, a total distance of 630.76 feet to a point;

Thence, South  $02^{\circ}23'45''$  West, a distance of 21.00 feet to a PK nail set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South  $87^{\circ}36'15''$  East, a distance of 24.00 feet to a PK nail set;

Thence, South  $02^{\circ}12'31''$  West, crossing a portion of said 26.90 acres, a distance of 163.40 feet to a PK nail set;

Thence, South  $25^{\circ}46'23''$  West, crossing a portion of said 26.90 acres, a distance of 55.54 feet to a PK nail set;

Thence, South  $87^{\circ}36'15''$  East, crossing a portion of said 26.90 acres, a distance of 171.41 feet to a rebar set;

Thence, South  $17^{\circ}24'00''$  West, crossing a portion of said 26.90 acres, a distance of 194.34 feet to a rebar set;

Thence, South  $27^{\circ}36'00''$  East, crossing a portion of said 26.90 acres, a distance of 49.92 feet to a rebar set;

Thence, South  $61^{\circ}49'04''$  West, crossing a portion of said 26.90 acres, a distance of 49.22 feet to a rebar set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the left, having a radius of 9.50 feet, a delta angle of  $90^{\circ}00'00''$ , a chord bearing of South  $17^{\circ}24'00''$  West and a chord distance of 13.44 feet to a rebar set;

Thence, South  $27^{\circ}14'52''$  East, crossing a portion of said 26.90 acres, a distance of 111.61 feet to a rebar set;

Thence, South  $14^{\circ}55'23''$  East, crossing a portion of said 26.90 acres, a distance of 41.92 feet to a rebar set;

Page Two (2.883 Acres)

Thence, North 88°01'20" West, crossing a portion of said 26.90 acres, a distance of 223.78 feet to a rebar set;

Thence, North 01°51'06" East, crossing a portion of said 26.90 acres, a distance of 173.35 feet to a PK nail set;

Thence, North 88°01'20" West, crossing a portion of said 26.90 acres, a distance of 115.02 feet to a PK nail set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the left, having a radius of 62.50 feet, a delta angle of 45°39'53", a chord bearing of South 69°07'06" West and a chord distance of 48.50 feet to a PK nail set;

Thence, North 43°42'51" West, crossing a portion of said 26.90 acres, a distance of 25.18 feet to a PK nail set;

Thence, North 36°18'01" East, crossing a portion of said 26.90 acres, a distance of 38.79 feet to a PK nail set;

Thence, North 16°36'39" West, crossing a portion of said 26.90 acres, a distance of 41.79 feet to a PK nail set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the right, having a radius of 28.00 feet, a delta angle of 18°35'19", a chord bearing of North 07°19'00" West and a chord distance of 9.04 feet to PK nail set;

Thence, North 01°58'40" East, crossing a portion of said 26.90 acres, a distance of 156.21 feet to a rebar set;

Thence, South 87°36'15" East, crossing a portion of said 26.90 acres, a distance of 202.66 feet to a PK nail set;

Thence, North 25°46'23" East, crossing a portion of said 26.90 acres, a distance of 61.01 feet to a PK nail set;

Thence, North 02°35'22" East, crossing a portion of said 26.90 acres, a distance of 158.38 feet to the TRUE PLACE OF BEGINNING.

Containing 2.883 acres of land, more or less.

#### **PART "B"**

Beginning at a PK nail set at a southerly corner of above described Part "A";

Thence, South 43°42'51" East, crossing a portion of said 26.90 acres, a distance of 25.18 feet to a PK nail set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the left, having a radius of 62.50 feet, a delta angle of 44°18'29", a chord bearing of South 24°07'54" West and a chord distance of 47.14 feet to a PK nail set;

Thence, South 01°56'48" West, crossing a portion of said 26.90 acres, a distance of 76.68 feet to a PK nail set;

Thence, South 88°01'20" East, crossing a portion of said 26.90 acres, a distance of 177.76 feet to a rebar set;

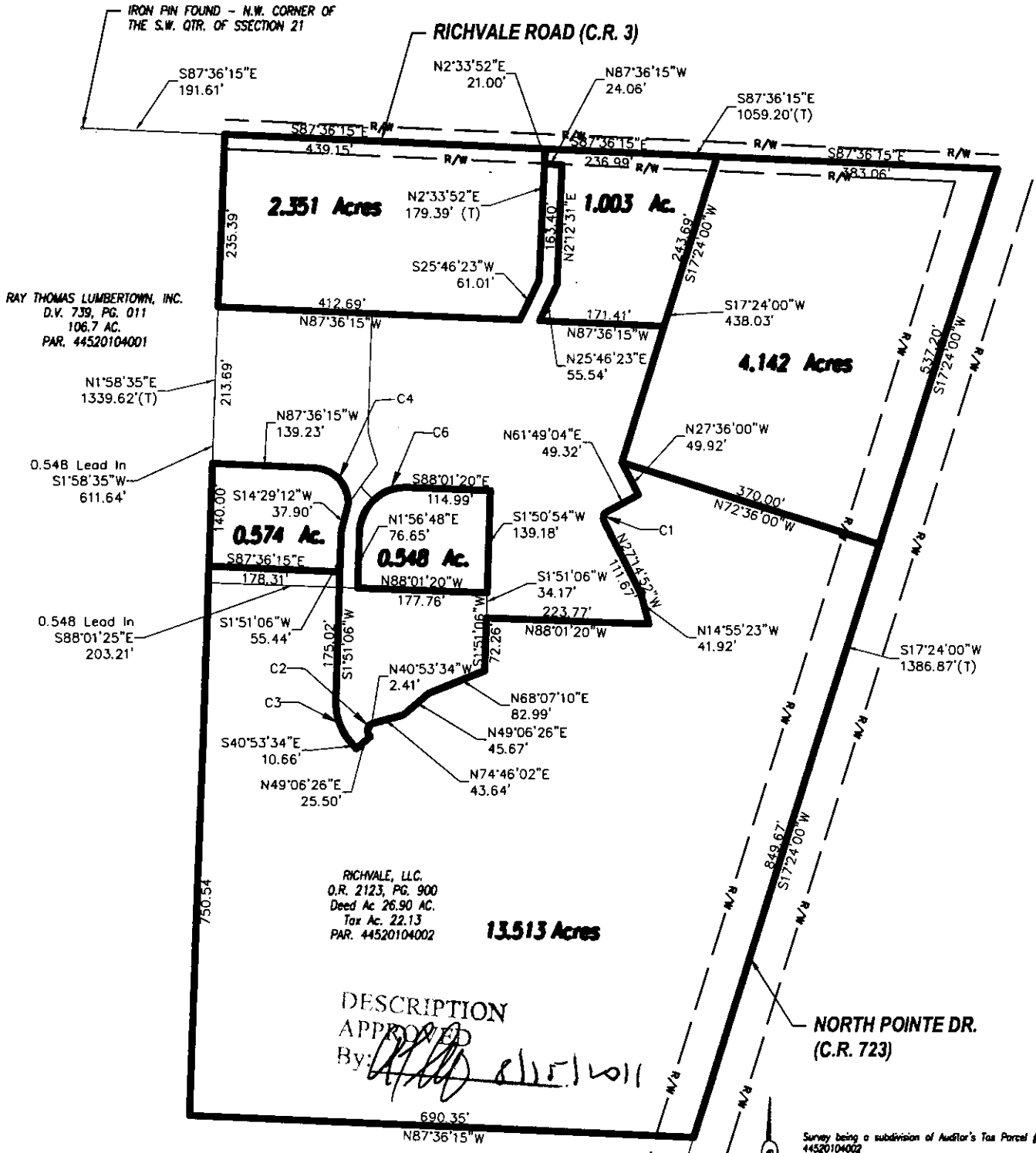
Thence, South 01°51'06" West, crossing a portion of said 26.90 acres, a distance of 106.43 feet to a rebar set;

Thence, South 68°07'10" West, crossing a portion of said 26.90 acres, a distance of 82.99 feet to a rebar set;

# PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, AND BEING LOCATED IN THE S.W. QTR. OF SEC. 21, TOWNSHIP-2, RANGE-8

PERTINENT DOCUMENTS USED  
MUSKINGUM COUNTY TAX MAPS  
MUSKINGUM COUNTY PLAT RECORDS  
MUSKINGUM COUNTY CONDOMINIUM DOCUMENTS  
ALL RECORDED INFORMATION SHOWN  
WERE USED AS SOURCE DOCUMENTS.



Curve Table					
Curve #	Length	Radius	Delta	CH	CH Dist
C1	14.77	9.50	89°03'36"	S 17°17'06" W	13.33
C2	20.19	10.00	115°39'36"	S 16°56'14" W	16.93
C3	63.65	85.32	42°44'40"	S 19°31'14" E	62.19
C4	74.62	47.53	89°57'34"	N 42°36'37" W	67.19
C6	98.21	62.50	90°01'32"	N 46°57'44" E	88.41

This Survey Prepared For:

RICHVALE, LLC.

OFFICE COPY  
NOT RECORDED

JEREMY  
LEWIS  
VAN OSTRAN  
8263

RECEIVED

Survey	Final Survey
Date	Date
11/11/11-049/dwg/basemap/	11.049.dwg
REVISION	
DRAWN: JLK	
CHECKED: JLV	
F.B.	

**Jobes  
Henderson  
& ASSOCIATES**

Tel: 740.344.5451  
Fax: 740.344.5746

59 Grant Street  
Newark, Ohio 43055

www.jobeshenderson.com

Breaking Ground | Breaking Boundaries

DATE: 8-08-11

ORDER NO. 11-049

Page Three (0.818 Acres)

Thence, South 49°06'26" West, crossing a portion of said 26.90 acres, a distance of 45.67 feet to a rebar set;

Thence, South 74°46'02" West, crossing a portion of said 26.90 acres, a distance of 43.64 feet to a rebar set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the left, having a radius of 10.00 feet, a delta angle of 115°39'36", a chord bearing of South 16°56'14" West and a chord distance of 16.93 feet to a rebar set;

Thence, South 40°53'34" East, crossing a portion of said 26.90 acres, a distance of 2.41 feet to a rebar set;

Thence, South 49°06'26" West, crossing a portion of said 26.90 acres, a distance of 25.50 feet to a rebar set;

Thence, North 40°53'34" West, crossing a portion of said 26.90 acres, a distance of 11.63 feet to a rebar set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the right, having a radius of 85.32 feet, a delta angle of 44°09'52", a chord bearing of North 18°12'37" West and a chord distance of 64.15 feet to a rebar set;

Thence, North 01°51'06" East, crossing a portion of said 26.90 acres, a distance of 227.40 feet to a PK nail set;

Thence, North 14°29'12" East, crossing a portion of said 26.90 acres, a distance of 37.90 feet to a PK nail set;

Thence, North 36°18'01" East, crossing a portion of said 26.90 acres, a distance of 29.35 feet to the TRUE PLACE OF BEGINNING.

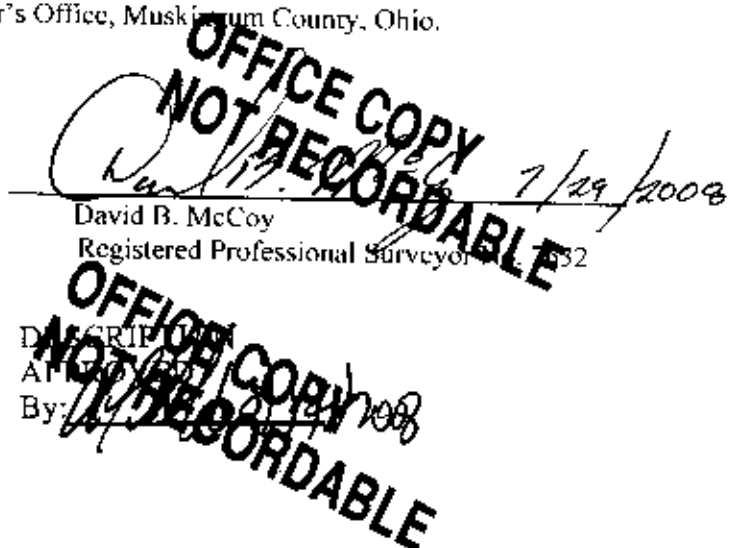
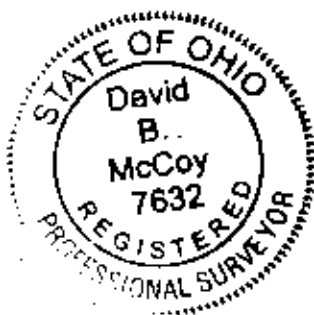
Containing 0.818 acres of land, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

Bearings are based on South 87°36'15" West, as given for the northerly line of that 26.90 acre tract conveyed in O.R. 2123, Page 900.

All rebar set are 5/8" inch rebars with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Muskingum County, Ohio.





June 16, 2008  
Revised July 29, 2008

LEGAL DESCRIPTION FOR  
ADDITIONAL PROPERTY, PHASE I  
WELLINGTON PLACE CONDOMINIUMS

Situated in the City of Zanesville, County of Muskingum, State of Ohio, being in Section 21, Township 2, Range 8, United States Military Lands, being a 22.653 acre tract (Part "A") together with a 0.548 acre tract (Part "B") for a total of 23.201 acres out of that 26.90 acre tract conveyed to Richvale, LLC in O.R. 2123, Page 900, being the remainder of Auditors Parcel Number 44520104002, said Part "A" and Part "B" being more particularly described as:

**PART "A"**

Commencing, for reference, at an iron pin found at the corner common for the Southwest and Northwest Quarters of Section No. 21 and for the Northeast and Southeast Quarters of Section No. 22 of said Township 2, Range 8, being in the centerline of Richvale Road (C.R. 3, 40');:

Thence, South 87°36'15" East, with the line common to said Southwest and Northwest Quarters of Section No. 21 and said centerline, a distance of 191.61 feet to an iron pin found at the northwesterly corner of said 26.90 acre tract, said iron pin found being at THE TRUE PLACE OF BEGINNING;

Thence, from said PLACE OF BEGINNING, South 87°36'15" East, with the line common to said Southwest and Northwest Quarters of Section No. 21, the centerline of said Richvale Road and with the northerly line of said 26.90 acres, a distance of 439.15 feet to a point;

Thence, South 02°23'45" West, a distance of 21.00 feet to a PK nail set;

Thence, South 87°36'15" East, a distance of 24.00 feet to a PK nail set;

Thence, South 02°12'31" West, crossing a portion of said 26.90 acres, a distance of 163.40 feet to a PK nail set;

Thence, South 25°46'23" West, crossing a portion of said 26.90 acres, a distance of 55.54 feet to a PK nail set;

Thence, South 87°36'15" East, crossing a portion of said 26.90 acres, a distance of 171.41 feet to a rebar set;

Thence, South 17°24'00" West, crossing a portion of said 26.90 acres, a distance of 194.34 feet to a rebar set;

Thence, South 27°36'00" East, crossing a portion of said 26.90 acres, a distance of 49.92 feet to a rebar set;

Thence, South 61°49'04" West, crossing a portion of said 26.90 acres, a distance of 49.22 feet to a rebar set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the left, having a radius of 9.50 feet, a delta angle of 90°00'00", a chord bearing of South 17°24'00" West and a chord distance of 13.44 feet to a rebar set;

Thence, South 27°14'52" East, crossing a portion of said 26.90 acres, a distance of 111.61 feet to a rebar set;

Thence, South 14°55'23" East, crossing a portion of said 26.90 acres, a distance of 41.92 feet to a rebar set;

Page Two (22.653 Acres)

Thence, North  $88^{\circ}01'20''$  West, crossing a portion of said 26.90 acres, a distance of 223.78 feet to a rebar set;

Thence, South  $01^{\circ}51'06''$  West, crossing a portion of said 26.90 acres, a distance of 72.26 feet to a PK nail set;

Thence, South  $68^{\circ}07'10''$  West, crossing a portion of said 26.90 acres, a distance of 82.99 feet to a rebar set;

Thence, South  $49^{\circ}06'26''$  West, crossing a portion of said 26.90 acres, a distance of 45.67 feet to a rebar set;

Thence, South  $74^{\circ}46'02''$  West, crossing a portion of said 26.90 acres, a distance of 43.64 feet to a rebar set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the left, having a radius of 10.00 feet, a delta angle of  $115^{\circ}39'36''$ , a chord bearing of South  $16^{\circ}56'14''$  West and a chord distance of 16.93 feet to a rebar set;

Thence, South  $40^{\circ}53'34''$  East, crossing a portion of said 26.90 acres, a distance of 2.41 feet to a rebar set;

Thence, South  $49^{\circ}06'26''$  West, crossing a portion of said 26.90 acres, a distance of 25.50 feet to a rebar set;

Thence, North  $40^{\circ}53'34''$  West, crossing a portion of said 26.90 acres, a distance of 11.63 feet to a rebar set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the right, having a radius of 85.32 feet, a delta angle of  $44^{\circ}09'52''$ , a chord bearing of North  $18^{\circ}12'37''$  West and a chord distance of 64.15 feet to a rebar set;

Thence, North  $01^{\circ}51'06''$  East, crossing a portion of said 26.90 acres, a distance of 227.40 feet to a PK nail set;

Thence, North  $14^{\circ}29'12''$  East, crossing a portion of said 26.90 acres, a distance of 37.90 feet to a PK nail set;

Thence, North  $36^{\circ}18'01''$  East, crossing a portion of said 26.90 acres, a distance of 29.35 feet to a PK nail set;

Thence, North  $36^{\circ}18'01''$  East, crossing a portion of said 26.90 acres, a distance of 38.79 feet to a PK nail set;

Thence, North  $16^{\circ}36'39''$  West, crossing a portion of said 26.90 acres, a distance of 41.79 feet to a PK nail set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the right, having a radius of 28.00 feet, a delta angle of  $18^{\circ}35'19''$ , a chord bearing of North  $07^{\circ}19'00''$  West and a chord distance of 9.04 feet to PK nail set;

Thence, North  $01^{\circ}58'40''$  East, crossing a portion of said 26.90 acres, a distance of 156.21 feet to a rebar set;

Thence, South  $87^{\circ}36'15''$  East, crossing a portion of said 26.90 acres, a distance of 202.66 feet to a PK nail set;

Thence, North  $25^{\circ}46'23''$  East, crossing a portion of said 26.90 acres, a distance of 61.01 feet to a PK nail set;

Thence, North  $02^{\circ}35'22''$  East, crossing a portion of said 26.90 acres, a distance of 158.38 feet to a PK nail set;

Thence, North  $02^{\circ}23'45''$  East, a distance of 21.00 feet to a PK nail set;

Page Three (22.653 acres)

Thence, South  $87^{\circ}36'15''$  East, with the line common to said Southwest and Northwest Quarters of Section No. 21, the centerline of said Richvale Road and with the northerly line of said 26.90 acres, a distance of 620.05 feet to a railroad spike found at the centerline intersection of said Richvale Road and North Pointe Drive (C.R. 723), being the northeasterly corner of said 26.90 acres;

Thence, South  $17^{\circ}24'00''$  West, along the centerline of said North Pointe Drive and the easterly line of said 26.90 acre tract, a distance of 1386.87 feet to a railroad spike found at the southeasterly corner of said 26.90 acres;

Thence, North  $87^{\circ}36'15''$  West, a distance of 690.38 feet to an iron pin found at the southwesterly corner of said 26.90 acres;

Thence, North  $01^{\circ}58'40''$  East, along the westerly line of said 26.90 acres, a distance of 1339.62 feet to the TRUE PLACE OF BEGINNING.

Containing 22.653 acres of land, more or less.

**PART "B"**

Commencing, for reference, at a PK nail set in a corner of above described 22.653 acres, Part "A";

Thence, South  $43^{\circ}42'51''$  East, crossing a portion of said 26.90 acres, a distance of 25.18 feet to a PK nail set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, crossing a portion of said 26.90 acres, with the arc of a curve to the right, having a radius of 62.50 feet, a delta angle of  $45^{\circ}39'53''$ , a chord bearing of North  $69^{\circ}07'06''$  East and a chord distance of 48.50 feet to a PK nail set;

Thence, South  $88^{\circ}01'20''$  East, crossing a portion of said 26.90 acres, a distance of 115.02 feet to a PK nail set;

Thence, South  $01^{\circ}51'06''$  West, crossing a portion of said 26.90 acres, a distance of 139.18 feet to a rebar set;

Thence, North  $88^{\circ}01'20''$  West, crossing a portion of said 26.90 acres, a distance of 177.76 feet to a rebar set;

Thence, North  $01^{\circ}56'48''$  East, crossing a portion of said 26.90 acres, a distance of 76.68 feet to a PK nail set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the right, having a radius of 62.50 feet, a delta angle of  $44^{\circ}18'29''$ , a chord bearing of North  $24^{\circ}07'54''$  East and a chord distance of 47.14 feet to the TRUE PLACE OF BEGINNING.

Containing 0.548 acres of land, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

Bearings are based on South  $87^{\circ}36'15''$  West, as given for the northerly line of that 26.90 acre tract conveyed in O.R. 2123, Page 900.

All rebar set are 5/8" inch rebar's with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Washington County, Ohio.



**OFFICE COPY  
NOT RECORDABLE**

7/29/2008

David B. McCoy  
Registered Professional Surveyor No. 7632

DESCRIPTION  
APPROVED  
By: *[Signature]* 8/1/2009

June 16, 2008  
Revised July 22, 2008

LEGAL DESCRIPTION FOR  
CONDOMINIUM PROPERTY, PHASE 1  
WELLINGTON PLACE CONDOMINIUMS

Situated in the City of Zanesville, County of Muskingum, State of Ohio, being in Section 21, Township 2, Range 8, United States Military Lands, being a 2.883 acre tract (Part "A") and a 0.818 acre tract (Part "B"), both being part of Auditors Parcel # 44520104002, that 26.90 acre tract conveyed to Richvale, LLC in O.R. 2123, Page 900, said Part "A" and Part "B" being more particularly described as:

**PART "A"**

Commencing, for reference, at an iron pin found at the corner common for the Southwest and Northwest Quarters of Section No. 21 and for the Northeast and Southeast Quarters of Section No. 22 of said Township 2, Range 8, being in the centerline of Richvale Road (C.R. 3, 40');:

Thence, South 87°36'15" East, with the line common to said Southwest and Northwest Quarters of Section No. 21 and said centerline, passing the northwest corner of said 26.90 acres at a distance of 191.61 feet, a total distance of 630.76 feet to a point;

Thence, South 02°23'45" West, a distance of 21.00 feet to a PK nail set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 87°36'15" East, a distance of 24.00 feet to a PK nail set;

Thence, South 02°12'31" West, crossing a portion of said 26.90 acres, a distance of 163.40 feet to a PK nail set;

Thence, South 25°46'23" West, crossing a portion of said 26.90 acres, a distance of 55.54 feet to a PK nail set;

Thence, South 87°36'15" East, crossing a portion of said 26.90 acres, a distance of 171.41 feet to a rebar set;

Thence, South 17°24'00" West, crossing a portion of said 26.90 acres, a distance of 194.34 feet to a rebar set;

Thence, South 27°36'00" East, crossing a portion of said 26.90 acres, a distance of 49.92 feet to a rebar set;

Thence, South 61°49'04" West, crossing a portion of said 26.90 acres, a distance of 49.22 feet to a rebar set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the left, having a radius of 9.50 feet, a delta angle of 90°00'00", a chord bearing of South 17°24'00" West and a chord distance of 13.44 feet to a rebar set;

Thence, South 27°14'52" East, crossing a portion of said 26.90 acres, a distance of 111.61 feet to a rebar set;

Thence, South 14°55'23" East, crossing a portion of said 26.90 acres, a distance of 41.92 feet to a rebar set;



Page Two (2.883 Acres)

Thence, North 88°01'20" West, crossing a portion of said 26.90 acres, a distance of 223.78 feet to a rebar set;

Thence, North 01°51'06" East, crossing a portion of said 26.90 acres, a distance of 173.35 feet to a PK nail set;

Thence, North 88°01'20" West, crossing a portion of said 26.90 acres, a distance of 115.02 feet to a PK nail set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the left, having a radius of 62.50 feet, a delta angle of 45°39'53", a chord bearing of South 69°07'06" West and a chord distance of 48.50 feet to a PK nail set;

Thence, North 43°42'51" West, crossing a portion of said 26.90 acres, a distance of 25.18 feet to a PK nail set;

Thence, North 36°18'01" East, crossing a portion of said 26.90 acres, a distance of 38.79 feet to a PK nail set;

Thence, North 16°36'39" West, crossing a portion of said 26.90 acres, a distance of 41.79 feet to a PK nail set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the right, having a radius of 28.00 feet, a delta angle of 18°35'19", a chord bearing of North 07°19'00" West and a chord distance of 9.04 feet to PK nail set;

Thence, North 01°58'40" East, crossing a portion of said 26.90 acres, a distance of 156.21 feet to a rebar set;

Thence, South 87°36'15" East, crossing a portion of said 26.90 acres, a distance of 202.66 feet to a PK nail set;

Thence, North 25°46'23" East, crossing a portion of said 26.90 acres, a distance of 61.01 feet to a PK nail set;

Thence, North 02°35'22" East, crossing a portion of said 26.90 acres, a distance of 158.38 feet to the TRUE PLACE OF BEGINNING.

Containing 2.883 acres of land, more or less.

#### **PART "B"**

Beginning at a PK nail set at a southerly corner of above described Part "A";

Thence, South 43°42'51" East, crossing a portion of said 26.90 acres, a distance of 25.18 feet to a PK nail set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the left, having a radius of 62.50 feet, a delta angle of 44°18'29", a chord bearing of South 24°07'54" West and a chord distance of 47.14 feet to a PK nail set;

Thence, South 01°56'48" West, crossing a portion of said 26.90 acres, a distance of 76.68 feet to a PK nail set;

Thence, South 88°01'20" East, crossing a portion of said 26.90 acres, a distance of 177.76 feet to a rebar set;

Thence, South 01°51'06" West, crossing a portion of said 26.90 acres, a distance of 106.43 feet to a rebar set;

Thence, South 68°07'10" West, crossing a portion of said 26.90 acres, a distance of 82.99 feet to a rebar set;

Page Three (0.818 Acres)

Thence, South 49°06'26" West, crossing a portion of said 26.90 acres, a distance of 45.67 feet to a rebar set;

Thence, South 74°46'02" West, crossing a portion of said 26.90 acres, a distance of 43.64 feet to a rebar set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the left, having a radius of 10.00 feet, a delta angle of 115°39'36", a chord bearing of South 16°56'14" West and a chord distance of 16.93 feet to a rebar set;

Thence, South 40°53'34" East, crossing a portion of said 26.90 acres, a distance of 2.41 feet to a rebar set;

Thence, South 49°06'26" West, crossing a portion of said 26.90 acres, a distance of 25.50 feet to a rebar set;

Thence, North 40°53'34" West, crossing a portion of said 26.90 acres, a distance of 11.63 feet to a rebar set;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the right, having a radius of 85.32 feet, a delta angle of 44°09'52", a chord bearing of North 18°12'37" West and a chord distance of 64.15 feet to a rebar set;

Thence, North 01°51'06" East, crossing a portion of said 26.90 acres, a distance of 227.40 feet to a PK nail set;

Thence, North 14°29'12" East, crossing a portion of said 26.90 acres, a distance of 37.90 feet to a PK nail set;

Thence, North 36°18'01" East, crossing a portion of said 26.90 acres, a distance of 29.35 feet to the TRUE PLACE OF BEGINNING.

Containing 0.818 acres of land, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

Bearings are based on South 87°36'15" West, as given for the northerly line of that 26.90 acre tract conveyed in O.R. 2123, Page 900.

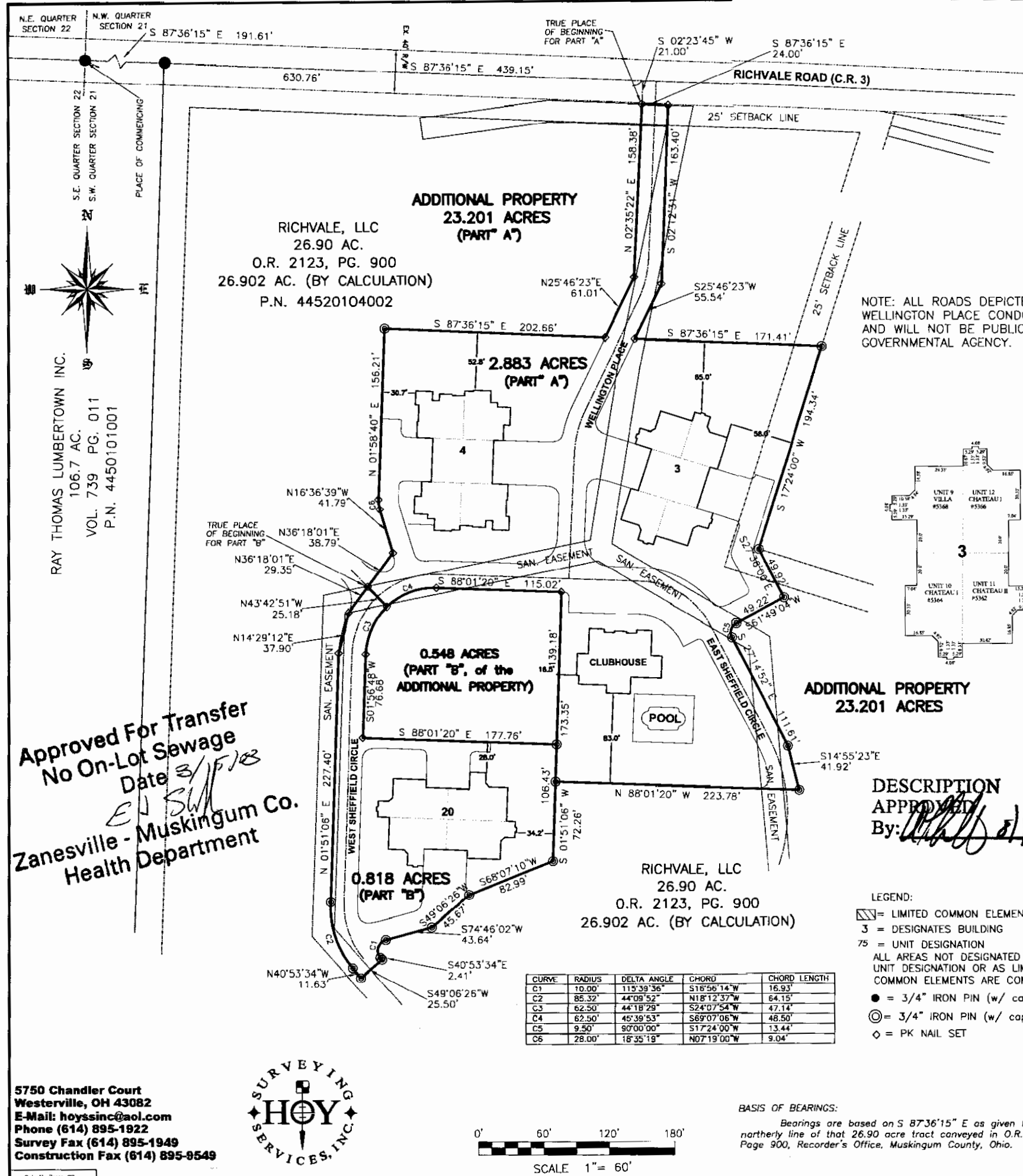
All rebar set are 5/8" inch rebars with a yellow plastic cap stamped "HOY SURV. - P.S. 7313".

All references are to records of the Recorder's Office, Muskingum County, Ohio.

*APB* 7/25/2008

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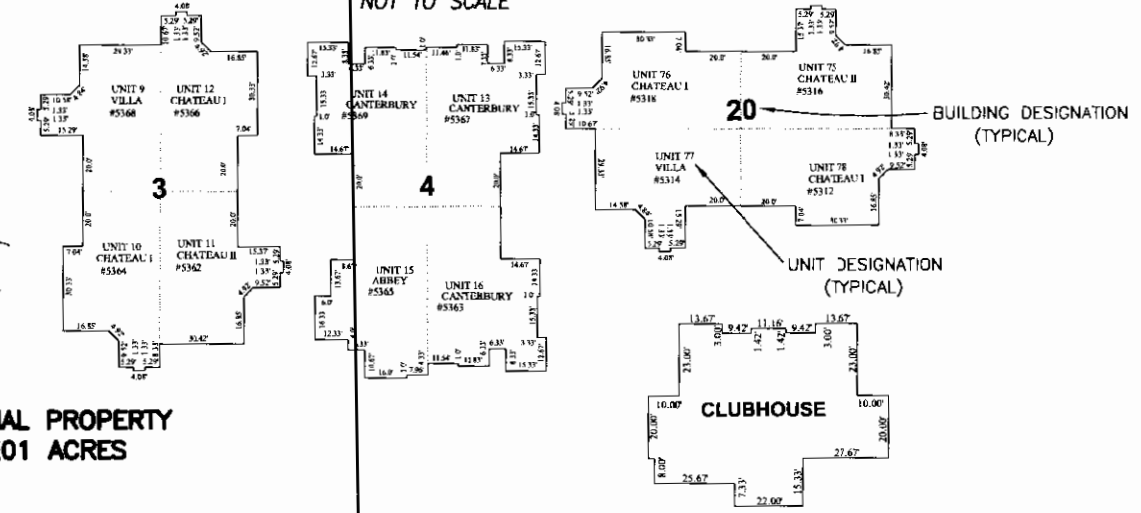
David B. McCoy  
Registered Professional Surveyor No. 7632



CONDOMINIUM DRAWINGS  
OF  
THE VILLAGE OF  
WELLINGTON PLACE CONDOMINIUMS  
CONDOMINIUM PROPERTY, PHASE 1  
LOCATED IN  
SECTION 21, TOWNSHIP 2, RANGE 8  
UNITED STATES MILITARY LANDS  
CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO

2.883 ACRES - PART "A"  
0.818 ACRES - PART "B"  
3.701 ACRES TOTAL IN PHASE 1  
0.159 ACRES - LIMITED COMMON ELEMENTS  
3.156 ACRES - COMMON ELEMENTS  
0.386 ACRES - CONDOMINIUM UNITS

BUILDING DETAILS  
NOT TO SCALE



DESCRIPTION  
APPROVED  
By: *[Signature]* 8/14/2008

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER  
CERTIFICATION

The undersigned Registered Professional Architect hereby certifies that this Drawing, consisting of \_\_\_\_\_ sheet(s), accurately shows each building depicted hereon as built or constructed.

Registered Architect  
No. \_\_\_\_\_ Date \_\_\_\_\_

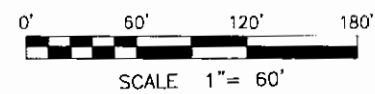
The undersigned Registered Professional Surveyor hereby certifies that this Drawing, consisting of \_\_\_\_\_ sheet(s), accurately reflects the location of improvements and proposed easements.  
*[Signature]*  
Registered Professional Surveyor  
No. 7632 Date 8/14/2008

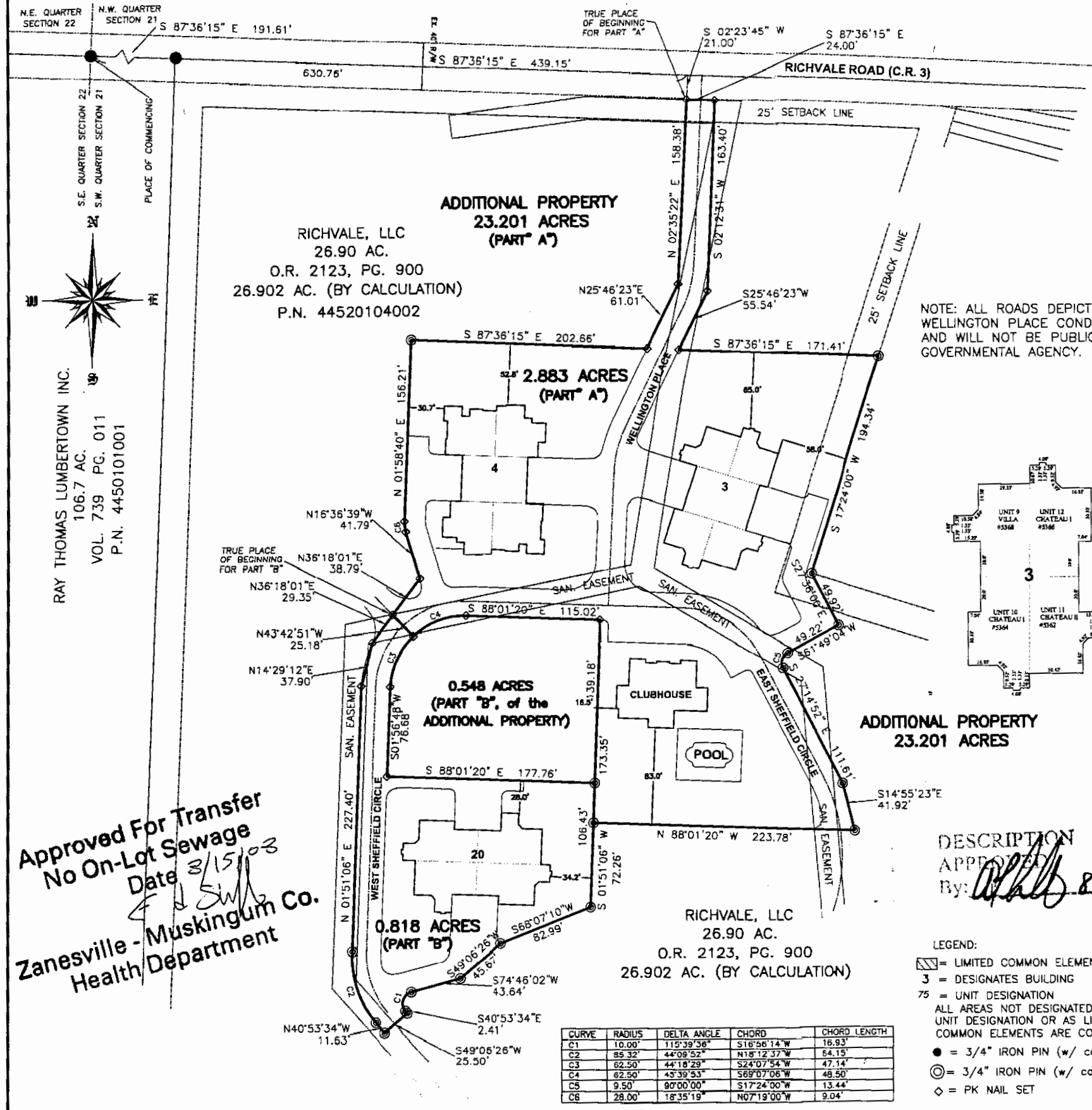
Approved For Transfer  
No On-Lot Sewage  
Date 8/14/08  
Zanesville - Muskingum Co.  
Health Department

CURVE	RADIUS	DELTA ANGLE	CHORD	CHORD LENGTH
C1	10.00'	113°39'36"	S16°56'14"W	16.93'
C2	85.32'	44°09'52"	N18°12'37"W	64.15'
C3	62.50'	44°18'28"	S24°07'54"W	47.14'
C4	62.50'	45°39'53"	S69°07'06"W	48.50'
C5	9.50'	90°00'00"	S17°24'00"W	13.44'
C6	28.00'	18°35'18"	N07°19'00"W	9.04'

BASIS OF BEARINGS:  
Bearings are based on S 87°36'15" E as given for the northerly line of that 26.90 acre tract conveyed in O.R. 2123, Page 900, Recorder's Office, Muskingum County, Ohio.

5750 Chandler Court  
Westerville, OH 43082  
E-Mail: hoyssinc@aol.com  
Phone (614) 895-1922  
Survey Fax (614) 895-1949  
Construction Fax (614) 895-8549





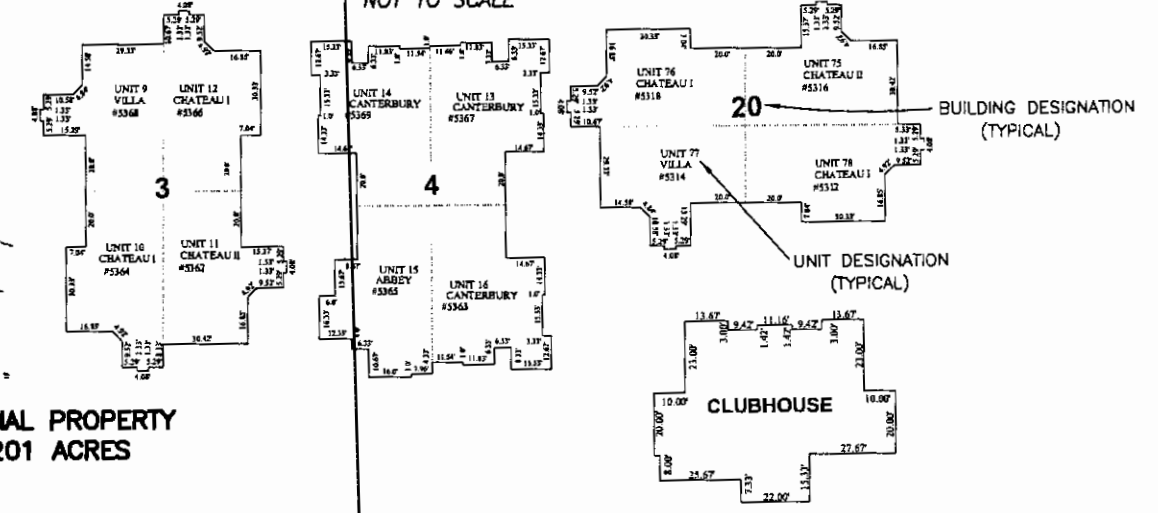
CONDOMINIUM DRAWINGS  
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WELLINGTON PLACE CONDOMINIUMS  
CONDOMINIUM PROPERTY, PHASE 1  
LOCATED IN  
SECTION 21, TOWNSHIP 2, RANGE 8  
UNITED STATES MILITARY LANDS

CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO

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0.818 ACRES - PART "B"  
3.701 ACRES TOTAL IN PHASE 1  
0.159 ACRES - LIMITED COMMON ELEMENTS  
3.156 ACRES - COMMON ELEMENTS  
0.386 ACRES - CONDOMINIUM UNITS

NOTE: ALL ROADS DEPICTED WITHIN THE VILLAGE OF WELLINGTON PLACE CONDOMINIUMS ARE PRIVATE DRIVES AND WILL NOT BE PUBLICLY MAINTAINED BY ANY GOVERNMENTAL AGENCY.

BUILDING DETAILS  
NOT TO SCALE



DESCRIPTION  
APPROVED  
By: *[Signature]* 8/17/2008

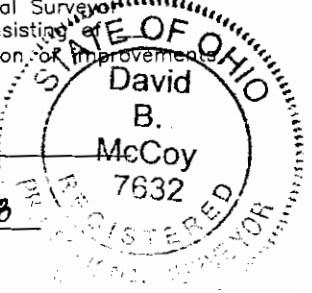
REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER  
CERTIFICATION

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Registered Architect  
No. \_\_\_\_\_ Date \_\_\_\_\_

The undersigned Registered Professional Surveyor hereby certifies that this Drawing, consisting of \_\_\_\_\_ sheet(s), accurately reflects the location of improvements as recorded easements.

Registered Professional Surveyor  
No. 7632 Date 8/17/2008



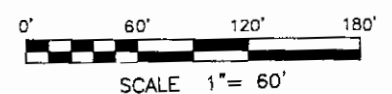
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Westerville, OH 43082  
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CURVE	RADIUS	DELTA ANGLE	CHORD	CHORD LENGTH
C1	10.00'	115°39'36"	S16°56'14"W	16.93'
C2	85.32'	44°08'52"	N18°12'37"W	64.15'
C3	62.50'	44°18'29"	S24°07'54"W	47.14'
C4	62.50'	43°39'53"	S69°07'06"W	48.50'
C5	9.50'	90°00'00"	S17°24'00"W	13.44'
C6	28.00'	18°35'19"	N07°19'00"W	9.04'

BASIS OF BEARINGS:  
Bearings are based on S 87°36'15" E as given for the northerly line of that 26.90 acre tract conveyed in O.R. 2123, Page 900, Recorder's Office, Muskingum County, Ohio.



January 14, 2009

LEGAL DESCRIPTION FOR  
FIRST AMENDMENT, PHASE II  
WELLINGTON PLACE CONDOMINIUMS

Situated in the City of Zanesville, County of Muskingum, State of Ohio, being in Section 21, Township 2, Range 8, United States Military Lands, being a 1.069 acre tract, being part of Auditors Parcel # 44520104002, that 26.90 acre tract conveyed to Richvale, LLC in O.R. 2123, Page 900, said 1.069 acre tract being more particularly described as:

Commencing, for reference, at an iron pin found at the corner common for the Southwest and Northwest Quarters of Section No. 21 and for the Northeast and Southeast Quarters of Section No. 22 of said Township 2, Range 8, being in the centerline of Richvale Road (C.R. 3, 40');

Thence, South 87°36'15" East, with the line common to said Southwest and Northwest Quarters of Section No. 21 and said centerline, a distance of 191.61 feet to an iron pin found at the northwest corner of said 26.90 acres, being the northeasterly corner of a 106.7 acre tract as conveyed to Ray Thomas Lumbertown, Inc. in Vol. 739, page 011;

Thence, South 01°58'40" West, along the line common to said 26.90 acre tract and said 106.7 acre tract, a distance of 235.39 feet to a rebar set, said rebar set being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 87°36'15" East, crossing a portion of said 26.90 acres, a distance of 210.04 feet to an iron pin found at a northwesterly corner of The Village of Wellington Place Condominiums, Condominium Property, Phase I as platted in Plat Book 19, pages 144-150;

Thence, the following five (5) courses and distances along a westerly line of said The Village of Wellington Place Condominiums, Condominium Property, Phase I;

Course 1: South 01°58'40" West, a distance of 156.21 feet to a PK nail found at a point of curvature;

Course 2: Thence, along the arc of a curve to the left, having a radius of 28.00 feet, a delta angle of 18°35'19", a chord bearing of South 07°19'00" East, a chord distance of 9.04 feet to a PK nail found;

Course 3: South 16°36'39" East, a distance of 41.79 feet to a PK nail found;

Course 4: South 36°18'01" West, a distance of 38.79 feet to a PK nail found;

Course 5: South 36°18'01" West, a distance of 29.35 feet to a PK nail found;

Thence, crossing a portion of said 26.90 acres, with the arc of a curve to the left, having a radius of 47.50 feet, a delta angle of 90°00'00", a chord bearing of North 42°36'15" West and a chord distance of 67.17 feet to a Mag nail set;

Thence, North 87°36'15" West, crossing a portion of said 26.90 acres, a distance of 139.24 feet to a rebar set in the line common to said 26.90 acre tract and said 106.7 acre tract;

Thence, North 01°58'40" East, along the line common to said 26.90 acre tract and said 106.7 acre tract, a distance of 213.69 feet to the TRUE PLACE OF BEGINNING.

Containing 1.069 acres of land, more or less. Subject to all easements, restrictions, and rights-of-way of record.

Bearings are based on South 87°36'15" West, as given for the northerly line of that 26.90 acre tract conveyed in O.R. 2123, Page 900.

All rebar set are 5/8" inch rebars with a yellow plastic cap stamped "POMEROY & ASSOC.".

All references are to records in the Recorder's Office, Muskingum County, Ohio.

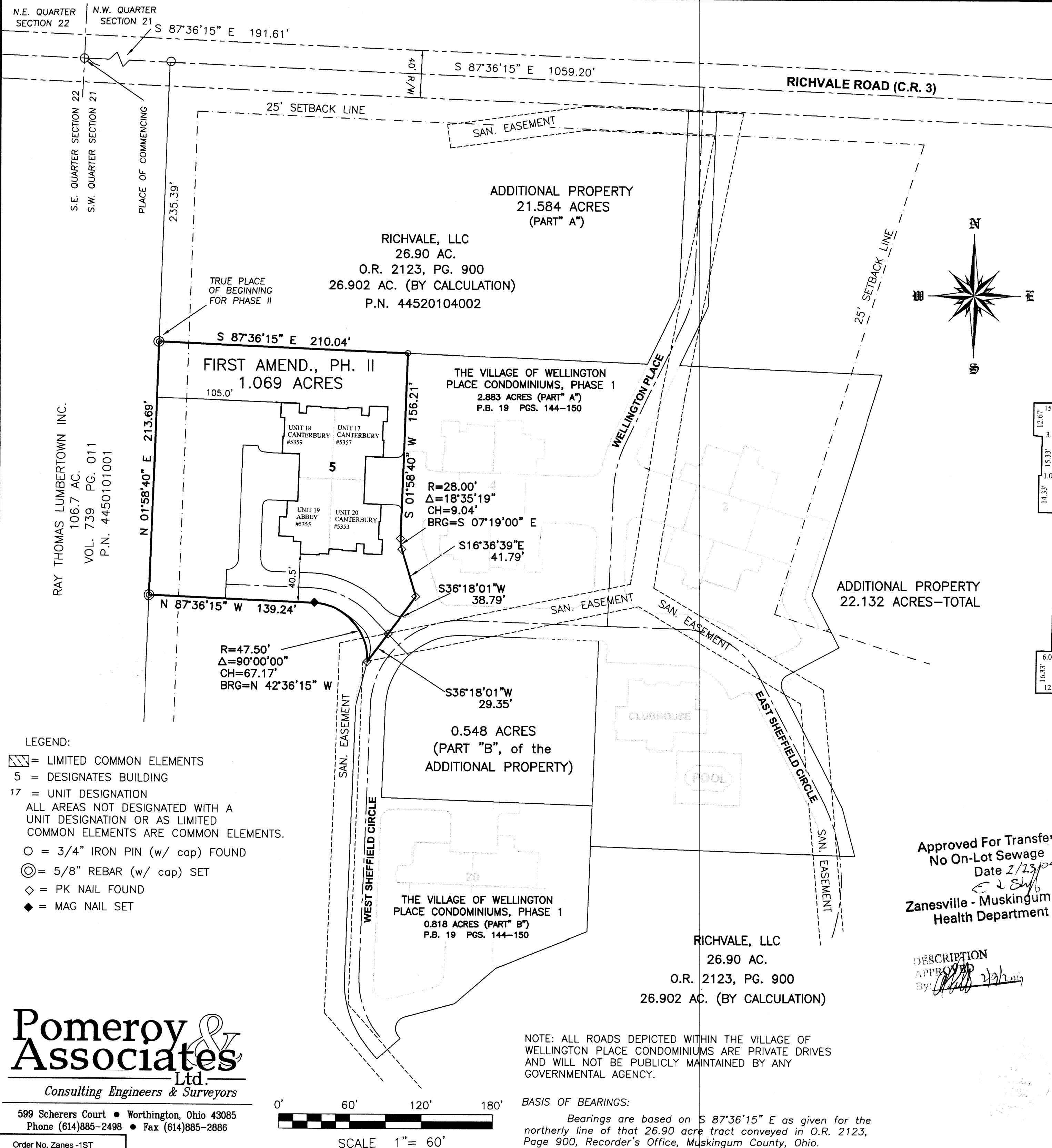


OFFICE COPY  
NOT RECORDABLE  
David B. McCoy  
Registered Professional Surveyor No. 7632

DESCRIPTION

APPROVED

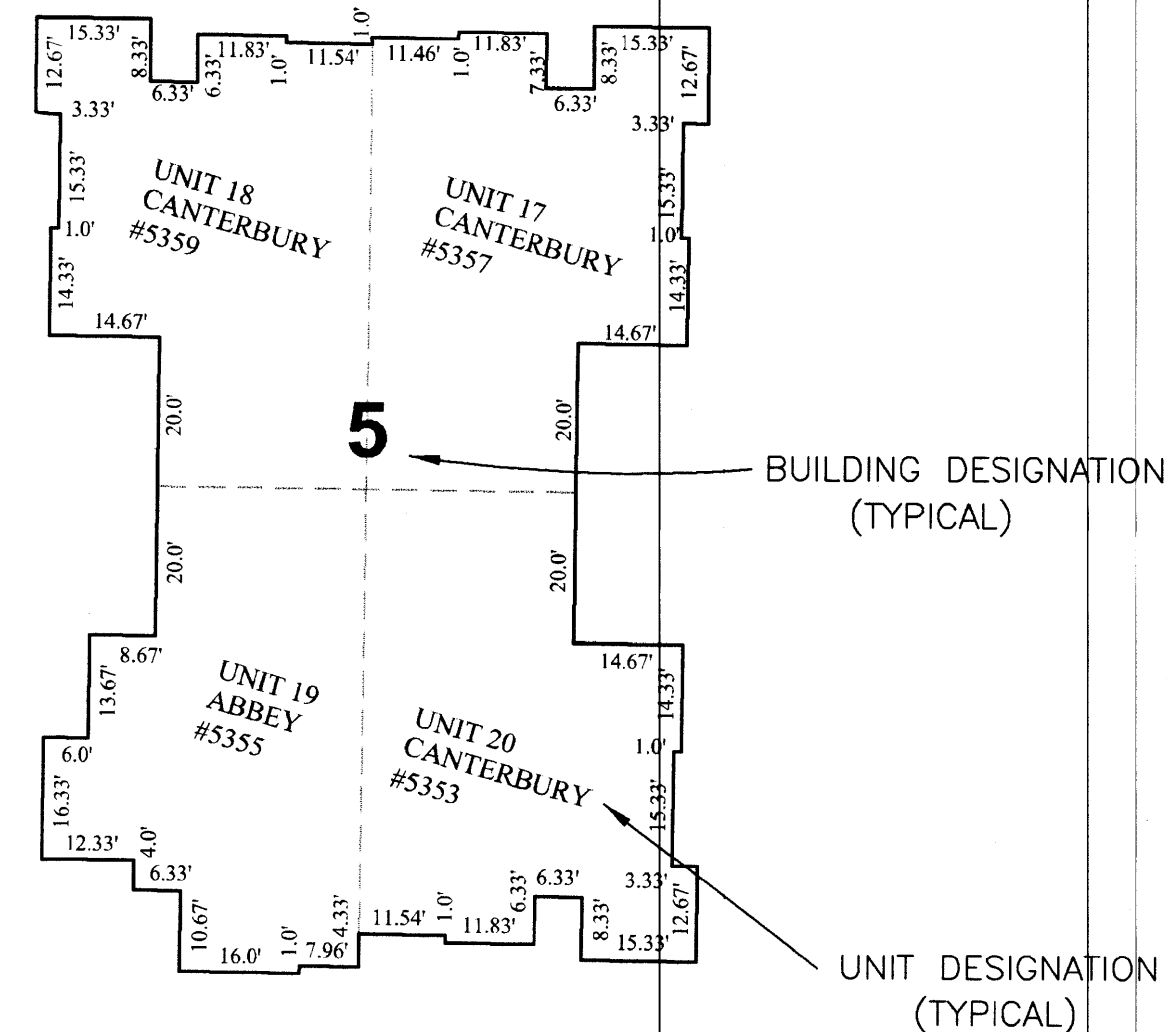
By: [Signature] 1/14/2009



CONDOMINIUM DRAWINGS  
OF  
THE VILLAGE OF  
WELLINGTON PLACE CONDOMINIUMS  
FIRST AMENDMENT, PHASE II  
LOCATED IN  
SECTION 21, TOWNSHIP 2, RANGE 8  
UNITED STATES MILITARY LANDS  
CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO

1.069 ACRES - PHASE II  
0.037 ACRES - LIMITED COMMON ELEMENTS  
0.827 ACRES - COMMON ELEMENTS  
0.205 ACRES - CONDOMINIUM UNITS

BUILDING DETAILS  
NOT TO SCALE



REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER  
CERTIFICATION

The undersigned Registered Professional Architect hereby certifies that this Drawing, consisting of \_\_\_ sheet(s), accurately shows each building depicted hereon as built or constructed.

Registered Architect

No. \_\_\_\_\_ Date \_\_\_\_\_

The undersigned Registered Professional Surveyor hereby certifies that this Drawing, consisting of \_\_\_ sheet(s), accurately reflects the location of improvements and recorded easements.

Registered Professional Surveyor

No. 7632 Date 1/14/09



### LEGAL DESCRIPTION OF A 2.351 ACRE PARCEL

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being a part of the Southwest Quarter of Section 21, Township-2, Range-8, United States Military Lands, and being part of that 26.90 acre tract (Parcel No. 44520104002) as conveyed to Richvale, LLC by deed of record in Official Record 2123, Page 900, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 2.351 acre parcel being more particularly bounded and described as follows:

**Commencing** at an iron pin found at the northwest corner of the Southwest Quarter of Section 21, said iron pin found being in Richvale Road;

Thence along the northerly line of said Southwest Quarter and said Richvale Road, **South 87°36'15" East, 191.61 feet** to a point at the northeasterly corner of said 26.90 acre tract, said point being the **Point of Beginning** for the **2.351 acre** tract herein described;

Thence continuing along the northerly line of said Southwest Quarter and said road **South 87°36'15" East, 439.15 feet** to a point;

Thence leaving said road across said 26.90 acre tract and along the westerly and southerly lines of The Village of Wellington Place Condominiums Condominium Property, Phase 1, recorded in Plat Book 19, Page 144, the following three (3) courses and distances:

**South 2°33'52" West, 179.39 feet** to a point;

**South 25°46'23" West, 61.01 feet** to a point; and...

**North 87°36'15" West, 412.69 feet** to a point on the westerly line of said 26.90 acre tract;

Thence along the westerly line of said 26.90 acre tract **North 1°58'35" East, 235.39 feet** to the **Point of Beginning**, and containing **2.351 acres** more or less, according to a previous survey performed by Jobes Henderson & Associates in June of 2011.

**LEGAL DESCRIPTION OF A 2.351 ACRE PARCEL**

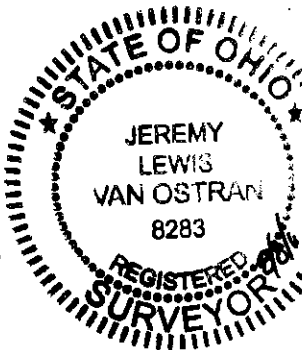
Page 2

The bearings in the above description are based on bearing taken from the description of that 26.90 acre tract as conveyed to Richvale, LLC by deed of record in Official Record 2123, Page 900.

Subject to all valid and existing easements, restrictions and conditions of record.

June 30, 2011

S:/11-049/Survey/legals/Wellington/2.351 acres



**OFFICE COPY  
NOT RECORDABLE**

Jeremy Lewis Van Ostran, P.S.  
Surveyor No. 8283

DESCRIPTION  
APPROVED  
DATE

*atly 8/12/2011*



September 12, 2012

**LEGAL DESCRIPTION FOR  
2.140 ACRES**

Situated in the City of Zanesville, Township of Muskingum, County of Muskingum, State of Ohio, being in Section 21, Township 2, Range 8, United States Military Lands, being all of that 2.140 acre tract conveyed to EJ Zanesville Partners, LLC in Book 2377, page 88 (Parcel Number 44520104002), said 2.140 acres being more particularly described as:

Commencing, for reference, at an iron pin found at the corner common for the Southwest and Northwest Quarters of Section No. 21 and for the Northeast and Southeast Quarters of Section No. 22 of said Township 2, Range 8, being in the centerline of Richvale Road (C.R. 3, 40");

Thence, South 87°36'15" East, with the line common to said Southwest and Northwest Quarters of Section No. 21 and said centerline, a distance of 191.61 feet to an iron pin found at the northwesterly corner of a 26.90 acre tract conveyed to Richvale, LLC in O.R. 2123, Page 900, being the northeasterly corner of a 106.7 acre tract as conveyed to Ray Thomas Lumbertown, Inc. in Vol. 739, page 011;

Thence, South 02°35'22" West, with the westerly line of said 26.90 acre tract and the easterly line of said 106.7 acre tract, a distance of 21.00 feet to an iron pin found, said iron pin found being at THE TRUE PLACE OF BEGINNING;

Thence, from said PLACE OF BEGINNING, South 87°36'15" East, along the perimeter of said 2.140 acre tract, a distance of 439.00 feet to a Mag nail found at the northwesterly corner of The Village of Wellington Place Condominiums, Condominium Property, Phase I as platted in Plat Book 19, pages 144-150;

Thence, South 02°35'22" West, along a westerly line of said The Village of Wellington Place Condominiums, Condominium Property, Phase I, a distance of 158.38 feet to a Mag nail found;

Thence, South 25°46'23" West, continuing along a westerly line of said The Village of Wellington Place Condominiums, Condominium Property, Phase I, a distance of 61.01 feet to a Mag nail found;

Thence, North 87°36'15" West, continuing along a northerly line of said The Village of Wellington Place Condominiums, Condominium Property, Phase I and the northerly line of The Village of Wellington Place Condominiums, First Amendment, Phase II, passing an iron pin found at a distance of 202.66 feet, a total distance of 412.70 feet to a rebar found in the westerly line of said 26.90 acres;

Thence, North 01°58'40" East, along the westerly line of said 26.90 acre tract, a distance of 214.39 feet to THE PLACE OF BEGINNING.

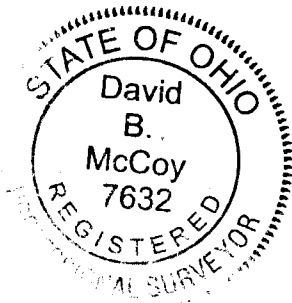
Containing 2.140 acres of land, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

Bearings are based on South 87°36'15" West, as given for the northerly line of that 26.90 acre tract conveyed in O.R. 2123, Page 900.

All rebar set are 5/8" inch rebar's with a yellow plastic cap stamped "POMEROY & ASSOC.".

All references are to records of the Recorder's Office, Muskingum County, Ohio.



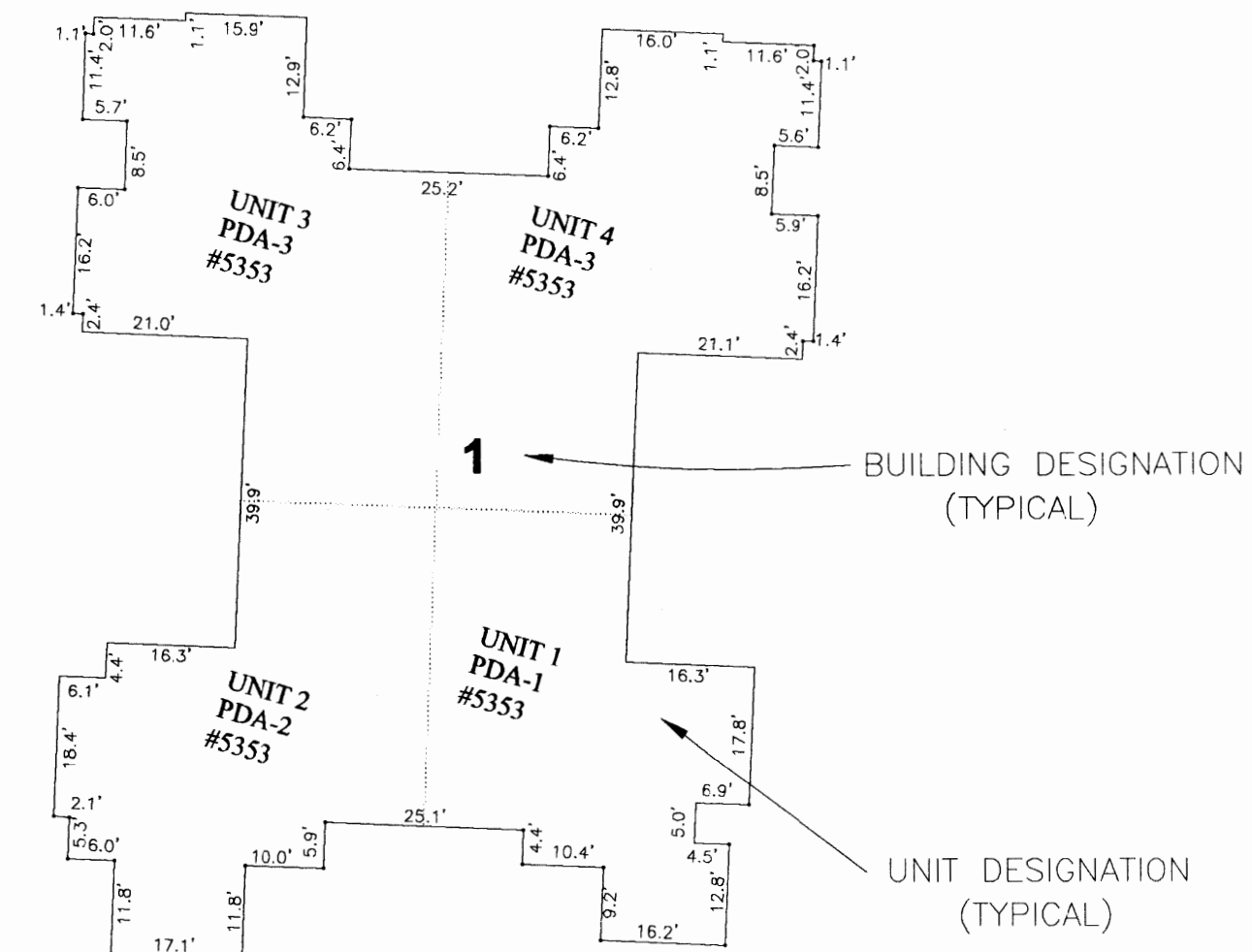
**OFFICE COPY  
NOT RECORDABLE**  
David B. McCoy  
Registered Professional Surveyor No. 7632  
9/12/2012

DESCRIPTION  
APPROVED

By:  10/17/2012

CONDOMINIUM DRAWINGS  
OF  
THE VILLAGE OF  
WELLINGTON PLACE CONDOMINIUMS  
SECOND AMENDMENT, PHASE III  
LOCATED IN  
SECTION 21, TOWNSHIP 2, RANGE 8  
UNITED STATES MILITARY LANDS  
CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO

2.140 ACRES - PHASE III  
0.033 ACRES - LIMITED COMMON ELEMENTS  
1.932 ACRES - COMMON ELEMENTS  
0.175 ACRES - CONDOMINIUM UNITS



BUILDING DETAILS

NOT TO SCALE

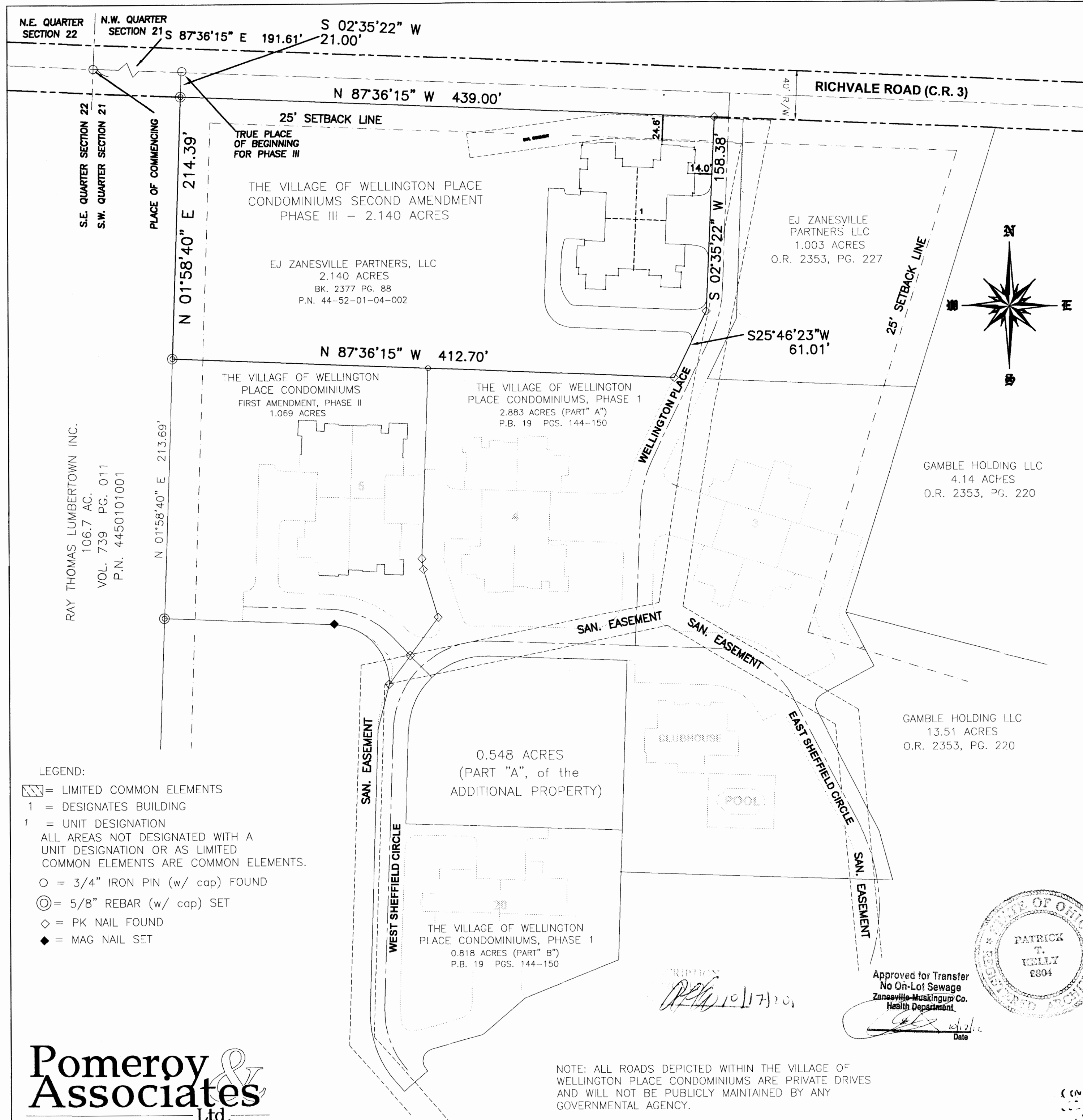
REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER  
CERTIFICATION

The undersigned Registered Professional Architect  
hereby certifies that this Drawing, consisting of \_\_\_  
sheet(s), accurately shows each building depicted  
hereon as built or constructed.

Patrick T. Kelly  
Registered Architect  
No. 9109804 Date 10/09/2012

The undersigned Registered Professional Surveyor  
hereby certifies that this Drawing, consisting of \_\_\_  
sheet(s), accurately reflects the location of improvements  
and recorded easements.

David B. McCoy 10/4/2012  
Registered Professional Surveyor No. 7632  
David B. McCoy P.S.



LEGEND:

- = LIMITED COMMON ELEMENTS
- 1 = DESIGNATES BUILDING
- 1 = UNIT DESIGNATION
- ALL AREAS NOT DESIGNATED WITH A UNIT DESIGNATION OR AS LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.
- = 3/4" IRON PIN (w/ cap) FOUND
- ⊙ = 5/8" REBAR (w/ cap) SET
- ◇ = PK NAIL FOUND
- ◆ = MAG NAIL SET

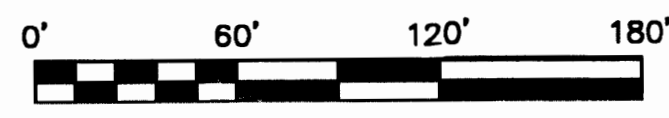
**Pomeroy & Associates Ltd.**  
Consulting Engineers & Surveyors

599 Scherers Court • Worthington, Ohio 43085  
Phone (614)885-2498 • Fax (614)885-2886

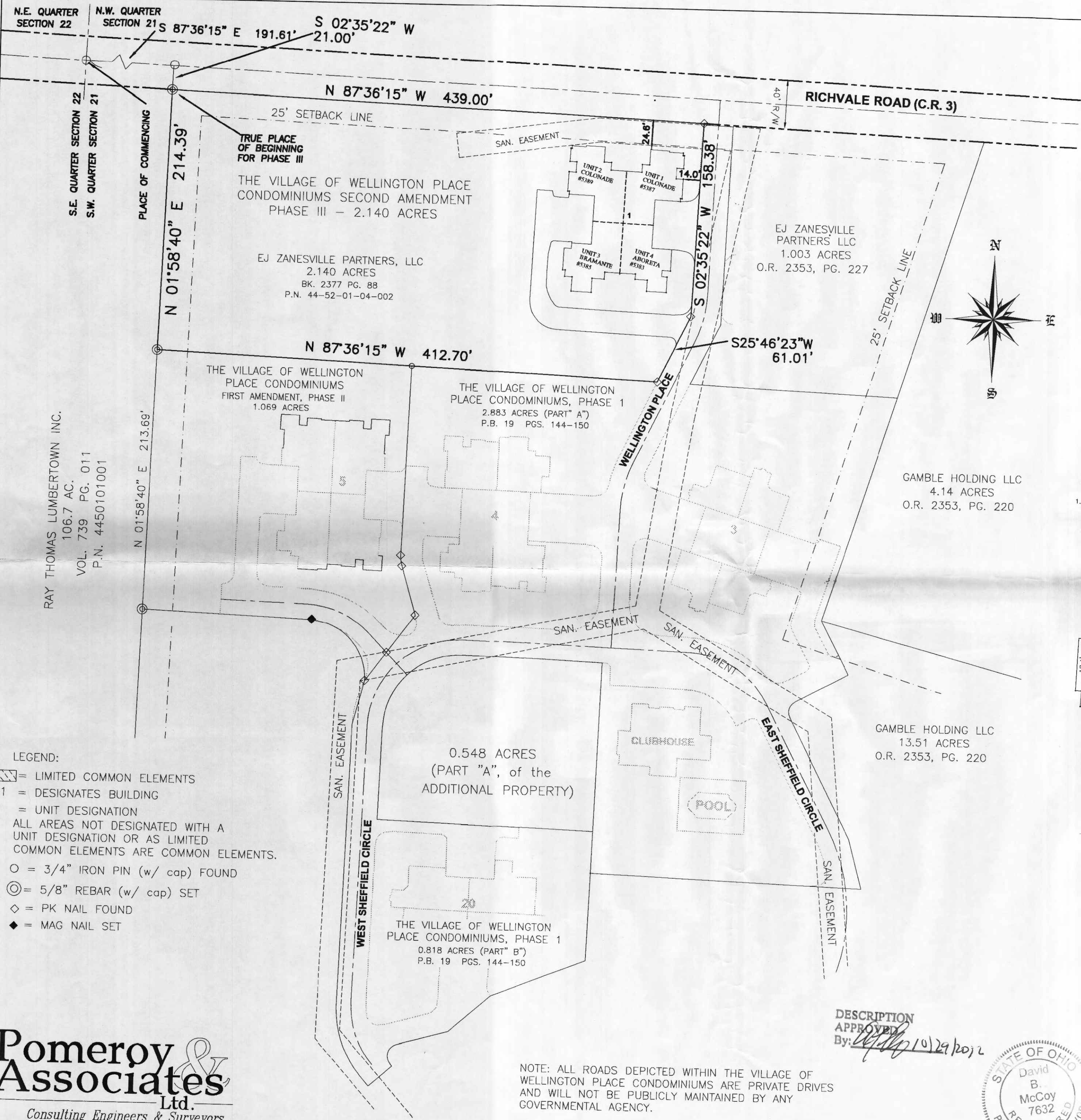
NOTE: ALL ROADS DEPICTED WITHIN THE VILLAGE OF  
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AND WILL NOT BE PUBLICLY MAINTAINED BY ANY  
GOVERNMENTAL AGENCY.

BASIS OF BEARINGS:

Bearings are based on S 87°36'15" E as given for the  
northerly line of that 26.90 acre tract conveyed in O.R. 2123,  
Page 900 Recorder's Office Muskingum County, Ohio

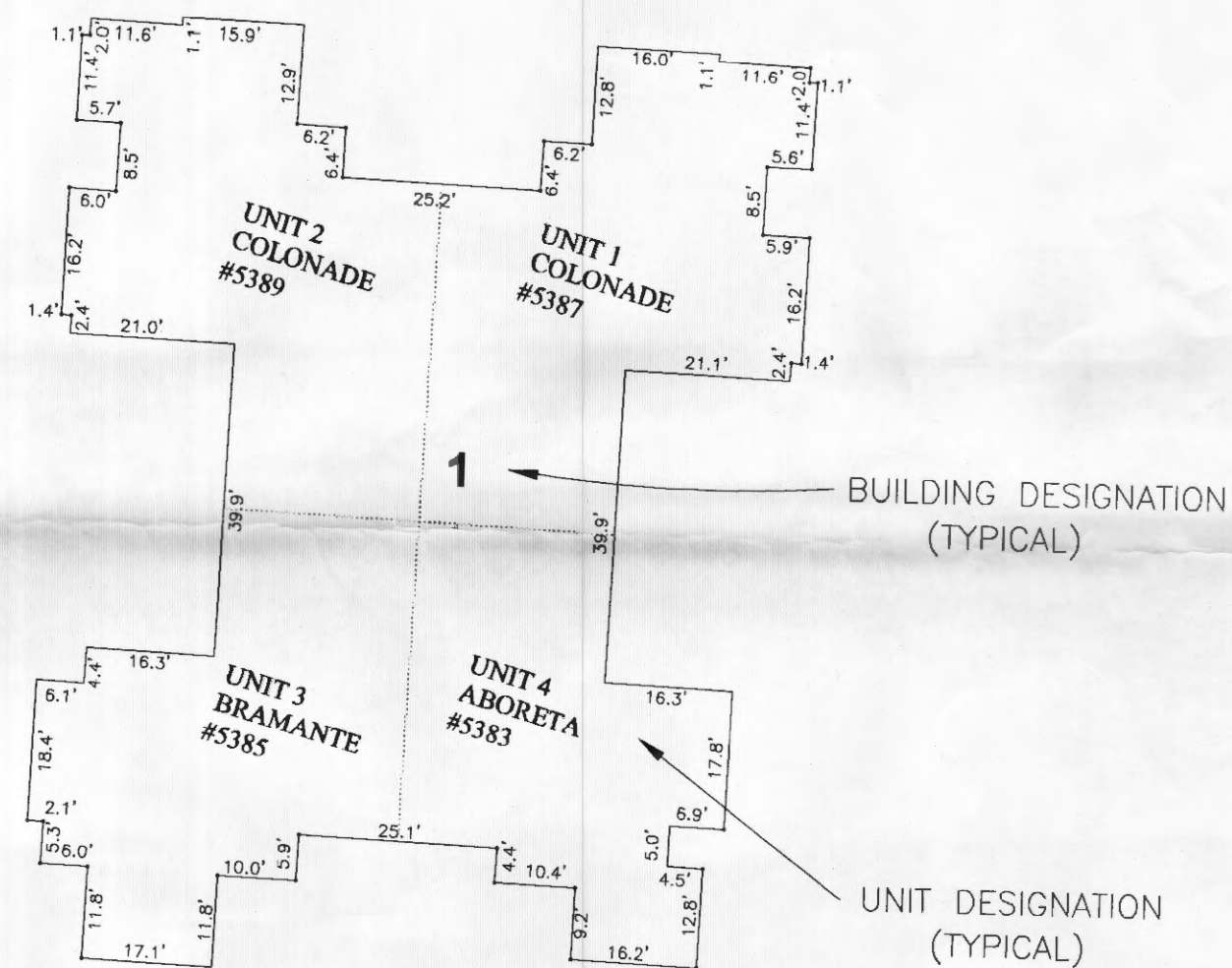






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1.932 ACRES - COMMON ELEMENTS  
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NOT TO SCALE

REQUIRED ARCHITECT OR PROFESSIONAL ENGINEER  
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hereon as built or constructed.

*Paul T. Kelg*  
Registered Architect

No. 9109804 Date 10/29/2012

The undersigned Registered Professional Surveyor  
hereby certifies that this Drawing, consisting of 3  
sheet(s), accurately reflects the location of improvements  
and recorded easements.

*David B. McCoy*  
Registered Professional Surveyor No. 7632  
David B. McCoy, P.S.

**Pomeroy & Associates Ltd.**  
Consulting Engineers & Surveyors

599 Scherers Court • Worthington, Ohio 43085  
Phone (614)885-2498 • Fax (614)885-2886

Order No. Zanes-2ND