

**EXHIBIT A**  
**DESCRIPTION FOR 6.036 ACRE PARCEL**  
**PHASE 3**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of that 15.176 acre tract (Parcel 86-34-01-01-068) as conveyed to Mid-Ohio Development / Kensington Village LLC. as recorded in Official Record 2125, Page 542, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, and being more particularly bounded and described as follows:

**Commencing** at an iron pin found marking the intersection of the westerly right-of-way line of Northpointe Drive and the northerly line of Autumn Drive (80' wide);

Thence with the westerly right-of-way line of Northpointe Drive, **North 37°15'39" East, 449.67 feet** to a point marking the northeasterly corner of the Condominium at Kensington Village First Amendment as recorded in Plat Book 20, Page 13;

Thence leaving said right-of-way line along the northerly line of Condominium at Kensington Village First Amendment, **North 52°44'21" West, 221.15 feet** to a point marking the northwesterly corner of the Condominium at Kensington Village First Amendment;

Thence along the westerly line of Condominium at Kensington Village First Amendment, **South 34°51'56" West, 19.16 feet** to a point and being the **Point of Beginning** for the **6.036 acre parcel** herein to be described;

Thence continuing along the westerly line of Condominium at Kensington Village First Amendment, **South 34°51'56" West, 105.12 feet** to a point in the northerly line of the Condominium at Kensington Village as recorded in Plat Book 19, Page 114;

Thence along said northerly line the following three (3) courses and distances;

**North 53°28'56" West, 242.68 feet** to a point;

**North 72°59'10" West, 187.11 feet** to a point; and . . .

## DESCRIPTION FOR 6.036 ACRE PARCEL

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**South 86°55'19" West, 205.20 feet** to a point in the easterly line of that 21.310 acre tract as conveyed to Kensington Village Apartments LLC. as recorded in Official Record 2125, Page 546;

Thence along said easterly line the following three (3) courses and distances;

**North 01°36'00" East, 596.39 feet** to a 5/8" rebar found with cap;

**South 68°33'54" East, 223.98 feet** to a 5/8" rebar found with cap; and . . .

**North 21°17'59" East, 29.40 feet** to a point;

Thence across said 15.176 acre, Mid-Ohio Development / Kensington Village LLC. tract the following three (3) courses and distances;

**South 74°34'41" East, 204.69 feet** to a point;

**South 04°05'53" East, 462.41 feet** to a point; and . . .

**South 53°28'56" East, 214.97 feet** to the **Point of Beginning** and containing **6.036 acres**, more or less, according to a previous survey made by Jobes Henderson & Associates, Inc., during April of 2009.

The above described area is contained within Muskingum County Auditor Parcel Number 86-34-01-01-068.

The bearings in the above description are based on State Plane Coordinate System, Ohio South Zone.

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

June 13, 2012

P:/M04-53/survey/legals/6.036 acres



**OFFICE COPY**  
**NOT RECORDABLE**

Reg. Surveyor #8283

DESCRIPTION  
APPROVED

By: [Signature] 8/13/2012

# SURVEY OF A 6.036 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE

COMMUNITY PANEL NO.: 390425 0105D  
FLOOD ZONE: "X" (NON-FLOOD)  
EFFECTIVE DATE: SEPTEMBER 5, 1990

JOHN C. WILES  
VOL. 1137, PAGE 657  
3.794 ACRES

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

APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED  
8-30-12

CHRISTIAN D. KRAPS  
VOL. 1700, PAGE 101  
9.30 ACRES

KENSINGTON VILLAGE APARTMENTS LLC.  
VOL. 2125, PAGE 546  
21.310 ACRES  
PAR. 86-34-01-01-063

MID-OHIO DEVELOPMENT/KENSINGTON VILLAGE LLC  
VOL. 2125, PAGE 542  
(20.443 ACRES) 15.176 ACRES  
PAR. 86-34-01-01-068

6.036 ACRES  
PHASE 3

AUTUMN HEALTH CARE OF ZANESVILLE, LLC.  
VOL. 2059, PAGE 14  
10.5507 ACRES

## Line Table

Line #	Direction	Length
L7	N 52°44'21" W	221.15'
L8	S 34°51'56" W	19.16'
L9	S 34°51'56" W	105.12'

## DESCRIPTION

APPROVED  
By: *[Signature]* 8/13/2012

**LEGEND**  
POC : POINT OF COMMENCEMENT  
POB : POINT OF BEGINNING  
O.I.P.F. : IRON PIN FOUND

SCALE 1"=200'

NOTES:  
OCCUPATIONAL LINES HAVE NOT BEEN LOCATED  
IN THE FIELD AND ARE NOT REPRESENTED ON  
THIS SURVEY.  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT  
OF A TITLE POLICY, THERE MAY BE EASEMENTS OR  
RIGHT-OF-WAY WHICH EXIST THAT ARE NOT SHOWN

This Survey Prepared For: MID-OHIO DEVELOPMENT/KENSINGTON VILLAGE LLC

JEREMY  
LEWIS  
SURVEYOR  
3283

RECEIVED	
Foundation Survey	Final Survey
Ord. No.	Ord. No.
Date:	Date:
P:/M04-53/dwg/exhibits/ drawing phase 3.dwg	
REVISED	DRAWN: JLK
	CHECKED: JLV
	F.B.

**Jobes  
Henderson  
& ASSOCIATES**

Breaking Ground | Breaking Boundaries

Tel: 740.344.5451  
Fax: 740.344.5746

59 Grant Street  
Newark, Ohio 43055

www.jobeshenderson.com

6-13-12

M04-53