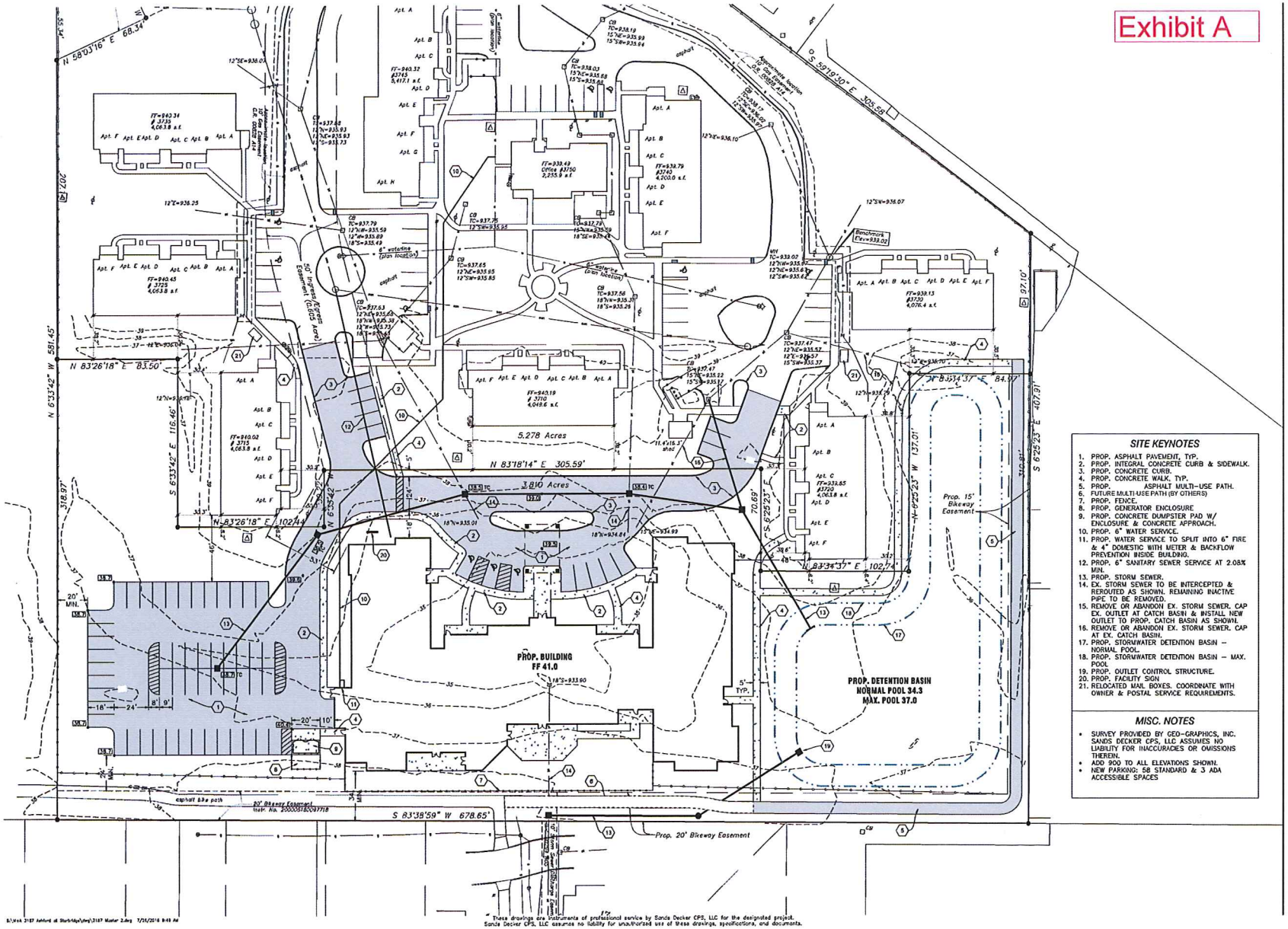
Google earth

feet 1000

meters 400

Exhibit A



SITE KEYNOTES

1. PROP. ASPHALT PAVEMENT, TYP.
2. PROP. INTEGRAL CONCRETE CURB & SIDEWALK.
3. PROP. CONCRETE CURB.
4. PROP. CONCRETE WALK, TYP.
5. PROP. ASPHALT MULTI-USE PATH.
6. FUTURE MULTI-USE PATH (BY OTHERS)
7. PROP. FENCE.
8. PROP. GENERATOR ENCLOSURE
9. PROP. CONCRETE DUMPSTER PAD W/ ENCLOSURE & CONCRETE APPROACH.
10. PROP. 6" WATER SERVICE.
11. PROP. WATER SERVICE TO SPLIT INTO 6" FIRE & 4" DOMESTIC WITH METER & BACKFLOW PREVENTION INSIDE BUILDING.
12. PROP. 6" SANITARY SEWER SERVICE AT 2.08% MIN.
13. PROP. STORM SEWER.
14. EX. STORM SEWER TO BE INTERCEPTED & REROUTED AS SHOWN. REMAINING INACTIVE PIPE TO BE REMOVED.
15. REMOVE OR ABANDON EX. STORM SEWER. CAP EX. OUTLET AT CATCH BASIN & INSTALL NEW OUTLET TO PROP. CATCH BASIN AS SHOWN.
16. REMOVE OR ABANDON EX. STORM SEWER. CAP AT EX. CATCH BASIN.
17. PROP. STORMWATER DETENTION BASIN – NORMAL POOL.
18. PROP. STORMWATER DETENTION BASIN – MAX. POOL
19. PROP. OUTLET CONTROL STRUCTURE.
20. PROP. FACILITY SIGN
21. RELOCATED MAIL BOXES. COORDINATE WITH OWNER & POSTAL SERVICE REQUIREMENTS.

MISC. NOTES

- SURVEY PROVIDED BY GEO-GRAPHICS, INC. SANDS DECKER CPS, LLC ASSUMES NO LIABILITY FOR INACCURACIES OR OMISSIONS THEREIN.
- ADD 900 TO ALL ELEVATIONS SHOWN.
- NEW PARKING: 58 STANDARD & 3 ADA ACCESSIBLE SPACES

SANDS DECKER CPS
ENGINEERS • SURVEYORS
ATHENS • COLUMBUS • GOLDEN • GAINESVILLE

811 Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE
30 15 0 30
1" = 30'

ASHFORD AT STURBRIDGE

ASSISTED LIVING FACILITY

07-08-16	PUD APPLICATION
07-26-16	REVISED PUD

PUD DEVELOPMENT PLAN

1 OF 1

SDCPS PROJECT NO. 3187

B:\Work 3187 Ashford at Sturbridge\dwg\3187 Master 2.dwg 7/25/2016 8:43 AM

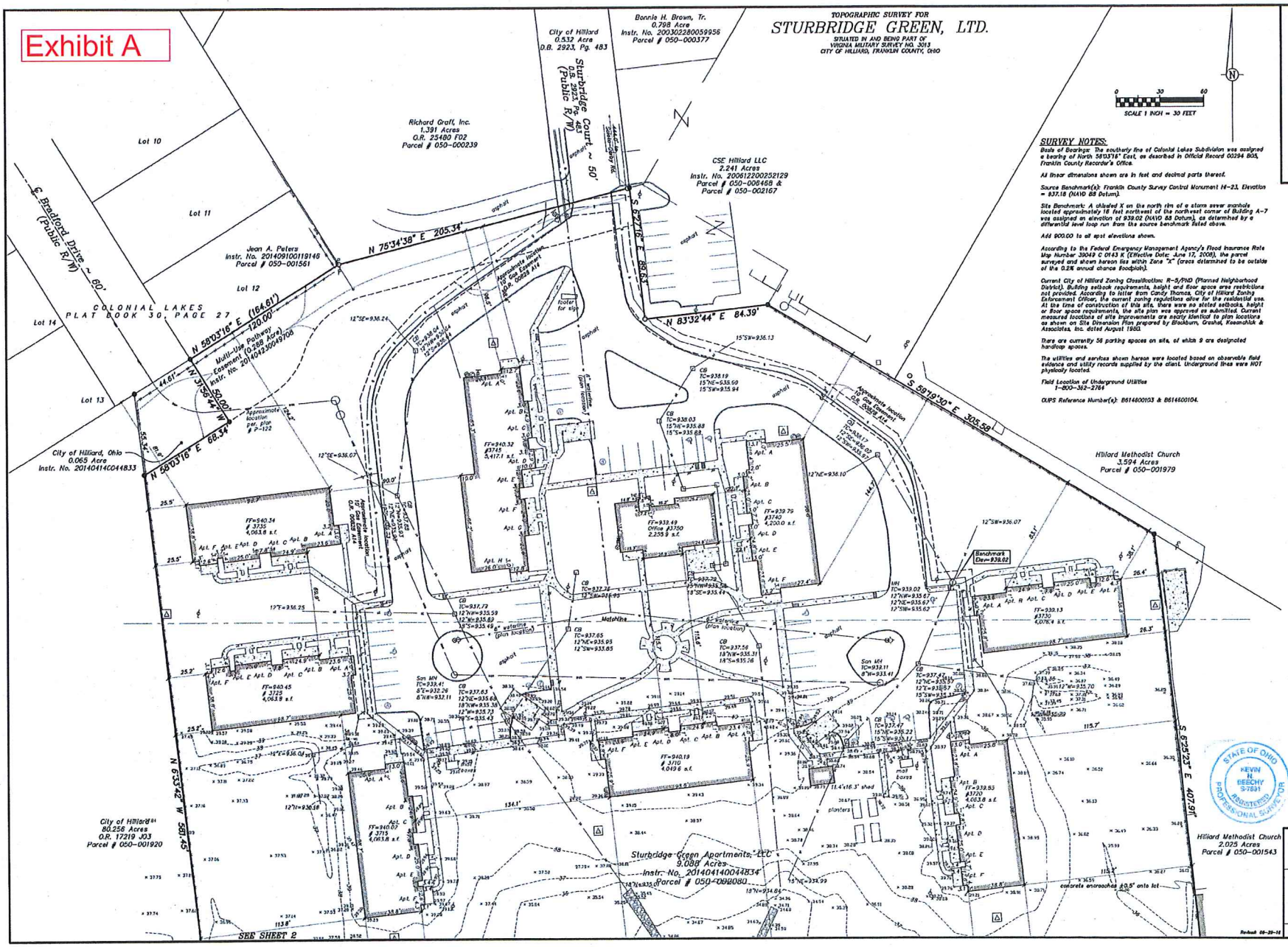
These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.

Exhibit A

TOPOGRAPHIC SURVEY FOR

STURBRIDGE GREEN, LTD.

SITUATED IN AND BEING PART OF
VIRGINIA MILITARY SURVEY NO. 3013
CITY OF HILLIARD, FRANKLIN COUNTY, OHIO



0 30 60
SCALE 1 INCH = 30 FEET

SURVEY NOTES:

Basis of Bearings: The southerly line of Colonial Lakes Subdivision was assigned a bearing of North 58°03'16" East, as described in Official Record 00294 B05, Franklin County Recorder's Office.

All linear dimensions shown are in feet and decimal parts thereof.

Source Benchmark(s): Franklin County Survey Control Monument H-23, Elevation = 937.18 (NAVD 88 Datum).

Site Benchmark: A chiseled X on the north rim of a storm sewer manhole located approximately 18 feet northwest of the northwest corner of Building A-7 was assigned an elevation of 938.02 (NAVD 88 Datum), as determined by a differential level loop run from the source benchmark listed above.

Add 900.00 to all spot elevations shown.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049 C 0143 K (Effective Date: June 17, 2008), the parcel surveyed and shown hereon lies within Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain).

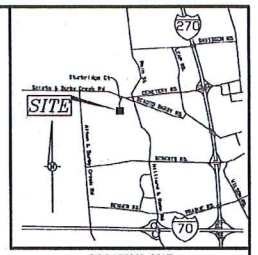
Current City of Hilliard Zoning Classification: R-5/PUD (Planned Neighborhood District). Building setback requirements, height and floor space area restrictions not provided. According to letter from Candy Thomas, City of Hilliard Zoning Enforcement Officer, the current zoning regulations allow for the residential use. At the time of construction of this site, there were no stated setbacks, height or floor space requirements, the site plan was approved as submitted. Current measured locations of site improvements are nearly identical to plan locations as shown on Site Dimension Plan prepared by Blackburn, Crouhel, Kaczmarzik & Associates, Inc. dated August 1980.

There are currently 56 parking spaces on site, of which 9 are designated handicap spaces.

The utilities and services shown hereon were located based on observable field evidence and utility records supplied by the client. Underground lines were NOT physically located.

Field Location of Underground Utilities
1-800-362-2764

OUPS Reference Number(s): B614600103 & B614600104.



LOCATION MAP

No Scale

LEGEND

- Monument Box
- 3/4" Iron Pipe (Found/Set)
- PK Nail (Found/Set)
- Railroad Spike (Found/Set)
- Rebar (Found/Set)
- Catch Basin or Curb Inlet
- Curb & Gutter Inlet or Gutter In
- Sewer Manhole or Grease Trap
- Sewer Cleanout
- Fire Hydrant
- Water Valve
- Gas Valve
- Gas Marker
- Gas Meter
- Yardlight
- Light Pole
- Utility Pole
- Flagpole
- Utility Pole Anchor
- Traffic Signal Pole
- Traffic Pull Box
- Traffic Control Pedestal
- Telephone Pedestal
- Cable TV Pedestal
- Electric Pedestal/Meter
- Pad-Mounted Transformer
- Sign Pole
- Bollard
- Mailbox
- Fuel Tank Lid
- A/C Unit
- Green Space Area
- Number of Parking Spaces
- Deciduous Tree
- Coniferous Tree
- Overhead Electric Line
- Underground Electric Line
- Overhead Telephone Line
- Underground Telephone Line
- Storm Sewer Line
- Sanitary Sewer Line
- Water Line
- Gas Line
- Fence Line
- Guardrail
- Curb
- Concrete
- Existing Spot Elevation
- Existing Contour

STATE OF OHIO
KEVIN N. BEECHY
S-7881
REGISTERED
PROFESSIONAL SURVEYOR

I hereby certify that:
The foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that said drawing is correct to the best of my knowledge and belief.

Kevin Beechy 6/29/16
Kevin Beechy Date
Ohio Professional Surveyor No. 7881

Geo-Graphics, Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2018 Fax: 614-231-2018

TOPOGRAPHIC SURVEY FOR
STURBRIDGE GREEN, LTD.
3750 STURBRIDGE COURT
CITY OF HILLIARD
FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=30'	KB	KNB	06-29-16	1 OF 2

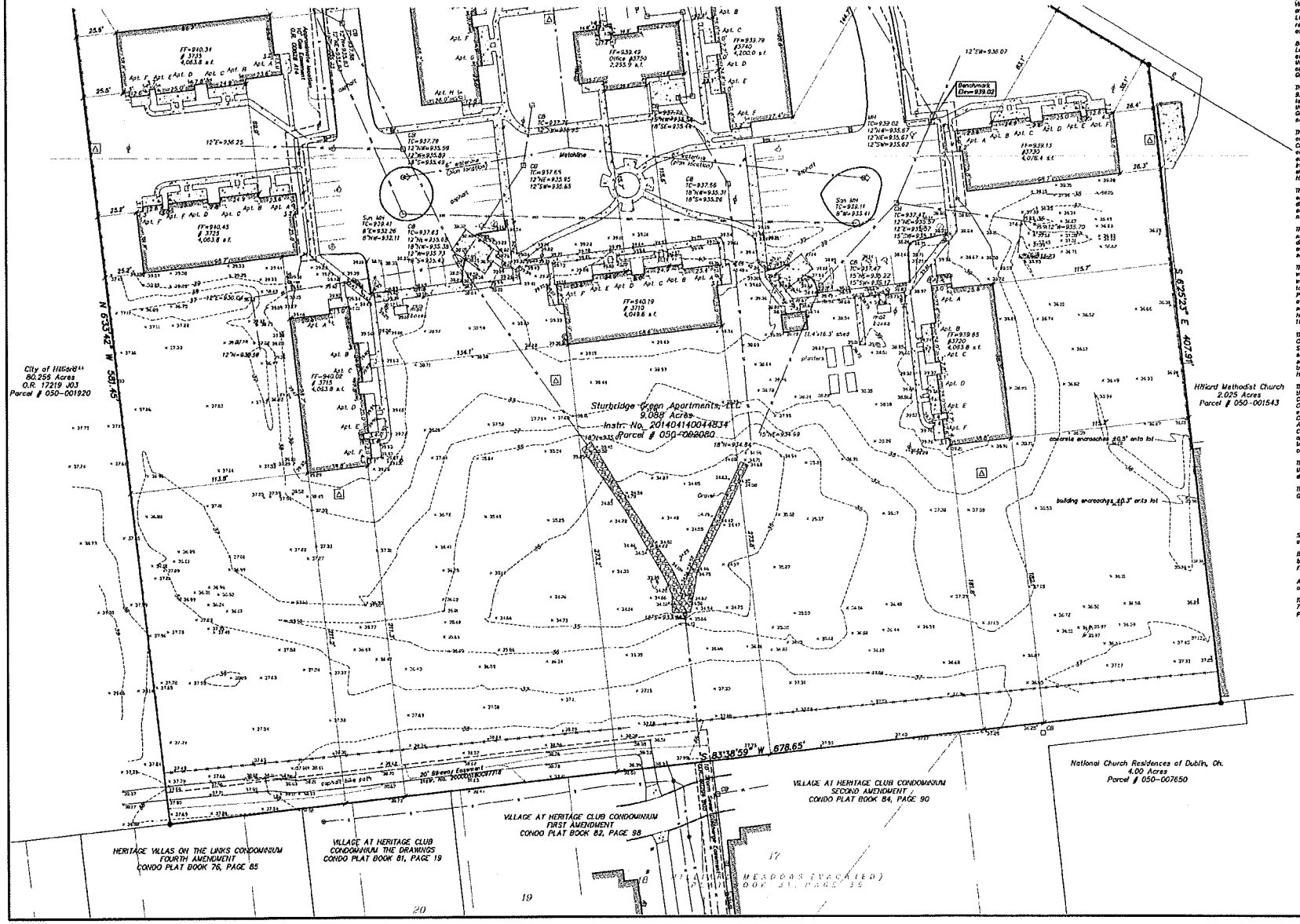
Redraft 06-29-16

TOPOGRAPHIC SURVEY FOR

STURBRIDGE GREEN, LTD.

SITUATED IN AND BEING PART OF
VIRGINIA MILITARY SURVEY NO. 3013
CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

SEE SHEET 1



LEGAL DESCRIPTION: 9.088 ACRES

(Of record in Instrument Number 201404140044834)

Situated in the State of Ohio, County of Franklin, City of Hilliard, and being part of Virginia Military Survey No. 3013, and containing 9.088 acres of land, more or less, and being all out of that 9.153 acre tract of land conveyed to Sturbridge Green, Ltd., of record in Official Record 00294 B03, (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 9.088 acre tract being more particularly described as follows:

Beginning at an iron pipe set at the southwesterly corner of Lot 12 of Colonial Lakes, as shown on the recorded plat thereof, of record in Plat Book 30, Page 27, as conveyed to Dale E. Magnone, of record in Official Record 12638 F02, also being the southwesterly terminus of Bradford Drive, as dedicated and shown on the plat of said Colonial Lakes, also being in a northerly line of said 9.153 acre Sturbridge Green tract;

Thence with the southerly line of said Lot 12, also with a northerly line of said 9.153 acre Sturbridge Green tract, North 58°03'16" East, a distance of 120.00 feet to a ¾ inch iron pipe found at the southeasterly corner of said Lot 12, also being the southwesterly corner of that 1.391 acre tract of land conveyed to Richard Graff, Inc., of record in Official Record 35180 F02, also being an angle point in the northerly line of said 9.153 acre Sturbridge Green tract;

Thence with the southerly line of said 1.391 acre Richard Graff, Inc. tract, and continuing with the southerly line of that 0.532 acre tract of land conveyed to the City of Hilliard, and dedicated as Public Right of Way, (known as Sturbridge Court), of record in Deed Book 2923, Page 483, also with a northerly line of said 9.153 acre Sturbridge Green tract, North 75°34'38" East, a distance of 205.34 feet to an iron pipe set at a northeasterly corner of said 9.153 acre Sturbridge Green tract, also being in the westerly line of that 2.241 acre tract of land conveyed to CSC Hilliard LLC, of record in Instrument Number 200612200232122;

Thence with the westerly line of said 2.241 acre CSC Hilliard tract, also with an easterly line of said 9.153 acre Sturbridge Green tract, South 6°27'18" East, a distance of 89.63 feet to a ¾ inch iron pipe found at the southwesterly corner of said 2.241 acre CSC Hilliard tract, also being a corner between easterly and northerly lines of said 9.153 acre Sturbridge Green tract;

Thence with the southerly line of said 2.241 acre CSC Hilliard tract, also with a northerly line of said 9.153 acre Sturbridge Green tract, North 83°32'44" East, a distance of 84.38 feet to an iron pipe set at a northeasterly corner of said 9.153 acre Sturbridge Green tract, also being a corner between southerly and southwesterly lines of said 2.241 acre CSC Hilliard;

Thence with the northwesterly line of said 9.153 acre Sturbridge Green tract, also with the southwesterly line of said 2.241 acre CSC Hilliard tract, and continuing with the southwesterly line of that 5 acre (less exception) tract of land conveyed to Hilliard Methodist Church (Parcel # 050-001979), of record in Deed Book 1897, Page 501, South 58°18'56" East, a distance of 305.56 feet to an iron pipe set at a northeasterly corner of said 9.153 acre Sturbridge Green tract, also being the northwesterly corner of that 2.2828 acre (less exception) tract of land conveyed to Hilliard Methodist Church (Parcel # 050-001543), of record in Instrument Number 199707150047302;

Thence with the westerly line of said 2.2828 acre (less exception) Hilliard Methodist Church tract, also with an easterly line of said 9.153 acre Sturbridge Green tract, South 6°55'23" East, a distance of 407.91 feet to an iron pipe set at the southeasterly corner of said 9.153 acre Sturbridge Green tract, also being the southwesterly corner of said 2.2828 acre (less exception) Hilliard Methodist Church tract, also being in the northerly line of the Second Amendment to Village at Heritage Club Condominium, as shown for record in Condo Plat Book 84, Page 90;

Thence with the southerly line of said 9.153 acre Sturbridge Green tract, also with the northerly line of said Second Amendment to Village at Heritage Club Condominium, and continuing with the First Amendment to Village at Heritage Club Condominium, as shown for record in Condo Plat Book 82, Page 98, and continuing with the northerly line of Village at Heritage Condominium, as shown for record in Condo Plat Book 81, Page 19, and continuing with the northerly line of the Fourth Amendment to Heritage Villas on the Links Condominium, as shown for record in Condo Plat Book 76, Page 85, South 83°38'59" West, a distance of 678.65 feet to an iron pipe set at the southeasterly corner of said 9.153 acre Sturbridge Green tract, also being the southeasterly corner of that 80.255 acre tract of land conveyed to the City of Hilliard, of record in Official Record 17219 J03;

Thence with the westerly line of said 9.153 acre Sturbridge Green tract, also with the easterly line of said 80.255 acre City of Hilliard tract, North 8°33'42" West, a distance of 526.17 feet to an iron pipe set;

Thence with a new division line, across and through said 9.153 acre Sturbridge Green tract, the following two (2) courses:

1) North 58°03'16" East, a distance of 56.34 feet to an iron pipe set;
2) North 31°56'44" West, a distance of 30.00 feet to the point of beginning, and containing 9.088 acres of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The southerly line of Colonial Lakes Subdivision was assigned a bearing of North 58°03'16" East, as described in Official Record 00294 B03, Franklin County Recorder's Office.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo-Graphics".

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7831 of Geo Graphics, Inc., and is based on an actual survey of the premises performed in July 2013.

SCALE 1 INCH = 30 FEET

Geo-Graphics, Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2958 Fax: 614-231-2013

TOPOGRAPHIC SURVEY FOR
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CITY OF HILLIARD
FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=30'	KB	DBS	06-06-14	2 OF 2

Redrawn 06-20-14