



**Diversified Engineering Inc.**  
CONSULTING ENGINEERS & SURVEYORS

**DESCRIPTION OF A 0.309 ACRE PARCEL  
NORTHPOINTE VILLAGE CONDOMINIUM FIFTH AMENDMENT**

Situated in the City of Zanesville, County of Muskingum and State of Ohio and being part of Bank Lot 10 in the First Quarter of Township 1, Range 8 of the United States Military District and being a part of a parcel conveyed to Schlabach Builders, Ltd. (Part of P.N. 17-19-03-33-001) as recorded in O.R. Book 3066, Page 48 of the Muskingum County Official Records, and more fully bounded and described as follows:

**Beginning** at a "DIVERSIFIED ENGINEERING" capped 3/4" iron pin found at the southwest corner of Northpointe Village Condominium Fourth Amendment as recorded in Plat Book 20, Page 197 of the Muskingum County Plat Records, said pin being the **True Place of Beginning** for the parcel of land herein described;

Course No. 1; Thence S 86°08'20" W, along a northerly line of Lot 16 of Nob Hill Subdivision as recorded in Plat Book 8, Page 99 of the Muskingum County Plat Records, a distance of 102.31 feet, to an iron pin set;

Course No. 2; Thence N 06°24'08" W, along a new line of division, a distance of 117.01 feet to an iron pin set on the southerly right of way line of a private street – 50' Wide (Jamestown Drive);

Course No. 3; Thence N 75°55'02" E, along the southerly line of said private street, a distance of 34.51 feet, to a point;

Course No. 4; Thence continuing along the southerly line of said private street and with a curve to the right, a delta of 15°28'00", having a radius of 175.00 feet, a chord bearing of N 83°39'02" E, a chord length of 47.10 feet, and an arc length of 47.24 feet, to a point;

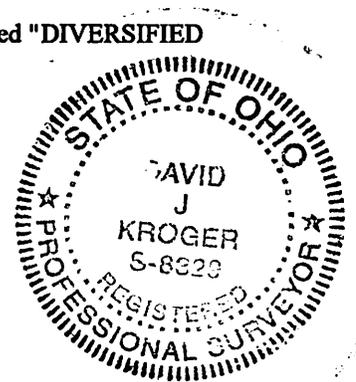
Course No. 5; Thence S 88°36'58" E, continuing along the southerly line of said private street, a distance of 34.85 feet, to a "DIVERSIFIED ENGINEERING" capped 3/4" iron pin found;

Course No. 6; Thence S 00°00'03" E, along the westerly line of the said Northpointe Village Condominium Fourth Amendment, a distance of 122.16 feet, to the **True Place of Beginning** and containing 0.309 of an acre of land, more or less, as surveyed by David J. Kroger, P.S., Ohio Registration No. S-8329 in October 2025, but subject to all legal roads, highways, rights of way, easements and leases of record.

The Basis of Bearing is Ohio State Plane Coordinates, South Zone, NAD 1983.

All iron pins set are 30 inch X 3/4 inch round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".

**OFFICE COPY**  
**NOT RECORDABLE** 11/24/2025  
David J. Kroger, P.S./Professional Surveyor No. S-8329 Date



DESCRIPTION  
APPROVED  
By: D.M. Parrish  
12-3-2025

APPROVED BY CITY  
PLANNING COMMISSION  
ZANESVILLE, OHIO  
[Signature] 12-3-25

Schlabach Builders, Ltd.  
 O.R. Book 3066, P. 48  
 Part of P.N. 17-18-03-33-001: 0.922 acre

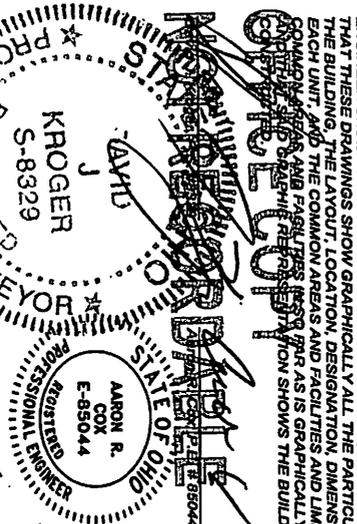
**Reduced copy, not to scale. Larger copy available in the Muskingum County Engineer's Map Dept.**

This plot was approved by the Community Development of the City of Zanesville, Ohio hereby approving this platting as shown hereon.

This condominium plat has been transferred.  
 This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_  
 Platbed Acreage \_\_\_\_\_  
 Dedicated Roadway \_\_\_\_\_  
 Auditing Fee \_\_\_\_\_  
 Muskingum County Auditor

The plot was received for recording.  
 This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_  
 This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_  
 M and Recorded  
 Declaration recorded in Vol. \_\_\_\_\_ Pages \_\_\_\_\_  
 M in Plat Cabinet  
 Plat fee \_\_\_\_\_  
 Coverments fee \_\_\_\_\_  
 Total Recording fee \_\_\_\_\_  
 Muskingum County Recorder

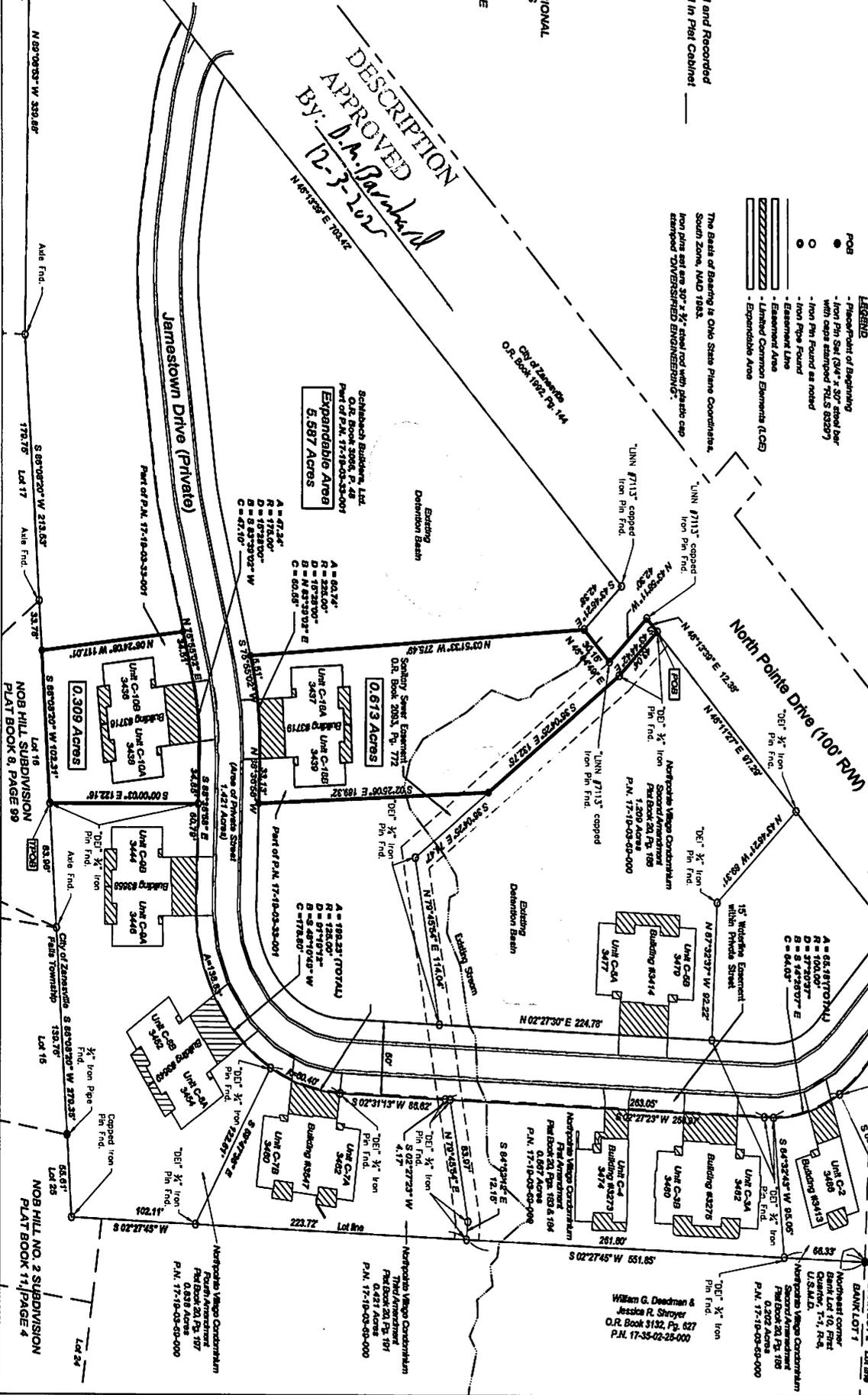
**CERTIFICATION:**  
 THE BELOW NAMED PROFESSIONAL SURVEYOR AND LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY ALL THE PARTICULARS OF THE BUILDING, THE LAYOUT, LOCATION, DESIGNATION, DIMENSIONS OF EACH UNIT, AND THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES, INsofar AS IS GRAPHICALLY POSSIBLE TO SHOW BY THIS PLAT. THIS PLAT SHOWS THE BUILDING AS



Developer:  
 Schlabach Builders, Ltd.  
 6678 State Route 241  
 Millersburg, Ohio 44664

Unit	Building	Address	Building		Unit Area		Total Common Area	% Ownership of Common Area per Unit
			S.F.	Acres	S.F.	Acres		
C-3A	48275	3442 Jamestown Drive	2,121	0.049	768	0.018	2,889	0.049
C-3B	48275	3440 Jamestown Drive	2,121	0.049	768	0.018	2,889	0.049
C-4	48273	3474 Jamestown Drive	2,140	0.049	725	0.017	2,865	0.049
C-5	48273	3488 Jamestown Drive	1,910	0.044	691	0.016	2,601	0.040
C-6A	48414	3477 Jamestown Drive	1,897	0.043	771	0.018	2,668	0.041
C-6B	48414	3479 Jamestown Drive	1,897	0.043	771	0.018	2,668	0.041
C-7A	48547	3483 Jamestown Drive	1,942	0.045	680	0.015	2,622	0.039
C-7B	48547	3485 Jamestown Drive	1,919	0.044	639	0.014	2,558	0.037
C-8A	48649	3464 Jamestown Drive	1,780	0.040	700	0.016	2,480	0.036
C-8B	48649	3466 Jamestown Drive	1,780	0.040	700	0.016	2,480	0.036
C-9A	48628	3444 Jamestown Drive	1,720	0.040	627	0.014	2,347	0.034
C-9B	48628	3446 Jamestown Drive	1,720	0.040	627	0.014	2,347	0.034
C-10A	48716	3488 Jamestown Drive	1,747	0.040	723	0.017	2,470	0.037
C-10B	48716	3490 Jamestown Drive	1,747	0.040	723	0.017	2,470	0.037
C-11A	48718	3477 Jamestown Drive	1,780	0.040	639	0.014	2,419	0.036
C-11B	48718	3479 Jamestown Drive	1,780	0.040	639	0.014	2,419	0.036
C-12A	48719	3483 Jamestown Drive	1,747	0.040	629	0.014	2,376	0.035
C-12B	48719	3485 Jamestown Drive	1,747	0.040	629	0.014	2,376	0.035

**LEGEND**  
 POB - Place/Point of Beginning  
 - from Pin Set (3/4" x 3/8" steel bar with caps stamped TALS 83297)  
 - from Pin Found as noted  
 - from Pipe Found as noted  
 - Estimation Line  
 - Estimated Common Elements (ACE)  
 - Expandable Area



ISSUE DATE 10/09/25 SCALE 1" = 60'  
 SURVEYED BY DEI DATE 10/09/25  
 DRAWN BY AMA/CHM DATE 11/04/25  
 CHECKED BY DJK DATE 11/04/25

**Diversified Engineering Inc.**  
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 Web: www.div-eng.com  
 175 RAY AVENUE, N.E.  
 NEW PHILADELPHIA, OH 44663

**PLAT OF NORTHPOINTE VILLAGE CONDOMINIUM FIFTH AMENDMENT**  
 Situated in the City of Zanesville, County of Muskingum and State of Ohio, being part of Bank Lot 10 as recorded in Deed Volume K, Page 644 of the Muskingum County Deed Records and in the First Quarter of Township 1, Range 8 of the United States Military District.