



Diversified Engineering Inc.

CONSULTING ENGINEERS & SURVEYORS

DESCRIPTION OF A 5.587 ACRE PARCEL NORTHPOINTE VILLAGE CONDOMINIUM EXPANDABLE AREA

Situated in the City of Zanesville, County of Muskingum and State of Ohio and being part of Bank Lots 9 and 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 $\frac{3}{4}$ " iron pipe found at the northeast corner of Bank Lot 10 as recorded in Deed Volume K, Page 644 of the Muskingum County Deed Records, Thence N $01^{\circ}49'17''$ E, along the easterly line of Bank Lot 9 and the westerly line of a parcel of land conveyed to Menard Inc. (P.N. 86-33-01-03-012) and recorded in O.R. Book 2905, Page 506 of the Muskingum County Official Records, a distance of 45.61 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found, said pin being the True Place of Beginning for the parcel of land herein described;

Course No. 1; Thence S $59^{\circ}59'37''$ W, along the northwesterly line of Northpointe Village Condominium Second Amendment as recorded in Plat Book 20, Pages 186 of the Muskingum County Plat Records, a distance of 132.97 feet, to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 2; Thence along the easterly line of a private street – 50' Wide (Jamestown Drive) with a curve to the right with a delta of $37^{\circ}20'37''$, having a radius of 100.00 feet, a chord bearing of S $14^{\circ}26'07''$ E, a chord length of 64.03 feet, and a total arc length of 65.18 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found, passing on line a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found at an arc length of 57.56 feet;

Course No. 3; Thence S $02^{\circ}27'23''$ W, continuing along the easterly line of said private street, passing on line a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found at 258.97 feet, a total distance of 263.05 feet, to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 4; Thence S $02^{\circ}31'13''$ W, continuing along the easterly line of said private street, a distance of 86.62 feet, to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 5; Thence continuing along the easterly line of said private street and with a curve to the right, a delta of $91^{\circ}19'12''$, having a radius of 125.00 feet, a chord bearing of S $48^{\circ}10'49''$ W, a chord length of 178.80 feet, and an arc length of 199.23 feet to a point, passing on line a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found at an arc length of 60.40 feet;

Course No. 6; Thence N $88^{\circ}36'58''$ W, continuing along the southerly line of said private street, passing on line a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found at 60.79 feet, a total distance of 95.65 feet, to a point;

Course No. 7; Thence continuing along the southerly line of said private street and with a curve to the left, a delta of $15^{\circ}28'00''$, having a radius of 175.00 feet, a chord bearing of S $83^{\circ}39'02''$ W, a chord length of 47.10 feet, and an arc length of 47.24 feet, to a point;

Course No. 8; Thence S $75^{\circ}55'02''$ W, continuing along the southerly line of said private street, a distance of 34.51 feet, to an iron pin set;

Course No. 9; Thence S $06^{\circ}24'08''$ E, along a new line of division, a distance of 117.01 feet to an iron pin set;



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Course No. 10; Thence S 86°08'20" W, along the northerly line of Nob Hill Subdivision as recorded in Plat Book 8, Page 99 of the Muskingum County Plat Records, passing on line an axle found at 33.78 feet, and a total distance of 213.53 feet to an axle found;

Course No.11; Thence N 89°08'53" W, along the northerly line of a parcel of land conveyed to Kearns Development Company, Ltd. (P.N. 17-34-02-29-000) as recorded in Deed Volume 1145, Page 983 of the Muskingum County Deed Records, a distance of 339.88 feet to a "LINN #7113" capped iron pin found;

Course No. 12; Thence N 46°13'39" E, along the easterly line of North Pointe Drive (100' R/W) and the easterly line of a parcel of land conveyed to the City of Zanesville as recorded in O.R. Book 1992, Page 144 and O.R. Book 1992, Page 96 of the Muskingum County Official Records, a distance of 703.42 feet, to a "LINN #7113" capped iron pin found;

Course No. 13; Thence S 43°46'21" E, continuing along the easterly line of said North Pointe Drive (100' R/W), a distance of 42.38 feet, to a "LINN #7113" capped iron pin found;

Course No. 14; Thence S 03°51'33" E, along a new line of division, a distance of 275.49 feet to an iron pin set;

Course No. 15; Thence N 75°55'02" E, along the northerly line of said private street (Jamestown Drive), a distance of 5.51 feet, to a point;

Course No. 16; Thence continuing along the northerly line of said private street and with a curve to the right, a delta of 15°28'00", having a radius of 225.00 feet, a chord bearing of N 83°39'02" E, a chord length of 60.55 feet, and an arc length of 60.74 feet, to a point;

Course No. 17; Thence S 88°36'58" E, continuing along the northerly line of said private street, a distance of 33.13 feet, to an iron pin set;

Course No. 18; Thence N 02°25'06" W, along a new line of division, a distance of 189.32 feet, to an iron pin set;

Course No. 19; Thence S 36°04'25" E, along the southwesterly line of the Northpointe Village Condominium Second Amendment as recorded in Plat Book 20, Page 186 of the Muskingum County Plat Records, a distance of 74.47 feet, to a "DIVERSIFIED ENGINEERING" capped ¾" iron pin found;

Course No. 20; Thence N 79°45'54" E, along the southerly line of said Northpointe Village Condominium Second Amendment, a distance of 114.04 feet to a "DIVERSIFIED ENGINEERING" capped ¾" iron pin found;

Course No. 21; Thence N 02°27'30" E, along the westerly line of said private street (Jamestown Drive), a distance of 224.78 feet to a "DIVERSIFIED ENGINEERING" capped ¾" iron pin found;

Course No. 22; Thence N 87°32'37" W, along the northerly line of said Northpointe Village Condominium Second Amendment, a distance of 92.22 feet to a "DIVERSIFIED ENGINEERING" capped ¾" iron pin found;

Course No. 23; Thence N 43°46'21" W, along the northeasterly line of said Northpointe Village Condominium Second Amendment, a distance of 89.31 feet to a "DIVERSIFIED ENGINEERING" capped ¾" iron pin found;

Course No. 24; Thence N 46°11'27" E, along the southeasterly line of North Pointe Drive (100' R/W), a distance of 97.29 feet to a "CR HARKNESS" capped iron pin found;

Course No. 25; Thence N 46°15'11" E, continuing along the southeasterly line of said North Pointe Drive (100' R/W), a distance of 333.59 feet to a 5/8" iron pin found;

175 Ray Ave. N.E. New Philadelphia, OH 44663 - Phone: 330-364-1631 - Fax: 330-364-4031 - Email: dei@div-eng.com



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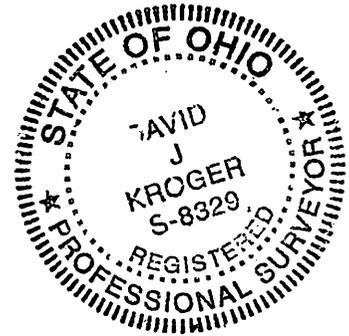
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Course No. 26; Thence S 01°49'17" W, along the westerly line of a parcel of land conveyed to Menard Inc. (P.N. 86-33-01-03-012) as recorded in O.R. Book 2905, Page 506 of the Muskingum County Official Records, a distance of 194.78 feet to the True Place of Beginning and containing 5.587 acres 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. Barnhart
12-3-2025

Schlabech Builders, Ltd.
O.R. Book 3066, P. 48
Part of P.N. 17-19-03-33-001: 0.922 acre

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

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

Director _____ Date _____

This condominium plat has been transferred.
This _____ day of _____, 20____.

Platted Acreage _____

Dedicated Roadway _____

Auditing Fee _____

Muskingum County Auditor _____

The plat was received for recording.
This _____ day of _____, 20____ at _____ M and Recorded
This _____ day of _____, 20____ at _____ M in Plat Cabinet

Slot _____ Declaration recorded in Vol. _____ Pages _____ Dead Records.

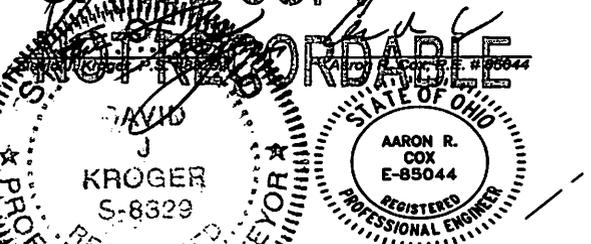
Plat fee _____

Covenants 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 IN SO FAR AS IS GRAPHICALLY POSSIBLE
AND THAT SAID GRAPHIC REPRESENTATION SHOWS THE BUILDING AS
CONSTRUCTED.



ACREAGE SUMMARY

AREA OF DEVELOPMENT	1.746 Acres
AREA OF PRIVATE STREET	1.421 Acres
AREA OF FIRST AMENDMENT	0.567 Acres
AREA OF SECOND AMENDMENT	1.411 Acres
AREA OF THIRD AMENDMENT	0.421 Acres
AREA OF FOURTH AMENDMENT	0.533 Acres
AREA OF FIFTH AMENDMENT	0.922 Acres
REMAINING AREA TO DEVELOP	5.587 Acres

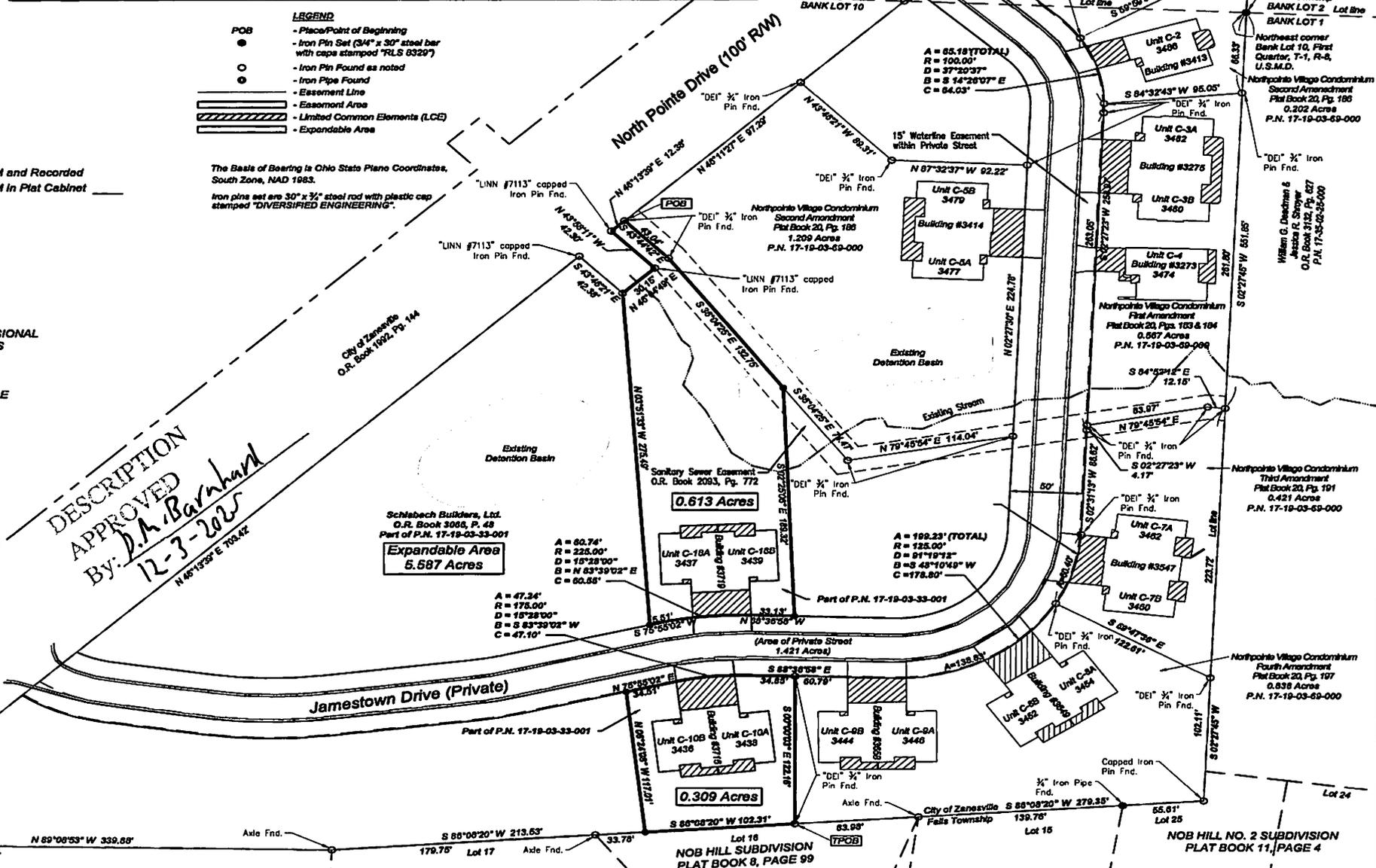
Developer:
Schlabech Builders, Ltd.
6678 State Route 241
Millersburg, Ohio 44664

Keams Development Company, Ltd.
Deed Vol. 1145, P. 583
P.N. 17-34-02-29-002

Unit	Building	Address	Building		Unit Area		Total Area		Total Common Area		% Ownership of Common Area per Unit
			S.F.	Acres	S.F.	Acres	S.F.	Acres	S.F.	Acres	
C-3A	83275	3482 Jamestown Drive	2,121	0.049	768	0.018	2,889	0.067	140,138	3.218	0.23%
C-3B	83275	3480 Jamestown Drive	2,121	0.049	768	0.018	2,889	0.067	140,138	3.218	0.23%
C-4	83273	3474 Jamestown Drive	2,149	0.049	735	0.017	2,884	0.066	140,138	3.218	0.23%
C-2	83413	3480 Jamestown Drive	1,910	0.044	691	0.016	2,601	0.060	140,138	3.218	0.23%
C-5A	83414	3477 Jamestown Drive	1,897	0.043	771	0.018	2,668	0.061	140,138	3.218	0.23%
C-5B	83414	3479 Jamestown Drive	1,897	0.043	771	0.018	2,668	0.061	140,138	3.218	0.23%
C-7A	83847	3482 Jamestown Drive	1,842	0.043	669	0.015	2,511	0.059	140,138	3.218	0.23%
C-7B	83547	3480 Jamestown Drive	1,918	0.044	629	0.014	2,547	0.058	140,138	3.218	0.23%
C-8A	83040	3454 Jamestown Drive	1,790	0.040	659	0.016	2,449	0.056	140,138	3.218	0.23%
C-8B	83040	3462 Jamestown Drive	1,760	0.040	700	0.016	2,460	0.056	140,138	3.218	0.23%
C-9A	83658	3440 Jamestown Drive	1,760	0.040	627	0.014	2,377	0.054	140,138	3.218	0.23%
C-9B	83658	3444 Jamestown Drive	1,760	0.040	627	0.014	2,377	0.054	140,138	3.218	0.23%
C-10A	83718	3438 Jamestown Drive	1,760	0.040	723	0.017	2,483	0.057	140,138	3.218	0.23%
C-10B	83718	3436 Jamestown Drive	1,747	0.040	723	0.017	2,470	0.057	140,138	3.218	0.23%
C-18A	83719	3437 Jamestown Drive	1,760	0.040	629	0.014	2,389	0.054	140,138	3.218	0.23%
C-18B	83719	3439 Jamestown Drive	1,747	0.040	629	0.014	2,376	0.054	140,138	3.218	0.23%

- LEGEND**
- POB - Place/Point of Beginning
 - - Iron Pin Set (3/4" x 30" steel bar with caps stamped "RLS 8329")
 - - Iron Pin Found as noted
 - - Iron Pipe Found
 - - Easement Line
 - - Easement Area
 - - Limited Common Elements (LCE)
 - - Expandable Area

The Basis of Bearing is Ohio State Plane Coordinates,
South Zone, NAD 1983.
Iron pins set are 30" x 3/4" steel rod with plastic cap
stamped "DIVERSIFIED ENGINEERING".



DESCRIPTION
APPROVED
By: *D.A. Barnhart*
12-3-2025
N 46°15'58" E 704.42'

Schlabech Builders, Ltd.
O.R. Book 3066, P. 48
Part of P.N. 17-19-03-33-001
Expandable Area
5.587 Acres

A = 47.24'
R = 978.00'
D = 16°28'00"
B = S 83°39'02" W
C = 47.10'

A = 60.74'
R = 225.00'
D = 15°28'00"
B = N 63°39'02" E
C = 60.65'

A = 192.23' (TOTAL)
R = 125.00'
D = 91°19'13"
B = S 48°10'49" W
C = 178.80'

A = 62.74'
R = 978.00'
D = 16°28'00"
B = S 83°39'02" W
C = 47.10'

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

ISSUE DATE 10/03/25 SCALE 1" = 60'
SURVEYED BY DEI DATE 10/02/25
DRAWN BY JAMA / CHM DATE 11/04/25
CHECKED BY DJK DATE 11/04/25
FILE ID: ENG-1962 PHASE 5 PLAT

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.