



# Diversified Engineering Inc.

CONSULTING ENGINEERS & SURVEYORS

## DESCRIPTION OF A 1.209 ACRE PARCEL NORTHPOINTE VILLAGE CONDOMINIUM SECOND 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  $\frac{3}{4}$ " 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  $87^{\circ}41'34''$  W, along the northerly line of said Bank Lot 10, a distance of 233.47 feet to a "CR HARKNESS" capped iron pin found; Thence S  $46^{\circ}13'39''$  W, along the easterly right of way line of North Pointe Drive 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 97.03 feet to an iron pin set, said pin being the **True Place of Beginning** for the parcel of land herein described;

Course No. 1; Thence S  $43^{\circ}46'21''$  E, along a new line of division, a distance of 89.31 feet to an iron pin set;

Course No. 2; Thence S  $87^{\circ}32'37''$  E, along a new line of division, a distance of 92.22 feet to an iron pin set;

Course No. 3; Thence S  $02^{\circ}27'23''$  W, along the westerly line of a private street (Jamestown Drive), a distance of 224.78 feet to an iron pin set;

Course No. 4; Thence S  $79^{\circ}45'54''$  W, along a new line of division, a distance of 114.04 feet to an iron pin set;

Course No. 5; Thence N  $36^{\circ}04'25''$  W, along a new line of division, a distance of 207.22 feet to an iron pin set;

Course No. 6; Thence N  $43^{\circ}44'42''$  W, along a new line of division, a distance of 43.04 feet to an iron pin set;

Course No. 7; Thence N  $46^{\circ}13'39''$  E, along the easterly right of way line of said North Pointe Drive, a distance of 165.80 feet to the **True Place of Beginning** and containing 1.209 acres of land, more or less, as surveyed by David J. Kroger, P.S., Ohio Registration No. S-8329 in November 2023, 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  $\frac{3}{4}$  inch round steel bars with plastic caps stamped "RLS 8329".