

APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED

*Don Miller 2-29-2024*

Schlabach Builders, Ltd.  
O.R. Book 3066, P. 48  
Part of P.N. 17-19-03-33-001: 7.768 acres  
Part of P.N. 17-19-03-33-001: 1.209 acres  
Part of P.N. 17-19-03-33-001: 0.202 acres

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 have 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 \_\_\_\_\_

Sol \_\_\_\_\_ Declaration recorded in Vol. \_\_\_\_\_, Pages \_\_\_\_\_ Deed 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.

**OFFICE COPY  
NOT RECORDABLE**



ACREAGE SUMMARY

AREA OF DEVELOPMENT = 9.746 Acres  
AREA OF PRIVATE STREET = 1.421 Acres  
AREA OF FIRST AMENDMENT = 4.367 Acres  
AREA OF SECOND AMENDMENT = 1.411 Acres  
REMAINING AREA TO DEVELOP = 7.768 Acres

Developer:  
Schlabach Builders, Ltd.  
6678 State Route 241  
Millersburg, Ohio 44654

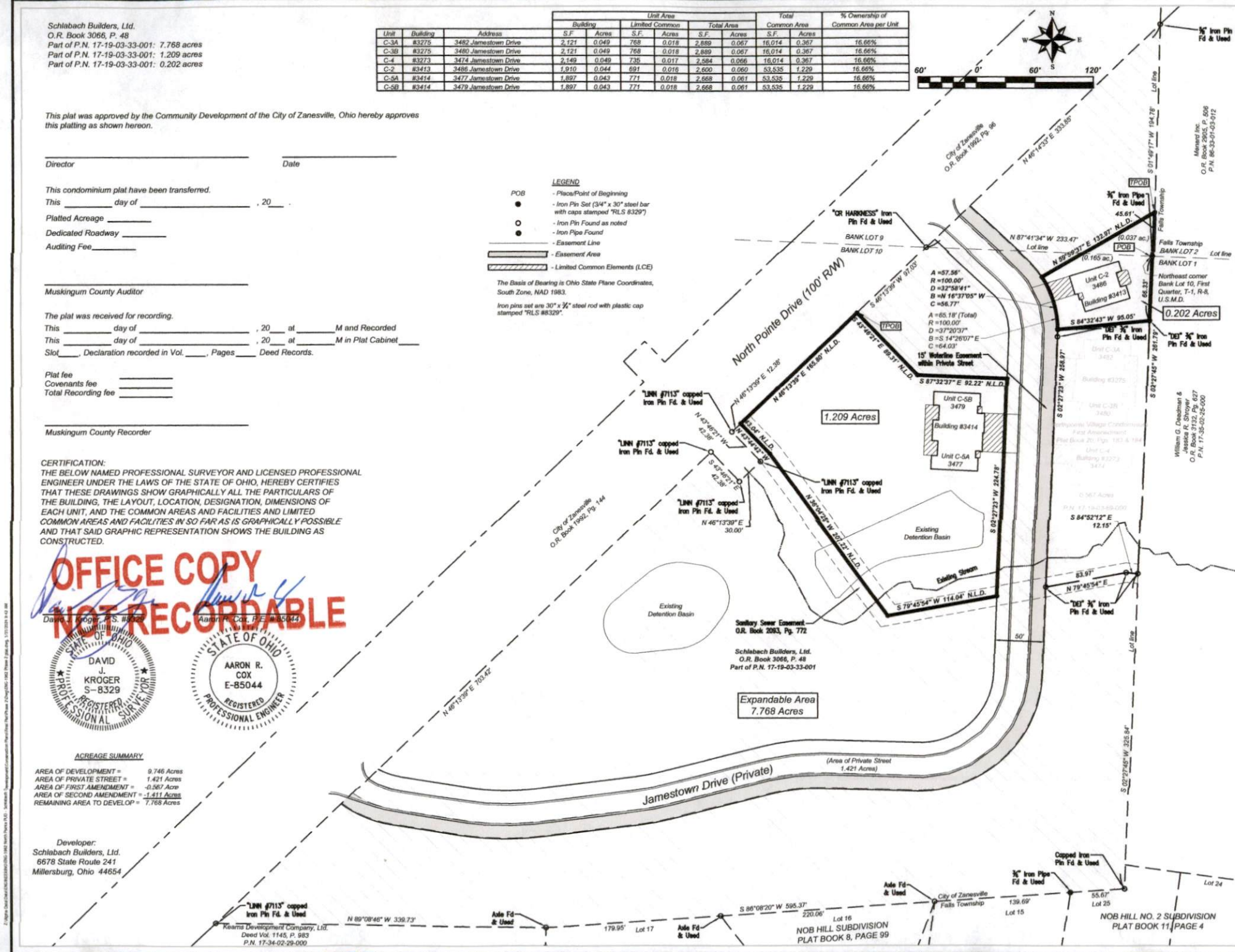
Unit	Building	Address	Unit Area						Total		% Ownership of Common Area per Unit
			Building		Limited Common		Total Area		Common Area		
			S.F.	Acres	S.F.	Acres	S.F.	Acres	S.F.	Acres	
C-3A	#3275	3482 Jamestown Drive	2,121	0.049	768	0.018	2,889	0.067	16,014	0.367	16.66%
C-3B	#3275	3480 Jamestown Drive	2,121	0.049	768	0.018	2,889	0.067	16,014	0.367	16.66%
C-4	#3273	3474 Jamestown Drive	2,149	0.049	735	0.017	2,584	0.059	16,014	0.367	16.66%
C-2	#3413	3486 Jamestown Drive	1,910	0.044	691	0.016	2,600	0.060	53,535	1.229	16.66%
C-5A	#3414	3477 Jamestown Drive	1,897	0.043	771	0.018	2,668	0.061	53,535	1.229	16.66%
C-5B	#3414	3479 Jamestown Drive	1,897	0.043	771	0.018	2,668	0.061	53,535	1.229	16.66%

LEGEND

- 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)

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 "RLS 8329".



1/2

PLAT OF NORTHPOINTE VILLAGE CONDOMINIUM  
SECOND 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.

Diversified Engineering Inc.  
CONSULTING ENGINEERS & SURVEYORS  
Phone: (330) 364-1631  
Fax: (330) 364-4031  
email: delli@div-eng.com  
Web: www.div-eng.com

375 BAY AVENUE, N.E.  
NEW PHILADELPHIA, OH 44663

ISSUE DATE 01/31/24 SCALE 1"=60'  
SURVEYED BY DEI DATE 10/25/23  
DRAWN BY LDB DATE 11/21/23  
CHECKED BY DJK DATE 11/29/23

FILE ID: ENG-1982 PHASE 2 PLAT

DESCRIPTION  
APPROVED

By: *D.M. Barnhard*  
3-1-2024

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