



Diversified Engineering Inc.

CONSULTING ENGINEERS & SURVEYORS

DESCRIPTION OF A 0.613 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 $\frac{3}{4}$ " iron pin found at the northwest corner of Northpointe Village Condominium Second Amendment as recorded in Plat Book 20, Page 186 of the Muskingum County Plat Records, said pin being the **Place of Beginning** for the parcel of land herein described;

Course No. 1; Thence S 43°44'42" E, along the southwesterly line of said Northpointe Village Condominium Second Amendment, a distance of 43.04 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 2; Thence S 36°04'25" E, along the southwesterly line of said Northpointe Village Condominium Second Amendment, a distance of 132.75 feet to an iron pin set;

Course No. 3; Thence S 02°25'06" E, along a new line of division, a distance of 189.32 feet, to an iron pin set;

Course No. 4; Thence N 88°36'58" W, along the northerly line of a private street – 50' Wide (Jamestown Drive), a distance of 33.13 feet, to point;

Course No. 5; Thence continuing along the northerly line of said private street and with a curve to the left, a delta of 15°28'00", having a radius of 225.00 feet, a chord bearing of S 83°39'02" W, a chord length of 60.55 feet, and an arc length of 60.74 feet, to a point;

Course No. 6; Thence S 75°55'02" W, continuing along the northerly line of said private street, a distance of 5.51 feet, to an iron pin set;

Course No. 7; Thence N 03°51'33" W, along a new line of division, a distance of 275.49 feet, to a "LINN #7113" capped iron pin found;

Course No. 8; Thence N 46°04'49" E, along the easterly line of North Pointe Drive (100' R/W), a distance of 30.15 feet, to a "LINN #7113" capped iron pin found;

Course No. 9; Thence N 43°58'11" W, continuing along the easterly line of said North Pointe Drive (100' R/W), a distance of 42.30 feet, to a "LINN #7113" capped iron pin found;

Course No. 10; Thence N 46°13'39" E, continuing along the easterly line of said North Pointe Drive (100' R/W), a distance of 12.38 feet, to the **Place of Beginning** and containing 0.613 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.



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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~~

David L. Kroger, Registered Professional Surveyor No. S-8329 Date 11/24/2025



DESCRIPTION

APPROVED

By: A.M. Barnhard

12-3-2025

APPROVED BY CITY
PLANNING COMMISSION
ZANESVILLE, OHIO

[Signature] 12-3-25

Schlabach Builders, Ltd.
 O.R. Book 3068, P. 48
 Part of P.N. 17-19-03-33-001: 0.922 acres

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 approving this platting as shown hereon.

This condominium plat have been transferred:
 This _____ day of _____, 20____ at _____
 Platted Average _____
 Dedicated Roadway _____
 Auditing Fee _____
 Muskingum County Auditor

The plat was received for recording:
 This _____ day of _____, 20____ at _____
 This _____ day of _____, 20____ M and Recorded
 in _____ M in First Cabinet
 Stated _____ 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 EACH UNIT AND THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES AND FAR AS IS GRAPHICALLY POSSIBLE AND NECESSARY TO DEFINE THE PLATTING SHOWS THE BUILDING AS

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
REGISTERED PROFESSIONAL ENGINEER
KROGER
S-8329
AARON R. COX
E-85044

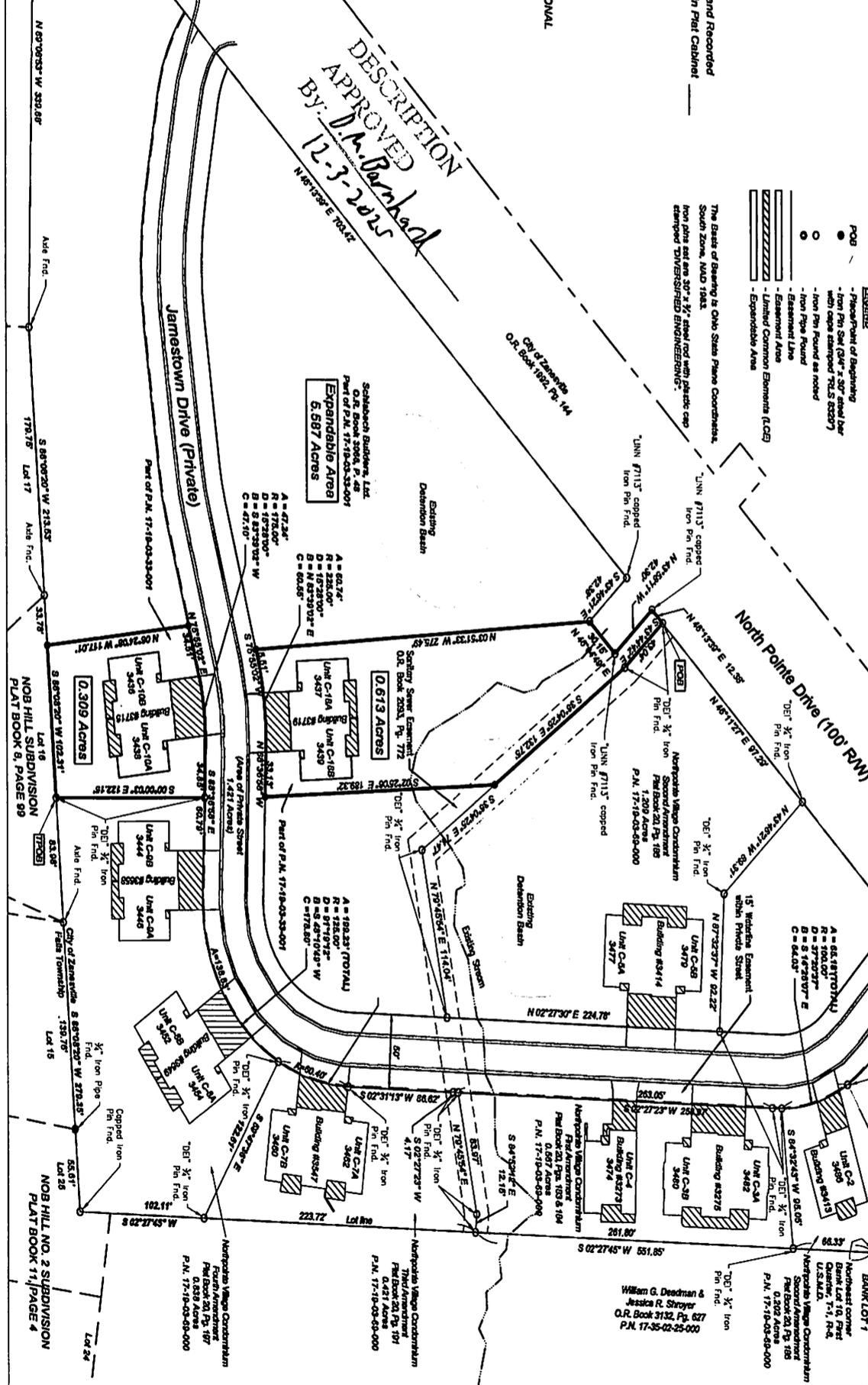
Developer:
 Schlabach Builders, Ltd.
 6678 State Route 341
 Millersburg, Ohio 44664

Surveyor:
 AARON R. COX
 E-85044

Professional Engineer:
 AARON R. COX
 E-85044

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		
C-3A	82372	3462 Jamestown Drive	2,121	0.048	748	0.018	2,869	0.067	140,138	3.218	6.29%
C-3B	82372	3462 Jamestown Drive	2,121	0.048	748	0.018	2,869	0.067	140,138	3.218	6.29%
C-4	82372	3474 Jamestown Drive	2,140	0.049	725	0.017	2,865	0.066	140,138	3.218	6.29%
C-2	82372	3468 Jamestown Drive	1,910	0.044	697	0.016	2,607	0.060	140,138	3.218	6.29%
C-5A	82372	3472 Jamestown Drive	1,887	0.043	771	0.018	2,658	0.061	140,138	3.218	6.29%
C-5B	82372	3472 Jamestown Drive	1,887	0.043	771	0.018	2,658	0.061	140,138	3.218	6.29%
C-7A	82372	3462 Jamestown Drive	1,842	0.042	829	0.019	2,671	0.062	140,138	3.218	6.29%
C-7B	82372	3462 Jamestown Drive	1,842	0.042	829	0.019	2,671	0.062	140,138	3.218	6.29%
C-4A	82372	3468 Jamestown Drive	1,910	0.044	697	0.016	2,607	0.060	140,138	3.218	6.29%
C-4B	82372	3468 Jamestown Drive	1,910	0.044	697	0.016	2,607	0.060	140,138	3.218	6.29%
C-6A	82372	3464 Jamestown Drive	1,780	0.040	700	0.016	2,480	0.058	140,138	3.218	6.29%
C-6B	82372	3464 Jamestown Drive	1,780	0.040	700	0.016	2,480	0.058	140,138	3.218	6.29%
C-10A	82372	3462 Jamestown Drive	1,700	0.040	720	0.017	2,420	0.057	140,138	3.218	6.29%
C-10B	82372	3462 Jamestown Drive	1,700	0.040	720	0.017	2,420	0.057	140,138	3.218	6.29%
C-18A	82372	3462 Jamestown Drive	1,700	0.040	629	0.014	2,329	0.054	140,138	3.218	6.29%
C-18B	82372	3462 Jamestown Drive	1,700	0.040	629	0.014	2,329	0.054	140,138	3.218	6.29%

DESCRIPTION
APPROVED
 By: *D.M. Barnard*
 12-3-2005



ISSUE DATE 10/08/25 SCALE 1" = 60'
 SURVEYED BY DEI DATE 10/08/25
 DRAWN BY AMA/CHM DATE 11/04/25
 CHECKED BY DJK DATE 11/04/25

FILE ID: ENG-1962 PHASE 5 PLAT

Diversified Engineering Inc.
 CONSULTING ENGINEERS & SURVEYORS

Phone: (330) 364-1631
 Fax: (330) 364-4031
 e-mail: de@div-eng.com
 Web: www.div-eng.com

276 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.

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