



Diversified Engineering Inc.

CONSULTING ENGINEERS & SURVEYORS

DESCRIPTION OF A 0.838 ACRE PARCEL NORTHPOINTE VILLAGE CONDOMINIUM FOURTH 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 S $02^{\circ}27'45''$ W, along the easterly line of said Bank Lot 10 and the westerly line of a parcel of land conveyed to William G. Deadman & Jessica R. Shroyer (P.N. 17-35-02-25-000) recorded in O.R. Book 3132, Page 627 of the Muskingum County Official Records, passing on line a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found at 66.33 feet, a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found at 328.13 feet, and a total distance of 551.85 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 $02^{\circ}27'45''$ W, along the easterly line of said Bank Lot 10, the westerly line of said parcel as conveyed to William G. Deadman & Jessica R. Shroyer and a westerly line of a Lot 25 of Nob Hill No. 2 Subdivision as recorded in Plat Book 11, Page 4 of the Muskingum County Plat Records, a distance of 102.11 feet to a capped iron pin found;

Course No. 2; Thence S $86^{\circ}08'20''$ W, along a northerly line of said Lot 25 and along the northerly line of Lots 15 and 16 of Nob Hill Subdivision as recorded in Plat Book 8, Page 99 of the Muskingum County Plat Records, passing on line a $\frac{3}{4}$ " iron pipe found at 55.65 feet, passing on line an axle found at 195.41 feet and a total distance of 279.39 feet to an iron pin set;

Course No. 3; Thence N $00^{\circ}00'03''$ W, along a new line of division, a distance of 122.16 feet to an iron pin set on the southerly right of way line of a private street – 50' Wide (Jamestown Drive);

Course No. 4; Thence S $88^{\circ}36'58''$ E, along the southerly right of way line of said private street, a distance of 60.80 feet to a point;

Course No. 5; Thence along the southeasterly right of way line of said private street and with a curve to the left, a delta of $63^{\circ}38'01''$, having a radius of 125.00 feet, a chord bearing of N $62^{\circ}01'25''$ E, a chord length of 131.80 feet, and an arc length of 138.83 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 6; Thence S $59^{\circ}47'36''$ E, along the southerly line of the Northpointe Village Condominium Third Amendment as recorded in Plat Book 20, Page 191 of the Muskingum County Plat Records, a distance of 122.61 feet to the **True Place of Beginning** and containing 0.838 of an acre of land, more or less, as surveyed by David J. Kroger, P.S., Ohio Registration No. S-8329 in June 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 J. Kroger, P.S. Professional Surveyor No. S-8329 Date 8/15/2025



DESCRIPTION
APPROVED

By: D.M. Barnhard
9-11-2025

APPROVED BY CITY
PLANNING COMMISSION
ZANESVILLE, OHIO
grindybailey 9-11-25

