

DESCRIPTION OF A 0.838 ACRE PARCELNORTHPOINTE 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 ¾" 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°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 ¾" iron pin found at 66.33 feet, a "DIVERSIFIED ENGINEERING" capped ¾" iron pin found at 328.13 feet, and a total distance of 551.85 feet to a "DIVERSIFIED ENGINEERING" capped ¾" iron pin found, said pin being the True Place of Beginning for the parcel of land herein described;

Course No. 1; Thence S 02°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°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 ¾" 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°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°38'01", having a radius of 125.00 feet, a chord bearing of N 62°01'25" E, a chord length of 131.80 feet, and an arc length of 138.83 feet to a "DIVERSIFIED ENGINEERING" capped 3/4" iron pin found;

Course No. 6; Thence S 59°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.



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

avid V. Krocer, P.S. Professional Surveyor No. S-8329

8/15/2025

WILLIAM P

INSONAL SOLL

DESCRIPTION

APPROVED

9-11-2025

APPROVED BY CITY
PLANNING COMMISSION
ZANESVILLE, OHIO
ZANESVILLE, OHIO

Schlabach Builders, Ltd. Total Common Area % Ownership of Building Limited Common Total Area O.R. Book 3066, P. 48 nmon Area per Uni Unit Building S.F. Acres S.F. S.F. Part of P.N. 17-19-03-33-001: 0.838 acre Address Acres Acres S.F. Acres C-3A 2,121 0.049 768 0.018 0.067 109,694 2.518 2,889 8.3% C-3B #3275 2,121 0.049 768 0.018 2,889 0.067 109,694 2.518 8.3% C-4 #3273 735 3474 Jamestown Drive 2,149 0.049 0.017 2.884 0.066 109.694 2.518 8.3% APPROVED BY CITY #3413 691 0.016 109,694 2.518 8.3% PLANNING COMMISSION C-5A #3414 3477 Jamestown Drive 1.897 0.043 771 0.018 2.668 0.061 109 694 2.518 8.3% ZANESVILLE, OHIO C-5B 109,694 #3414 3479 Jamestown Drive 1,897 0.043 0.018 2,668 0.061 771 2.518 8.3% C-7A #3547 0.046 0.013 2,511 0.059 109,694 569 2.518 8.3% C-7B #3547 3460 Jamestown Drive 1.918 0.044 629 0.014 2,547 0.058 109,694 2.518 8.3% C-8A #3649 1,750 0.040 699 2,449 0.056 109,694 8.3% 3454 Jamestown Drive 0.016 2.518 C-8B #3649 109,694 8.3% C-9A #3658 3446 Jamestown Drive 1.750 0.040 627 0.014 2.377 0.054 109 694 2.518 8.3% TROB C-9B #3658 3444 Jamestown Drive 1,750 627 0.014 2,377 0.054 0.040 109,694 8.3% This plat was approved by the Community Development of the City of Zanesville, Ohio hereby appro Jity of Zanesville, County of Muskingum and ed in Deed Volume K, Page 644 of the Musk st Ouarter of Township 1, Range 8 of the Un this platting as shown hereon. LEGEND "CR HARKNESS" Iron - Place/Point of Beginning N 87°41'34° W 233,47' Lot line 50° 60'31 - Iron Pin Set (3/4" x 30" steel ba BANK LOT 9 Director Falls Township POB Morth Pointe Dive (100' RIM BANK LOT 10 BANKLOT 2 Lot line - Iron Pin Found as noted This condominium plat have been transferred - Iron Pipe Found BANK LOT 1 Easement Line This day of Unit C-2 3486 - Easement Area Bank Lot 10, First Quarter, T-1, R-8, U.S.M.D. ZZ - Limited Common Elements (LCE) Dedicated Roadway R=100.00 S 84*32'43" W 95.05" Auditing Fee PLAT OF D=51°24'11" B=S 21°27'54" E Second Amenedment Plat Book 20, Pa. 186 The Basis of Bearing is Ohio State Plane Coordinates C=86.74 Muskingum County Auditor South Zone, NAD 1983. Unit C-34 Iron pins set are 30" x 3/4" steel rod with plastic cap stamped "DIVERSIFIED ENGINEERING". 3482 The plat was received for recording Building #3275 N 87*32'37* W 92.22" day of M and Recorded , 20 at Pin Fnd. Unit C-5B Slot Declaration recorded in Vol. Deed Records. 3479 Unit C-3B Northpointe Village Condominium 3480 Building #3414 Plat Book 20, Pg. 186 Covenants fee 1.209 Acres Total Recording fee P.N. 17-19-03-69-000 APPROVED Building #3273 Unit C.4 3477 Muskingum County Recorder "LINN #7113" copped Vorthoointe Village Condominiu CERTIFICATION: Plat Book 20, Pgs. 183 & 184 THE BELOW NAMED PROFESSIONAL SURVEYOR AND LICENSED PROFESSIONAL 0.567 Acres P.N. 17-19-03-69-966 ENGINEER UNDER THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFIES N 46*13'39" E THAT THESE DRAWINGS SHOW GRAPHICALLY ALL THE PARTICULARS OF THE BUILDING, THE LAYOUT, LOCATION, DESIGNATION, DIMENSIONS OF BACH UNIT AND THE COMMON AFEAS AND FACILITIES AND LIMITED COMMONAFEAS AND FACILITIES AND FAR AS IS GRAPHICALLY POSSIBLE AND THAT SAID GRAPHIC FERRESENTATION SHOWS THE BUILDING AS N 79*45'54* E N 79°45'54" E 114.04" Sanitary Sewer Easement -O.R. Book 2093, Pg. 772 S 02*27'23" W Diversified Third Amendment Plet Book 20, Pg. 191 ATE OF O 175 RAY AVENUE, N.E NEW PHILADELPHIA, OH 0.421 Acres P.N. 17-19-03-69-000 Schlabach Builders, Ltd. O.R. Book 3066, P. 48 Part of P.N. 17-19-03-33-001 Unit C-7A AARON R. A =138.83' R =125.00' Reduced copy, not to scale, Larger COX D =63*38*01* E-85044 Expandable Area Building #3547 B =N 62*01*25* F copy available in the Muskingum PORESSIONAL EN PEGISTERED 6.509 Acres County Engineer's Map Dept. AREA OF BRYELOPMENT 9,746 Acros
AREA OF FIRST MERIOMENT 1.421 Acros
AREA OF FIRST MERIOMENT 2.057 Acro Unit C-78 (Area of Private Stree Jamestown Drive (Private) 88"36"58" E AREA OF SECOND AMENDMENT = -1.411 Acres
AREA OF THIRD AMENDMENT = -0.421 Acres TPOB AREA OF FOURTH AMENDMENT = -0.838 Acres
REMAINING AREA TO DEVELOP = 6.509 Acres Init C-9B Unit C-9A 3444 Schlabach Builders, Ltd. Part of P.N. 17-19-03-33-001 6678 State Route 241 0.838 Acres Millersburg, Ohio 44654 City of Zanesville S 86*08*20* W 279.39* \$ 86*08:20°W 595.37 Lot 15 NOB HILL NO. 2 SUBDIVISION PLAT BOOK 11, PAGE 4 NOB HILL SUBDIVISION Lot 17 Axle Fnd. -Deed Vol. 1145, P. 983 PLAT BOOK 8, PAGE 99