



**Diversified
Engineering Inc.**
CONSULTING ENGINEERS & SURVEYORS

DESCRIPTION OF A 6.509 ACRE PARCEL
NORTHPOINTE VILLAGE CONDOMINIUM EXPANDABLE AREA

Situated in the City of Zanesville, County of Muskingum and State of Ohio and being part of Bank Lots 9 and 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 $01^{\circ}49'17''$ E, along the easterly line of Bank Lot 9 and the westerly line of a parcel of land conveyed to Menard Inc. (P.N. 86-33-01-03-012) and recorded in O.R. Book 2905, Page 506 of the Muskingum County Official Records, a distance of 45.61 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 $59^{\circ}59'37''$ W, along the northwesterly line of Northpointe Village Condominium Second Amendment as recorded in Plat Book 20, Pages 186 of the Muskingum County Plat Records, a distance of 132.97 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 2; Thence along the easterly line of a private street – 50' Wide (Jamestown Drive) with a curve to the right with a delta of $51^{\circ}24'11''$, having a radius of 100.00 feet, a chord bearing of S $21^{\circ}27'54''$ E, a chord length of 86.74 feet, and a total arc length of 89.72 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found, passing on line a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found at an arc length of 65.18 feet.

Course No. 3; Thence S $02^{\circ}27'23''$ W, continuing along the easterly line of said private street, passing on line a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found at 258.97 feet, a total distance of 263.04 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 4; Thence S $02^{\circ}31'03''$ W, continuing along the easterly line of said private street, a distance of 86.62 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 5; Thence continuing along the easterly line of said private street and with a curve to the right, a delta of $91^{\circ}19'12''$, having a radius of 125.00 feet, a chord bearing of S $48^{\circ}10'49''$ W, a chord length of 178.80 feet, and an arc length of 199.23 feet to a point, passing on line a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found at an arc length of 60.40 feet.

Course No. 6; Thence N $88^{\circ}36'58''$ W, continuing along the southerly line of said private street, a distance of 60.80 feet to an iron pin set;

Course No. 7; Thence S $00^{\circ}00'03''$ E, along a new line of division, a distance of 122.16 feet to an iron pin set;



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Course No. 8; Thence S 86°08'20" W, along the northerly line of the northerly line of Nob Hill Subdivision as recorded in Plat Book 8, Page 99 of the Muskingum County Plat Records, passing on line an axle found at 136.09 feet and a total distance of 315.98 feet to an axle found;

Course No. 9; Thence N 89°08'46" W, along the northerly line of a parcel of land conveyed to Kearns Development Company, Ltd. (P.N. 17-34-02-29-000) as recorded in Deed Volume 1145, Page 983 of the Muskingum County Deed Records, a distance of 339.73 feet to a "LINN #7113" capped iron pin found;

Thence 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 the following five (5) courses:

Course No. 10; Thence N 46°13'39" E, a distance of 703.42 feet to a "LINN #7113" capped iron pin found;

Course No. 11; Thence S 43°46'21" E, a distance of 42.38 feet to a "LINN #7113" capped iron pin found;

Course No. 12; Thence N 46°13'39" E, a distance of 30.00 feet to a "LINN #7113" capped iron pin found;

Course No. 13; Thence N 43°46'21" W, a distance of 42.38 feet to a "LINN #7113" capped iron pin found;

Course No. 14; Thence N 46°13'39" E, a distance of 12.38 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 15; Thence S 43°44'42" E, along the southwesterly line of the Northpointe Village Condominium Second Amendment as recorded in Plat Book 20, Pages 186 of the Muskingum County Plat Records, a distance of 43.04 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 16; Thence S 36°04'25" E, along the southwesterly line of said Northpointe Village Condominium Second Amendment, a distance of 207.22 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 17; Thence N 79°45'54" E, along the southerly line of said Northpointe Village Condominium Second Amendment, a distance of 114.04 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 18; Thence N 02°27'23" E, along the westerly line of said private street (Jamestown Drive), a distance of 224.78 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 19; Thence N 87°32'37" W, along the northerly line of said Northpointe Village Condominium Second Amendment, a distance of 92.22 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;



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Course No. 20; Thence N 43°46'21" W, along the northeasterly line of said Northpointe Village Condominium Second Amendment, a distance of 89.31 feet to a "DIVERSIFIED ENGINEERING" capped 3/4" iron pin found;

Course No. 21; Thence N 46°13'39" E, along the southeasterly line of North Pointe Drive (100' R/W), a distance of 97.03 feet to a "CR HARKNESS" capped iron pin found;

Course No. 22; Thence N 46°14'33" E, along the southeasterly line of said North Pointe Drive (100' R/W), a distance of 333.85 feet to a 5/8" iron pin found;

Course No. 23; Thence S 01°49'17" W, along the westerly line of a parcel of land conveyed to Menard Inc. (P.N. 86-33-01-03-012) as recorded in O.R. Book 2905, Page 506 of the Muskingum County Official Records, a distance of 194.78 feet to the **True Place of Beginning** and containing 6.509 acres 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

NOT RECORDABLE

David J. Kroger, P.S. Professional Surveyor No. S-8329 Date 8/15/2025



DESCRIPTION

APPROVED

By: D.M. Bernhard

9-11-2025

APPROVED BY CITY
PLANNING COMMISSION
ZANESVILLE, OHIO

Kimlyfildy 9-11-25

Schlabach Builders, Ltd.
O.R. Book 3066, P. 48
Part of P.N. 17-19-03-33-001: 0.838 acre

APPROVED BY CITY
PLANNING COMMISSION
ZANESVILLE, OHIO

9-11-25

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
Slot _____, 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 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.

DAVID J. KROGER, P.E. #8329
AARON R. COX, P.E. #85044



ACREAGE SUMMARY
AREA OF DEVELOPMENT = 9.746 Acres
AREA OF PRIVATE STREET = 1.421 Acres
AREA OF FIRST AMENDMENT = 0.067 Acres
AREA OF SECOND AMENDMENT = 1.411 Acres
AREA OF THIRD AMENDMENT = 0.421 Acres
AREA OF FOURTH AMENDMENT = 0.838 Acres
REMAINING AREA TO DEVELOP = 6.509 Acres

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

			Unit Area						Total Common Area		% Ownership of Common Area per Unit
			Building		Limited Common		Total Area				
Unit	Building	Address	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	109,694	2.518	8.3%
C-3B	#3275	3480 Jamestown Drive	2,121	0.049	768	0.018	2,889	0.067	109,694	2.518	8.3%
C-4	#3273	3474 Jamestown Drive	2,149	0.049	735	0.017	2,884	0.066	109,694	2.518	8.3%
C-2	#3413	3486 Jamestown Drive	1,910	0.044	691	0.016	2,601	0.060	109,694	2.518	8.3%
C-5A	#3414	3477 Jamestown Drive	1,897	0.043	771	0.018	2,668	0.061	109,694	2.518	8.3%
C-5B	#3414	3479 Jamestown Drive	1,897	0.043	771	0.018	2,668	0.061	109,694	2.518	8.3%
C-7A	#3547	3462 Jamestown Drive	1,942	0.046	569	0.013	2,511	0.059	109,694	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	3454 Jamestown Drive	1,750	0.040	699	0.016	2,449	0.056	109,694	2.518	8.3%
C-8B	#3649	3452 Jamestown Drive	1,750	0.040	700	0.016	2,450	0.056	109,694	2.518	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%
C-9B	#3658	3444 Jamestown Drive	1,750	0.040	627	0.014	2,377	0.054	109,694	2.518	8.3%

- 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)
 - Expandable Area

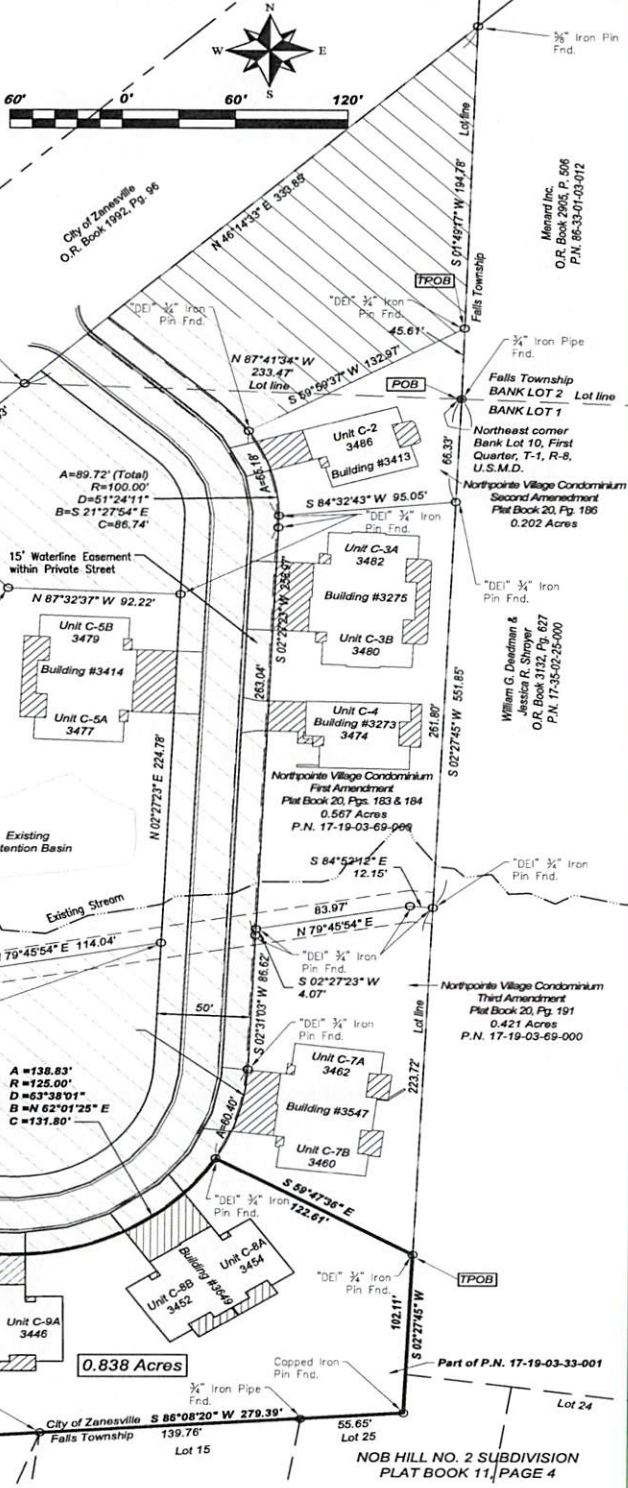
The Basis of Bearing is Ohio State Plane Coordinates, South Zone, NAD 1983.
Iron pins set are 30" x 3/4" steel rod with plastic cap stamped "DIVERSIFIED ENGINEERING".

DESCRIPTION
APPROVED
By: *D.A. Bushard*
9-11-2025

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

Expandable Area
6.509 Acres

0.838 Acres



PLAT OF NORTHPOINTE VILLAGE CONDOMINIUM
FOURTH 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

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Web: www.div-eng.com

175 RAY AVENUE, N.E.
NEW PHILADELPHIA, OH 44663

ISSUE DATE: 06/18/25
SCALE: 1" = 60'
SURVEYED BY: DEI
DATE: 6/13/25
DRAWN BY: AMA
DATE: 6/16/25
CHECKED BY: DJK
DATE: XX/XX/25

FILE ID: ENG-1962 PHASE 4 PLAT