



**Northpointe Development Co., Ltd.**  
**OR 2802-478**  
**Part of: 86-34-01-01-048**  
**+/-0.073 Ac.**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Part of Lot 6 Sibley's Sub., 1<sup>st</sup> Quarter Township, Township 1, Range 8, United States Military Lands and being part of the lands now owned by Northpointe Development Co., Ltd. as recorded in OR 2802-478, more fully described as follows.

Beginning for reference at the intersection of the north line of E. Parkland Drive (50') and the west line of James Court (50') as recorded in the James Court Road Dedication (Plat Book 18, Page 28), thence with the north line of said E. Parkland Drive, N 88°42'29" W a distance of 217.13 feet to a gin pin found, the principal place of beginning;

thence continuing with the north line of said E. Parkland Drive, N 88°42'29" W a distance of 27.18 feet to an iron pin found;

thence leaving the north line of said drive and going through said Northpointe Development Co., Ltd.'s lands the following three (3) courses:

1. N 29°05'29" E a distance of 196.58 feet to an iron pin set;
2. N 23°20'18" E a distance of 60.00 feet to an iron pin set;
3. S 66°39'42" E a distance of 5.49 feet to an iron pin set on the west line of the lands now owned by Tri-County Holdings of SEO, Ltd. (OR 1928-642);

thence with the west line of said Tri-County Holdings of SEO, Ltd.'s lands, S 23°20'18" W a distance of 245.39 feet to the place of beginning, containing 0.073 acres more or less, subject to all legal highways and easements of record.

Subject to an easement as recorded in OR 1161-27.

Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.073 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on February 13<sup>th</sup>, 2024

**OFFICE COPY**  
**NOT RECORDABLE**

Brian Kelly McPeek, PS 8517



Date

2/14/24

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

*[Signature]* 5/6/24

**DESCRIPTION**  
**APPROVED**

By: D.M. Barnhard

5-6-2024