

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

David Miller 2-29-2024

Schlach Builders, Ltd.
O.R. Book 3066, P. 48
Part of P.N. 17-19-03-33-001: 7.768 acres
Part of P.N. 17-19-03-33-001: 1.209 acres
Part of P.N. 17-19-03-33-001: 0.202 acres

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 LAYOUT, 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.

**OFFICE COPY
NOT RECORDABLE**



ACREAGE SUMMARY

AREA OF DEVELOPMENT = 9.746 Acres
AREA OF PRIVATE STREET = 1.421 Acres
AREA OF FIRST AMENDMENT = -0.567 Acres
AREA OF SECOND AMENDMENT = -1.411 Acres
REMAINING AREA TO DEVELOP = 7.768 Acres

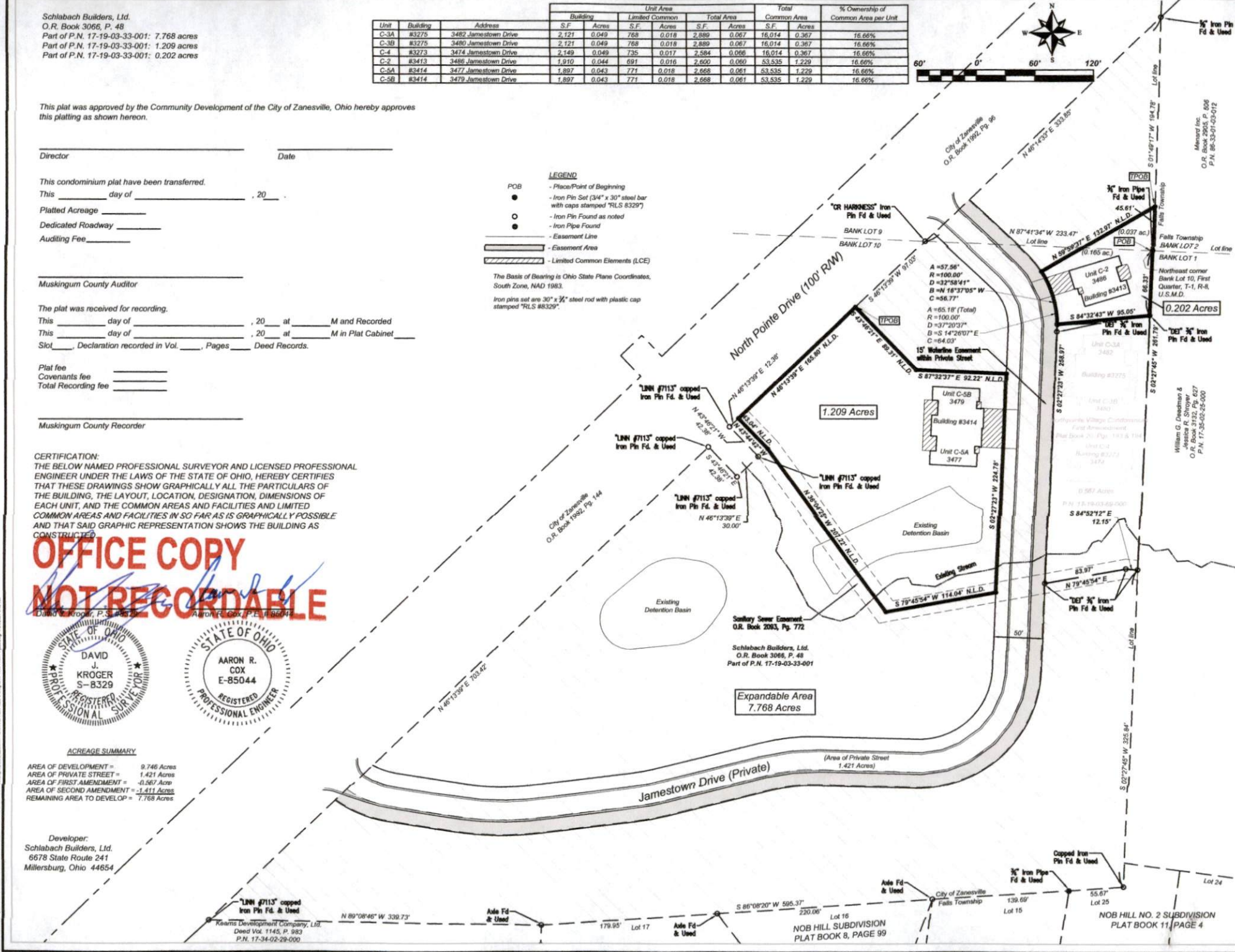
Developer:
Schlach Builders, Ltd.
6678 State Route 241
Millersburg, Ohio 44654

			Unit Area						Total			% Ownership of Common Area per Unit
Unit	Building	Address	Building		Limited Common		Total Area		Common Area			
			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	16,014	0.367	16.66%	
C-3B	#3275	3480 Jamestown Drive	2,121	0.049	768	0.018	2,889	0.067	16,014	0.367	16.66%	
C-4	#3273	3474 Jamestown Drive	2,149	0.049	735	0.017	2,584	0.066	16,014	0.367	16.66%	
C-2	#3413	3486 Jamestown Drive	1,910	0.044	691	0.016	2,600	0.060	53,535	1.229	16.66%	
C-5A	#3414	3477 Jamestown Drive	1,897	0.043	771	0.018	2,668	0.061	53,535	1.229	16.66%	
C-5B	#3414	3479 Jamestown Drive	1,897	0.043	771	0.018	2,668	0.061	53,535	1.229	16.66%	

- LEGEND**
- POB - 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)

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 "RLS 8329".



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PLAT OF NORTHPOINTE VILLAGE CONDOMINIUM SECOND 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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email: ddiv@div-eng.com
Web: www.div-eng.com
175 RAY AVENUE, N.E.
NEW PHILADELPHIA, OH 44663

ISSUE DATE 01/31/24 SCALE 1" = 60'
SURVEYED BY DEI DATE 10/25/23
DRAWN BY LDB DATE 11/21/23
CHECKED BY DJK DATE 11/22/23
FILE ID: ENG-1962 PHASE 2 PLAT

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

DESCRIPTION
APPROVED
By: *D. M. Barnhard*
3-1-2024