



# Diversified Engineering Inc.

CONSULTING ENGINEERS & SURVEYORS

## DESCRIPTION OF A 0.202 ACRE PARCEL

### NORTHPOINTE VILLAGE CONDOMINIUM SECOND AMENDMENT

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, said pipe being the **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 and the westerly line of a parcel of land conveyed to William G. Deadman & Jessica R. Shroyer (P.N. 17-35-02-25-000) and recorded in O.R. Book 3132, Page 627 of the Muskingum County Official Records, a distance of 66.33 feet to a "DIVERSIFIED ENGINEERING" capped iron pin found;

Course No. 2; Thence S  $84^{\circ}32'43''$  W, along the northerly line of the Northpointe Village Condominium First Amendment as recorded in Plat Book 20, Pages 183 and 184 of the Muskingum County Plat Records, a distance of 95.05 feet to a "DIVERSIFIED ENGINEERING" capped iron pin found;

Course No. 3; Thence along the easterly line of a private street (Jamestown Drive) with a curve to the left with a delta of  $32^{\circ}58'41''$ , having a radius of 100.00 feet, a chord bearing of N  $16^{\circ}37'05''$  W, a chord length of 56.77 feet, and an arc length of 57.56 feet to an iron pin set;

Course No. 4; Thence N  $59^{\circ}59'37''$  E, along a new line of division, a distance of 132.97 feet to an iron pin set;

Course No. 5; Thence S  $01^{\circ}49'17''$  W, 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 the **Place of Beginning** and containing 0.202 of an acre of land, 0.037 of an acre is out of Bank Lot 9 and 0.165 of an acre is out of Bank Lot 10, more or less, as surveyed by David J. Kroger, P.S., Ohio Registration No. S-8329 in November 2023, 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.

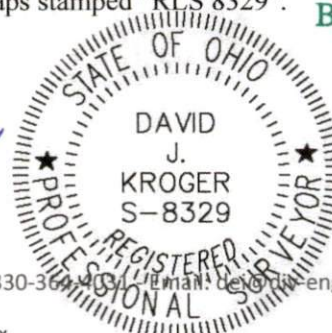
All iron pins set are 30 inch X  $\frac{3}{4}$  inch round steel bars with plastic caps stamped "RLS 8329".

DESCRIPTION  
APPROVED

By: D.M. Barnhard  
3-1-2024

OFFICE COPY  
NOT RECORDABLE

David J. Kroger, P.S., Professional Surveyor No. S-8329 Date 1/23/2024



175 Ray Ave. N.E. New Philadelphia, OH 44663 - Phone: 330-364-1631 - Fax: 330-364-4034 Email: david@diversified-eng.com

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

ENG-1962 DESCRIPTION 0.202 AC Phase 2.docx

Done Mills 2-29-2024