



Diversified Engineering Inc.

CONSULTING ENGINEERS & SURVEYORS

DESCRIPTION OF A 0.421 ACRE PARCEL NORTHPOINTE VILLAGE CONDOMINIUM THIRD 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; 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, passing on line a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found at 66.33 feet, a total distance of 328.12 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 $02^{\circ}27'45''$ W, along the easterly line of said Bank Lot 10 and the westerly line of said parcel as conveyed to William G. Deadman & Jessica R. Shroyer, a distance of 223.73 feet to an iron pin set;

Course No. 2; Thence N $59^{\circ}47'36''$ W, along a new line of division, a distance of 122.61 feet to an iron pin set on the easterly line of a private street – 50' Wide (Jamestown Drive);

Course No. 3; Thence along the easterly line of said private street and with a curve to the left, a delta of $27^{\circ}41'11''$, having a radius of 125.00 feet, a chord bearing of N $16^{\circ}21'48''$ E, a chord length of 59.82 feet, and an arc length of 60.40 feet to an iron pin set;

Course No. 4; Thence N $02^{\circ}31'03''$ E, continuing along the easterly line of said private street, a distance of 86.62 feet to an iron pin set;

Course No. 5; Thence N $02^{\circ}27'23''$ E, continuing along the easterly line of said private street, a distance of 4.07 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 6; Thence N $79^{\circ}45'54''$ E, along the southerly 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 83.97 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ " iron pin found;

Course No. 7; Thence S $84^{\circ}52'12''$ E, along the southerly line of said Northpointe Village Condominium First Amendment, a distance of 12.15 feet to the **True Place of Beginning** and containing 0.421 of an acre of land, more or less, as surveyed by David J. Kroger, P.S., Ohio Registration No. S-8329 in October 2024, but subject to all legal roads, highways, rights of way, easements and leases of record.