

Schlabach Builders, Ltd.  
O.R. Book 3066, P. 48  
Part of P.N. 17-19-03-33-001: 0.421 acre

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.

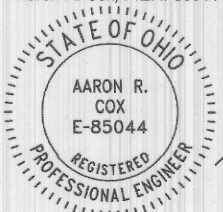
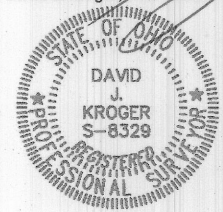
Plat fee \_\_\_\_\_  
Covenants fee \_\_\_\_\_  
Total Recording fee \_\_\_\_\_

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.

David J. Kroger, P.S. #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 = -0.567 Acre  
AREA OF SECOND AMENDMENT = -1.411 Acres  
AREA OF THIRD AMENDMENT = -0.421 Acres  
REMAINING AREA TO DEVELOP = 7.347 Acres

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

|      |          |                      | Unit Area |       |                |       |            |       | Total       |       | % Ownership of<br>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 | 82,764      | 1,900 | 12.5%                                  |
| C-3B | #3275    | 3480 Jamestown Drive | 2,121     | 0.049 | 768            | 0.018 | 2,889      | 0.067 | 82,764      | 1,900 | 12.5%                                  |
| C-4  | #3273    | 3474 Jamestown Drive | 2,149     | 0.049 | 735            | 0.017 | 2,584      | 0.066 | 82,764      | 1,900 | 12.5%                                  |
| C-2  | #3413    | 3486 Jamestown Drive | 1,910     | 0.044 | 691            | 0.016 | 2,600      | 0.060 | 82,764      | 1,900 | 12.5%                                  |
| C-5A | #3414    | 3477 Jamestown Drive | 1,897     | 0.043 | 771            | 0.018 | 2,668      | 0.061 | 82,764      | 1,900 | 12.5%                                  |
| C-5B | #3414    | 3479 Jamestown Drive | 1,897     | 0.043 | 771            | 0.018 | 2,668      | 0.061 | 82,764      | 1,900 | 12.5%                                  |
| C-7A | #3547    | 3462 Jamestown Drive | 1,942     | 0.046 | 569            | 0.013 | 2,511      | 0.059 | 82,764      | 1,900 | 12.5%                                  |
| C-7B | #3547    | 3460 Jamestown Drive | 1,918     | 0.044 | 629            | 0.014 | 2,547      | 0.058 | 82,764      | 1,900 | 12.5%                                  |

- 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)
  - ▨ - 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".

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

OFFICE COPY  
NOT RECORDABLE

SHEET NO. 1/1

**PLAT OF NORTHPOINTE VILLAGE CONDOMINIUM THIRD 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  
Phone: (330) 364-1631  
Fax: (330) 364-4031  
e-mail: dei@div-eng.com  
Web: www.div-eng.com

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

ISSUE DATE 11/19/24 SCALE 1" = 60'  
SURVEYED BY DEI DATE 9/27/24  
DRAWN BY LDB DATE 10/2/24  
CHECKED BY DJK DATE 11/19/24  
FILE ID: ENG-1962 PHASE 3 PLAT

Keams Development Company, Ltd.  
Deed Vol. 1145, P. 983  
P.N. 17-34-02-29-000

NOB HILL SUBDIVISION  
PLAT BOOK 8, PAGE 99

NOB HILL NO. 2 SUBDIVISION  
PLAT BOOK 11, PAGE 4