

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

Unit	Building	Address	Unit Area		Total Area		Total Common Area		% Ownership of Common Area per Unit		
			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	589	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%

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 \_\_\_\_\_

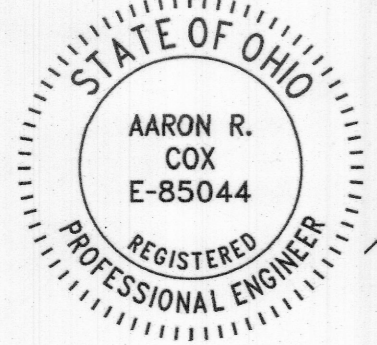
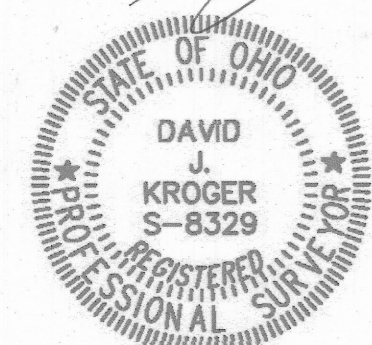
Covenants fee \_\_\_\_\_

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**  
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

- 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".

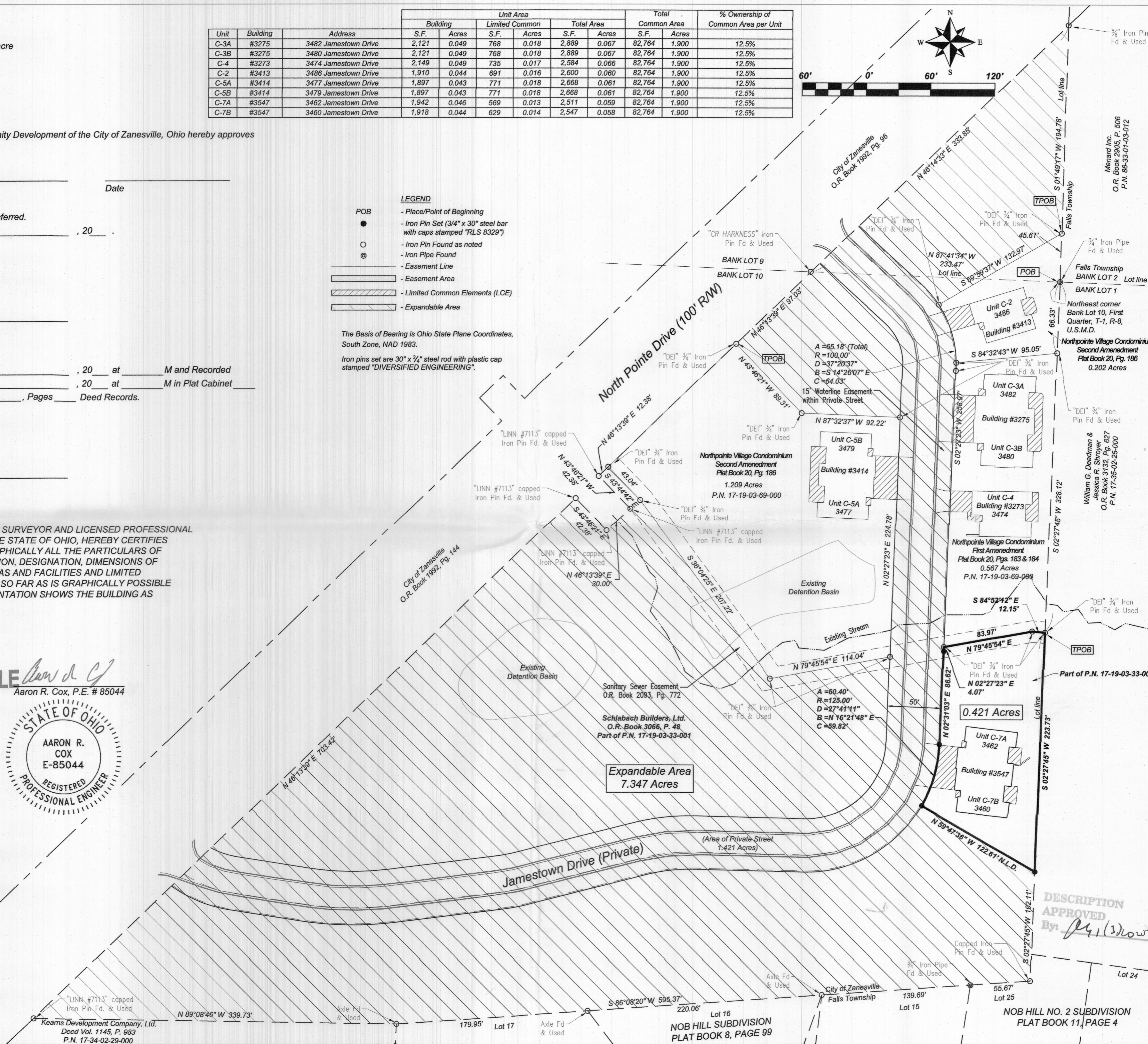
SHEET NO. 17

**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



DESCRIPTION APPROVED  
By: [Signature]

Z:\Alpha-Data\Drawings\ENR\1962 North Pointe P.D. - Schlabach Development\Construction\Plan\Final Plat\Phase 3 plat.dwg, 11/19/2024 11:54 AM