



**Linn Engineering, Inc.**

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

**NORTHERN PLACE CONDOMINIUMS  
3<sup>RD</sup> AMENDMENT - UNITS 3065 & 3075  
(DR 1120-223)**

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, bounded and described as follows:

Being a part of the Southwest Quarter of Section 22, Township 2, Range 8, United States Military Lands, and being part of the lands now owned by Tanco Development, Ltd. as recorded in Muskingum County Deed Record 1120-223, and being more particularly described as follows:

**TRACT VI-A:**

Beginning for reference at the southeast corner of the Southwest Quarter of Section 22;

THENCE along the east line of said Southwest Quarter of Section 22, North 01 degrees 36 minutes 53 seconds East 605.00 feet to a point on the northeast corner of lands now owned by Bijan Goodarzi (DR 1141-865);

THENCE along the north line of said Goodarzi's lands, North 87 degrees 37 minutes 55 seconds West 626.48 feet to an iron pin found on the southwest corner of lands now owned by E. and K. Colopy (OR 2000-228);

THENCE along the west line of said Colopy's lands, North 02 degrees 05 minutes 28 seconds East 203.97 feet to an iron pin found on the southwest corner of lands now owned by Melissa M. Russ (OR 2176-554);

THENCE along the west line of said Russ' lands, North 02 degrees 07 minutes 03 seconds East 175.35 feet to an iron pin found on the south line of lands now owned by Mid Ohio Properties, LLC (OR 2248-913);

THENCE along the south line of said Mid Ohio's lands, North 87 degrees 37 minutes 55 seconds West 618.73 feet to the principal place of beginning;

THENCE through lands now owned by Tanco Development, Ltd. (DR 1120-223), South 03 degrees 31 minutes 22 seconds West 158.82 feet to a point on the north right of way of Northern Place Drive;

THENCE along said north right of way of Northern Place Drive, North 86 degrees 08 minutes 55 seconds West 113.76 feet to a point;

THENCE through said Tanco's lands, North 07 degrees 30 minutes 52 seconds East 156.47 feet to a point on the said south line of Mid Ohio's lands;

THENCE along said south line of Mid Ohio's lands, South 87 degrees 37 minutes 55 seconds East 102.89 feet to the principal place of beginning,

containing 0.391 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

**TRACT VI-B:**

Beginning for reference at the southeast corner of the Southwest Quarter of Section 22;

THENCE along the east line of said Southwest Quarter of Section 22, North 01 degrees 36 minutes 53 seconds East 605.00 feet to a point on the northeast corner of lands now owned by Bijan Goodarzi (DR 1141-865);

THENCE along the north line of said Goodarzi's lands, North 87 degrees 37 minutes 55 seconds West 626.48 feet to an iron pin found on the southwest corner of lands now owned by E. and K. Colopy (OR 2000-228);

THENCE along the west line of said Colopy's lands, North 02 degrees 05 minutes 28 seconds East 203.97 feet to an iron pin found on the southwest corner of lands now owned by Melissa M. Russ (OR 2176-554);

THENCE along the west line of said Russ' lands, North 02 degrees 07 minutes 03 seconds East 175.35 feet to an iron pin found on the south line of lands now owned by Mid Ohio Properties, LLC (OR 2248-913);

THENCE along the south line of said Mid Ohio's lands, North 87 degrees 37 minutes 55 seconds West 146.39 feet to the principal place of beginning;

THENCE through lands now owned by Tanco Development, Ltd. (DR 1120-223), South 03 degrees 15 minutes 58 seconds West 174.18 feet to a point;

THENCE continuing through said Tanco's lands, North 89 degrees 37 minutes 55 seconds West 136.50 feet to a point on the north right of way of Northern Place Drive;

THENCE along said north right of way of Northern Place Drive the following three courses:

- 1) a curve to the left having a radius of 60.00 feet, a chord bearing North 74 degrees 40 minutes 17 seconds West a distance of 109.15 feet to a point;
- 2) a curve to the right having a radius of 25.00 feet, a chord bearing South 66 degrees 52 minutes 02 seconds West a distance of 22.69 feet to a point;
- 3) North 86 degrees 08 minutes 55 seconds West 109.67 feet to a point;

THENCE through said Tanco's lands, North 03 degrees 31 minutes 22 seconds East 161.41 feet to a point on said south line of Mid Ohio's lands;

THENCE along said south line of Mid Ohio's lands, South 87 degrees 37 minutes 55 seconds East 372.38 feet to the principal place of beginning,

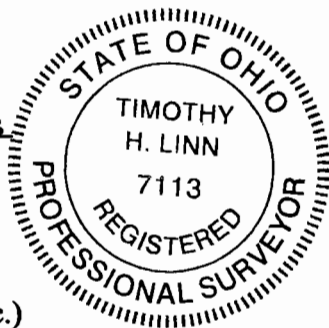
containing 1.383 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

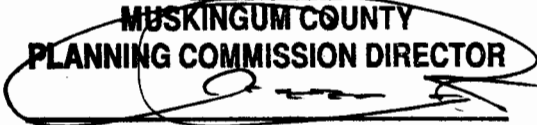
Bearings are based on the east right of way of State Route 60 as bearing South 09 degrees 17 minutes 15 seconds East.

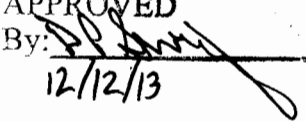
This description is written based on an actual field survey completed on November 05, 2013 by Timothy H. Linn, Reg. No. 7113.

 **OFFICE COPY**  
Timothy H. Linn, Reg. No. 7113 Date 12/5/13  
**NOT RECORDABLE**



**PARCEL NO.**  
Tract VI-A Part of: 44-44-48-01-18-003 (0.391 ac.)  
Tract VI-B Part of: 44-44-48-01-18-003 (1.383 ac.)

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
  
12/10/13  
Date Fee Paid

**DESCRIPTION**  
**APPROVED**  
By:   
12/12/13

**EXHIBIT A**  
**NORTHERN PLACE CONDOMINIUMS**  
**3RD AMENDMENT ~ UNITS 3065 & 3075**

ORIGINAL DEVELOPMENT: PLAT BOOK 19, PAGES 107 & 108  
1st AMENDMENT: PLAT BOOK 19, PAGES 153 & 154  
2nd AMENDMENT: PLAT BOOK 20, PAGES 27 - 29

DEVELOPMENT	AREA IN DEVELOPMENT	TOTAL	REMAINING TO BE DEVELOPED
ORIGINAL	3.834 ac.	3.834 ac.	5.176 ac
1st AMENDMENT	0.682 ac.	4.516 ac.	4.494 ac.
2nd AMENDMENT	0.472 ac.	4.988 ac.	4.022 ac.
3rd Amendment	0.367 ac.	5.355 ac.	3.655 ac.

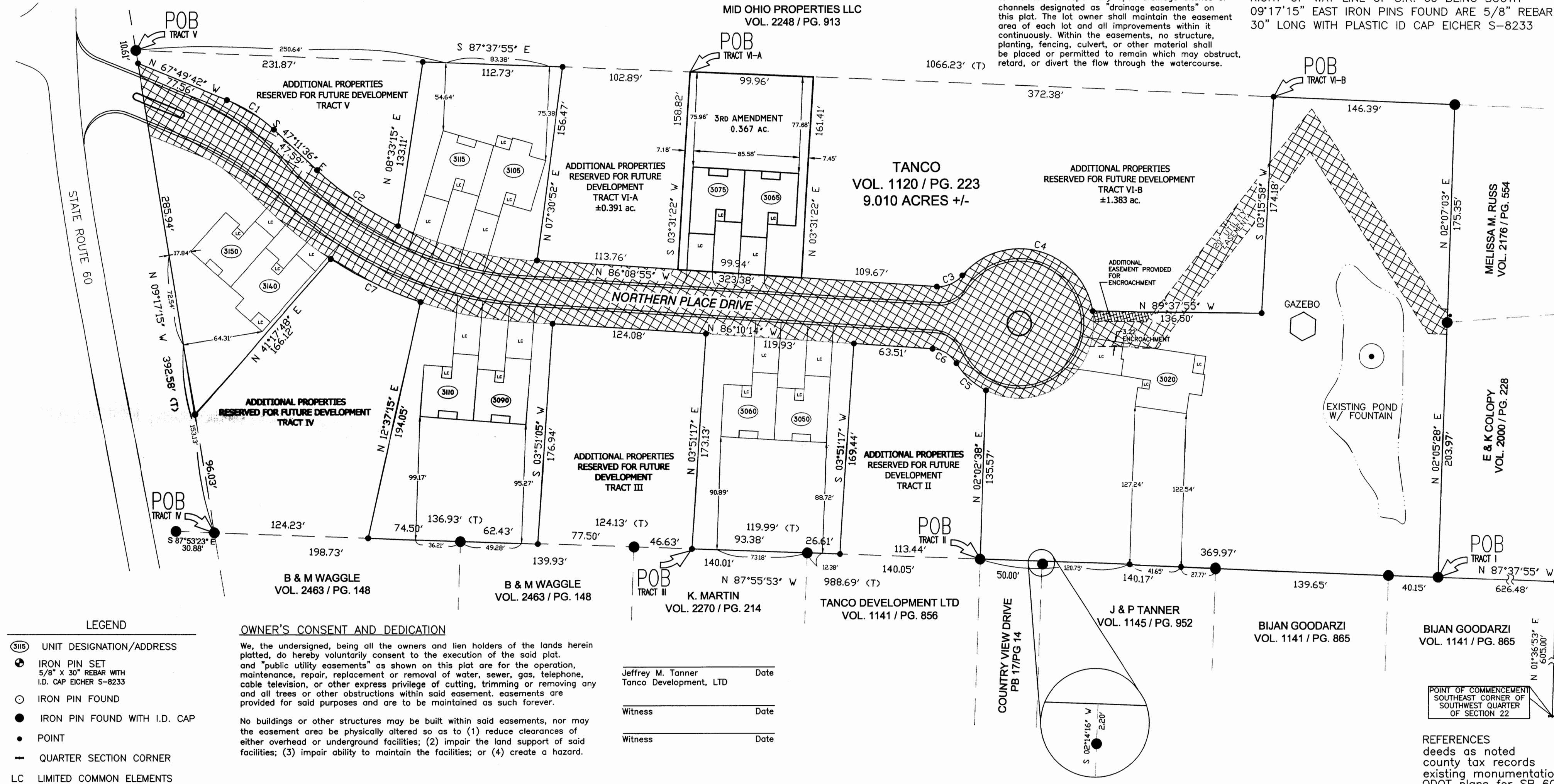
STATE OF OHIO  
MUSKINGUM COUNTY  
MUSKINGUM TOWNSHIP  
SOUTHWEST QUARTER OF SECTION 22 TOWNSHIP 2,  
RANGE 8, U.S.M.L.

DEVELOPMENT	UNIT NUMBER	BUILDINGS		UNIT AREA		TOTAL AREA		TOTAL COMMON AREAS		% OWNERSHIP IN COMMON AREAS
		S.F.	ACRES	S.F.	ACRES	S.F.	ACRES	S.F.	ACRES	
original	3150	1962.29	0.045	130.86	0.003	2393.09	0.053	2393.09	4.658	7.66
	3144	2156.24	0.050	455.33	0.010	2611.57	0.060	2334.86	4.658	8.73
	3110	1978.87	0.045	708.71	0.016	2685.58	0.062	2334.86	4.658	8.98
	3090	1942.11	0.045	685.10	0.016	2627.21	0.060	2334.86	4.658	8.86
	3115	1945.61	0.044	747.39	0.017	2693.00	0.062	2334.86	4.658	9.00
	3108	2151.7	0.049	863.03	0.020	3015.33	0.069	2334.86	4.658	10.08
	3100	2265.96	0.052	934.34	0.021	3500.32	0.080	2334.86	4.658	10.64
1st Amendment	3090	1978.87	0.045	652.87	0.015	2629.74	0.060	2334.86	4.658	8.79
2nd Amendment	3050	1942.11	0.045	644.25	0.016	2586.36	0.059	2334.86	4.658	8.64
3rd Amendment	3070	1978.87	0.045	655.01	0.016	2633.88	0.060	2334.86	4.658	8.84
3rd Amendment	3075	1942.11	0.045	685.06	0.016	2628.07	0.059	2334.86	4.658	8.68

DRAINAGE STATEMENT

The County Engineer assumes no legal obligation to maintain or repair any open drainage ditches or channels designated as "drainage easements" on this plat. The lot owner shall maintain the easement area of each lot and all improvements within it continuously. Within the easements, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

NOTE:  
BEARINGS ON THIS PLAT ARE BASED ON THE EAST  
RIGHT-OF-WAY LINE OF S.R. 60 BEING SOUTH  
09°17'15" EAST IRON PINS FOUND ARE 5/8" REBAR,  
30" LONG WITH PLASTIC ID CAP EICHER S-8233



POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF  
SOUTHWEST QUARTER  
OF SECTION 22

REFERENCES  
deeds as noted  
county tax records  
existing monumentation  
ODOT plans for SR 60

OWNER'S CONSENT AND DEDICATION

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat, and "public utility easements" as shown on this plat are for the operation, maintenance, repair, replacement or removal of water, sewer, gas, telephone, cable television, or other express privilege of cutting, trimming or removing any and all trees or other obstructions within said easement. easements are provided for said purposes and are to be maintained as such forever.

No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce clearances of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair ability to maintain the facilities; or (4) create a hazard.

AUDITOR

Transferred Date: \_\_\_\_\_

Debra J. Nye, Auditor

DESCRIPTION APPROVED FOR  
AUDITOR'S TRANSFER

Date: 12/12/13  
~~Andrew Swinehart~~ Denis Swierz

RECORDER


State of Ohio, County of Muskingum  
Received for record on this \_\_\_\_ day of \_\_\_\_\_,  
2013, at \_\_\_\_\_ o'clock,  
Recorded \_\_\_\_\_, 20\_\_ in plat book \_\_\_\_ page \_\_\_\_  
Fee \_\_\_\_\_

Cindy Rodgers, Recorder

PLANNING COMMISSION APPROVAL

MUSKINGUM COUNTY PLANNING COMMISSION

Pursuant to ORC 711.09  
This plat was approved by the Muskingum County  
Planning Commission on this 10<sup>th</sup> day of DEC  
2012.

  
Executive Director

CERTIFICATE OF NOTARY PUBLIC

State of Ohio, County of Muskingum  
Be it remembered that on this \_\_\_\_ day \_\_\_\_\_ 20\_\_\_\_  
before me the undersigned, a Notary Public in and for  
said State, personally came \_\_\_\_\_, who  
acknowledged the signing and execution of the foregoing  
plat to be their voluntary act and deed. In testimony  
whereof, I have set my hand and Notary Seal on the  
day and date above written.

Signature: \_\_\_\_\_

Print Name Here: \_\_\_\_\_

CERTIFICATE OF PROJECT ENGINEER

I certify that this drawing consisting of 3 sheets, accurately shows each building of Northern Place, a Condominium Development.

Timothy H. Linn  
Registered Engineer No. 48645

CERTIFICATE OF SURVEYOR

I certify that this drawing consisting of 3 sheets, accurately reflects the locations of improvements and recorded easements of Northern Place, a Condominium Development.

Development.

STATE OF OHIO  
TIMOTHY H. LINN  
7113  
REGISTERED PROFESSIONAL SURVEYOR

OFFICE OF THE REGISTERED PROFESSIONAL SURVEYORS  
NOT RECORDED

Timothy H. Linn  
Registered Surveyor No. 7113

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 57°30'39" E	44.78	125.00	45.02
C2	S 55°31'13" E	79.65	275.00	79.93
C3	S 66°52'02" W	22.69	25.00	23.55
C4	N 74°40'17" W	109.15	60.00	137.07
C5	S 47°43'10" E	32.35	60.00	32.75
C6	S 59°07'35" E	22.73	25.00	23.60
C7	S 64°23'34" E	80.30	325.00	80.50

PART OF PARCEL NUMBER:  
44-48-01-18-003



**Linn Engineering, Inc.**  
Civil Engineering Consultants  
P.O. Box 2086 Zanesville, Ohio 43702-2086 740-452-7434

UNITS 3065 & 3075  
NORTHERN PLACE CONDOMINIUMS  
THIRD AMMENDMENT

Project No.		TANC-1024		Scale		Revisions	By	Date
Designed	Drawn	THL	TIS	11/14/13	Notes 60' Vert. 1" = N/A			
Checked	THL				Field Book No.			
Approved	THL							

Sheet No.	Of
1	3