

UNITS 3140 & 3150, 3090 & 3110, 3115, 3105 & 3020, 3050 & 3060 NORTHERN PLACE CONDOMINIUMS

EXHIBIT A

Doc ID: 005274370003 Type: PLA
Kind: PLATS
Recorded: 02/08/2012 at 03:33:00 PM
Fee Amt: \$129.60 Page 1 of 3
Instry# 201200001447
Muskingum County
Karen Vincent County Recorder
Bk 20 Pg 27-29

NORTHERN PLACE CONDOMINIUMS SECOND AMENDMENT

TANCO DEVELOPMENT, LLC 9.010 ACRES±
DEED VOL 1120/PG 223
ORIGINAL PLAT - PLAT BOOK 19, PAGES 107 & 108 - 1st AMENDMENT - PLAT BOOK 19, PAGES 153 & 154
4.988 ACRES FROM DEED VOL. 1120/PG. 223
(4.516 ACRES FROM 1ST AMENDMENT PLUS AN ADDITIONAL 0.472 ACRES FROM THIS AMENDMENT)
OF 9.010 TOTAL ACRES FOR CONDOMINIUM DEVELOPMENT
ADDITIONAL PROPERTIES 4.022 ACRES, REMAINING FOR DEVELOPMENT.

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

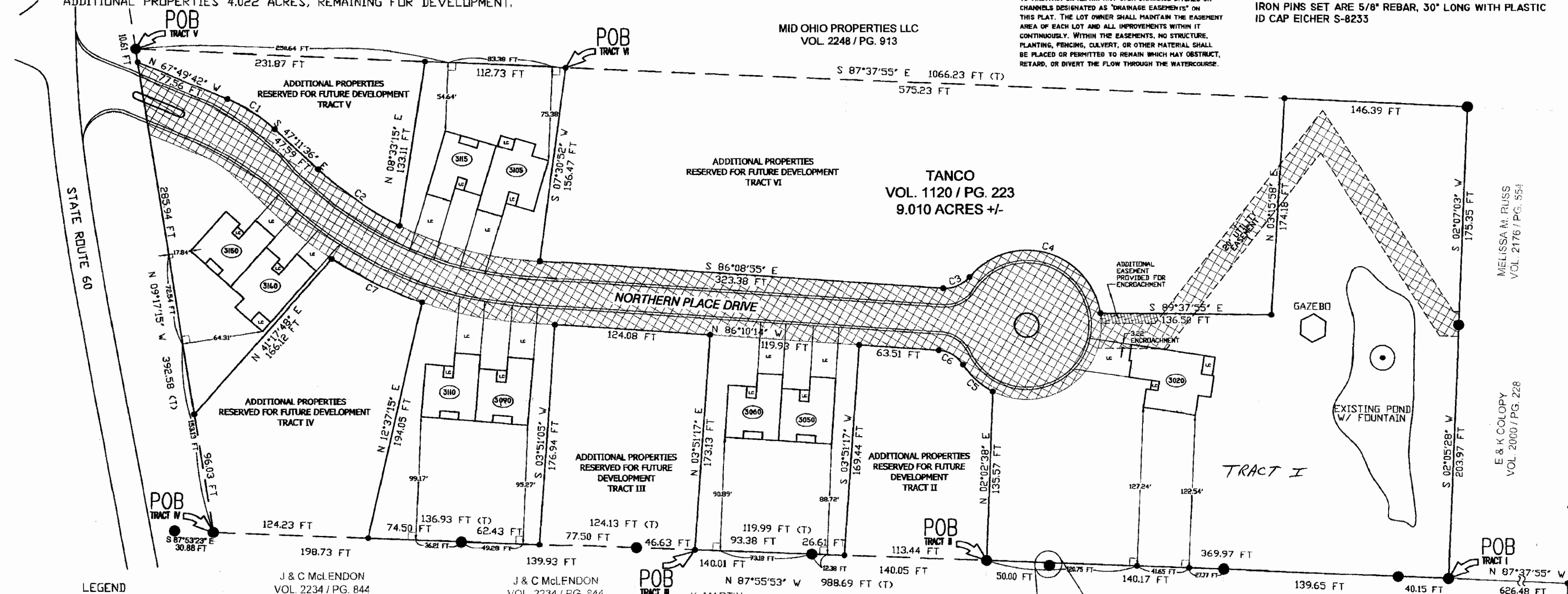
UNIT NUMBER	BUILDING	UNIT AREA				TOTAL AREA	TOTAL COMMON AREAS		% OWNERSHIP OF COMMON AREA
		LIMITED COMMON		ACRES			S.F.	ACRES	
		S.F.	ACRES	S.F.	ACRES				
3140	1882.23	0.045	350.60	0.008	2885.58	0.065	192659.71	4.423	9.91
3150	2156.24	0.050	455.33	0.010	2611.97	0.060	192659.71	4.423	10.51
3110	1976.87	0.046	708.71	0.010	2685.58	0.062	192659.71	4.423	10.51
3090	1842.11	0.045	659.87	0.015	2601.98	0.060	192659.71	4.423	10.57
3115	1845.61	0.045	747.39	0.017	2693.00	0.062	192659.71	4.423	10.57
3105	2151.7	0.048	383.63	0.020	3015.33	0.069	192659.71	4.423	12.25
3020	2585.95	0.059	934.97	0.021	3500.92	0.080	192659.71	4.423	14.22
3050	1979.87	0.045	682.87	0.015	2662.74	0.060	192659.71	4.423	10.59
3060	1842.11	0.045	644.25	0.015	2586.36	0.059	192659.71	4.423	10.51

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 SET ARE 5/8" REBAR, 30" LONG WITH PLASTIC ID CAP EICHER S-8233



- LEGEND**
- UNIT DESIGNATION/ADDRESS
 - IRON PIN SET 5/8" X 36" REBAR WITH I.D. CAP EICHER S-8233
 - IRON PIN FOUND
 - IRON PIN FOUND WITH I.D. CAP
 - POINT
 - QUARTER SECTION CORNER
 - LC LIMITED COMMON ELEMENTS
 - DESIGNATED UTILITY EASEMENT
 - DESIGNATED ADDITIONAL UTILITY EASEMENT

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, TRIPPING 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: 2-8-12
Debra J. Nye, Auditor
DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER
DATE: 1/15/11
ANDREW SWINEHART

RECORDER

STATE OF OHIO, COUNTY OF MUSKINGUM
RECEIVED FOR RECORD ON THIS DAY OF 2011, AT 10:00 A.M.
RECORDED IN 2011 IN PLAT BOOK PAGE 27-29
KAREN VINCENT, 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 DAY OF DEC 2011.
EXECUTIVE DIRECTOR

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, COUNTY OF MUSKINGUM
BE IT REMEMBERED THAT ON THIS 13th day of January 2012, before me the undersigned, a Notary Public in and for said State, personally appeared JILL M. SMITH, 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: Jill M. Smith
PRINT NAME HERE: Jill M. Smith

CERTIFICATE OF PROJECT ENGINEER

I CERTIFY THAT THIS DRAWING CONSISTING OF 3 SHEETS, ACCURATELY SHOWS EACH BUILDING OF NORTHERN PLACE, A CONDOMINIUM DEVELOPMENT.

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.

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

SHEET 1 OF 2



EICHER ENGINEERING AND CONSULTING
MARK J. EICHER, P.E., P.S.
47 NORTH 4TH STREET, SUITE 204
ZANESVILLE, OHIO 43701
(740) 450-9309

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 57°30'39" W	44.78	125.00	45.02
C2	S 55°31'13" E	79.65	275.00	79.93
C3	N 66°52'02" E	22.69	25.00	23.55
C4	S 74°40'17" E	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

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

0 60 120
SCALE 1" = 60'

For 2nd Amendment to Declaration See OR Bk 2380 pg 820