

86-34-01-33-450

Northpointe Professional Campus Condominium, Unit 4025, Building 5, 0.147 Acres

Situated in the County of Muskingum, City of Zanesville, Township of Falls, Quarter Township One, Part of Lot 6 of Sibley's Subdivision, (as per Annexation Plat, Pl. Bk. 16, Pg. 87, and 88), Township 1, Range 8, United States Military Lands, and being part of the lands presently owned by the Eden Group LTD., as per Official Record 1673, page 522, and being more particularly described as follows:

Beginning for reference at an iron pin found on the northwest corner of said Eden Group LTD lands, as found in Plat Book 19, Page 52;

Thence along the west line of said Eden Group lands, South 01 degrees 56 minutes 11 seconds West, 692.80 feet to a point;

Thence through said Eden Group lands, South 88 degrees 03 minutes 49 seconds East, 250.68 feet to a point on the corner of an existing building and the principal place of beginning;

Thence along the building lines the following four courses:

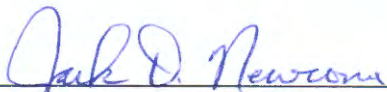
- 1.) North 23 degrees 21 minutes 43 seconds East, 64.02 feet to a point;
- 2.) South 66 degrees 40 minutes 44 seconds East, 100.05 feet to a point;
- 3.) South 23 degrees 21 minutes 43 seconds West, 63.98 feet to a point;
- 4.) North 66 degrees 42 minutes 09 seconds West, 100.05 feet to the principal place of beginning , containing 6403 sq. ft. or 0.147 acres more or less.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

This description is written based on a field survey completed January 10, 2015, by Jack D. Newcome, Reg. No. 7321.



Jack D. Newcome Reg. No. 7321

Parcel No.

Part of: 86-34-01-01-041 +- 0.147 Acres



1-19-15  
Date



Northpointe Professional Campus Condominium,  
Common Area Description, +- 0.86 Acres

Situated in the County of Muskingum, City of Zanesville, Township of Falls, Quarter Township One, Part of Lot 6 of Sibley's Subdivision, (as per Annexation Plat, Pl. Bk. 16, Pg. 87, and 88), Township 1, Range 8, United States Military Lands, and being part of the lands presently owned by the Eden Group LTD., as per Official Record 1673, page 522, and being more particularly described as follows:

Beginning for reference at an iron pin found on the northwest corner of said Eden Group LTD lands, as found in Plat Book 19, Page 52;

Thence along the west line of said Eden Group lands, South 01 degrees 56 minutes 11 seconds West, 801.50 feet to a point;

Thence through said Eden Group lands, South 88 degrees 03 minutes 49 seconds East, 171.76 feet to a point on the north line of the Northpointe Professional Campus Condominium,(NPCC), First Amendment, Parcel One, (Pl. Bk. 19, Pg. 50-52), and the principal place of beginning;

Thence along east line of said NPCC, First Amendment, Parcel Two, (Pl. Bk. 19, Pg. 51, and 52) the following two courses:

- 1.) North 23 degrees 21 minutes 55 seconds East, 411.78 feet to a point;
- 2.) South 66 degrees 38 minutes 06 seconds East, 135.93 feet to a point on the east line of said NPCC, First Amendment, Second Parcel, (Pl. Bk. 19, page 51, and 52);

Thence along the east line of said Second Parcel, North 23 degrees 27 minutes 14 seconds East, 24.77 feet to a point;

Thence along the back of curb of the parking lot, and extensions thereof the following four courses:

- 1.) South 66 degrees 24 minutes 09 seconds East, 18.62 feet to a point;
- 2.) South 23 degrees 22 minutes 06 seconds West, 222.82 feet to a point;
- 3.) North 66 degrees 42 minutes 45 seconds West, 20.79 feet to point;
- 4.) South 23 degrees 21 minutes 43 seconds West, 19.52 feet to a point on the corner of an existing building;

Thence along the north line of said building, and extension thereof, North 66 degrees 40 minutes 44 seconds West, 114.96 feet to a point on the back of curb;

Thence along the back of curb line, South 23 degrees 24 minutes 56 seconds West, 194.01 feet to a point on the north line of NPCC, First Amendment, Parcel One,(Pl. Bk. 19, Pg. 50-52);

Thence along said north line North 66 degrees 40 minutes 39 seconds West, 18.66 feet to the principal place of beginning, containing 0.86 acres more or less.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

86-34-01-33-450 B

This description is written based on a field survey completed January 10, 2015, by Jack D. Newcome, Reg. No. 7321.

*Jack D. Newcome*  
**OFFICE COPY**

Jack D. Newcome Reg. No. 7321

**NOT RECORDABLE**

Parcel No.

Part of: 86-34-01-01-041 +- 0.86 Acres



*1-19-15*

Date

DESCRIPTION  
APPROVED

By:

*[Signature]* *1/12/2015*



**SITUATED IN:**

State of Ohio, County of Muskingum, City of Zanesville, Township of Falls, Quarter Township One, Part of Lot 6 of Sibleys Subdivision, (as per Annexation Plat, Pl. Bk. 16, Pg. 87 and 88), Township 1, Range 8, United States Military Lands

**BASIS OF BEARINGS**

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

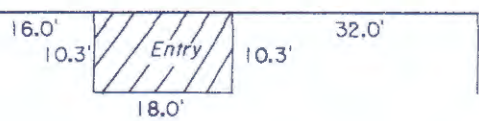
**REFERENCES**

OR 1673-522  
Pl. Bk. 19, Pg. 53  
Previous  
Surveys by  
Jobes and  
Henderson

Northwest Corner  
of Eden Group LTD.  
lands, as per Pl.  
Bk. 19, Pg. 52

COURSE	BEARING	DISTANCE
L-1	N 23°27'14"E	24.77'
L-2	S 66°24'09"E	18.62'
L-3	N 66°42'45"W	20.79'
L-4	S 23°21'43"W	19.52'
L-5	N 66°40'44"W	14.91'

**Detail of "Limited Common Element"**



NPCC  
2nd Amendment  
Parcel 2  
OR 2107-560

NPCC  
1st  
Amendment  
Parcel 2  
Pl. Bk. 19  
Pg. 51, and 52

Parking Lot  
Common  
Element  
+- 0.86 Acres

Unit 4025  
Building 5  
6403 sq. ft.  
0.147 Acres

Eden Group, LTD.  
OR 1673-522

**LEGEND**

- △ Railroad Spike Set
- Iron Pin Found
- ⊕ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊠ Monument Found
- NPCC Northpointe Professional Campus Condominium

**DESCRIPTION**

**APPROVED**

By: *[Signature]* 1-19-15

**OFFICE COPY**  
**NOT RECORDABLE**

Reg. Surveyor No. 7321



**PARCEL NO.**

Part of: 86-34-01-01-041 +- 0.147 Acres  
Part of: 86-34-01-01-041 +- 0.86 Acres



Newcome Surveying Company  
6515 Ballard Road  
Nashport, Ohio  
740-452-5796