



PHASE 1

DEDICATION

Situated in the State of Ohio, County of Athens, Township of Athens, and being a part of Farm Lots 65, 100, 101, 104, 193, & 194, Sections 16, 17, 22 & 23, Township 9-N, Range 14-W of the Ohio Company's Purchase Section, containing 157.594 acres, being a part of that 771.866 acre tract as conveyed to University Estates, Inc. by Official Record 272, Page 1848 of the Athens County Recorder's Office.

I the undersigned, Richard T. Conard, for University Estates, Inc., being the owner of the lands herein platted do hereby voluntarily consent to the execution of this plat, do hereby certify that the attached plat to be a correct representation of "University Estates Phase 1", and do offer for dedication the streets, parks, and public grounds shown hereon.

The undersigned further agrees that any use of improvements made to this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations, including the applicable off-street parking and loading requirements of Athens County, Ohio, for for the benefit of themselves and all others and subsequent owners or assigns taking title from, under, or through the undersigned.

In Witness thereof this 16 day of February 2007.

[Signature]
Witness

[Signature]
Richard T. Conard
University Estates, Inc.

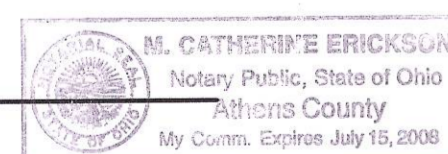
[Signature]
Witness

STATE OF OHIO

Before me, a Notary Public in and for said State, personally appeared Richard T. Conard, for University Estates, Inc., who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for use and purpose herein expressed.

In witness whereof, I have hereunto set my hand and affixed my official seal this 16 day of February 2007.

My Commission Expires:



[Signature]
Notary Public State of Ohio

I do hereby certify that I have surveyed these premises, prepared the attached plat and that said plat is correct. All dimensions are shown in feet and decimal parts thereof and dimensions shown along curves are chord measurements.

Iron pins shall be set at all lot corners and breaks in property lines.

[Signature]
Jeremy Van Ostran, P.S. #8283



APPROVALS

The Engineer for Athens County, Ohio, does hereby approve the layout of "University Estates Phase 1" this 6th day of February 2007.

[Signature]
Engineer, County of Athens, Ohio

The City Planning Commission for Athens, Ohio does hereby approve the layout of "University Estates Phase 1" this 19 day of March 2007.

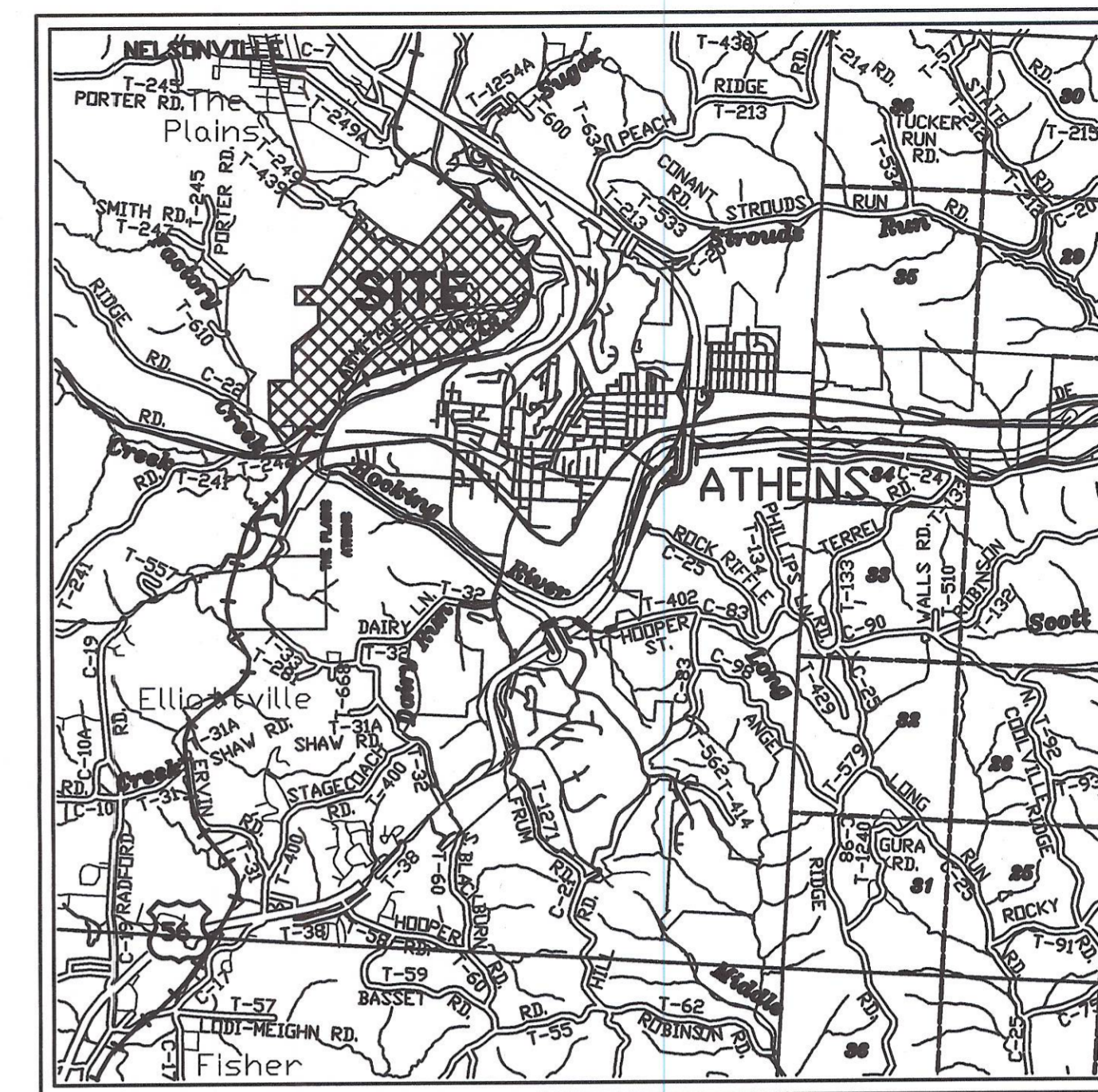
[Signature]
City Planning Commission for Athens, Ohio

The Safety-Service Director for the City of Athens, Ohio does hereby approve the layout of "University Estates Phase 1" this 19 day of March 2007.

[Signature]
Safety-Service Director, City of Athens, Ohio

The City Council for Athens, Ohio does hereby approve the layout of "University Estates Phase 1" this 12th day of March 2007.

[Signature]
City Council for Athens, Ohio



LOCATION MAP (NTS)

TRANSFERRED

The land hereon platted has been transferred this 22nd day of March 2007.

Acreage in "University Estates Phase 1" lots	=	150.571 Acres
Acreage in "University Estates Phase 1" easements	=	0.669 Acres
Acreage in dedicated street & road right-of-way	=	18.004 Acres
Total Acreage	=	169.344 Acres

[Signature]
Auditor, Athens County, Ohio

FILING

Received and recorded this _____ day of _____ 2007, at _____ M and recorded this _____ day of _____ 2007 in Plat Book _____, Page _____.

Plat Fee: _____

Restriction Fee: _____

Total Fee: _____

Deed Restrictions recorded
Instrument Number _____

Recorder, Athens County, Ohio

LEGEND

- ▲ CONCRETE MONUMENT SET
- IRON PIN FOUND
- △ STONE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⚡ PK NAIL FOUND

DATE	8/7/06
REVISION	REVISIONS AND UPDATED
NO.	
DRAWING NAME	UNIVERSITY ESTATES PHASE 1
JOB NUMBER	01-087
TITLE SHEET	1/5

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