

DEDICATION

Situated in the State of Ohio, County of Athens, Township of Athens, and being a part of Farm Lots 62, 63, 64, 65, 104, and 195, Sections 16, 17, 22, and 23, Township 9-N, Range 14-W of the Ohio Company's Purchase Section, contain 47.374 Acres being a part of that 771.866 acre tract as conveyed to University Estates, Inc. by Official Record 272, Page 1848 and that 5.714 acre tract, by Official Record 325, Page 1363, 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 2", 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 for Athens County, Ohio, 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 7th day of January 2008.

[Signature] Witness

Richard T. Conard University Estates, Inc.

[Signature] Witness

Situated in the State of Ohio, County of Athens, Township of Athens, and being a part of Farm Lots 62,63,64,65,66, and 104, Sections 16, 17 and 22, Township 9-N, Range 14-W of the Ohio Company's Purchase Section, contain 17.539 Acres being a part of that 200.010 acre tract as conveyed to The Ohio Club, Inc. by Official Record 315, Page 970 of the Athens County Recorder's Office.

I the undersigned, Richard T. Conard, for The Ohio Club, 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 2", and do offer for dedication the streets, parks, and public grounds shown hereon.

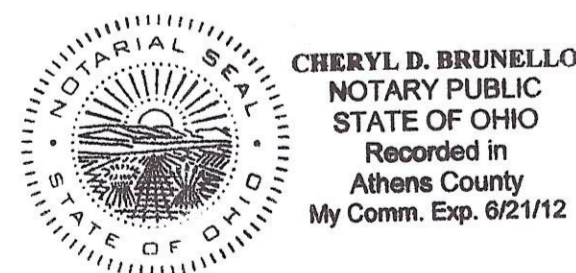
The undersigned further agrees that any use of improvements made to this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations, including the applicable off-street parking and loading requirements for Athens County, Ohio, for the benefit of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

In Witness thereof this 10th day of January 2008.

[Signature] Witness

Richard T. Conard The Ohio Club, Inc.

[Signature] Witness



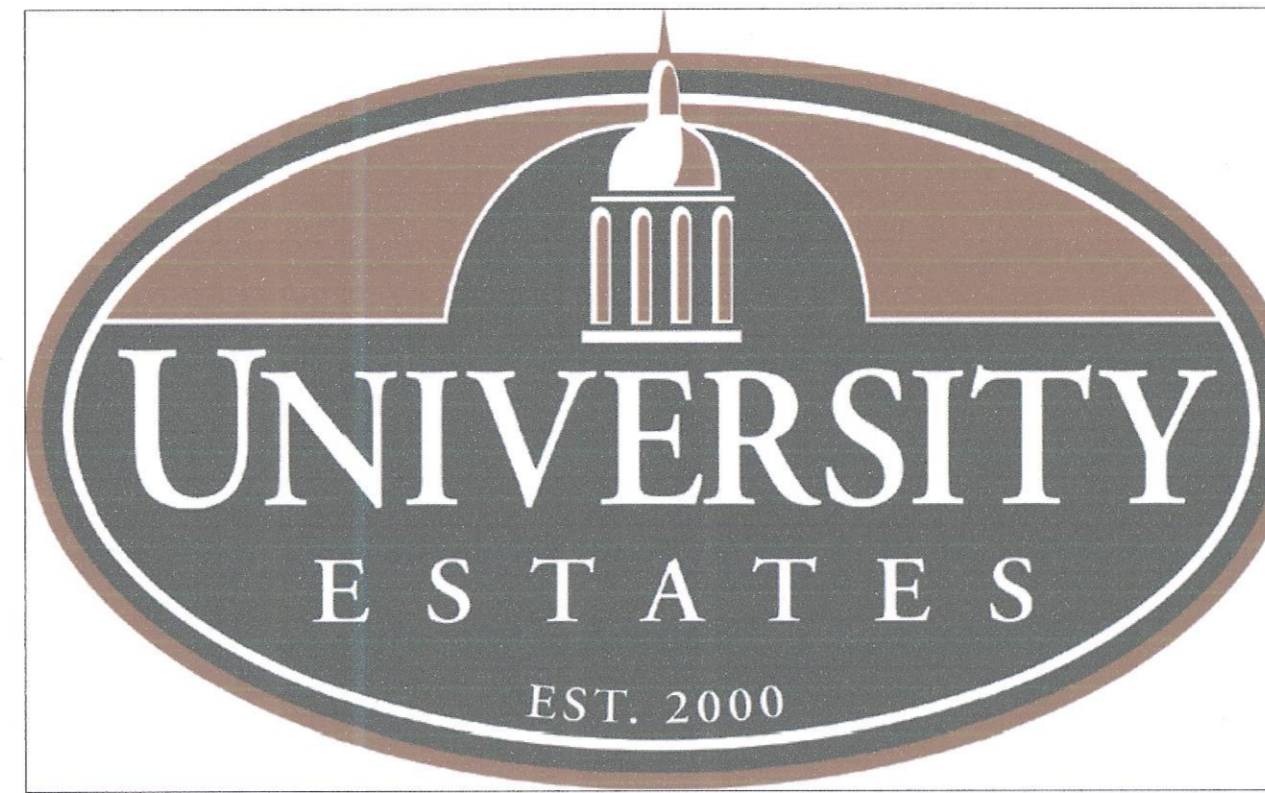
STATE OF OHIO

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

In witness whereof, I have hereunto set my hand and affixed my official seal this day of Jan 7th 2008.

My Commission Expires: 6-21-12

Cheryl D. Brunello Notary Public State of Ohio



PHASE 2

APPROVALS

The Engineer for Athens County, Ohio, does hereby approve the mathematical accuracy of "University Estates Phase 2" this 8th day of January 2008

[Signature] Engineer, County of Athens, Ohio

The City Planning Commission for the City of Athens, Ohio, does hereby approve the layout of "University Estates Phase 2" this 5th day of January 2008

[Signature] Joanne W. Ruelley City Planning Commission, City of Athens, Ohio

The Safety-Service Director for the City of Athens, Ohio, does hereby approve the layout of "University Estates Phase 2" this 1st day of May 2008

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

The City Council for Athens, Ohio, does hereby approve the layout of "University Estates Phase 2" this 28th day of April 2008

[Signature] William J. Bier City Council for Athens, 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.

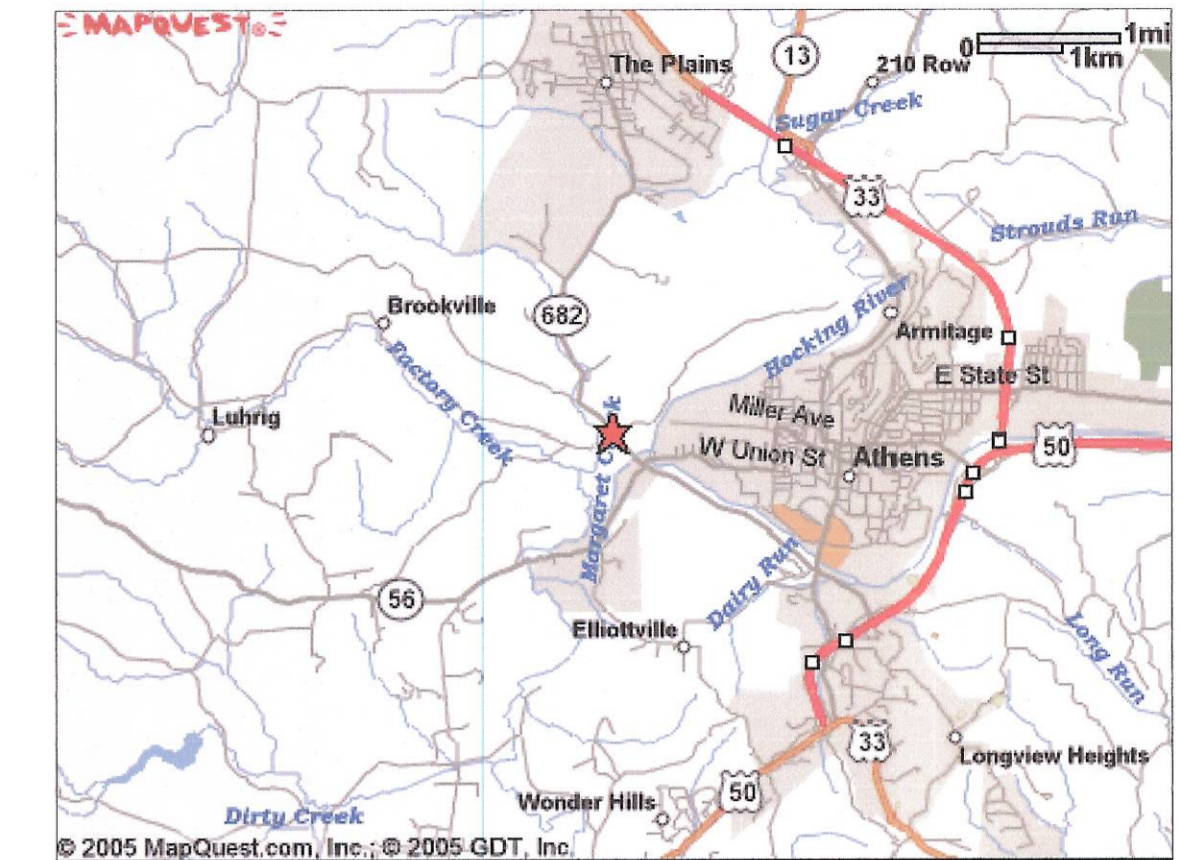
Iron pins shall be set at all lot corners and breaks in property lines.

[Signature] Steven L. Mullaney, P.S. #7900



DEVELOPER

University Estates P.O. Box 566 9200 Route 566 Athens, Ohio 45701-0566 Phone: 740-592-5836



LOCATION MAP

TRANSFERED

The land hereon platted has been transferred this 1 day of May 2008.

Acreage in "University Estates Phase 2" lots from University Estates, Inc = 42.801 Acreage in "University Estates Phase 2" lots from The Ohio Club, Inc = 17.539 Acreage in dedicated street and road right-of-way "University Estates Phase 2" from University Estates, Inc. = 4.573

Total Acreage = 64.913

FILING

Received and recorded this day of 2008, at and recorded this day of 2008 in Plat Env, Page

Plat Fee: Restriction Fee: Total Fee:

Deed Restriction recorded Instrument Number

Recorder, County of Athens, Ohio

SYMBOL LEGEND

- ⊕ P.F. IRON PIN FOUND
⊗ AXLE AXLE FOUND
⚠ STONE FOUND
⚡ RAILROAD SPIKE FOUND
⊙ P.F. IRON PIPE FOUND
● CONCRETE MONUMENT SET

UNIVERSITY ESTATES PHASE 2

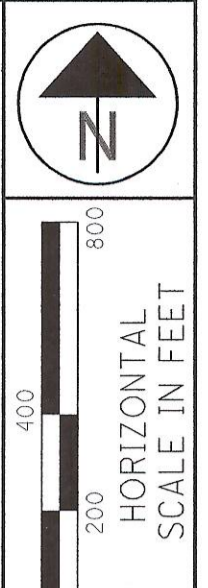
FINAL PLAT

DATE: 01/04/08

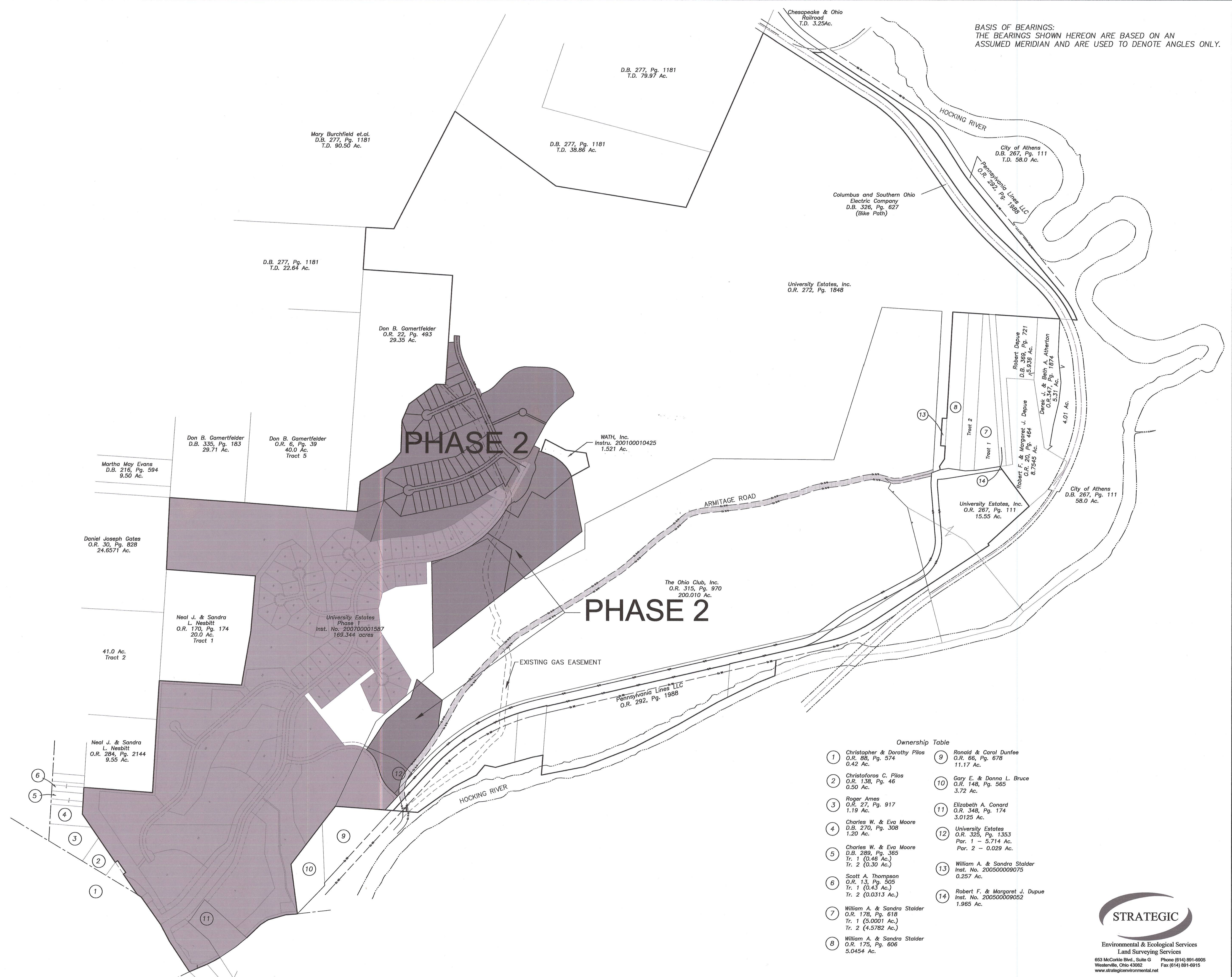
1 5

PID NO. COL-2007648

R/W DESIGNER GJC R/W REVIEWER SLM



BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON AN
ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



UNIVERSITY ESTATES
PHASE 2

FINAL PLAT

DATE:
12/10/07

2
5

R/W DESIGNER
CJC
R/W REVIEWER
SLM

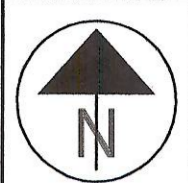
Ownership Table

1 Christopher & Dorothy Pilos O.R. 88, Pg. 574 0.42 Ac.	9 Ronald & Carol Dunfee O.R. 66, Pg. 678 11.17 Ac.
2 Christoforos C. Pilos O.R. 136, Pg. 46 0.50 Ac.	10 Gary E. & Donna L. Bruce O.R. 148, Pg. 565 3.72 Ac.
3 Roger Ames O.R. 27, Pg. 917 1.19 Ac.	11 Elizabeth A. Conard O.R. 348, Pg. 174 3.0125 Ac.
4 Charles W. & Eva Moore D.B. 270, Pg. 308 1.20 Ac.	12 University Estates O.R. 325, Pg. 1353 Par. 1 - 5.714 Ac. Par. 2 - 0.029 Ac.
5 Charles W. & Eva Moore D.B. 289, Pg. 365 Tr. 1 (0.46 Ac.) Tr. 2 (0.30 Ac.)	13 William A. & Sandra Stalder Inst. No. 200500009075 0.257 Ac.
6 Scott A. Thompson O.R. 13, Pg. 505 Tr. 1 (0.43 Ac.) Tr. 2 (0.0313 Ac.)	14 Robert F. & Margaret J. Dupue Inst. No. 200500009052 1.965 Ac.
7 William A. & Sandra Stalder O.R. 178, Pg. 618 Tr. 1 (5.0001 Ac.) Tr. 2 (4.5782 Ac.)	
8 William A. & Sandra Stalder O.R. 175, Pg. 606 5.0454 Ac.	

STRATEGIC

Environmental & Ecological Services
Land Surveying Services

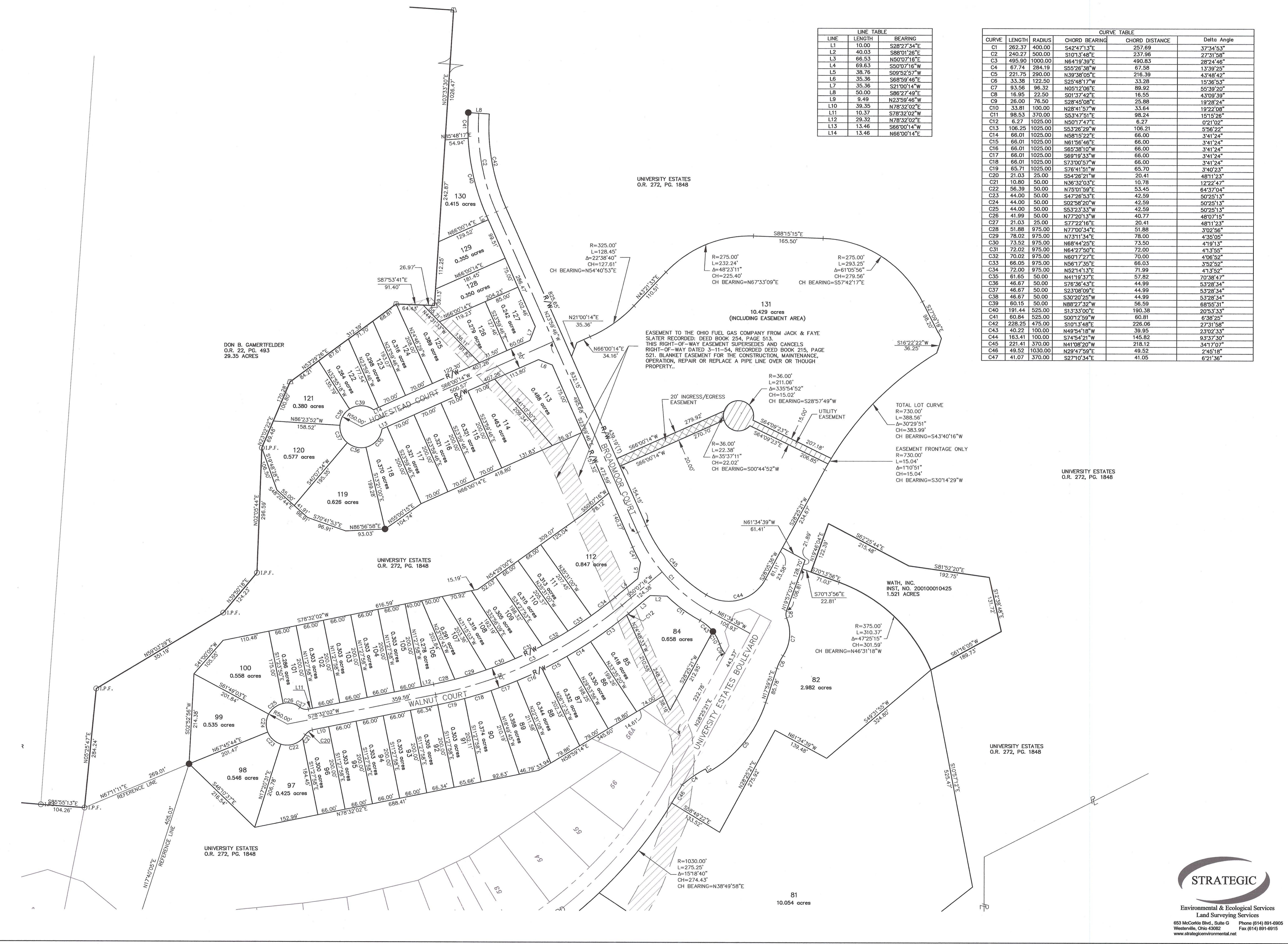
653 McCorkle Blvd., Suite G Phone (614) 891-6905
Westerville, Ohio 43082 Fax (614) 891-6915
www.strategicenvironmental.net



0 50 100 200
HORIZONTAL SCALE IN FEET

LINE	LENGTH	BEARING
L1	10.00	S28°27'34"E
L2	40.03	S88°01'26"E
L3	66.53	N50°07'16"W
L4	69.63	S50°07'16"W
L5	38.76	S09°52'57"W
L6	35.36	S68°59'46"E
L7	35.36	S21°00'14"W
L8	50.00	S86°27'49"E
L9	9.49	N23°59'46"W
L10	39.35	N78°32'02"E
L11	10.37	S78°32'02"W
L12	29.52	N78°32'02"E
L13	13.46	S66°00'14"W
L14	13.46	N66°00'14"E

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	Delta Angle
C1	282.37	400.00	S42°47'13"E	257.69	37°34'53"
C2	240.27	500.00	S101°34'45"E	237.96	27°31'58"
C3	495.90	1000.00	N64°19'39"E	490.83	28°24'46"
C4	67.74	284.19	S55°26'38"W	67.58	13°39'25"
C5	221.75	290.00	N39°38'05"E	216.39	43°48'42"
C6	33.38	122.50	S25°48'17"W	33.28	15°36'53"
C7	93.58	98.32	N05°12'08"E	89.92	55°39'20"
C8	16.95	22.50	S01°37'42"E	16.85	43°09'59"
C9	26.00	76.50	S28°45'08"E	25.88	19°28'24"
C10	33.81	100.00	N28°41'57"W	33.64	19°22'08"
C11	98.53	370.00	S53°47'51"E	98.24	15°15'26"
C12	6.27	1025.00	N50°17'47"E	6.27	02°10'2"
C13	108.25	1025.00	S53°26'29"W	106.21	5°56'22"
C14	66.01	1025.00	N58°15'22"E	66.00	34°12'4"
C15	66.01	1025.00	N61°56'46"E	66.00	34°12'4"
C16	66.01	1025.00	S65°38'10"W	66.00	34°12'4"
C17	66.01	1025.00	S69°19'33"W	66.00	34°12'4"
C18	66.01	1025.00	S73°00'57"W	66.00	34°12'4"
C19	65.71	1025.00	S76°41'51"W	65.70	34°02'3"
C20	21.03	25.00	S54°28'21"W	20.41	48°11'3"
C21	10.80	50.00	N36°32'03"E	10.78	12°22'47"
C22	56.39	50.00	N75°01'59"E	53.45	64°37'04"
C23	44.00	50.00	S47°26'53"E	42.59	50°25'13"
C24	44.00	50.00	S02°58'20"W	42.59	50°25'13"
C25	44.00	50.00	S53°23'33"W	42.59	50°25'13"
C26	41.99	50.00	N77°20'13"W	40.77	48°07'15"
C27	21.03	25.00	S77°22'16"E	20.41	48°11'23"
C28	51.88	975.00	N77°00'34"E	51.88	3°02'56"
C29	78.02	975.00	N73°11'34"E	78.00	4°35'05"
C30	73.52	975.00	N68°44'25"E	73.50	41°01'5"
C31	72.02	975.00	N64°27'50"E	72.00	41°35'6"
C32	70.02	975.00	N60°17'27"E	70.00	42°06'52"
C33	66.05	975.00	N56°17'35"E	66.03	3°52'52"
C34	72.00	975.00	N52°14'13"E	71.99	41°35'2"
C35	61.65	50.00	N41°19'37"E	57.82	70°38'47"
C36	46.67	50.00	S76°36'43"E	44.99	53°28'34"
C37	46.67	50.00	S23°00'09"E	44.99	53°28'34"
C38	46.67	50.00	S30°20'25"W	44.99	53°28'34"
C39	60.15	50.00	N88°27'32"W	56.59	88°55'31"
C40	191.44	525.00	S13°33'00"E	190.38	20°53'33"
C41	60.84	525.00	S00°12'59"W	60.81	6°38'25"
C42	228.25	475.00	S101°34'45"E	226.06	27°31'58"
C43	40.22	100.00	N49°54'18"W	39.95	23°02'33"
C44	163.41	100.00	S74°54'21"W	145.82	93°37'30"
C45	221.41	370.00	N41°08'20"W	218.12	341°7'07"
C46	49.52	1030.00	N29°47'59"E	49.52	2°45'18"
C47	41.07	370.00	S27°10'34"E	41.05	6°21'36"



EASEMENT TO THE OHIO FUEL GAS COMPANY FROM JACK & FAYE SLATER RECORDED DEED BOOK 234, PAGE 515. THIS RIGHT-OF-WAY EASEMENT SUPERSEDES AND CANCELS RIGHT-OF-WAY DATED 3-11-54, RECORDED DEED BOOK 215, PAGE 521. BLANKET EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR OR REPLACE A PIPE LINE OVER OR THROUGH PROPERTY.

TOTAL LOT CURVE
R=730.00'
L=388.56'
Δ=30°29'51"
CH=383.99'
CH BEARING=S43°40'16"W

EASEMENT FRONTAGE ONLY
R=730.00'
L=15.04'
Δ=1°10'51"
CH=15.04'
CH BEARING=S30°14'29"W



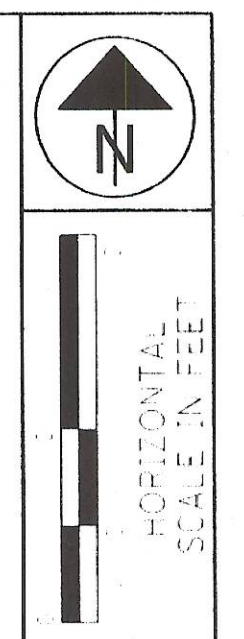
UNIVERSITY ESTATES
PHASE 2

FINAL PLAT

DATE: 12/07/07

3
5

653 McCorkle Blvd., Suite G Phone (614) 891-6905
Westerville, Ohio 43082 Fax (614) 891-6915
www.strategicenvironmental.net

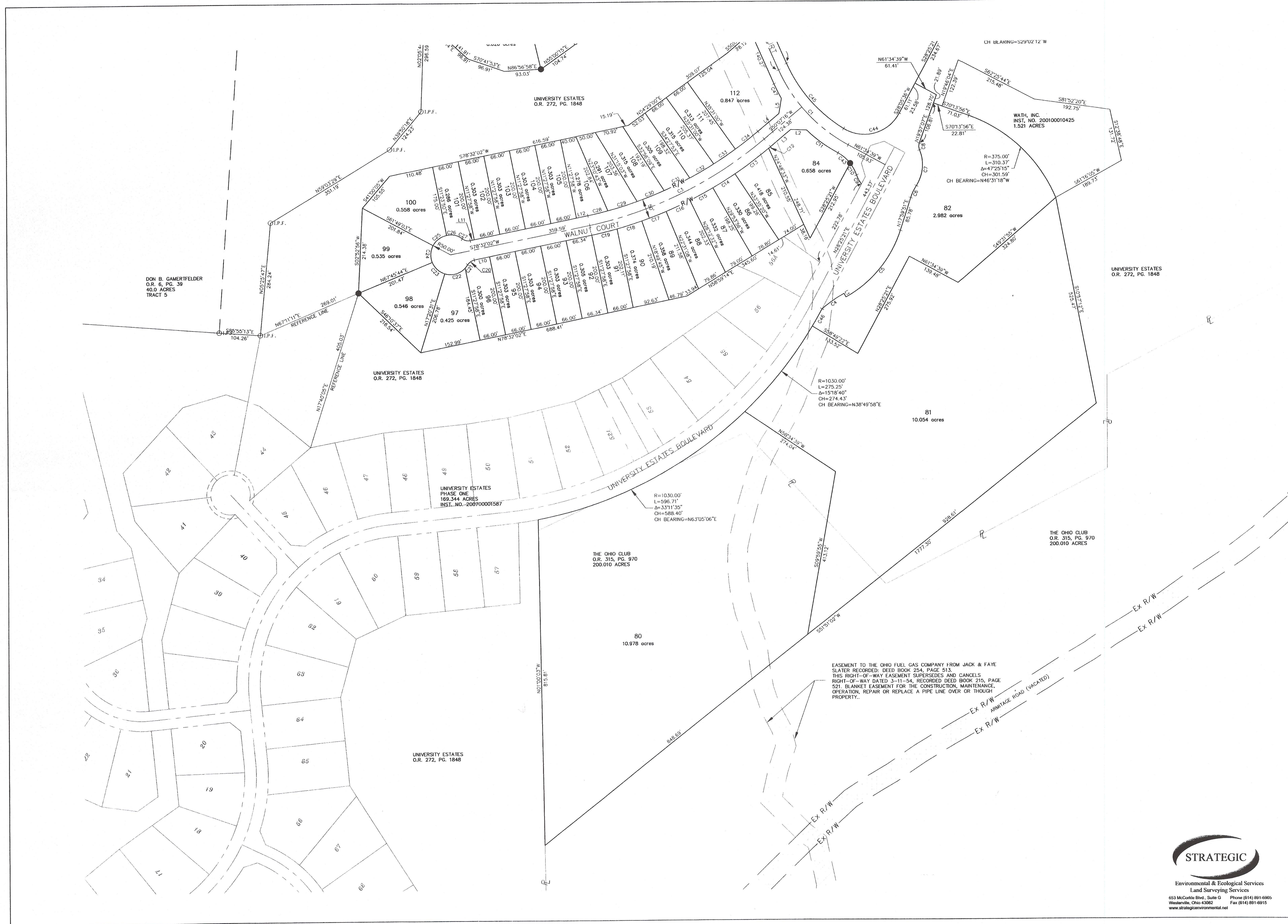


PID NO. GUC PREPARED BY SLV

UNIVERSITY ESTATES PHASE 2

FINAL PLAT

DATE: 1-30-01
4
C



DON B. GAMERTFELDER
O.R. 6, PG. 39
40.0 ACRES
TRACT 5

UNIVERSITY ESTATES
O.R. 272, PG. 1848

WATH, INC.
INST. NO. 200100010425
1.521 ACRES

UNIVERSITY ESTATES
O.R. 272, PG. 1848

UNIVERSITY ESTATES
O.R. 272, PG. 1848

UNIVERSITY ESTATES
PHASE ONE
169.344 ACRES
INST. NO. 200700001587

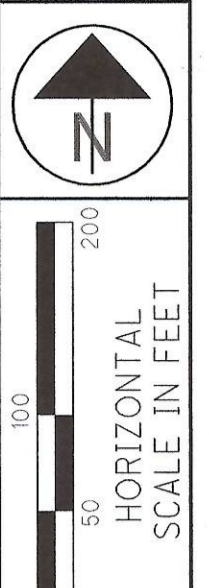
THE OHIO CLUB
O.R. 315, PG. 970
200.010 ACRES

THE OHIO CLUB
O.R. 315, PG. 970
200.010 ACRES

EASEMENT TO THE OHIO FUEL GAS COMPANY FROM JACK & FAYE SLATER RECORDED: DEED BOOK 254, PAGE 513. THIS RIGHT-OF-WAY EASEMENT SUPERSEDES AND CANCELS RIGHT-OF-WAY DATED 3-11-54, RECORDED DEED BOOK 215, PAGE 521. BLANKET EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR OR REPLACE A PIPE LINE OVER OR THROUGH PROPERTY.



Environmental & Ecological Services
Land Surveying Services
653 McCorkle Blvd., Suite G Westerville, Ohio 43082
Phone (614) 891-6905 Fax (614) 891-6915
www.strategicenvironmental.net



JOB NUMBER
COL-2007605

R/W DESIGNER
G.J.G.

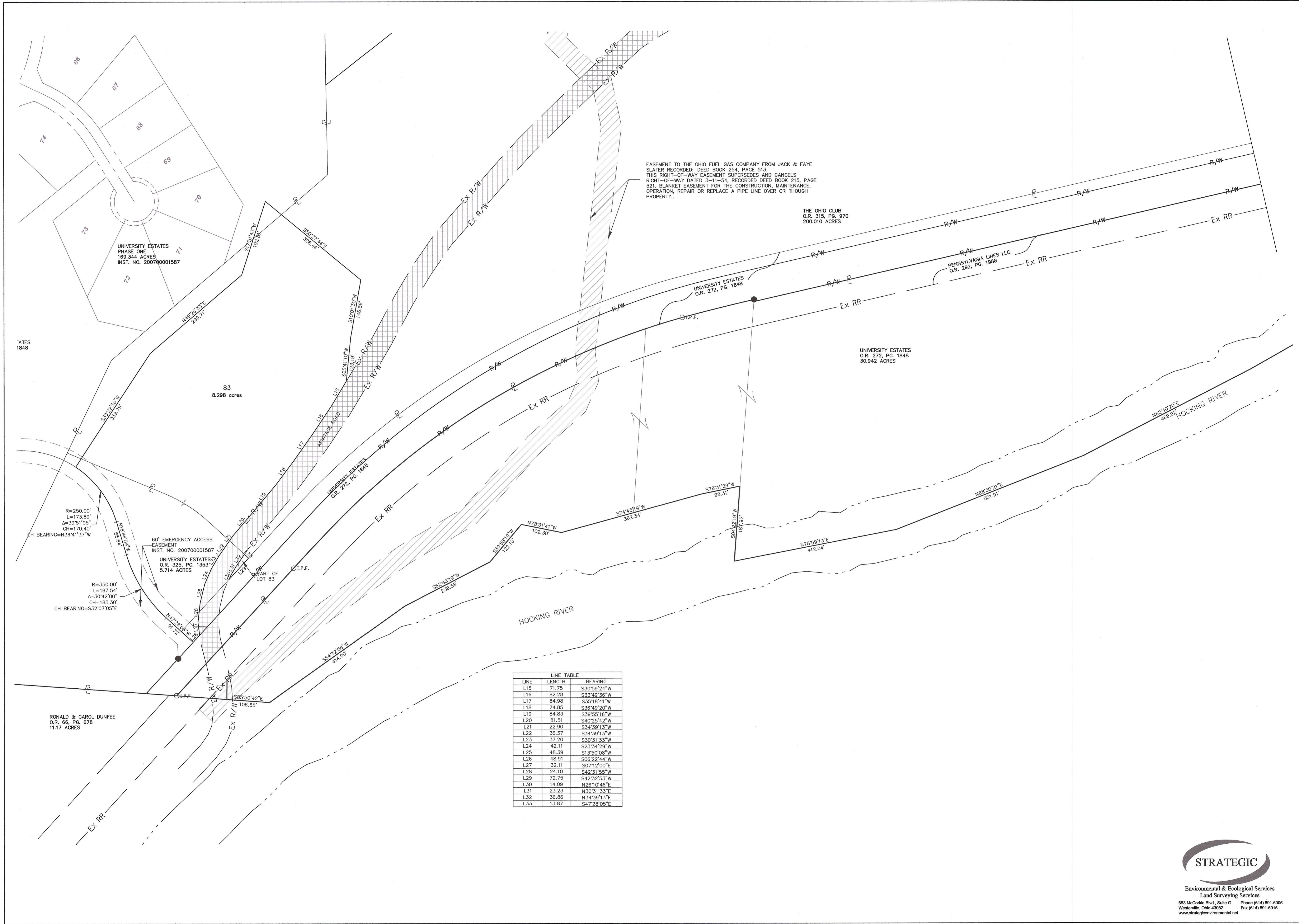
R/W REVIEWER
S.L.M.

UNIVERSITY ESTATES
PHASE 2

FINAL PLAT

DATE:
12/10/07

5
5



LINE	LENGTH	BEARING
L15	71.75	S30°59'24"W
L16	82.28	S33°49'36"W
L17	84.98	S35°18'41"W
L18	74.85	S36°49'20"W
L19	84.83	S39°55'16"W
L20	81.51	S40°25'42"W
L21	22.90	S34°39'13"W
L22	36.37	S34°39'13"W
L23	37.20	S30°31'33"W
L24	42.11	S23°34'29"W
L25	48.39	S13°50'08"W
L26	48.91	S06°22'44"W
L27	32.11	S07°12'00"E
L28	24.10	S42°31'55"W
L29	72.75	S42°32'53"W
L30	14.09	N26°10'46"E
L31	23.23	N30°31'33"E
L32	36.86	N34°39'13"E
L33	13.87	S47°28'05"E

STRATEGIC

Environmental & Ecological Services
Land Surveying Services

653 McCorkle Blvd., Suite G Phone (614) 891-6905
Westerville, Ohio 43082
www.strategicenvironmental.net Fax (614) 891-6915