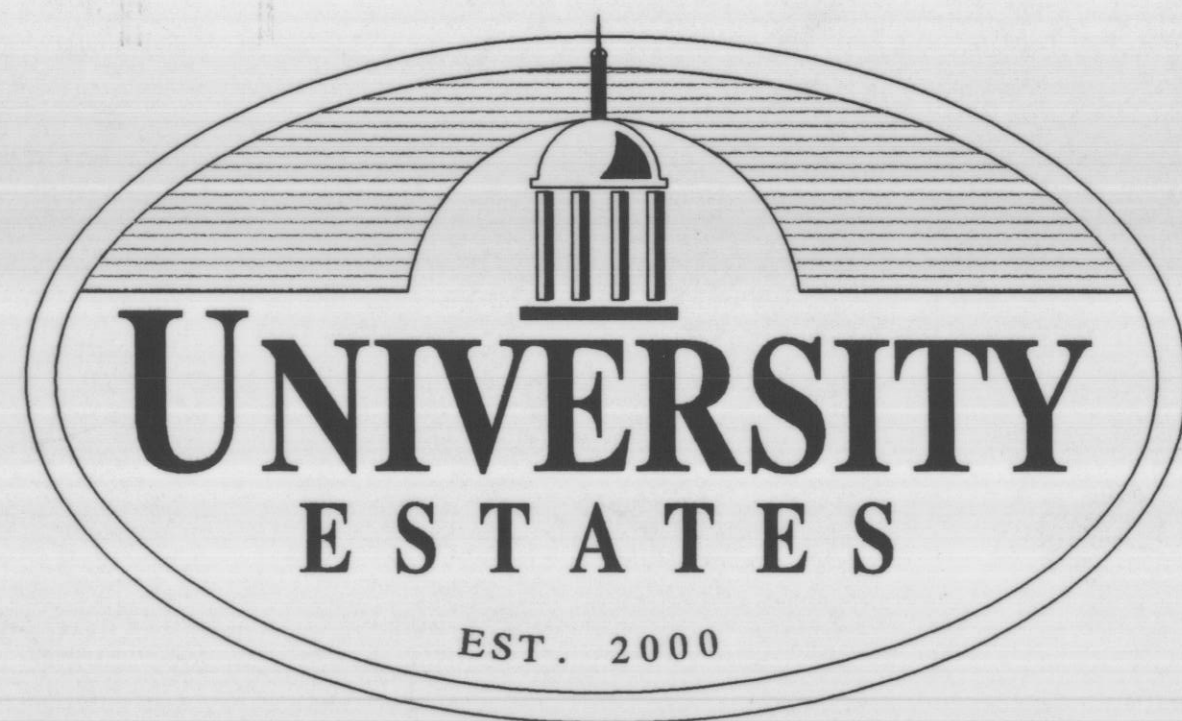




PHASE 1

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 170.364 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 the benefit of themselves and all others and subsequent owners or assigns taking title from, under, or through the undersigned.

In Witness thereof this 8th day of July, 2003.

John K. Roth
Witness

Richard T. Conard, Pres
University Estates, Inc.

Kathy S. Quinn
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 8th day of July, 2003.

My Commission Expires: 12-9-03

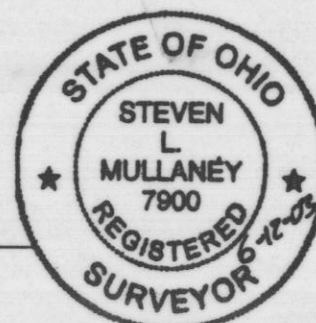
Kathy S. Quinn
Notary Public State of Ohio

Kathy S. Quinn
Notary Public State of Ohio
My Commission Expires December 9, 2003

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.

Steven L. Mullaney
Steven L. Mullaney, P.S. #7900



APPROVALS

The Engineer for Athens County, Ohio, does hereby approves the layout of "University Estates Phase 1" Mathematical Accuracy this 14th day of July, 2003.

Quinn Hardy
Engineer, County of Athens, Ohio

The City Planning Commission for Athens, Ohio does hereby approves the layout of "University Estates Phase 1" this 8th day of JULY, 2003.

Joanna D. Risher
City Planning Commission for Athens, Ohio

The City Service Safety Director for Athens, Ohio does hereby approves the layout of "University Estates Phase 1" this 18th day of JULY, 2003.

Wayne C. Key
City Service Safety Director for Athens, Ohio

The City Council for Athens, Ohio does hereby approves the layout of "University Estates Phase 1" this 18th day of July, 2003.

William J. Bias
President of City Council, Athens, Ohio

The County Commissioners for Athens County, Ohio does hereby approves the layout of "University Estates Phase 1" this 18 day of July, 2003.

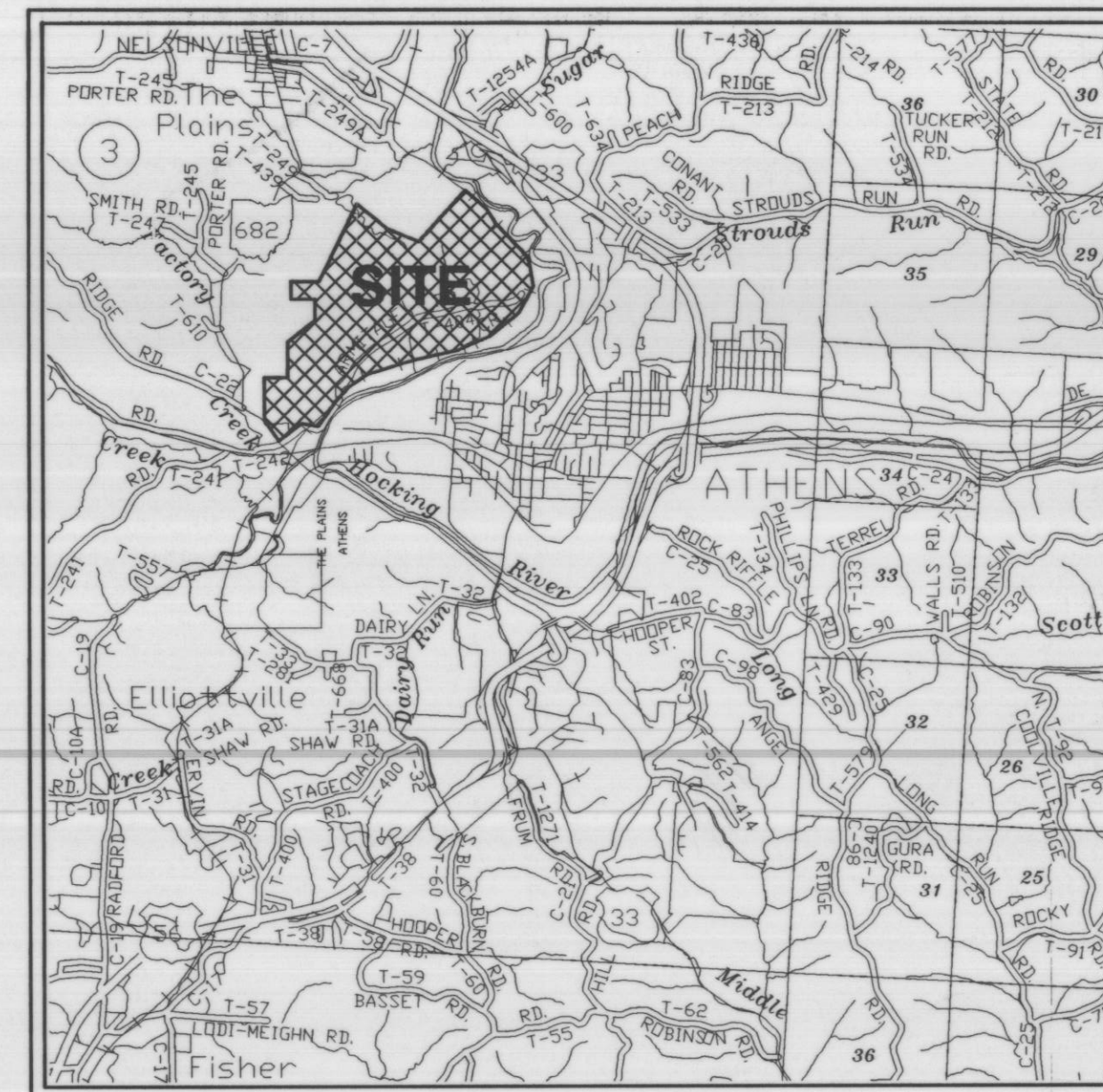
Mark Sullivan
County Commissioner, Athens County, Ohio

Remy Elison
County Commissioner, Athens County, Ohio

William H. (Bill) Theisen
County Commissioner, Athens County, Ohio

The Athens City/County Board of Health does hereby approves the layout of "University Estates Phase 1" this 8th day of July, 2003.

John A. Hanna R.S.
Athens City/County Board of Health



LOCATION MAP
(NTS)

TRANSFERED

The land hereon platted has been transferred this 18th day of July, 2003.

Acreage in "University Estates Phase 1" lots = 151.621 Acres
Acreage in dedicated street right-of-way = 18.743 Acres
Total Acreage = 170.364 Acres

Jill A. Thompson / JN
Auditor, Athens County, Ohio
#39.50
Transferred
7-18-03

FILING

Received and recorded this 18 day of July, 2003, at 1:59 p.m. and recorded this 18 day of July, 2003 in Plat Book 532 A+B, Page 533 A+B.

Plat Fee: \$218.00
Restriction Fee: 533 A+B
Total Fee: \$218.00
534 A

Deed Restrictions recorded
Instrument Number _____

200300006975
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
07-18-2003 At 01:59 pm.
PLAT 45.20
ENV 532 A

Julia Michael Scott / Jm
Recorder, Athens County, Ohio

UTILITY EASEMENT

All lots shall have a 15 foot front and rear utility easement. Side utility easements shall be 7.50 feet, (unless otherwise specified).

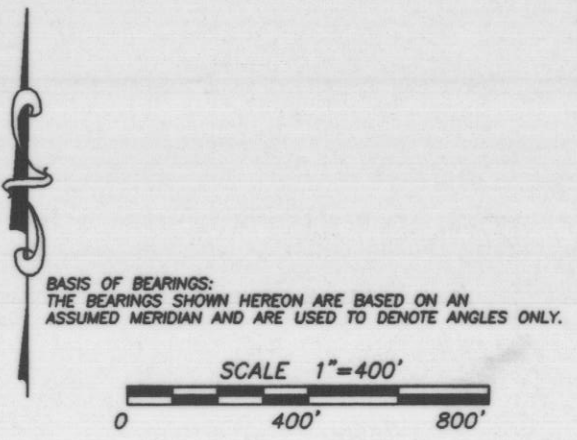
BUILDING SETBACKS

All lots shall have a minimum 20 foot front yard setback, a minimum 10 foot rear yard setback and a minimum 10 foot side yard setback each side, (unless otherwise specified).

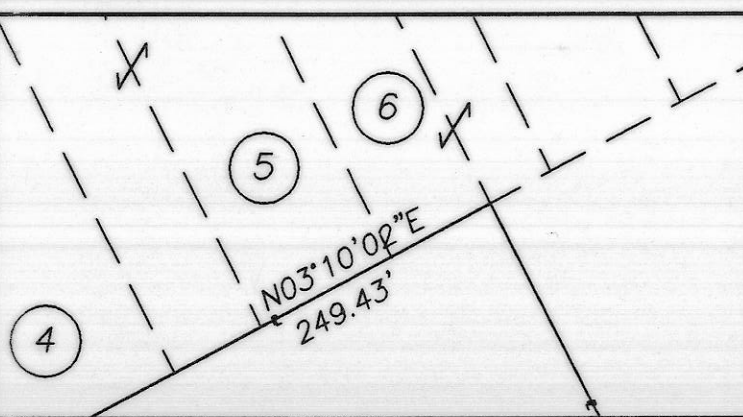
LEGEND

- ▲ CONCRETE MONUMENT SET
- IRON PIN FOUND
- △ STONE FOUND
- ✕ RAILROAD SPIKE FOUND

DATE	10/11/03
REVISION	REVISED ACRES (FEET) 52682 214 10/11/03
NO.	
DRAWN	507 MAIN ST. ZANESVILLE, OH 43701 TEL: (740) 453-5507 FAX: (740) 453-5529 www.jobeshenderson.com
ACV	
CREATED	
JLK	
REVIEW	
SLM	
DATE	7/30/01
FILE	
1965	
CIVIL ENGINEERING & LAND SURVEYING SINCE 1965	
JOBES HENDERSON & ASSOCIATES INC.	
UNIVERSITY ESTATES PHASE 1 FINAL PLAT	
TITLE SHEET	
DRAWING NAME	DESIGN.DWG
JOB NUMBER	01-087
1	5



200300006976
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
07-18-2003 At 01:59 pm.
PLAT 43.20
ENV 532 B



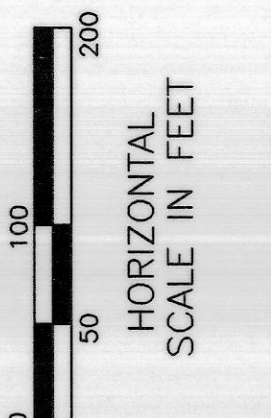
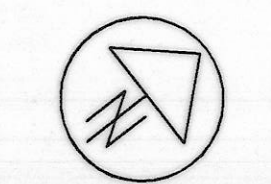
MATCH LINE B - SEE THIS SHEET

- Ownership Table
- 1 Christopher & Dorothy Pilos
O.R. 88, Pg. 574
T.D. 0.42 Ac.
 - 2 Christoforos Pilos
O.R. 138, Pg. 46
T.D. 0.50 Ac.
 - 3 Roger Ames
O.R. 27, Pg. 917
T.D. 1.19 Ac.
 - 4 Charles W. & Eva Moore
D.B. 270, Pg. 308
T.D. 1.20 Ac.
 - 5 Charles W. & Eva Moore
D.B. 289, Pg. 365
Tr. 1 (T.D. 0.46 Ac.)
Tr. 2 (T.D. 0.0313 Ac.)
 - 6 Scott A. Thompson
O.R. 13, Pg. 505
Tr. 1 (T.D. 0.43 Ac.)
Tr. 2 (T.D. 0.0313 Ac.)



LEGEND

- CONCRETE MONUMENT SET
- IRON PIN FOUND
- STONE FOUND
- RAILROAD SPIKE FOUND



DATE	REVISION	NO.

DRAWN: ACV
CHECKED: JJK
REVIEWED: SUM
DATE: 6/12/03

507 MAIN ST.
ZANESVILLE, OH 43701
TEL (740) 453-5507
FAX (740) 453-5529
www.jobshenderson.com

CIVIL ENGINEERING & LAND SURVEYING SINCE 1965

JOBES
HENDERSON &
ASSOCIATES INC.

UNIVERSITY ESTATES PHASE 1
FINAL PLAT
DETAIL PLAN

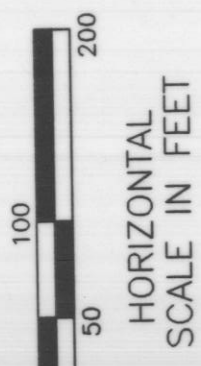
DRAWING NAME
DESIGN.DWG

JOB NUMBER
01-087

3
5

200300006977
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
07-18-2003 RE 01:29 PM
PLAT 43.50
ENV 533 A

MATCH LINE C - SEE SHEET 5



DATE

REVISION

NO.

ACV
JLK
SLM

DATE

6/12/03

507 MAIN ST.
ZANESVILLE, OH 43701
TEL (740) 453-5507
FAX (740) 453-5529

www.jobeshenderson.com

**JOBS
HENDERSON &
ASSOCIATES INC.**

CIVIL ENGINEERING & LAND SURVEYING SINCE 1965

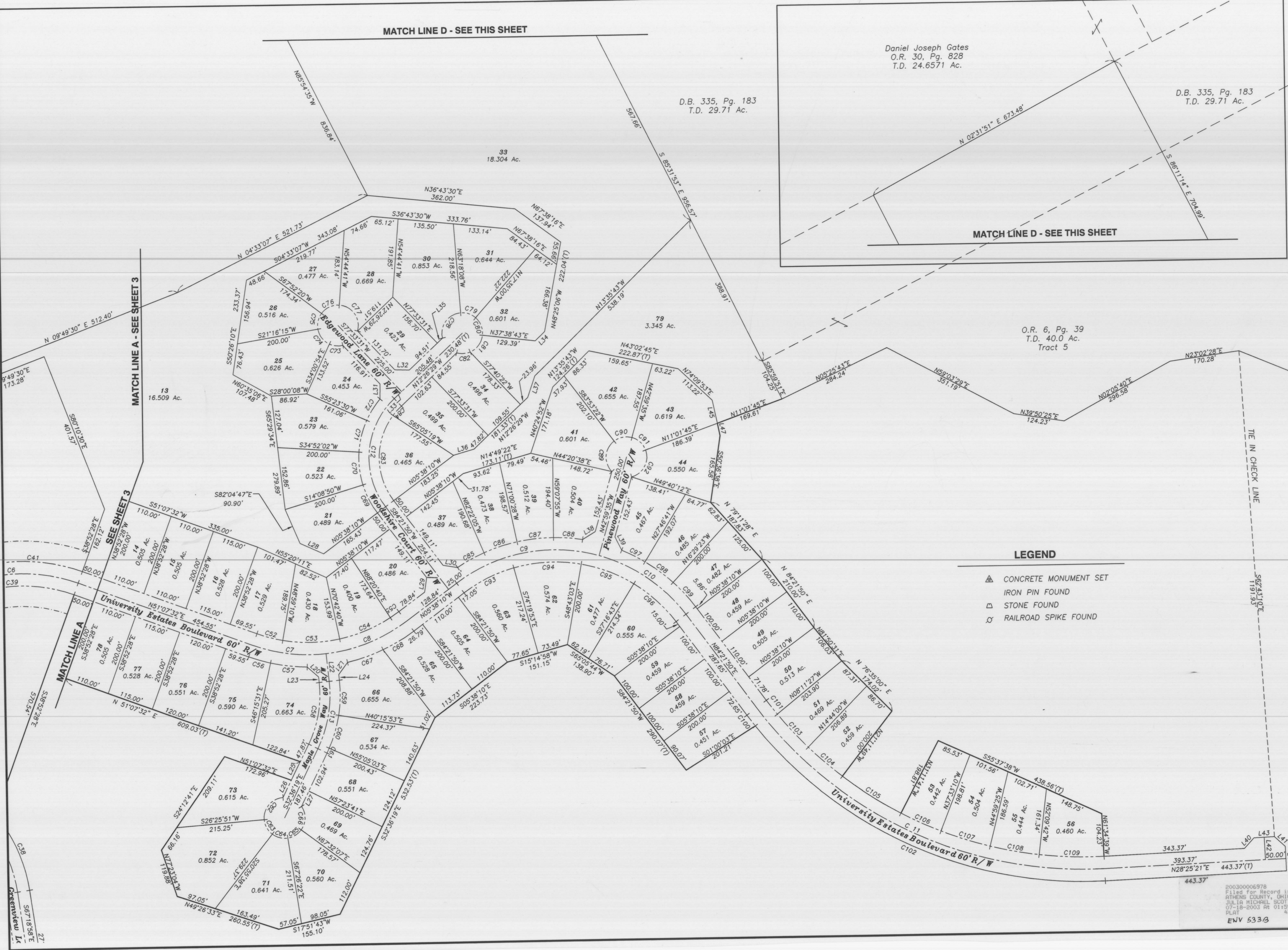
UNIVERSITY ESTATES PHASE 1 FINAL PLAT

DRAWING NAME
DESIGN.DWG

JOB NUMBER
01-087

4
5

20030006978
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
07-18-2003 at 01:59 PM
PLAT
ENV 533.6



Daniel Joseph Gates
O.R. 30, Pg. 828
T.D. 24.6571 Ac.

D.B. 335, Pg. 183
T.D. 29.71 Ac.

D.B. 335, Pg. 183
T.D. 29.71 Ac.

O.R. 6, Pg. 39
T.D. 40.0 Ac.
Tract 5

LEGEND

- CONCRETE MONUMENT SET
- IRON PIN FOUND
- STONE FOUND
- RAILROAD SPIKE FOUND

