



REPLAT OF LOT 3

DEDICATION

Situated in the State of Ohio, County of Athens, Township of Athens, and being a part of Farm Lots 100 and 193, Township 9-N, Range 14-W of the Ohio Company's Purchase Section, containing 9.499 acres, being a Replat of Lot 3 of University Estates Phase 1 as recorded in ENV 532-A&B, ENV 533-A&B, and ENV 534-A of the Athens County Recorder's Office, Ohio.

I the undersigned, Brian Ogle of Citizens Independent Bancorp, Inc. the owner of the lands herein platted does hereby certify that the attached plat correctly represents "REPLAT OF LOT 3 of University Estates Phase 1", does hereby accept this plat of same and dedicate to the public use, as such, all or parts of the roads, reserves and easements for the future access, parks, platted strips, etc., shown herein.

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 7th day of October 2015.

Dana E. Leonard
Witness
Lisa D. Richard
Witness

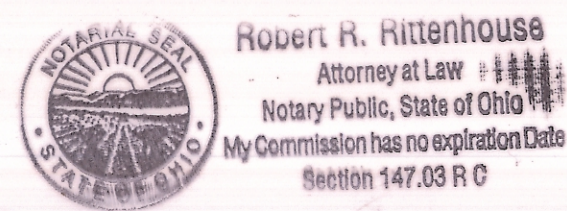
[Signature]
Brian Ogle on behalf of
Citizens Independent Bancorp. LLC.

STATE OF OHIO

Before me, a Notary Public in and for said State, personally appeared Brian Ogle for Citizens Independent Bancorp. LLC. 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 7th day of October 2015.

My Commission Expires: Lifetime



[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.

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



APPROVALS

The Engineer for Athens County, Ohio, does hereby approves the layout of "REPLAT OF LOT 3 of University Estates Phase 1" this 29th day of SEPTEMBER 2015.

[Signature]
Engineer, County of Athens, Ohio

The City Planning Commission for Athens, Ohio does hereby approves the layout of "REPLAT OF LOT 3 of University Estates Phase 1" this 17 day of Sept 2015.

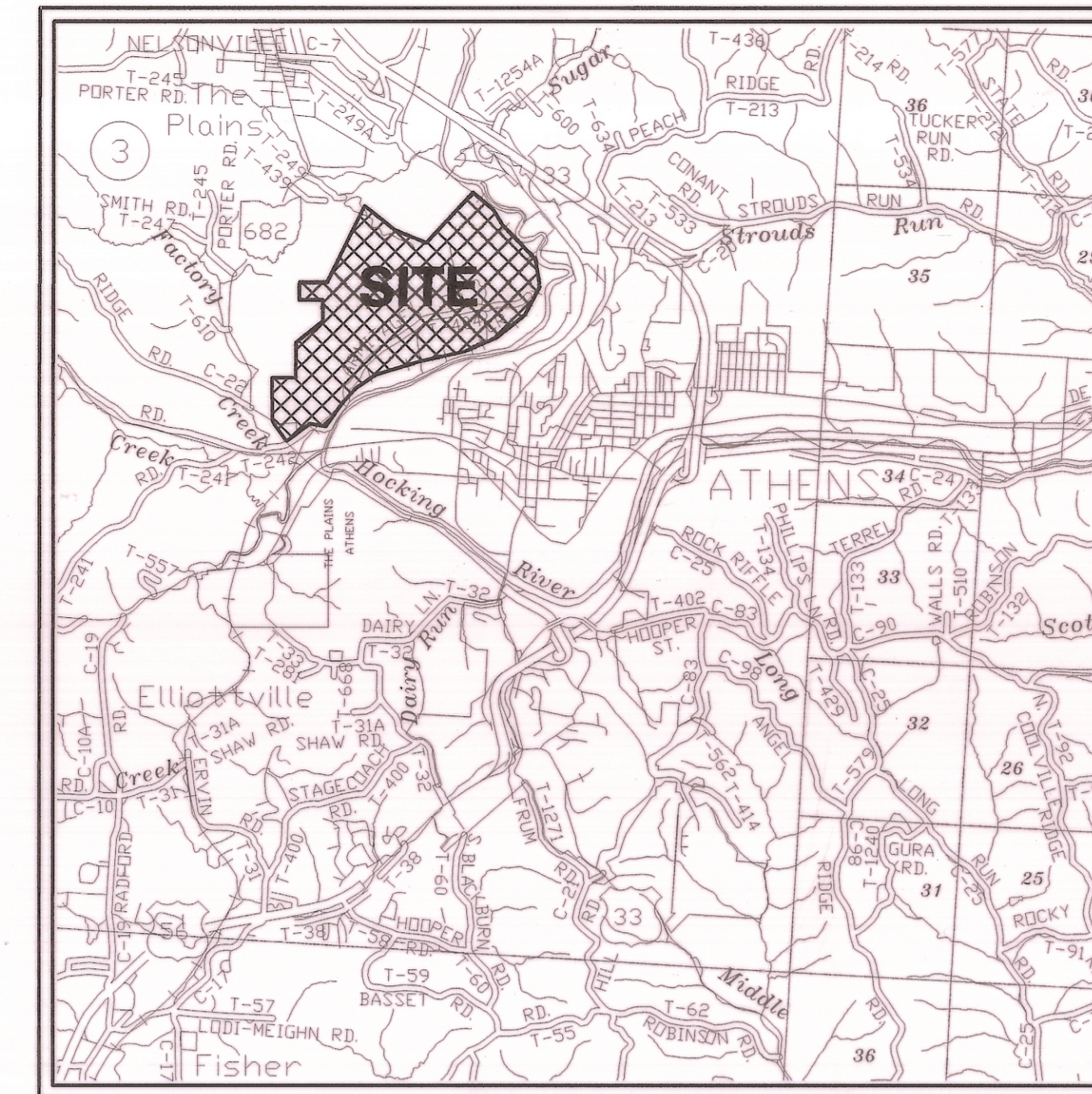
[Signature]
City Planning Commission for Athens, Ohio

The City Service Safety Director for Athens, Ohio does hereby approves the layout of "REPLAT OF LOT 3 of University Estates Phase 1" this 23rd day of SEPTEMBER 2015.

[Signature]
City Service Safety Director for Athens, Ohio

The land hereon platted has been transferred this 9 day of October 2015.
Acreage in "REPLAT OF LOT 3" = 9.499 Acres

[Signature]
Auditor, Athens County, Ohio



LOCATION MAP (NTS)

TRANSFERED

FILING

Received and recorded this 9th day of October 2015, at 10:46 A.M. and recorded this 9th day of October 2015 in Plat Book 574 A+B, Page _____.

Plat Fee: _____
Restriction Fee: _____
Total Fee: _____

Deed Restrictions recorded
Instrument Number _____

[Signature]
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

NO.	PLAN	ISSUE/REVISION	DATE	DRAWN	CHECKED	DATE
				JLK	JLV	9-02-15

59 Grant Street
Newark, Ohio 43055
PH: (740) 344-5451
FAX: (740) 344-5746
www.jobshenderson.com

Jobs Henderson & ASSOCIATES
Engineering | Surveying | Environmental

REPLAT OF LOT 3
UNIVERSITY ESTATES PHASE I

JOB NUMBER:
A21-03

1 of 2

20150004828
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA MARKINS, RECORDER
10-09-2015 AT 10:46 AM.
LARGE PLAT 85.40
ENV. 574 A+B

9/2/2015 1:18 PM C:\Users\jvanost\Documents\2015-09-02 revised replat.dwg jvanost

LOT 6

LOT 5

LOT 3B
0.633 ACRES

LOT 4

LOT 8

LOT 3

LOT 3A
8.866 ACRES

LOT 2

GRANDE VISTA VILLAGE LLC.
PAR. A02740000300

CAPITAL FIRST TRUST DEED FUND LLC.
PAR. A02740000500

CITIZENS INDEPENDENT
BANCORP INC.
PAR. A02740000400

GARY E. & DONNA L. BRUCE
O.R. 148, PG. 565
3.72 AC.

RONALD & CAROL DUNFEE
O.R. 66, PG. 678
11.17 AC.

University Estates Boulevard

80' LANDSCAPE BUFFER

CENTERLINE POLES
EXT. 30' ELECTRIC
EASEMENT

EXT. 10' WATERLINE
EASEMENT

EXT. PUMP HOUSE
EASEMENT

Armitage Road
Twp. Rd. 404

Curve Table					
Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C5	52.89	36.00	084°10'52"	S44°43'44"E	48.26
C6	121.13	90.00	077°06'38"	N54°37'31"E	112.19
C7	57.94	150.00	022°07'52"	N27°08'07"E	57.58
C8	54.16	36.00	086°11'42"	N81°17'55"E	49.19
C9	41.78	36.00	066°29'22"	S22°21'33"E	39.47
C10	35.95	120.00	017°09'48"	S02°18'14"W	35.81
C11	60.56	50.00	069°23'42"	S28°25'11"W	56.92
C12	60.56	50.00	069°23'42"	S28°25'11"W	56.92
C13	36.30	150.00	013°51'58"	S00°39'19"W	36.21
C14	80.25	150.00	030°39'06"	S07°44'15"E	79.29
C15	12.39	199.06	003°33'55"	S21°00'23"E	12.38
C16	16.60	150.00	006°20'20"	S22°23'52"E	16.59
C17	54.26	200.00	015°32'45"	S17°47'39"E	54.10
C18	58.08	200.00	016°38'18"	S01°42'08"E	57.87
C19	115.10	150.00	043°57'55"	S28°35'59"W	112.30
C20	55.71	50.00	063°50'04"	S18°39'54"W	52.87
C37	74.49	430.00	009°55'32"	N34°04'02"E	74.40
C38	137.79	430.00	018°21'35"	N19°55'29"E	137.20
C39	84.59	350.00	013°50'54"	S86°15'45"E	84.39

20130004427
 Filed for Record in
 DESSA COUNTY, OHIO
 10-09-2013 at 10:46 am
 LARGE PLAT 88.40
 ENV 574 A+B

Description Checked for
 Mathematical Accuracy
 Adams County
 Surveyor
 9/23/15

JOB NUMBER: A21-03	REPLAT OF LOT 3 UNIVERSITY ESTATES PHASE I	Jobs Henderson & ASSOCIATES Engineering Surveying Environmental	59 Grant Street Newark, Ohio 43055 PH: (740) 344-5451 FAX: (740) 344-5746 www.jobshenderson.com	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>PLAN ISSUE/REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	PLAN ISSUE/REVISION	DATE										DRAWN JLK CHECKED JLV DATE 9-02-15	 HORIZONTAL SCALE IN FEET	
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