

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 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.

Dave E. Wenzel
Witness

Lisa D. Richard
Witness

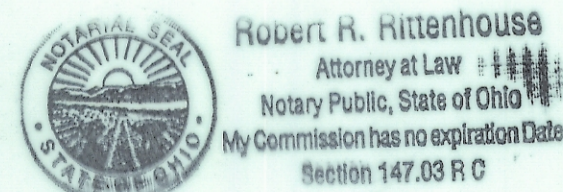
Brian Ogle
Brian Ogle on behalf of
Citizens Independent Bancorp. LLC.

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.

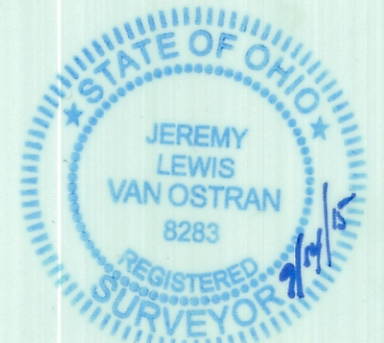
My Commission Expires: Lifetime



Robert R. Rittenhouse
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.

Jeremy L. Van Ostran
Jeremy L. Van Ostran, P.S. #8283



APPROVALS

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

Jeff Maida
Engineer, County of Athens, Ohio

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

Henry K. Bann
City Planning Commission for Athens, Ohio

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

Paula E. Hoan Moseley
City Service Safety Director for Athens, Ohio

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

Jill Thompson
Auditor, Athens County, Ohio

UTILITY EASEMENT

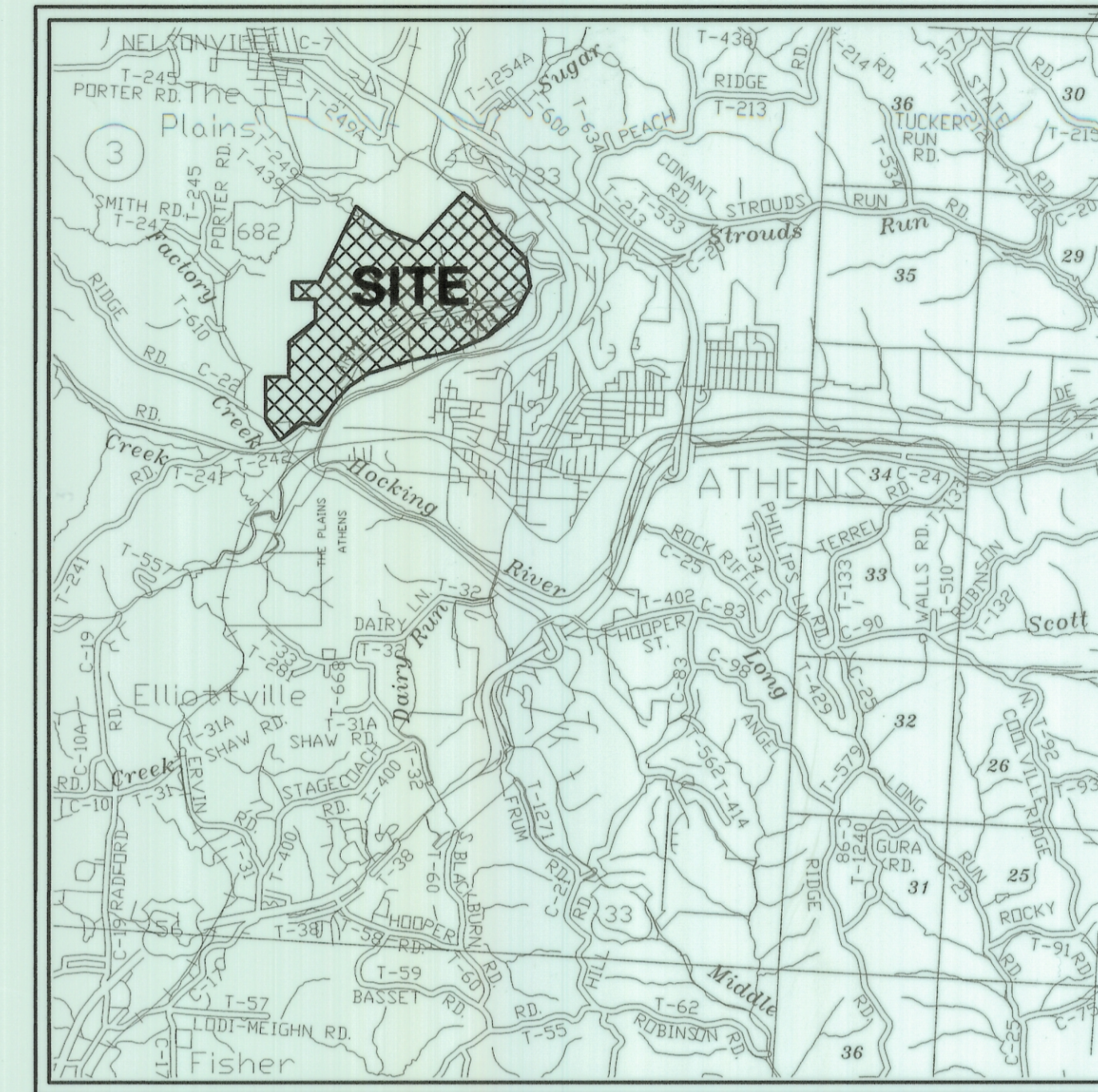
All lots shall have a 15 foot front and rear utility easement. Side utility easements shall be 7.50 feet, (unless otherwise specified).

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



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 _____

Jessica Markins
Recorder, Athens County, Ohio

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

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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 86.40
ENV. 574 A+B

9/2/2015 1:18 PM t:\a21-03\env final (Survey\basemap)\2015-09-02 revised replat.dwg jlvost