



# 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.

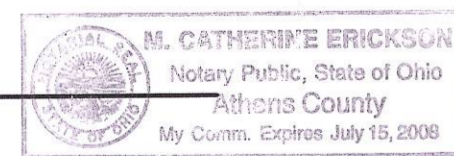
[Signature]  
Witness

## 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 6<sup>th</sup> 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.

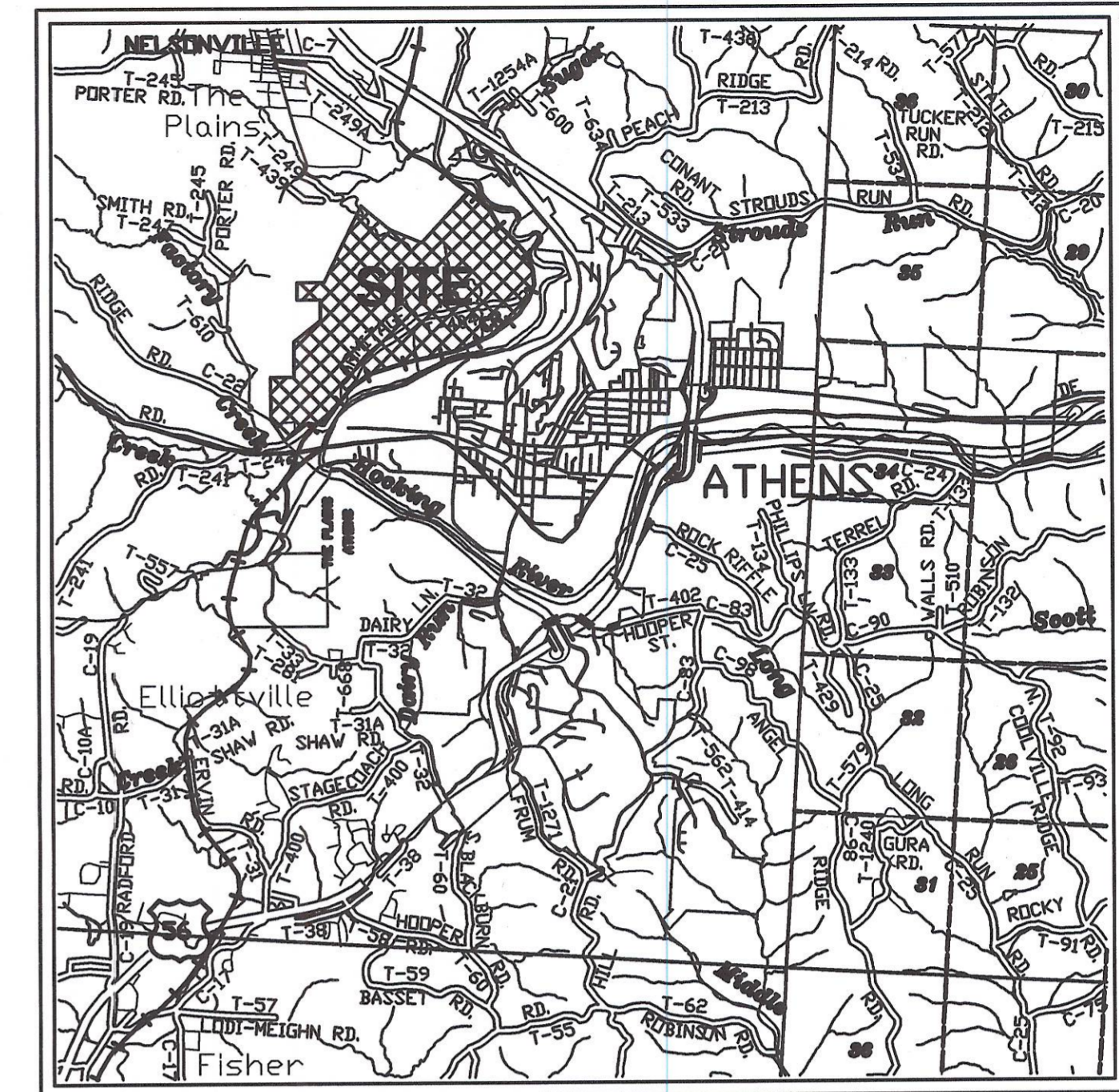
[Signature]  
City Planning Commission for Athens, Ohio

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 12<sup>th</sup> day of March 2007.

[Signature]  
City Council for Athens, Ohio



## LOCATION MAP (NTS)

## TRANSFERRED

The land hereon platted has been transferred this 22<sup>nd</sup> 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 \_\_\_\_\_

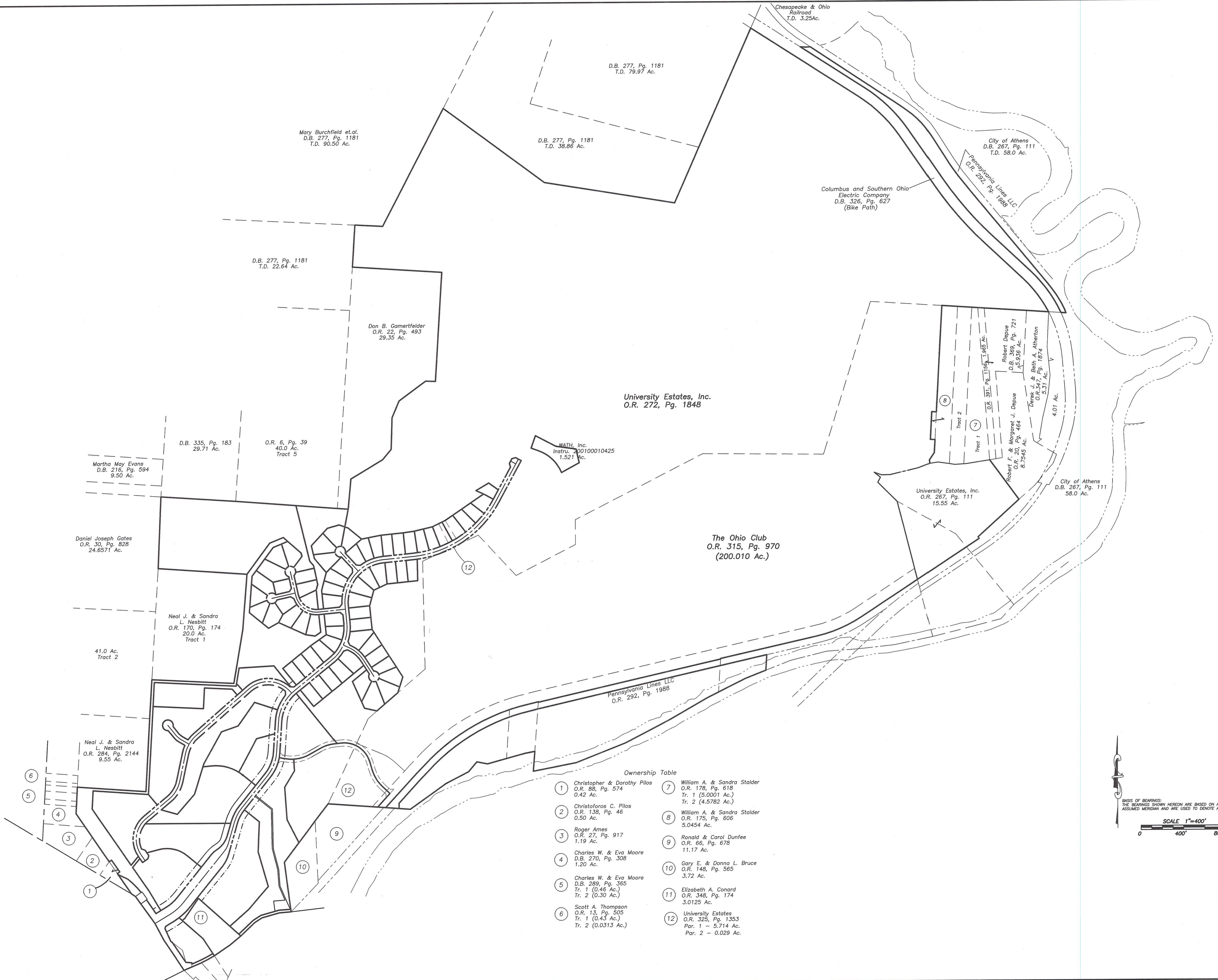
Recorder, Athens County, Ohio

## LEGEND

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

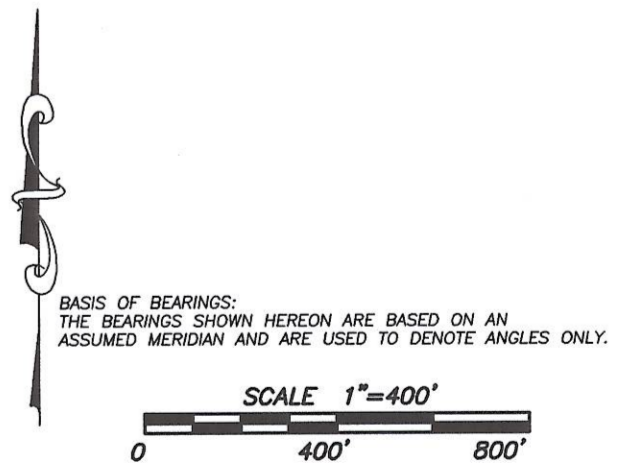
DATE	8/7/06
REVISION	REVISIONS AND UPDATED
NO.	
DRAWING NAME	UNIVERSITY ESTATES PHASE 1
JOB NUMBER	01-087
TITLE SHEET	1/5

69 GRANT STREET  
NEWARK, OH 43065  
TEL. (740) 344-5451  
FAX (740) 344-5746  
www.jobshenderson.com  
JOBES HENDERSON & ASSOCIATES INC.  
CIVIL ENGINEERING & LAND SURVEYING SINCE 1965

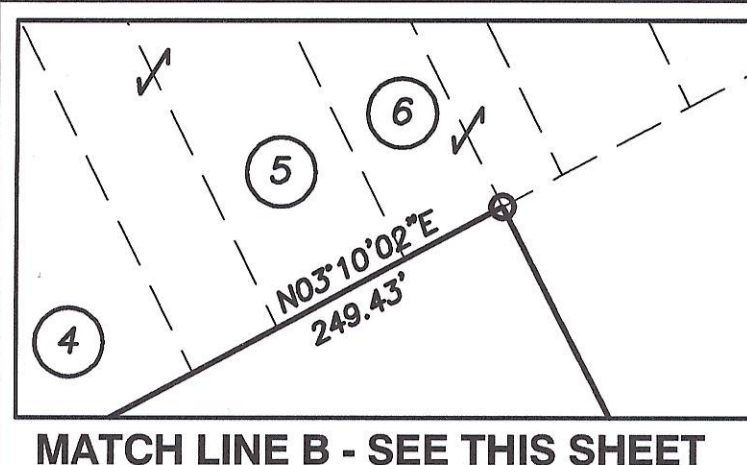


Ownership Table

1 Christopher & Dorothy Pilos O.R. 88, Pg. 574 0.42 Ac.	7 William A. & Sandra Stalder O.R. 178, Pg. 618 Tr. 1 (5.0001 Ac.) Tr. 2 (4.5782 Ac.)
2 Christoforos C. Pilos O.R. 138, Pg. 46 0.50 Ac.	8 William A. & Sandra Stalder O.R. 175, Pg. 606 5.0454 Ac.
3 Roger Ames O.R. 27, Pg. 917 1.19 Ac.	9 Ronald & Carol Dunfee O.R. 66, Pg. 678 11.17 Ac.
4 Charles W. & Eva Moore D.B. 270, Pg. 308 1.20 Ac.	10 Gary E. & Donna L. Bruce O.R. 148, Pg. 565 3.72 Ac.
5 Charles W. & Eva Moore D.B. 289, Pg. 365 Tr. 1 (0.46 Ac.) Tr. 2 (0.30 Ac.)	11 Elizabeth A. Conard O.R. 348, Pg. 174 3.0125 Ac.
6 Scott A. Thompson O.R. 13, Pg. 505 Tr. 1 (0.43 Ac.) Tr. 2 (0.0313 Ac.)	12 University Estates O.R. 326, Pg. 1353 Par. 1 - 5.714 Ac. Par. 2 - 0.029 Ac.



<b>UNIVERSITY ESTATES PHASE 1</b>		<b>NO.</b>	<b>REVISION</b>	<b>DATE</b>		
<b>FINAL PLAT</b>		DRAWN JLK	CHECKED JLV	DATE 1/25/07		
<b>SCHEMATIC PLAN</b>		59 GRANT STREET NEWARK, OH. 43065 TEL. (740) 344-5451 FAX (740) 344-5746 <a href="http://www.jobshenderson.com">www.jobshenderson.com</a>				
<b>JOBES HENDERSON &amp; ASSOCIATES INC.</b>		CIVIL ENGINEERING & LAND SURVEYING SINCE 1985				
DRAWING NAME <b>DESIGN.DWG</b>		JOB NUMBER <b>01-087</b>				
<table border="1" style="margin: auto;"> <tr> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">5</td> </tr> </table>		2	5			
2						
5						



MATCH LINE B - SEE THIS SHEET

MATCH LINE B - SEE THIS SHEET

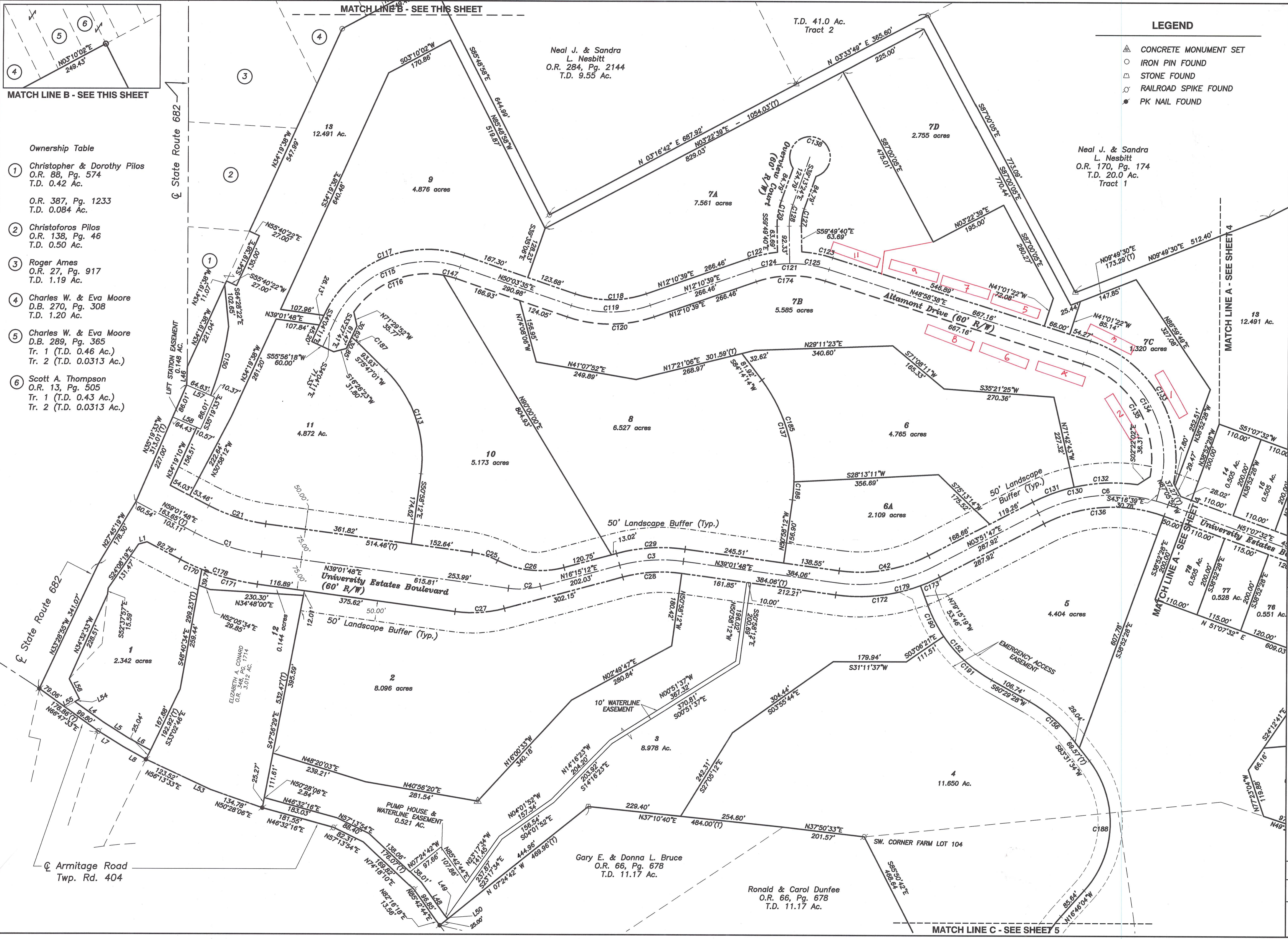
LEGEND

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



Ownership Table

- ① Christopher & Dorothy Pilos  
O.R. 88, Pg. 574  
T.D. 0.42 Ac.  
  
O.R. 387, Pg. 1233  
T.D. 0.084 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.)



Neal J. & Sandra  
L. Nesbitt  
O.R. 170, Pg. 174  
T.D. 20.0 Ac.  
Tract 1

Neal J. & Sandra  
L. Nesbitt  
O.R. 284, Pg. 2144  
T.D. 9.55 Ac.

T.D. 41.0 Ac.  
Tract 2

Gary E. & Donna L. Bruce  
O.R. 66, Pg. 678  
T.D. 11.17 Ac.

Ronald & Carol Dunfee  
O.R. 66, Pg. 678  
T.D. 11.17 Ac.

DATE	REVISION	NO.	BY	CHKD.	DATE
			JLK	JLV	1/25/07
			JLV	JLV	

59 GRANT STREET  
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**JOHNSON & HENDERSON ASSOCIATES INC.**  
CIVIL ENGINEERING & LAND SURVEYING SINCE 1965

**UNIVERSITY ESTATES PHASE 1**  
**FINAL PLAT**  
DETAIL PLAN

DRAWING NAME  
DESIGN.DWG

JOB NUMBER  
**01-087**

3  
5



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD DISTANCE
C1	20°00'00"	500.00'	174.53'	N49°01'48"E	173.65'
C2	22°46'35"	200.00'	79.50'	N27°38'30"E	78.98'
C3	22°46'35"	400.00'	159.01'	S27°38'30"W	157.96'
C6	47°15'45"	400.00'	329.95'	S27°29'39"W	320.88'
C7	26°04'44"	400.00'	182.07'	N38°05'10"E	180.50'
C8	30°40'58"	400.00'	214.21'	N09°42'19"E	211.66'
C9	52°38'35"	400.00'	367.52'	S20°41'08"W	354.73'
C10	37°21'25"	400.00'	260.80'	S65°41'08"W	256.21'
C11	55°56'29"	1000.00'	978.36'	N56°23'35"E	938.04'
C12	63°11'41"	200.00'	290.40'	S54°02'20"E	265.56'
C13	32°20'54"	300.00'	169.38'	N48°46'46"W	167.13'
C14	49°42'54"	350.00'	303.69'	S87°49'35"W	294.25'
C15	37°46'33"	350.00'	230.76'	N81°51'25"E	226.60'
C16	19°50'53"	350.00'	121.24'	N57°23'31"W	120.64'
C17	44°47'34"	400.00'	312.71'	N73°21'59"W	304.81'
C18	63°20'15"	300.00'	331.63'	S52°34'06"W	315.00'
C19	5°49'02"	575.00'	58.38'	N56°07'17"E	58.36'
C20	14°11'03"	575.00'	142.35'	N46°07'14"E	141.99'
C21	20°00'05"	425.00'	148.36'	N49°01'50"E	147.61'
C22	146°56'39"	55.00'	141.06'	S34°26'32"E	105.45'
C23	68°12'11"	55.00'	65.47'	S73°07'53"W	61.67'
C24	78°44'28"	55.00'	75.59'	N33°23'47"W	69.78'
C25	18°56'55"	200.00'	66.14'	S48°30'16"W	65.84'
C26	41°43'31"	232.00'	168.95'	N37°06'58"E	165.24'
C27	22°46'36"	310.00'	123.23'	N27°38'30"E	122.42'
C28	22°46'36"	370.00'	147.08'	S27°38'30"W	146.12'
C29	22°46'36"	430.00'	170.94'	S27°38'30"W	169.81'
C31	13°51'02"	380.00'	91.86'	S86°10'50"E	91.64'
C32	23°55'31"	380.00'	158.69'	N74°55'54"E	157.53'
C33	49°42'54"	320.00'	277.66'	S87°49'35"W	269.03'
C34	19°50'53"	320.00'	110.85'	N57°23'31"W	110.30'
C35	19°50'53"	380.00'	131.64'	N57°23'31"W	130.98'
C36	37°46'33"	320.00'	210.98'	N81°51'25"E	207.18'
C37	18°53'09"	380.00'	125.26'	S72°24'43"W	124.69'
C38	30°49'45"	380.00'	204.47'	N82°43'50"W	202.01'
C39	47°15'45"	370.00'	305.21'	S27°29'39"W	296.63'
C40	14°25'30"	430.00'	108.26'	S11°04'32"W	107.97'
C41	32°50'15"	430.00'	246.44'	S34°42'25"W	243.08'
C42	35°10'01"	370.00'	227.10'	N21°26'47"E	223.55'
C43	44°47'34"	370.00'	289.26'	N73°21'59"W	281.95'
C44	44°47'34"	430.00'	356.17'	N73°21'59"W	327.67'
C45	63°20'15"	270.00'	298.47'	S52°34'06"W	283.50'
C46	63°20'15"	330.00'	364.80'	S52°34'06"W	346.50'
C47	97°12'56"	55.00'	93.32'	N12°33'48"E	82.52'
C48	26°16'23"	55.00'	25.22'	N74°18'27"E	25.00'
C49	112°10'21"	55.00'	107.68'	S36°28'11"E	91.29'
C50	30°40'32"	55.00'	29.45'	S34°57'16"W	29.10'

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD DISTANCE
C51	27°33'06"	55.00'	26.45'	S64°04'05"W	26.19'
C52	10°06'42"	370.00'	65.30'	N46°04'11"E	65.21'
C53	21°43'29"	370.00'	140.29'	N30°09'05"E	139.45'
C54	20°56'40"	370.00'	135.25'	N08°49'00"E	134.50'
C55	3°58'50"	370.00'	25.71'	N03°38'45"W	25.70'
C56	7°23'03"	430.00'	55.42'	N47°26'00"E	55.38'
C57	12°01'49"	430.00'	90.29'	N37°43'35"E	90.12'
C58	32°20'54"	275.00'	155.26'	N48°46'46"W	153.21'
C59	15°13'06"	325.00'	86.32'	N57°20'40"W	86.07'
C60	14°49'09"	325.00'	84.06'	N42°19'32"W	83.83'
C61	2°18'39"	325.00'	13.11'	N33°45'38"W	13.11'
C62	90°57'50"	50.00'	79.38'	S18°05'14"E	71.30'
C63	47°21'30"	50.00'	41.33'	S87°14'54"E	40.16'
C64	46°30'43"	50.00'	40.59'	N45°49'00"E	39.48'
C65	45°01'32"	50.00'	39.29'	N00°02'53"E	38.29'
C66	70°08'25"	50.00'	61.21'	N57°23'31"W	57.46'
C67	12°21'08"	430.00'	92.70'	N12°12'21"E	92.52'
C68	11°39'57"	430.00'	87.55'	N00°11'49"E	87.40'
C69	19°47'00"	225.00'	77.69'	S85°44'40"E	77.30'
C70	20°43'12"	225.00'	81.37'	S65°29'34"E	80.92'
C71	20°31'28"	225.00'	80.60'	S44°32'14"E	80.17'
C72	15°47'51"	225.00'	82.04'	S26°42'35"E	81.84'
C73	38°25'35"	50.00'	33.53'	N36°46'18"E	32.91'
C74	55°17'09"	50.00'	48.25'	N83°37'40"E	46.40'
C75	46°36'05"	50.00'	40.67'	S45°25'42"E	39.56'
C76	57°22'59"	50.00'	50.08'	S06°33'50"W	48.01'
C77	102°18'12"	50.00'	89.28'	S86°24'25"W	77.88'
C78	99°08'21"	50.00'	86.52'	S22°52'18"E	76.12'
C79	45°43'08"	50.00'	39.90'	S49°33'26"W	38.85'
C80	55°13'43"	50.00'	48.20'	N79°58'09"W	46.35'
C81	60°56'48"	50.00'	53.19'	N21°52'53"W	50.71'
C82	38°58'00"	50.00'	34.00'	N28°04'31"E	33.35'
C83	73°16'35"	175.00'	223.81'	S58°59'53"E	208.87'
C84	9°55'06"	175.00'	30.29'	S17°24'02"E	30.26'
C85	9°56'11"	430.00'	74.57'	S02°39'49"W	74.48'
C86	11°21'37"	430.00'	85.26'	S13°18'43"W	85.12'
C87	11°52'33"	430.00'	89.13'	S24°55'49"W	88.97'
C88	9°28'27"	430.00'	71.10'	S35°36'19"W	71.02'
C89	96°52'57"	50.00'	84.55'	S54°33'06"E	74.83'
C90	53°07'03"	50.00'	46.35'	S20°26'54"W	44.71'
C91	54°01'20"	50.00'	47.14'	S74°01'05"W	45.42'
C92	95°58'40"	50.00'	83.76'	N30°58'55"W	74.30'
C93	21°18'17"	370.00'	137.58'	S05°00'58"W	136.79'
C94	25°36'50"	370.00'	165.41'	S28°28'32"W	164.03'
C95	21°26'21"	370.00'	138.45'	S52°00'07"W	137.64'
C96	21°38'33"	370.00'	139.76'	S73°32'34"W	138.93'
C97	8°33'01"	430.00'	64.17'	S57°56'48"W	64.11'
C98	11°17'18"	430.00'	84.72'	S67°51'58"W	84.58'
C99	10°51'13"	430.00'	81.46'	S78°56'13"W	81.33'
C100	1°52'27"	1030.00'	33.69'	N83°25'37"E	33.69'

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD DISTANCE
C101	2°33'17"	970.00'	43.25'	N83°05'12"E	43.25'
C102	54°04'03"	1030.00'	971.97'	N55°27'22"E	936.30'
C103	6°32'34"	970.00'	110.77'	N78°32'17"E	110.71'
C104	6°27'49"	970.00'	109.43'	N72°02'05"E	109.37'
C105	9°59'52"	970.00'	169.26'	N63°48'15"E	169.05'
C106	6°21'29"	970.00'	102.64'	N55°37'34"E	102.58'
C107	7°26'15"	970.00'	125.91'	N48°43'43"E	125.83'
C108	7°10'17"	970.00'	121.41'	N41°25'27"E	121.33'
C109	9°24'57"	970.00'	159.41'	N33°07'49"E	159.23'
C113	53°14'47"	300.00'	278.80'	N77°35'36"W	268.87'
C115	84°07'17"	250.00'	367.05'	S07°59'57"W	334.96'
C116	65°38'07"	220.00'	252.02'	S08°54'16"W	238.47'
C117	84°07'17"	280.00'	411.10'	S07°59'57"W	375.15'
C118	37°52'56"	270.00'	178.52'	N48°43'43"E	175.28'
C119	37°52'56"	300.00'	198.35'	N31°07'07"E	194.76'
C120	37°52'56"	330.00'	218.19'	N31°07'07"E	214.23'
C121	18°48'18"	300.00'	98.46'	S39°34'29"W	98.02'
C122	12°46'44"	330.00'	73.60'	S18°34'01"W	73.45'
C123	13°35'20"	330.00'	78.27'	S42°10'58"W	78.08'
C124	17°59'42"	300.00'	94.22'	S21°10'29"W	93.83'
C125	18°48'18"	300.00'	98.46'	S39°34'29"W	98.02'
C127	20°36'16"	120.00'	43.15'	S49°31'32"E	42.92'
C128	20°36'16"	150.00'	53.94'	S49°31'32"E	53.65'
C129	20°36'16"	180.00'	64.73'	S49°31'32"E	64.38'
C130	21°06'07"	430.00'	158.37'	S28°50'21"W	157.47'
C131	14°25'30"	430.00'	108.26'	S11°04'32"W	107.97'
C132	21°06'07"	430.00'	158.37'	S28°50'21"W	157.47'
C133	83°23'26"	305.00'	443.91'	N89°19'39"W	405.75'
C134	87°44'43"	275.00'	421.15'	N87°09'01"W	381.18'
C135	82°19'24"	245.00'	352.02'	N89°51'40"W	322.51'
C136	47°15'45"	370.00'	305.21'	S27°29'39"W	296.63'
C137	44°47'34"	400.00'	312.71'	N73°21'59"W	304.81'
C138	286°15'37"	50.00'	249.81'	S50°46'36"W	60.00'
C147	8°20'16"	220.00'	32.01'	S45°53'27"W	31.99'
C150	12°57'02"	776.20'	175.44'	N44°15'34"W	175.07'
C152	40°10'14"	350.00'	245.39'	N80°34'35"E	240.39'
C156	23°02'06"	350.00'	140.71'	S72°00'31"W	139.77'
C164	30°42'00"	320.00'	171.46'	S32°07'05"E	169.42'
C165	30°42'00"	350.00'	187.54'	S32°07'05"E	185.30'
C166	30°42'00"	380.00'	203.61'	S32°07'05"E	201.18'
C168	4°59'56"	970.00'	84.63'	N66°18'13"E	84.60'
C169	4°59'56"	970.00'	84.63'	N61°18'17"E	84.60'
C170	5°49'02"	575.00'	58.38'	N56°07'17"E	58.36'
C171	14°11'04"	575.00'	142.35'	N46°07'14"E	141.99'
C172	28°17'07"	430.00'	212.28'	N24°53'14"E	210.13'
C173	6°52'54"	430.00'	51.65'	N07°18'14"E	51.62'
C174	36°47'59"	270.00'	173.41'	S30°34'38"W	170.45'
C178	20°00'06"	575.00'	200.73'	N49°01'45"E	199.71'
C179	35°10'01"	430.00'	263.92'	N21°26'47"E	259.80'
C183	7°29'54"	970.00'	126.94'	N85°03'14"E	126.65'
C184	8°51'27"	970.00'	149.95'	N56°52'33"E	149.80'
C185	36°24'11"	400.00'	268.10'	N76°33'40"W	263.12'
C186	6°23'23"	400.00'	44.61'	N54°09'53"W	44.58'
C187	6°51'25"	200.00'	23.94'	S72°21'18"W	23.92'
C188	79°42'22"	250.00'	347.78'	N56°37'15"W	320.41'
C189	30°42'01"	350.00'	187.54'	S32°07'05"E	185.30'
C190	13°50'54"	350.00'	84.59'	S86°15'45"E	84.39'
C191	26°19'21"	350.00'	160.80'	N73°39'08"E	159.39'

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.94	N15°38'14"E
L2	36.67	N78°08'53"W
L4	87.62	S66°47'33"W
L5	71.86	S63°23'24"W
L6	62.56	S60°16'05"W
L7	73.29	N63°23'24"E
L8	64.69	N60°16'05"E
L11	26.04	S16°15'12"W
L20	36.86	N72°32'45"E
L21	36.86	N22°27'10"W
L22	68.17	S64°57'12"E
L23	13.90	S64°57'12"E
L24	13.90	N64°57'12"W
L25	50.30	N32°36'19"W
L26	45.98	N32°36'19"W
L27	41.22	N32°36'19"W
L28	63.45	N65°20'11"E
L29	35.36	S50°38'10"E
L30	35.36	S40°11'48"W
L31	36.32	S59°02'02"E
L32	35.36	S32°33'31"W
L33	25.00	N12°26'29"W
L34	32.44	S14°21'32"E
L35	17.67	N12°26'29"W
L36	52.44	N14°49'22"E
L37	55.82	