

Situated in the City of Athens, County of Athens, State of Ohio, and being a part of Lease Lot #49 and Lease Lot #50 in Section 11 and Section 17, Twp.-9N, Rng.-14W Congress Lands East of the Scioto River.

Being a survey of a Lot 4 & Lot 5 of Columbus Road Commercial Road Subdivision, as recorded in Plat Envelope 352A & 352B, in the Athens County Recorder's Office, both lots now conveyed to Sean Jones, as recorded in Deed Book 335, Pages 891-892, in the Athens County Deed Records.

The undersigned, Sean Jones, hereby certify that the attached plat correctly represents their "Re-Plat of Lots 4 & 5 of Columbus Road Commercial Subdivision".

The undersigned further agrees that any use of the improvements made on this land shall be in conformity with all existing valid zoning, platting, health and other lawful rules and regulations for the benefit of themselves and all other subsequent owners or assignees taking title from, under, or through the undersigned.

General Notes:

Floodway as conditionally approved by the Federal Emergency Management Agency in Case #96-05-16-167R on file at the Athens City Code Enforcement Office.

Easements shown on this plat are for the construction, installation, operation, maintenance, repair, replacement, of removal of water, sewer, electric, telephone, cable, or other utilities or services of the same and are to be maintained as such forever.

In witness thereof this 7<sup>th</sup> day of JANUARY, 2016.

Witness Sean Jones Signed Sean Jones

State of Ohio, County of Athens:

Before me a Notary Public in and for said County personally came

Sean Jones, who acknowledge the signing of the foregoing instrument to be of their voluntary act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal this 7<sup>th</sup> day of January, 2016.

Notary: Craig R. Klinger

My Commission Expires: 4.16.2017

Address: 7755 Samaster Rd

City & State: Athens OH

SURVEYORS CERTIFICATION:

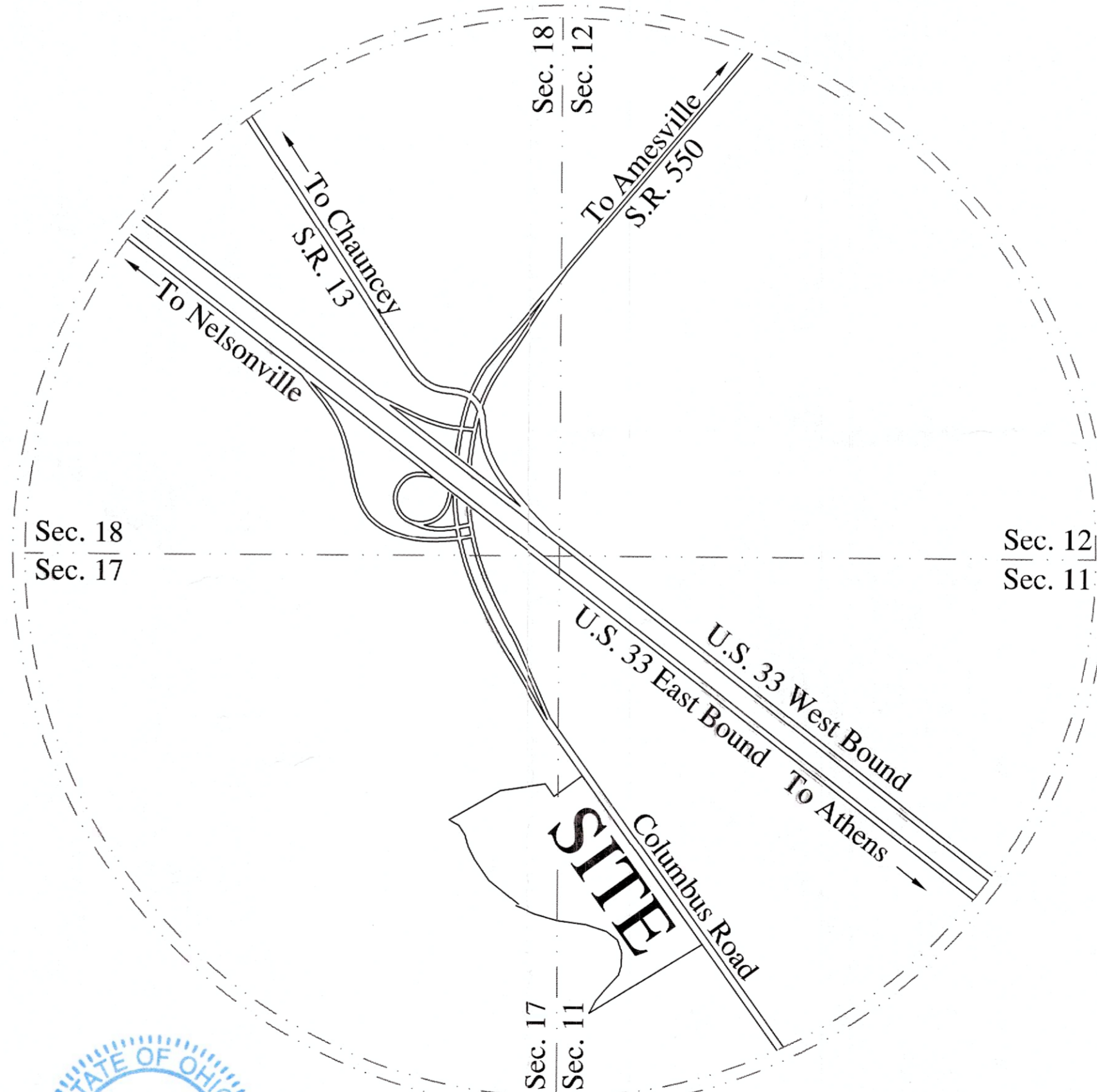
I hereby certify that I have prepared this plat based on a actual field survey by S.A. England Surveying in February of 2015, and revisions made in December of 2015, and that said plat is true and correct to the best of my knowledge.

Date 12/31/15 Scott A. England  
Scott A. England  
Ohio Registered Surveyor #7452

# Re-Plat of Lots 4 & 5 of Columbus Road Commercial Subdivision

City of Athens County of Athens State of Ohio

## Vicinity Map



Approved this 7<sup>th</sup> day of JAN., 2016.

PJ Summey  
City Planning Commission Athens, Ohio.

Approved this 7<sup>th</sup> day of JAN., 2016.

Paula Horan Moseley  
Service-Safety Director Athens, Ohio.

Approved and Accepted this 9<sup>th</sup> day of NOVEMBER, 2016<sup>5</sup>  
by ordinance number 0-98-15

In witness thereof, I have hereon set my hand and affixed my seal this 7<sup>th</sup> day of JANUARY, 2016

Debra S. Walker  
City Clerk, Athens, Ohio.

Transferred this 8<sup>th</sup> day of JANUARY, 2016

Jill Thompson  
County Auditor, Athens County, Ohio.

Filed for record this 12<sup>th</sup> day of JANUARY, 2016

at 9:29 A.M Fee \$ 26.40, File Number 2016-151

Jessica Markins  
Recorder, Athens County, Ohio.

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Plat Envelope Number \_\_\_\_\_

Recorder, Athens County, Ohio.

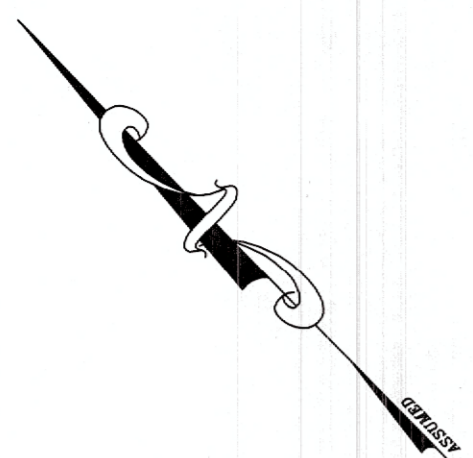
20160000151  
Filed for Record in  
ATHENS COUNTY, OHIO  
JESSICA MARKINS, RECORDER  
01-12-2016 At 09:29 am.  
SMALL PLAT 43.20  
99B+C

PREPARED BY:

**S.A. ENGLAND SURVEYING**  
Professional Land Surveying  
P.O. Box 1770, Buckeye Lake, Ohio 43008  
PH: 740-323-0644  
email: saengland@surveyohio.com

Owner \ Developer:  
Sean Jones



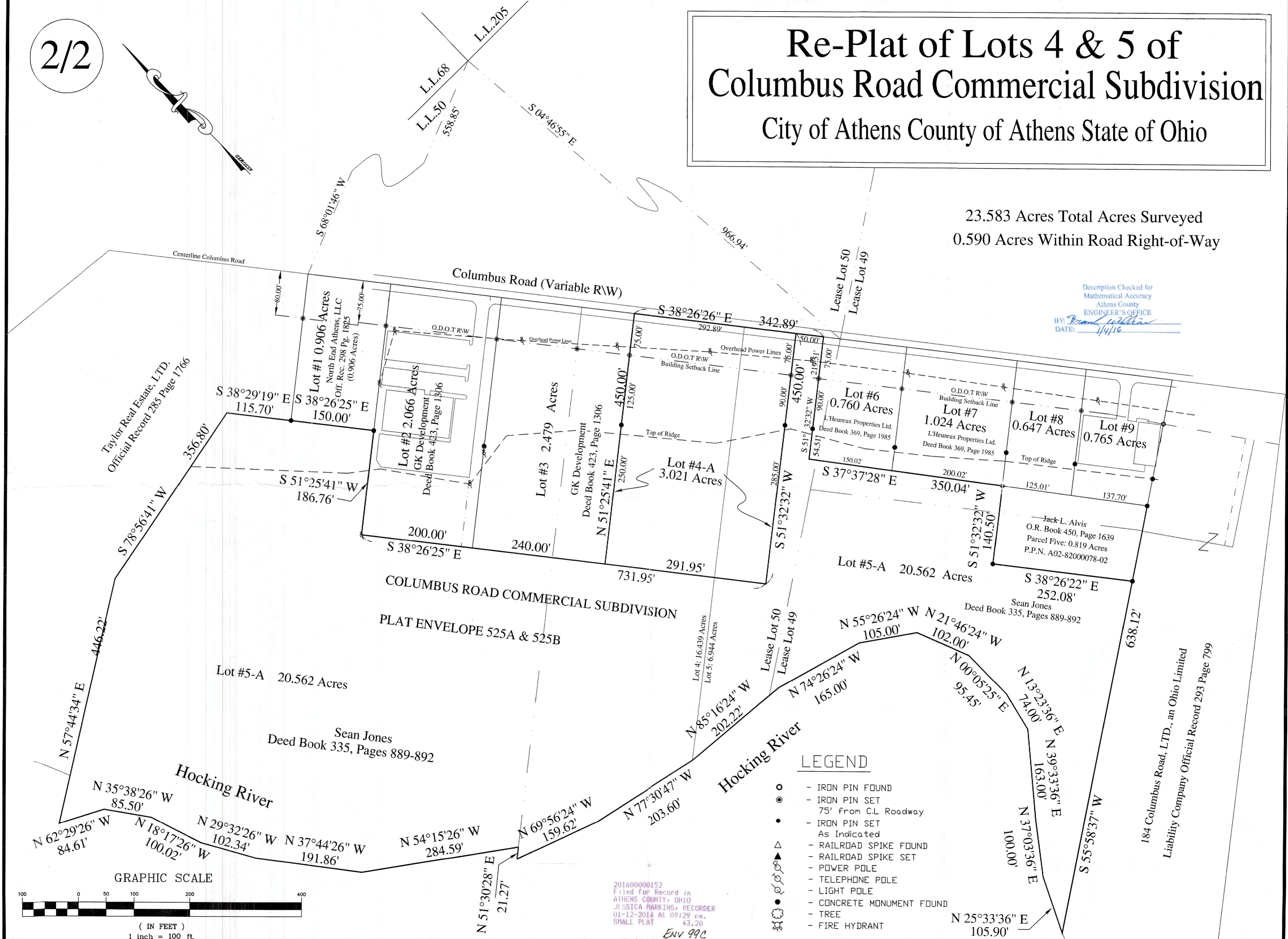


# Re-Plat of Lots 4 & 5 of Columbus Road Commercial Subdivision

City of Athens County of Athens State of Ohio

23.583 Acres Total Acres Surveyed  
0.590 Acres Within Road Right-of-Way

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Paul William*  
DATE: 1/4/16



Taylor Real Estate, LTD.  
Official Record 285 Page 1766

Lot #1 0.906 Acres  
North End Athens, LLC  
Off. Rec. 298 Pg. 1825  
(0.906 Acres)

Lot #2 2.066 Acres  
GK Development  
Deed Book 423, Page 1306

Lot #3 2.479 Acres  
GK Development  
Deed Book 423, Page 1306

Lot #4-A 3.021 Acres

Lot #6 0.760 Acres  
L'Heureux Properties Ltd.  
Deed Book 369, Page 1985

Lot #7 1.024 Acres  
L'Heureux Properties Ltd.  
Deed Book 369, Page 1985

Lot #8 0.647 Acres

Lot #9 0.765 Acres

Jack L. Alvis  
O.R. Book 450, Page 1639  
Parcel Five: 0.819 Acres  
P.P.N. A02-82000078-02

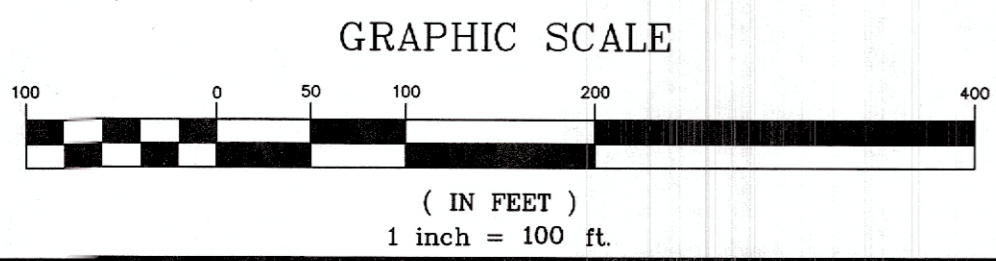
Sean Jones  
Deed Book 335, Pages 889-892

Lot #5-A 20.562 Acres

Sean Jones  
Deed Book 335, Pages 889-892

### LEGEND

- - IRON PIN FOUND
- ⊙ - IRON PIN SET
- - 75' from C.L. Roadway
- - IRON PIN SET
- - As Indicated
- ▲ - RAILROAD SPIKE FOUND
- ▲ - RAILROAD SPIKE SET
- ⊕ - POWER POLE
- ⊕ - TELEPHONE POLE
- ⊕ - LIGHT POLE
- ⊕ - CONCRETE MONUMENT FOUND
- ⊕ - TREE
- ⊕ - FIRE HYDRANT



201600000152  
Filed for Record in  
ATHENS COUNTY, OHIO  
JESSICA MARKINS, RECORDER  
01-12-2016 At 09:29 am.  
SMALL PLAT 43.20  
ENV 99C

184 Columbus Road, LTD., an Ohio Limited  
Liability Company Official Record 293 Page 799