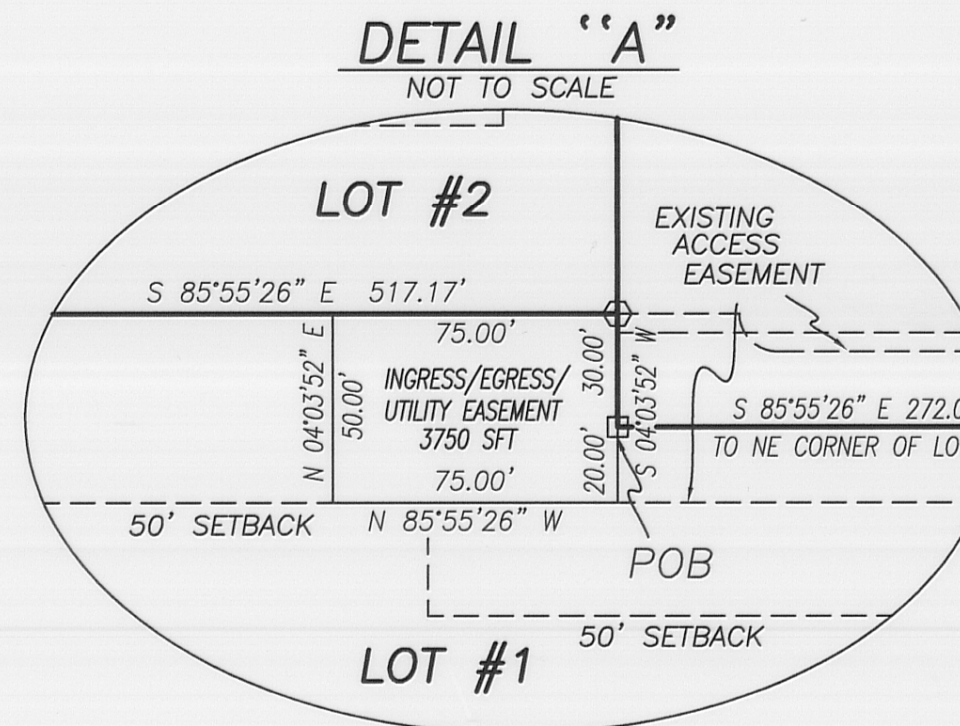
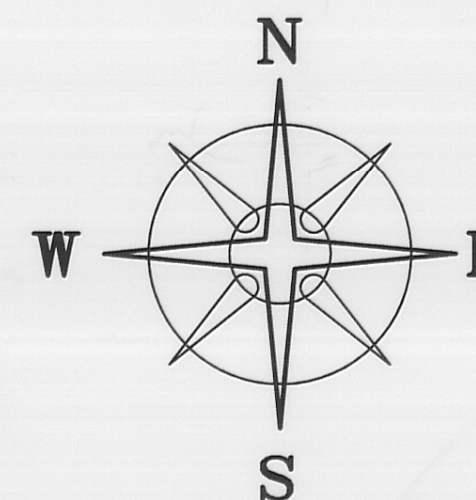


THE REPLAT OF THE VILLAGE CENTER OF PLAIN CITY
FINAL PLAT

BEARINGS ARE BASED ON A GPS OBSERVATION ON 3/09/16
WGS 1984 GEODETIC NORTH.



NOTE "A" - all of the area hereby platted is within zone "X" (area determined to be outside 500 year floodplain) as shown on federal emergency management agency flood insurance rate map for Madison County, Ohio, map number 390773 0050 B with effective date of February 6, 1991.

NOTE "B" - Common Access Easement: The Common Access Easement, as designated and delineated hereon, shall be used for vehicular access between Lots 1, 2, Outlot "A" and US Route 42 as shown here on. No additional curb cuts will be permitted on US Route 42, other than this access easement. Future access drives across said Lot 1 shall be installed as Lot 1 is developed and will either connect to the common access easement along the southern boundary of Lot 2, as shown hereon, or to a parking lot system or systems as Lot 1 is developed.

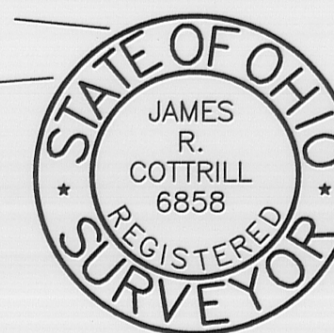
LEGEND

- ⊙ 1" ϕ IRON PIPE & YELLOW PLASTIC CAP STAMPED "ADVANCED 7661" (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" ϕ IRON REBAR (FOUND)
- ⊠ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE 6140" (FOUND)
- △ CENTERLINE MONUMENT BOX (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊕ MADISON COUNTY MONUMENT 05-029
- ⊙ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

DEED REFERENCE
"THE VILLAGE CENTER OF PLAIN CITY"
PB "B" P 319
13.672 ACRES
FUTURA BANC CORP
OR 206 P 1484
13.672 ACRES

RESERVE "A"
PARCEL #04-00777.000
PLATS: 80-05, DA-8A,
DA-20B, VCPC
SETBACK LINES FROM DARREN LEE BY PHONE



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 09/21/16

COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

THE REPLAT OF THE VILLAGE CENTER OF PLAIN CITY
VMS 7758-7830, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR FUTURA BANC CORP.

DATE DRAWN: 09/2016	SCALE: 1" = 100'	CREW: MW
JOB # S160718	100' 50' 0 100'	DWN. BY: RC, NC
		SHEET 2 / 2



THE REPLAT OF THE VILLAGE CENTER OF PLAIN CITY

Situated in the State of Ohio, County of Madison, Village of Plain City and in Virginia Military Survey Number(s) 7758-7830, being all that remaining 15.894 acre tract (04-00777.000, 13.672 acres to date) (now known as "THE VILLAGE CENTER OF PLAIN CITY" as recorded in Plat Book "B" page 319) conveyed to Futura Banc Corp. by Official Record Book 206, Page 1484 in the Recorder's Office, Madison County, Ohio.

The undersigned, Civista Bancshares, Inc., an Ohio corporation, successor in interest to Futura Banc Corp., by James E. McGookey, Senior Vice President/General Counsel/Corporate Secretary, owner(s) of the lands platted herein, duly authorized, do hereby certify that this plat correctly represents "THE REPLAT OF THE VILLAGE CENTER OF PLAIN CITY", a subdivision containing Lots numbered 1 and 2. Lot 1 containing 11.6613 acres of land, more or less and Lot 2 containing 2.0145 acres of land, more or less.

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

Easements are hereby reserved in, over and under areas designated on this plat as indicated. The "Easement" as shown on page 2 of 2 of this document is subject to all other valid easements and restrictions of record is intended for ingress/egress. And reserved for the construction, operation, and maintenance of public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation, and maintenance of service connections to all lots and lands, and for stormwater drainage. Structures are not permitted within easements.

Maintenance of the stipulated easement(s) are the responsibility of the parties set forth in the easement. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the Easement areas as delineated on this plat unless approved by the Village of Plain City.

In Witness Whereof; James E. McGookey, Senior Vice President/General Counsel/Corporate Secretary, of Civista Bancshares, Inc., an Ohio corporation, successor in interest to Futura Banc Corp., has hereunto set his hand this 25th day of January, 2017.

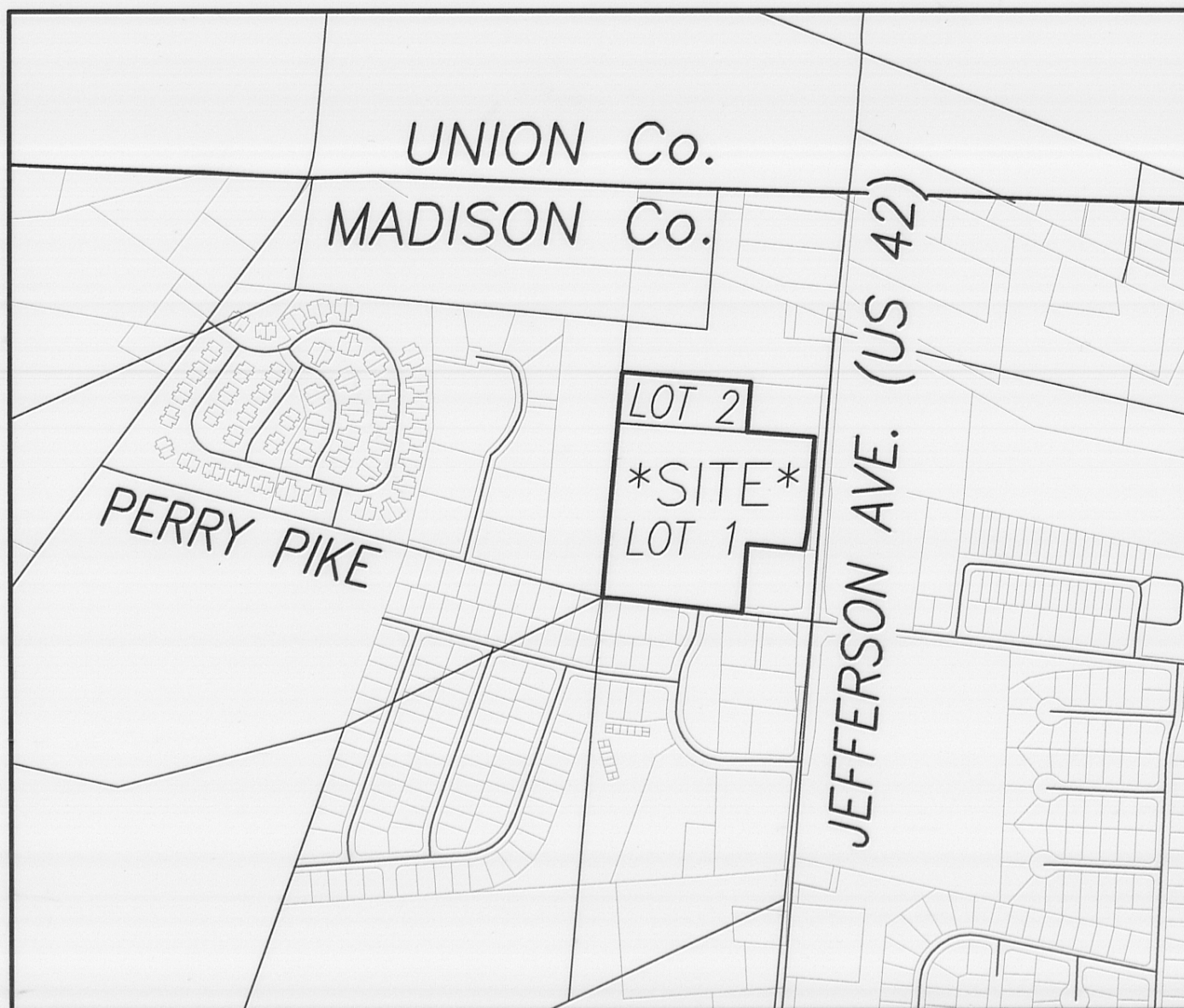
Witness: Lisa K. Cherish

FUTURA BANC CORP.,
an Ohio corporation:

Witness: Chris L. Grant

By: James E. McGookey

MAINTENANCE OF EASEMENT AGREEMENT: The Miller Trusts shall share in all costs of improvement and Maintenance (as defined herein) of the Easement Area, including the paved driveway and any attendant curbing, striping, lighting, ect., upon the Easement Area in a state of good condition and repair, free from ice and snow, rubbish and debris and in accordance with all legal requirements, with the share of the Miller Trusts determined by dividing the size of the Miller Property by the size of the CBI Property and multiplying the result by the applicable cost. CBI or its successors or assigns shall have the right to make agreements for and undertake any such improvements or Maintenance and to bill the Miller Trusts for their share of the actual or estimated costs. The Miller Trusts shall pay or reimburse to CBI, or its successor or assign, the share due from the Miller Trusts within fifteen (15) days after the receipt of the billing therefor. For purposes of this Agreement, the term "Maintenance" (and its correlative term, "Maintain") means to keep the Easement Area at all times in good order, condition and state of repair in accordance with first-class property management standards.



BASIS OF BEARINGS: bearings are based on a GPS observation on March 9, 2016, WGS 1984 geodetic North.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Madison County, Ohio, Recorder.

IRON PINS SET: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pins, 5/8 inch diameter, thirty inches long with a plastic cap stamped "Cottrill LLC 6858".

LEGEND

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

- ⊙ 1" ⌀ IRON PIPE & YELLOW PLASTIC CAP STAMPED "ADVANCED 7661" (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" ⌀ IRON REBAR (FOUND)
- ⊠ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE 6140" (FOUND)
- △ CENTERLINE MONUMENT BOX (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⬠ MADISON COUNTY MONUMENT 05-029
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



Plain City
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 2/21/17 BY PID
ACREAGE Reserve A (13.672 ac)
AND IS
Lot 1 (11.6613 ac) +
Lot 2 (2.0145 ac) Replat Village
Center of Plain City
04-00777.000

Surveyed and Platted by: COTTRILL SURVEYING, L.L.C.

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct and meets the minimum standards for boundary surveys in the State of Ohio. The dimensions of the lots and streets are shown in feet and decimal parts thereof. Dimensions on curves are chord measurements.

James R. Cottrill DATE: 11/29/16

STATE OF OHIO

Before me a Notary Public for said State personally came Village of Plain City who acknowledged the signing of the foregoing instrument to be their voluntary act and deed (and voluntary corporate on partnership act and deed) for uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this 25th day of January, 2017.

My Commission Expires 01/21/2022

Dale McKee

Notary Public

Approved this 25th day of January, 2017.

Annabelle Duller

Plain City Zoning Inspector

Approved this 25th day of January, 2017.

Donna Ju

Chairman, Plain City Planning & Zoning Commission

Commission

Approved this _____ day of _____, 2017.

Kim Vaughn

Village Engineer Village Adm.

This 25th day of January, 2017, right-of-way for all roads, boulevards, ect., herein dedicated to public use are hereby approved and accepted as such for the Village of Plain City, Ohio.

Darrin Lane

Mayor, Village of Plain City

This plat shall not be transferred or recorded until all above required signatures are placed on this plat.

Transferred this 25th day of January, 2017.

County Auditor

Filed for this record this _____ day of _____, 2016. Recorded this _____ day of _____, 2017, in Plat Book _____ Page No. _____

Deputy Recorder

County Recorder

COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

THE REPLAT OF THE
VILLAGE CENTER OF PLAIN CITY
VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.

DATES	SURVEY: 08/2016	JOB #	CREW: MW
	DRAWN: 09/2016	S160718	DWN. BY: RC
	REVISED:		SHEET 1 / 2