

# EXHIBIT "A"

**"PLAT OF SURVEY"** (Exhibit "B") is hereby  
referenced as though incorporated herein.

**"3.717 ACRE** (Existing Auditor's Parcel No: A029100002700-  
Incorrectly Listed as 6.27 Ac.) **RETRACEMENT SURVEY** of  
an EXISTING parcel owned by the Grantee herein, Patrick Lee Miller  
(OR.415/Pg.1984), which is inaccurately & inadequately described (by an  
exception) as containing 6.27 acres.

1) Being an EXISTING **"3.717 Acre Parcel Retracement Survey"** (Auditor's Parcel No. A029100002700 incorrectly shown as containing 6.27 Ac.) lying South and East of Lots No. 3453 through 3461 in the "Coen Subdivision" (Envelope 351-B) as recorded in The Athens County Recorder's Office, Athens County, owned by *Patrick Lee Miller, the Grantee herein (OR.415/Pg.1984)* in said Recorder's Office. Said **"3.717 Acre Parcel Retracement Survey"** is situate in LL.40 (Section 8), Athens City, Town-9-North, Range-14-West, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at an iron pin found in the Southeasterly corner of Lot No.3461 in the said "Coen Subdivision" (Envelope 351-B), said iron pin found also being the real **POINT OF BEGINNING** of the said existing Auditor's Parcel No. A029100002700 (incorrectly shown as containing 6.27 Acres), **EXISTING "3.717 Acre Parcel Retracement Survey"**:

3) Thence **N 25°28'10" W** along one of the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Westerly property lines and the Northeasterly lot lines of Lots No. 3461 through 3458 in said "Coen Subdivision", **298.75 feet** to an 1" square iron bar found in the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Northwest property corner and the Northeast lot corner of the said Lot No. 3458, passing through ¾" I.D. x 5' Long White Sched.40 PVC Pipes set at 73.9 feet, 149.4 feet, and 224.0 feet;

4) Thence **S 87°48'48" E** along the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) North property line and the South line of a 12.6 feet wide Private Drive that is part of said "Coen Subdivision", and, the South lot lines of Lots No. 3455 through 3453 in said "Coen Subdivision", **514.00 feet** to a point in the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Northeast property corner, the most Easterly Southwesterly corner of the said "Coen Subdivision", said point also being in the traveled portion of Mulligan Road, passing through iron pins found at 75.19 feet, 174.97 feet, 276.17 feet and 475.17 feet;

5) Thence **S 24°27'57" E** along one of the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Easterly property lines, the said traveled portion of Mulligan Road, being opposite the South lot lines of Lots No.

107 through 109 in the "Allendale Subdivision" (Plat Book 6/Pg.142) as recorded in said Athens County Recorder's Office, **198.15 feet** to a point in one of the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Southeasterly property corners and the most Northerly property corner of a 0.43 acre (by deed) parcel owned by Patricia Ann Vied (OR.429/Pg.1001), passing through a point that is witnessed by an iron pin w/cap set for reference that bears: S 73°33'25" W, 25.00 feet FROM said point:

6) Thence **S 62°36'59" W** continuing along another of the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Easterly property lines, and the Northwesterly property line of said P.A.Vied (OR.429/Pg.1001), **150.00 feet** to an iron pin w/cap set in another of the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Southeasterly property corners and the most Westerly property corner of said P.A.Vied (OR.429/Pg.1001), passing through an iron pin found for reference at 17.42 feet:

7) Thence **S 34°47'29" E** continuing along another of the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Easterly property lines, and the Southwesterly property line of said P.A.Vied (OR.429/Pg.1001), **125.19 feet** to an iron pin found in another of the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Southeasterly property corners and the most Southerly property corner of said P.A.Vied (OR.429/Pg.1001):

8) Thence **N 63°09'41" E** continuing along another of the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Easterly property lines, and the Southeasterly property line of said P.A.Vied (OR.429/Pg.1001), **150.00 feet** to a point in another of the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Southeasterly property corners, the most Easterly property corner of said P.A.Vied (OR.429/Pg.1001), said point being in the said traveled portion of Mulligan Road, said point also being opposite the South lot line of Lot No. 110 in the said "Allendale Subdivision" (Plat Book 6/Pg.142), passing through an iron pin found for reference at 128.39 feet:

9) Thence **S 34°42'18" E** continuing along another of the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Easterly property lines, the said traveled portion of Mulligan Road and being opposite the South lot lines of Lots No. 110 & 111 in the said "Allendale Subdivision" (Plat Book 6/Pg.142), **15.14 feet** to a point in the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) most Easterly Southeasterly property corners, and the most Northerly property corner of a parcel owned by Diadra J. Knudson, Trustee (OR.316/Pg.2107):

10) Thence **S 63°09'41" W** along the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Southeasterly property line and the Northwesterly property line of said D.J.Knutsen, Trustee (OR.316/2107), **260.00 feet** to an iron pin w/cap set in the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) most Southerly property corner, the Northwesterly property corner of said D.J.Knutsen, Trustee (OR.316/2107), and the Northeasterly property corner of a tract owned by Andre H. Gribou & Dorothy A. Ortego (OR.271/Pg.189), passing through an iron pin w/cap set for reference at 25.00 feet and an additional iron pin w/cap set at 152.07 feet, and, this herein described S 63°09'41" W, 260.00' course also defines the Southeasterly line of a 15.0 feet in Width Perpetual Right-of-Way across the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) herein described 3.717 Acre Parcel for the benefit of the present, and future, owners of the said Andre H. Gribou & Dorothy A. Ortego (OR.271/Pg.189) tract:

11) Thence **N 62°32'33" W** along the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Southwesterly property line and the Northeasterly property line of said A.H.Gribou & D.A.Ortego (OR.271/Pg.189), **356.04 feet** to the **POINT OF BEGINNING**, passing through a ¾" I.D. x 5' Long White Sched.40 PVC Pipe set at 92.8 feet, 197.0 feet and 283.5 feet, and, **containing 3.717 Acres** by this retracement survey (which is inaccurately & inadequately described, by an exception,za as containing 6.27 acres.) .

12) The above described **EXISTING "3.717 Acre Parcel Retracement Survey"** is subject to the **15.0 feet in Width Perpetual Right-of-Way** across the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) herein described 3.717 Acre Parcel for the benefit of the present, and future, owners of the said Andre H. Gribou & Dorothy A. Ortego (OR.271/Pg.189) tract as referenced in paragraph no. 10 above.

13) The bearings used in the description/s hereon are based on the South lot lines of Lots 3455 through 3453 in said "Coen Subdivision" (Env. 351B) as bearing: S 87°48'48" E and are ONLY for the determination of relative angles.

14) Subject to all legal highways and easements.


15) All iron pins w/cap set referred to in the descriptions hereon are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

16) The above described **EXISTING "3.717 Acre Parcel Retracement Survey"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc. & CADD Job No. 0819-03 / Billing Job No. 0819-03*), with the field work being completed on 22 January 2019, the "Plat of Survey" (Exhibit "B") being last revised on 28 March 2020, and, the "Legal Description" (Exhibit "A") being last revised on 28 March 2020.

  
Gerald W. Bayha, P.S. 6139



3.28.20  
Date Signed

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 5/19/20

**Gerald W. Bayha, P.S.**

Registered Professional  
Surveyor No. 9-6139

10916 Pleasanton Road  
Athens, OH 45701-9557  
740.593.5686 Fax: 740.594.7361  
E-mail: gbayha@frontier.com



Plat Date:

03.28.20

CADD Job No:

0819-03

DILLING Job No:

0819-03

By:

GB

Chk'd:

GB

Rev:

**PLAT OF SURVEY**

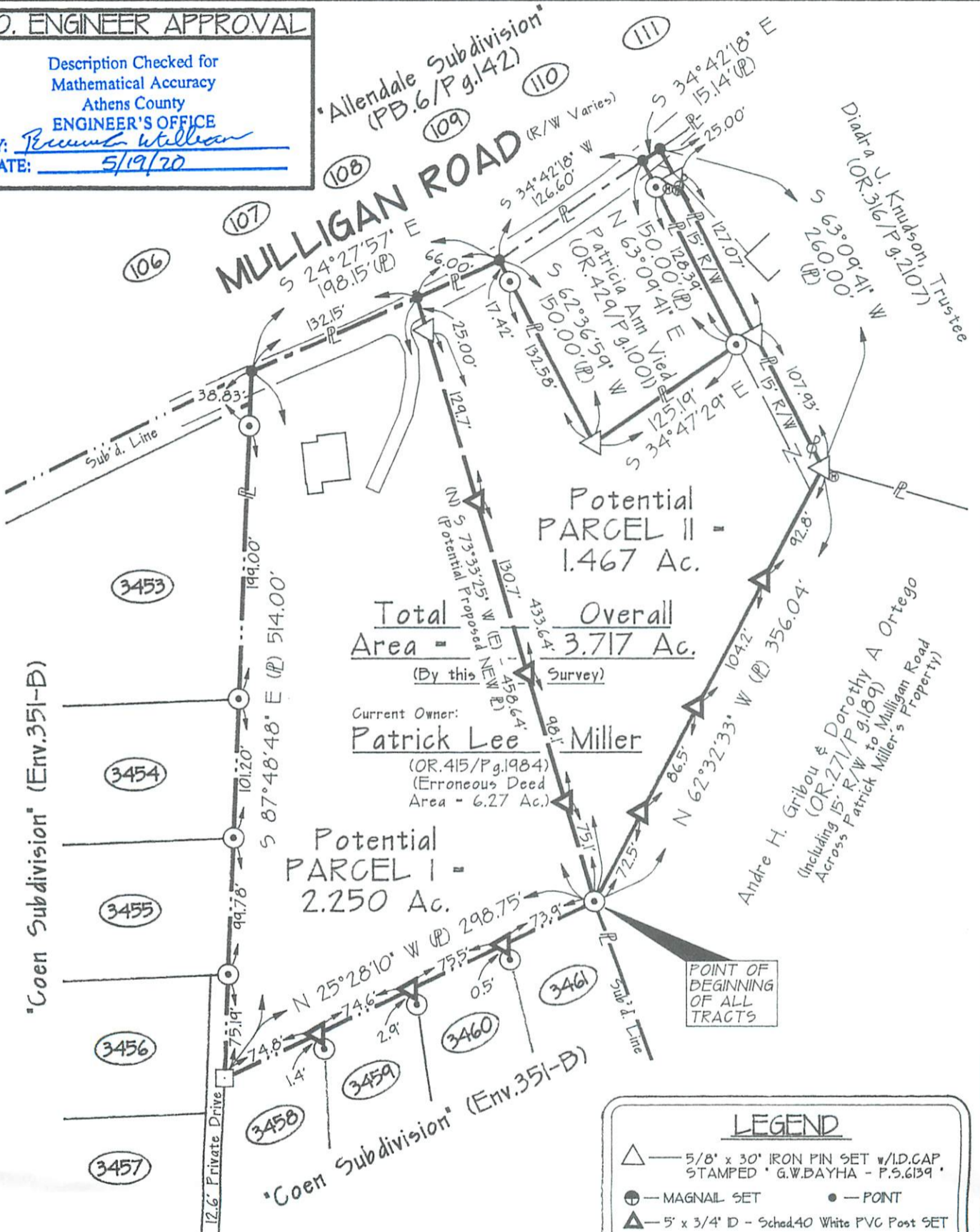
Being Part of LL.40 (Section 8)  
Athens City, T-9-N, R-14-W,  
Athens Township,  
Athens County,  
State of Ohio, U.S.A.

**EXHIBIT 'B'**

**CO. ENGINEER APPROVAL**

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Rebecca Willman  
DATE: 5/19/20



Total Area = 3.717 Ac.  
(By this Survey)

Current Owner:  
**Patrick Lee Miller**  
(OR. 415/P.g. 1984)  
(Erroneous Deed Area - 6.27 Ac.)

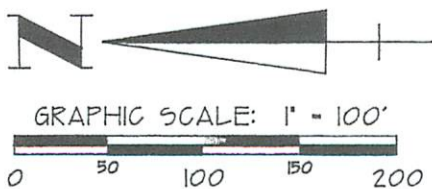
Potential PARCEL I - 2.250 Ac.

Potential PARCEL II - 1.467 Ac.

**LEGEND**

- △ — 5/8" x 30' IRON PIN SET w/I.D. GAP STAMPED "G.W. BAYHA - P.S. 6139"
- ⊕ — MAGNAL SET
- ▲ — 5" x 3/4" ID - Sched. 40 White PVC Post SET
- ⊙ — Iron Pin Found
- — 1" Sq. Iron Bar Found
- — POINT

NOTE:  
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE EAST LINE OF LOTS 3453-3457 AS BEARING: S 87°48'48" E.



**REFERENCES**

DEEDS AS NOTED  
RECORD PLATS  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

**CERTIFICATION OF SURVEYOR:**

I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, G.W. Bayha, on January 2020.

By: Gerald W. Bayha  
Ohio Registered Professional Surveyor No. 9-6139  
Date Signed: 28 March 2020

FIELD WORK COMPLETED ON: 22 January 2020