

EXHIBIT "A"

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

"1.467 ACRE PARCEL II" Being Part of Existing Auditor's
Parcel No: A029100002700-Incorrectly Listed as 6.27 Ac. – Actually
containing 3.717 Acres by my current Retracement Survey, which is
currently owned by the Grantee herein, Patrick Lee Miller as recorded
in OR.415/Pg.1984 (which is inaccurately & inadequately described by
an exception as containing 6.27 acres.)

1) Being a **"1.467 Acre Parcel II"** (Part of Auditor's Parcel No. A029100002700 incorrectly shown as containing 6.27 Ac.), owned by *Patrick Lee Miller, the Grantee herein (OR.415/Pg.1984)* in said Recorder's Office. Said **"1.467 Acre Parcel II"** 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) as recorded in The Athens County Recorder's Office, Athens County, said iron pin found also being the real ***POINT OF BEGINNING*** of the herein described **"1.467 Acre Parcel II"**:

3) Thence **N 73°33'25" E** along a new line through the lands of the Grantor (*Patrick Lee Miller – OR.415/Pg.1984*) **458.64 feet** to a point in one of the Grantor's (*Patrick Lee Miller – OR.415/Pg.1984*) Easterly property lines in the traveled portion of Mulligan Road, said point also being opposite the South lot line of Lot No.108 in the "Allendale Subdivision" (Plat Book 6/Pg.142) as recorded in said Athens County Recorder's Office, passing through ¾" I.D. x 5' Long White Sched.40 PVC Pipes set at 75.1 feet, 173.2 feet and 303.9 feet, and, also passing through an iron pin w/cap set for reference at 433.64 feet,:

4) 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, and, being opposite the South lot lines of Lots No. 108 and 109 in the said "Allendale Subdivision" (Plat Book 6/Pg.142, **66.00 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):

5) 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:

6) 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):

7) 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:

8) 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):

9) 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:

10) 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 1.467 Acres.**

11) The above described **"1.467 Acre Parcel II"** 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. 9 above.

12) 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.

13) Subject to all legal highways and easements.

14) 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 ".

15) The above described "**1.467 Acre Parcel II**" 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

