

Point	Bearing	Distance	Northing	Easting	Elevation
-------	---------	----------	----------	---------	-----------

Database opened by owner: Wednesday, May 13, 2020 6:58 AM.

Assigned Point

1			5000.00000	5000.00000	
Start					
1			5000.00000	5000.00000	
Raw:	25.2810NW	298.75			
TR	N 25° 28' 10" W	298.75			
2			5269.71591	4871.52863	
Raw:	87.4848SE	514.00			
TR	S 87° 48' 48" E	514.00			
3			5250.10410	5385.15435	
Raw:	24.2757SE	132.15			
TR	S 24° 27' 57" E	132.15			
4			5129.82006	5439.88434	
Raw:	73.3325SW	458.64			
TR	S 73° 33' 25" W	458.64			
5			4999.99638	5000.00201	
IN	N 29° 04' 13" W	0.00			
1			5000.00000	5000.00000	

Database opened by owner: Tuesday, May 19, 2020 9:13 AM.

EXHIBIT "A"

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

"2.250 ACRE PARCEL I" 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 **"2.250 Acre Parcel I"** (Part of 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 **"2.250 Acre Parcel I"** 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 **"2.250 Acre Parcel I"**:

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 and 108 in the "Allendale Subdivision" (Plat Book 6/Pg.142) as recorded in said Athens County Recorder's Office, **132.15 feet** to a point:

6) Thence **S 73°33'25" W** along a new line through the lands of the Grantor (*Patrick Lee Miller – OR.415/Pg.1984*) **458.64 feet** to the **POINT OF BEGINNING**, passing through an iron pin w/cap set for reference at 25.00 feet, and, also passing through ¾" I.D. x 5' Long White Sched.40 PVC Pipes set at 154.7 feet, 285.4 feet and 383.5 feet, and, **containing 2.250 Acres.**

7) 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.

8) Subject to all legal highways and easements.

9) 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".

10) The above described "**2.250 Acre Parcel I**" 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



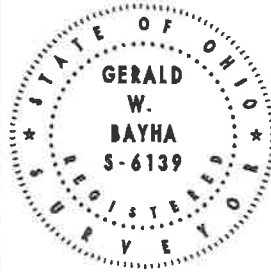
3.28.20
Date Signed

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. 5-6139

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

BILLING Job No: 0819-03

By: GB Chk'd: GB

Rev:

PLAT OF SURVEY

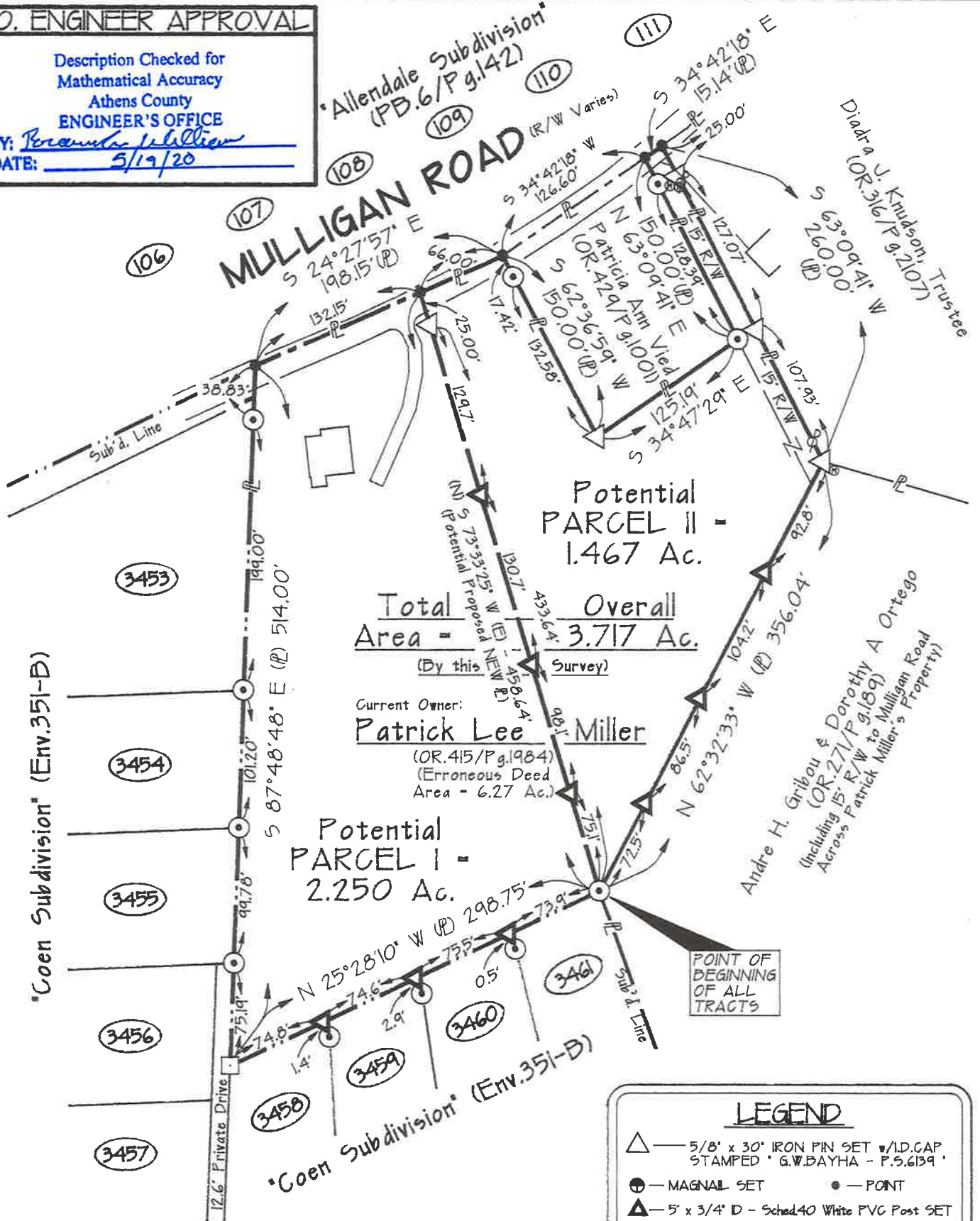
Being Part of LL.40 (Section 8)
Athens City, T-9-N, R-14-W,
Athens Township,
Athens County,
State of Ohio, U.S.A.

EXHIBIT 'B'

CO. ENGINEER APPROVAL

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Ronald Miller
DATE: 5/19/20



Total Area = 433.64
Overall Area = 3.717 Ac.
(By this Survey)

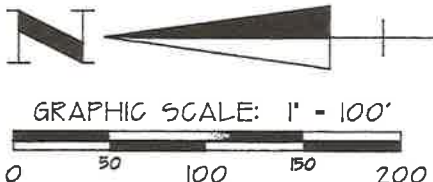
Current Owner:
Patrick Lee Miller
(OR.415/Pg.1984)
(Erroneous Deed Area - 6.27 Ac.)

Potential PARCEL I - 2.250 Ac.
Potential PARCEL II - 1.467 Ac.

LEGEND

- △ — 5/8" x 30" IRON PIN SET w/ID.CAP STAMPED "G.W.BAYHA - P.S.6139"
- — MAGNAL SET
- ▲ — 5" x 3/4" D - 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 in January 2020

By: Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor No. 5-6139
Date Signed: 28 March 2020

FIELD WORK COMPLETED ON: 22 January 2020