

Description of a 0.294 Acre Tract

Situated in Section 5, Town 12, Range 15, York Township, Athens County, State of Ohio, being Lots 37 and 38 in Happy Hollow Subdivision (Env 107B) deeded to McCollum in Volume 612, Page 253 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin found with a Newman cap at the NE corner of Lot 37 of Happy Hollow Subdivision - ENV 107B;

Thence **South 54°23'47" West, 100.00 feet** along the east line of Lot 37 to an iron pin found with a Newman cap at the SE corner of Lot 37;

Thence **North 51°28'06" West, 120.90 feet** along the south lines of Lot 37 and 38 to an iron pin found with a KCS cap at the SW corner of Lot 38;

Thence **North 41°28'36" East, 8.60 feet** along the west line of Lot 38 to an iron pin found with a KCS cap;

Thence **North 41°28'14" East, 91.40 feet** continuing along the west line of Lot 38 to an iron pin found with a Newman cap at the NW corner of Lot 38;

Thence **South 47°17'55" East, 49.95 feet** along the north line of Lot 38 to an iron pin found with a Newman cap at the NE corner of Lot 38;

Thence **South 51°26'16" East, 93.29 feet** along the north line of Lot 37 to the point of beginning and containing 0.294 acres.


Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed Stevens, PS 8716.

Bearings are based on Cannon survey dated April 2020.

Subject to all Easements and Rights of Way of Record.

Plat of Survey is attached herewith and made a part thereof.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in August 2024 based on field survey in March 2024.



8/13/24
Donnie E. Stevens II, PS 8716
17163 Joy Rd, Chesterhill, Ohio 43728
740-541-1995



Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

AUG 16 2024

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 8/15/24

Description of a 0.303 Acre Tract

Situated in Section 5, Town 12, Range 15, York Township, Athens County, State of Ohio, being Lots 35 and 36 in Happy Hollow Subdivision (Env 107B) deeded to McCollum in Volume 612, Page 253 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin found with a Newman cap at the NW corner of Lot 36 of Happy Hollow Subdivision - ENV 107B;

Thence **South 36°43'09" East, 132.00 feet** along the north lines of Lots 36 and 35 to a 5/8" rebar found (bent) at the NE corner of Lot 35;

Thence **South 54°23'47" West, 100.00 feet** along the east line of Lot 35 to an iron pin found with a KCS cap at the SE corner of Lot 35;

Thence **North 36°43'02" West, 132.00 feet** along the south lines of Lot 35 and 36 to an iron pin found with a Newman cap;

Thence **North 54°23'47" East, 100.00 feet** along the west line of Lot 36 to the point of beginning and containing 0.303 acres.

Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed Stevens, PS 8716.

Bearings are based on Cannon survey dated April 2020.

Subject to all Easements and Rights of Way of Record.

Plat of Survey is attached herewith and made a part thereof.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in August 2024 based on field survey in March 2024.



Donnie E. Stevens II 8/13/24
Donnie E. Stevens II, PS 8716
17163 Joy Rd, Chesterhill, Ohio 43728
740-541-1995

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *JM Marden*
DATE: *8/15/24*

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

AUG 16 2024

Jill Davidson
Athens County Auditor

PLAT OF SURVEY

SITUATED IN SECTION 5, TOWNSHIP 12,
RANGE 15, YORK TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED MARCH 2024



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Donnie E. Stevens II*
DATE: 8/15/24

MCCOLLUM
OR 566, PG. 2633
2020 Cannon Survey



0 25 50
SCALE IN FEET
1" = 50'

BASIS OF BEARING
BEARINGS ARE BASED ON CANNON
SURVEY DATED APRIL 2020.

STEVENS SURVEYING LLC
17163 JOY RD
CHESTERHILL, OHIO 43728
740-541-1995
stevenssurveyingllc@gmail.com

REFERENCES
-DEEDS OF RECORD
-TAX MAPS
-PREVIOUS SURVEYS

LEGEND
▲ RAILROAD SPIKE FOUND
△ MAG NAIL FOUND
○ IRON PIN FOUND - 5/8" REBAR
⊙ IRON PIN FOUND w/KCS CAP
⊙ IRON PIN FOUND w/NEWMAN CAP
● 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"



Donnie E. Stevens II
DONNIE E. STEVENS II, PS 8716
8/13/24
DATE