

**KEVIN CANNON SURVEYING  
7945 TWP. RD. 114 NE  
NEW LEXINGTON, OHIO 43764**

Situated in the State of Ohio, County of Athens, Township of York, T-12, R-15, being a part of Michael D. McCollum Vol. 44 Pg. 498, being a part of Section 5, being Lot 39 and part of 40 of Happy Hollow Subdivision ( Plat Book 2 Pg. 27 ), and more particularly described as follows:

Beginning at a 5/8" IPF, capped Newman at the Northwest Corner of Lot 39; thence along the South Line of Twp. Rd. 559 North 88 Degrees 53 Minutes 25 Seconds East 124.00 feet to a 5/8" IPF, capped KCS;

Thence South 14 Degrees 17 Minutes 13 Seconds West 95.94 feet to a 5/8" IPF;

Thence North 88 Degrees 29 Minutes 34 Seconds West 20.91 feet to an IPS;

Thence along Lot 40 South 04 Degrees 29 Minutes 03 Seconds West 33.00 feet to an IPS;

Thence thru Lot 40 North 87 Degrees 32 Minutes 40 Seconds West 84.00 feet to a 5/8" IPF, capped Newman;

Thence along the East line of Happy Hollow Road ( Co. Rd. 1A ) North 03 Degrees 24 Minutes 30 Seconds East 119.53 feet to the place of beginning, containing 0.301 acres, more or less, subject to all legal highways and easements.

See plat attached.

Subject to Co. Rd. 1 A ( 60' ) & Twp. Rd 559 ( 40' ) R/W.

Iron pins set are 5/8" sucker rod 30 inches long, capped KCS 7224.


Bearings are based on the Ohio State Plane coordinate System ( South Zone NAD 1983 )

This description was written from a survey made by Kevin Cannon PS 7224, April 23, 2020.

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

APR 30 2020

Jill Thompson  
Athens County Auditor

  
\_\_\_\_\_  
KEVIN CANNON  
REG. NO. 7224

4/23/20  
DATE

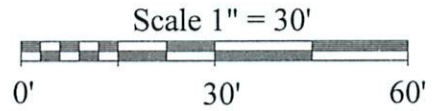


# KEVIN CANNON SURVEYING

7945 Twp. Rd. 114 NE  
 New Lexington, Ohio 43764  
 (740) 342-2835

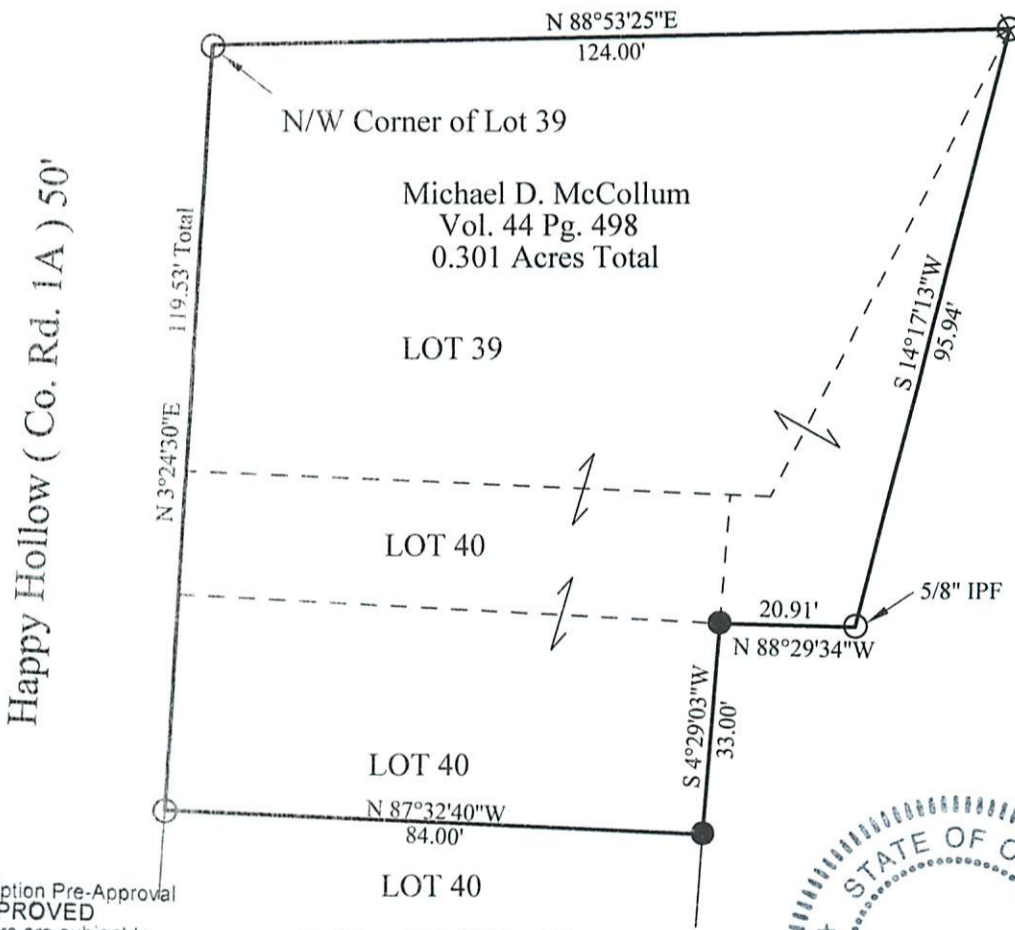


Bearings shown are based on the Ohio State Plane Coordinate System ( South Zone NAD 1983 ).  
 Data References: USGS maps, Tax maps, deed descriptions and existing monumentation.  
 This survey is subject to any facts that may be disclosed by a full and accurate title search.



## Happy Hollow Subdivision Plat Book 2 Pg. 27

Twp. Rd. 559 ( 40' )



Legal Description Pre-Approval  
**APPROVED**  
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Cecil Rose Vol. 495 Pg. 666



APR 30 2020

Jill Thompson  
 Athens County Auditor

Kevin Cannon  
 Reg. 7224

Date

*4/23/20*

## LEGEND

Survey for: Mike McCollum  
 State: Ohio  
 County: Athens  
 Township: York  
 T-12, R-15  
 Section: 5  
 City or Village: N/A

- Iron Pin Set 5/8" Sucker Rod 30" Long With Plastic Id Stamped KCS 7224
- IPF Capped Newman
- ⊕ IPF Capped KCS
- X—X— Fence
- Basis of Bearings

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Brennan Atkinson*  
 DATE: *4/30/20*