

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 & Serena McCollum OR 44 Pg. 498, being a part of Section 5, being all of Lots 43, 44, 45 & 47 of Happy Hollow Subdivision (Plat Book 2 Pg. 27), and more particularly described as follows:

Beginning at an IPS at the Southwest Corner of Lot 9; thence along Lots 9, 10 & 11 South 79 Degrees 37 Minutes 46 Seconds East 177.12 feet to a 5/8" IPF, capped Newman;

Thence South 10 Degrees 55 Minutes 43 Seconds West 48.48 feet to a 5/8" IPF, capped Newman;

Thence along Lots 45 & 47 South 80 Degrees 13 Minutes 41 Seconds East 124.69 feet to a 5/8" IPF, capped Newman;

Thence along Lot 47 South 03 Degrees 35 Minutes 23 Seconds West 92.42 feet to a 5/8" IPF, capped Newman;

Thence along Lots 47 & 45 North 81 Degrees 32 Minutes 55 Seconds West 131.16 feet to a 5/8" IPF;

Thence North 87 degrees 35 Minutes 22 Seconds West 212.09 feet to a 5/8" IPF, capped Newman;

Thence along Lots 41 & 40 North 04 Degrees 29 Minutes 03 Seconds East 105.00 feet to an IPS, passing an IPS at 72.00 feet;

Thence South 88 Degrees 29 Minutes 34 Seconds East 20.91 feet to a 5/8" IPF;

Thence North 14 Degrees 17 Minutes 13 Seconds East 95.94 feet to a 5/8" IPF, capped KCS;

Thence along the South Line of Twp. Rd. 559 North 88 Degrees 53 Minutes 25 Seconds East 8.86 feet to a 5/8" IPF, capped KCS;

Thence along Lot 9 South 03 Degrees 46 Minutes 06 Seconds West 32.66 feet to the place of beginning, containing 1.030 acres, more or less, subject to all legal highways and easements.

See plat attached.

Subject to 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
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Kevin Cannon*
DATE: 4/30/20

Kevin Cannon
KEVIN CANNON
REG. NO. 7224

4/23/20
DATE



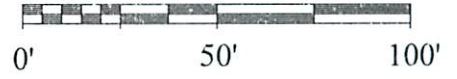


KEVIN CANNON SURVEYING

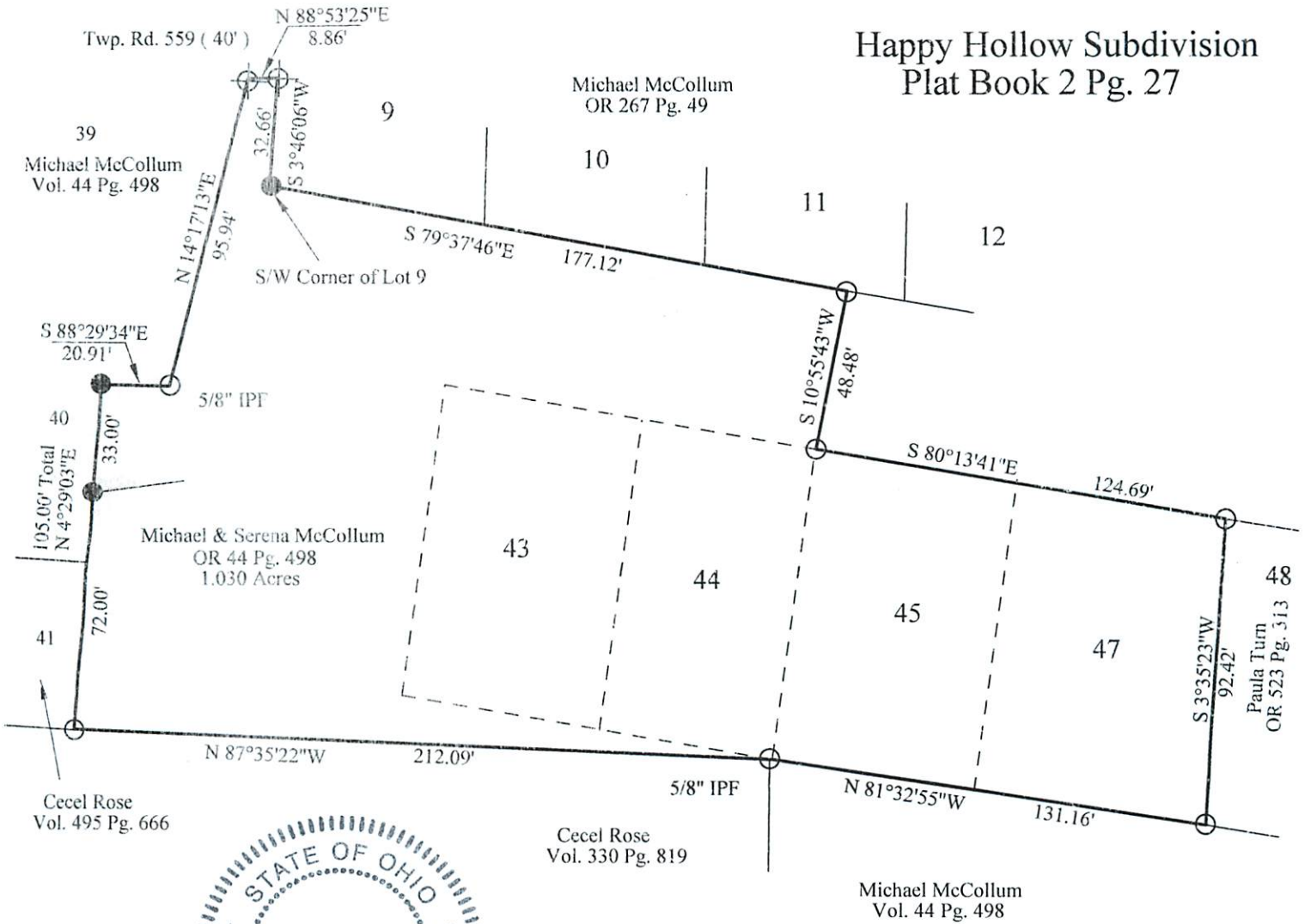
7945 Twp. Rd. 114 NE
New Lexington, Ohio 43764
(740) 342-2835

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.

Scale 1" = 50'



Happy Hollow Subdivision Plat Book 2 Pg. 27



Kevin Cannon 4/23/20
Reg. # 7224 Date

Survey for: Mike McCollum
State: Ohio
County: Athens
Township: York
T-12, R-15
Section: 5

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APR 30 2020

Jill Thompson
Athens County Auditor

LEGEND

- Iron Pin Set 5/8" Sucker Rod 30" Long with Plastic Id. Cap 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: Perennial Station
DATE: 4/30/20