

APR 16 2020

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

BY: *Robert J. Williams*
DATE: 4/8/20

Jill Thompson
Athens County Auditor

Situated in the State of Ohio, County of Athens, Township of York, T-12, R-15, being a part of Michael & Serena McCollum OR 267 Pg. 49, being a part of Section 5, and more particularly described as follows:

Beginning at a 5/8" IPF, capped Newman at the N/W Corner of Lot 30 of Happy Hollow Subdivision Plat Book 2 Pg. 27; thence along the West Line of Lots 30 thru 33 South 11 Degrees 54 Minutes 41 Seconds East 179.88 feet to a 5/8" IPF, capped Newman;

Thence along the West Line of Lot 33 South 24 Degrees 18 Minutes 04 Seconds East 67.04 feet to a 5/8" IPF, capped Newman;

Thence North 87 Degrees 01 Minutes 14 Seconds West 39.93 feet to a 5/8" IPF, capped Newman;

Thence South 23 Degrees 39 Minutes 40 Seconds East 260.14 feet to a 5/8" IPF, capped Newman;

Thence North 80 Degrees 31 Minutes 18 Seconds East 205.84 feet to a 5/8" IPF, capped Newman;

Thence South 13 Degrees 15 Minutes 42 Seconds East 274.92 feet to a 5/8" IPF, capped Newman;

Thence South 23 Degrees 06 Minutes 39 Seconds East 215.43 feet to a 5/8" IPF, capped Newman;

Thence South 35 Degrees 34 Minutes 50 Seconds East 261.69 feet to a 5/8" IPF, capped Newman;

Thence South 54 Degrees 41 Minutes 52 Seconds West 323.27 feet to a 1/2" IPF, passing a 5/8" IPF, capped Newman at 133.98 feet;

Thence South 39 Degrees 44 Minutes 56 Seconds West 46.74 feet to a 5/8" IPF, capped Newman at the Southeast Corner of Lot 54;

Thence along the East Line of Lot 54 North 00 Degrees 31 Minutes 30 Seconds East 199.95 feet to a 5/8" IPF;

Thence along the North Line of Lot 54 South 89 Degrees 28 Minutes 32 Seconds West 35.01 feet to a 5/8" IPF, capped Newman;

Thence along the East Line of Lot 53 North 22 Degrees 56 Minutes 13 Seconds West 268.06 feet to a 5/8" IPF, capped Newman;

Thence along the East Line of Lot 53 North 37 Degrees 26 Minutes 04 Seconds West 247.94 feet to a 1/2" IPF (bent);

Thence along the North Line of Lot 53 South 71 Degrees 06 Minutes 27 Seconds West 60.77 feet to a 1/2" IPF;

Thence North 40 Degrees 04 Minutes 38 Seconds West 367.71 feet to a 5/8" IPF, capped KCS;

Thence along the North Line of Lot 51 North 37 Degrees 21 Minutes 36 Seconds West 85.00 feet to a 5/8" IPF, capped KCS;

Thence along the North Line of Lot 51 North 68 Degrees 36 Minutes 36 Seconds West

54.60 feet to a 5/8" IPF, capped KCS;

Thence along the North Line of Lot 50 North 72 Degrees 01 Minutes 35 Seconds West 62.13 feet to an IPF, capped Newman;

Thence along the North Line of Lots 49 & 48 North 86 Degrees 47 Minutes 06 Seconds West 140.11 feet to a 5/8" IPF, capped Newman;

Thence along the North Line of Lots 47 & 45 North 80 Degrees 13 Minutes 41 Seconds West 124.69 feet to a 5/8" IPF, capped Newman;

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

Thence along the South Line of Lots 12 thru 17 South 79 Degrees 12 Minutes 52 Seconds East 356.73 feet to an IPS;

Thence along the West Line of Lot 38 South 41 Degrees 28 Minutes 36 Seconds West 8.60 feet to a 5/8" IPF, capped KCS;

Thence along the South Line of Lots 38 & 37 South 51 Degrees 28 Minutes 06 Seconds East 120.90 feet to a 5/8" IPF, capped Newman;

Thence along the South Line of Lots 36 & 35 South 36 Degrees 43 Minutes 02 Seconds East 132.00 feet to an IPS;

Thence along the East Line of Lot 35 North 54 Degrees 23 Minutes 47 Seconds East 100.00 feet to a 5/8" IPF, capped Newman;

Thence along the North Line of Lots 35 & 36 North 36 Degrees 43 Minutes 09 Seconds West 132.00 feet to a 5/8" IPF, capped Newman;

Thence along the North Line of Lot 37 North 51 Degrees 26 Minutes 16 Seconds West 93.29 feet to a 5/8" IPF, capped Newman;

Thence along the North Line of Lot 38 North 47 Degrees 17 Minutes 55 Seconds West 49.95 feet to a 5/8" IPF, capped Newman;

Thence along the North Line of Lots 17 Thru 16 North 68 Degrees 56 Minutes 42 Seconds West 147.31 feet to an IPS;

Thence along the North Line of Lots 15 thru 9 North 83 degrees 46 Minutes 10 Seconds West 445.66 feet to an IPS;

Thence along the West Line of Lot 9 South 03 Degrees 46 Minutes 06 Seconds West 38.63 feet to an IPS;

Thence South 88 Degrees 53 Minutes 14 Seconds West 132.83 feet to a 5/8" IPF, capped Newman at the Northwest Corner of Lot 39, passing an IPS at the Northeast Corner of Lot 39 at 8.83 feet;

Thence North 03 Degrees 24 Minutes 04 Seconds East 53.34 feet to a 5/8" IPF, capped Newman;

Thence along the South Line of Lots 21, 22 & 23 North 88 Degrees 53 Minutes 25 Seconds East 176.57 feet to a 5/8" IPF, capped Newman;

Thence along the East Line of Lot 23 North 03 Degrees 23 Minutes 17 Seconds East 23.09 feet to a 5/8" IPF, capped Newman;

Thence along the South Line of Lots 20 & 24 South 86 Degrees 31 Minutes 33 Seconds East 93.53 feet to a 5/8" IPF, capped Newman;

Thence South 03 Degrees 25 Minutes 32 Seconds West 27.08 feet to a 5/8" IPF, capped Newman;

Thence South 86 Degrees 32 Minutes 18 Seconds East 99.82 feet to a 5/8" IPF, capped Newman;

Thence North 03 Degrees 15 Minutes 36 Seconds East 26.97 feet to a 5/8" IPF, capped Newman;

Thence along the South Line of Lot 27 North 78 Degrees 51 Minutes 28 Seconds East 61.99 feet to an inaccessible point (septic tank);

Thence along the South Line of Lot 28 North 78 Degrees 25 Minutes 45 Seconds East 51.76 feet to a 5/8" IPF, capped Newman;

Thence along the South Line of Lot 29 North 63 Degrees 00 Minutes 40 Seconds East 80.00 feet to a 5/8" IPF, capped Newman;

Thence along the South Line of Lot 29 North 54 Degrees 01 Minutes 20 Seconds East 140.85 feet to a 5/8" IPF, capped Newman;

Thence along the North Line of Section 5 South 86 Degrees 19 Minutes 45 Seconds East 293.96 feet to the place of beginning, containing 10.897 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 (NAD 1983 South Zone)

This description was written from a survey made by Kevin Cannon PS 7224, April 2, 2020.



KEVIN CANNON
REG. NO. 7224

4/2/20
DATE

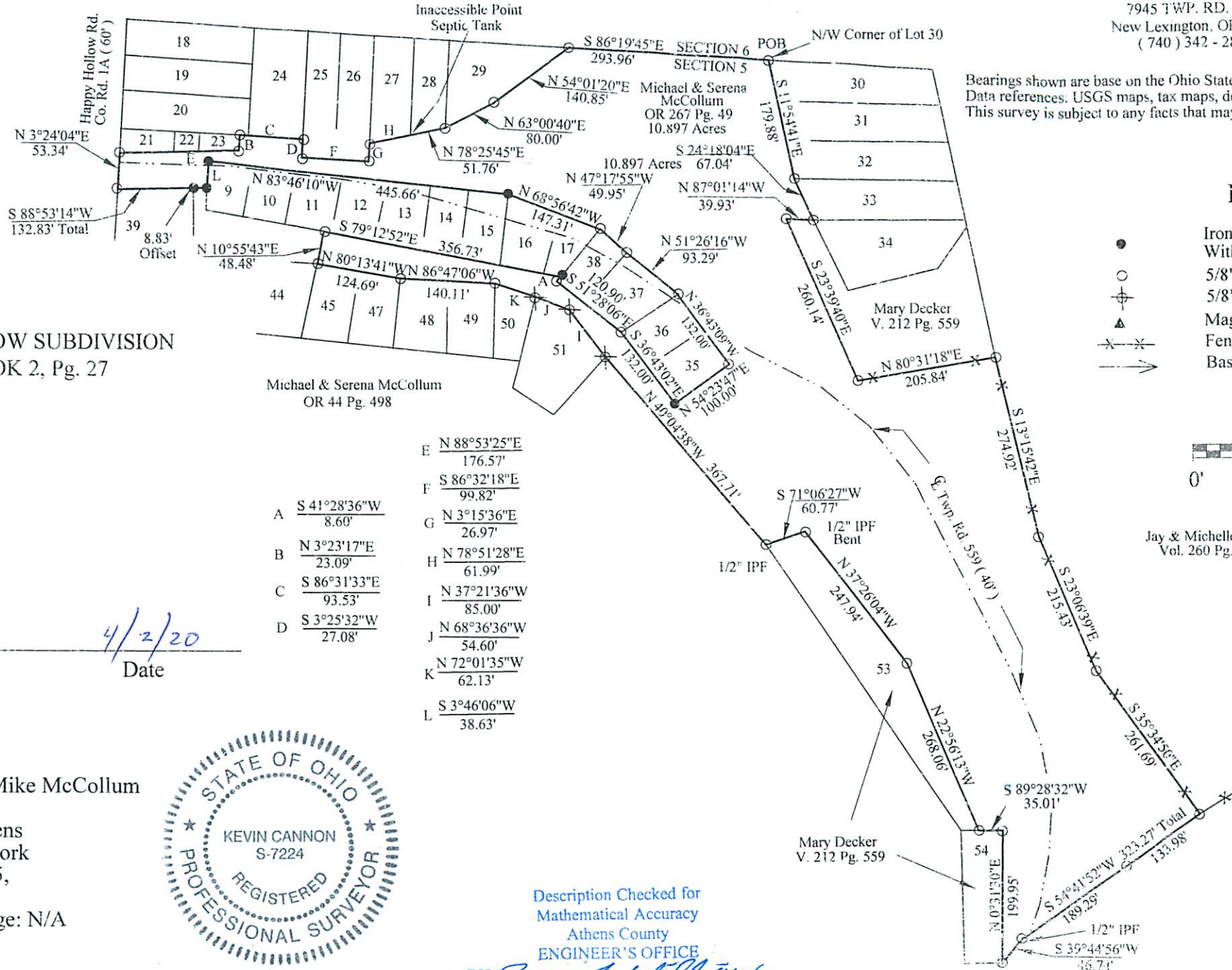




KEVIN CANNON SURVEYING

7945 TWP. RD. 114 NE
New Lexington, Ohio 43764
(740) 342-2835

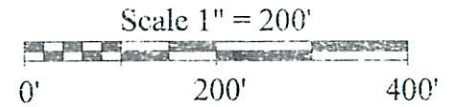
Bearings shown are base on the Ohio State Plane Coordinate System South Zone NAD 1983.
Data references: USGS maps, tax maps, deed description and existing monumentation.
This survey is subject to any facts that may be disclosed by a full and accurate title search.



HAPPY HOLLOW SUBDIVISION
PLAT BOOK 2, Pg. 27

LEGEND

- Iron Pin Set 5/8" Sucker Rod 30' Long With Plastic ID Cap, Stamped KCS 7224
- 5/8" IPF Capped Newman
- ⊕ 5/8" IPF Capped KCS
- ▲ Mag. Nail Set
- ✕✕ Fence
- Basis of Bearings



Jay & Michelle Brooks
Vol. 260 Pg. 1012

Michael & Serena McCollum
OR 44 Pg. 498

Mary Decker
V. 212 Pg. 559

E	N 88°53'25"E	176.57'
F	S 86°32'18"E	99.82'
A	S 41°28'36"W	8.60'
B	N 3°23'17"E	23.09'
C	S 86°31'33"E	93.53'
D	S 3°25'32"W	27.08'
G	N 3°15'36"E	26.97'
H	N 78°51'28"E	61.99'
I	N 37°21'36"W	85.00'
J	N 68°36'36"W	54.60'
K	N 72°01'35"W	62.13'
L	S 3°46'06"W	38.63'

Kevin Cannon
Reg. # 7224

4/2/20
Date

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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Resonance Williams*
DATE: 4/2/20

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

APR 16 2020

Jill Thompson
Athens County Auditor