

## Description of a 2.948 Acre Tract

Situated in Section 5, Town 12, Range 15, York Township, Athens County, State of Ohio, being part of Parcel P010050104000 deeded to McCollum in Volume 566, Page 2633 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**BEGINNING** at a mag nail set in Pancake Rd (TR569) which bears South  $11^{\circ}32'10''$  East, 514.46 feet from the NW corner of Lot 30 of Happy Hollow Subdivision - ENV 107B (Calculated per 2020 Cannon survey):

Thence leaving said road **North  $40^{\circ}35'17''$  East, 40.51 feet** along a new line created by this survey to an iron pin found with a Newman cap (disturbed);

Thence **North  $80^{\circ}31'18''$  East, 205.84 feet** along the south line of Decker (OR 212-559) to an iron pin found with a Newman cap;

Thence along the west line of Snowfork LLC (OR 590-1173) the following three (3) courses:

1. **South  $13^{\circ}15'42''$  East, 274.92 feet** to an iron pin found with an Evans cap;
2. **South  $23^{\circ}06'39''$  East, 215.43 feet** to a 1" bolt found;
3. **South  $35^{\circ}34'50''$  East, 261.69 feet** to an iron pin found with a Newman cap;

Thence **South  $54^{\circ}41'52''$  West, 323.27 feet** along a common boundary to U.S.A. (DB 179-573) to a railroad spike found in the westerly edge of pavement of Pancake Rd (TR569), passing an iron pin found with a Newman cap at 133.98 feet;

Thence along new lines created by this survey along said road the following eight (8) courses:

1. **North  $20^{\circ}41'44''$  East, 92.17 feet** to a point;
2. **North  $6^{\circ}16'33''$  East, 94.18 feet** to a point;
3. **North  $6^{\circ}33'24''$  West, 100.53 feet** to a point;
4. **North  $19^{\circ}45'45''$  West, 85.11 feet** to a point;
5. **North  $25^{\circ}23'24''$  West, 215.25 feet** to a point;
6. **North  $27^{\circ}21'08''$  West, 121.65 feet** to a point;
7. **North  $36^{\circ}29'36''$  West, 102.71 feet** to a point;
8. **North  $46^{\circ}28'54''$  West, 81.07 feet** to the point of beginning and containing 2.948 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 2023.

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

**AUG 24 2023**

Jill Davidson  
Athens County Auditor



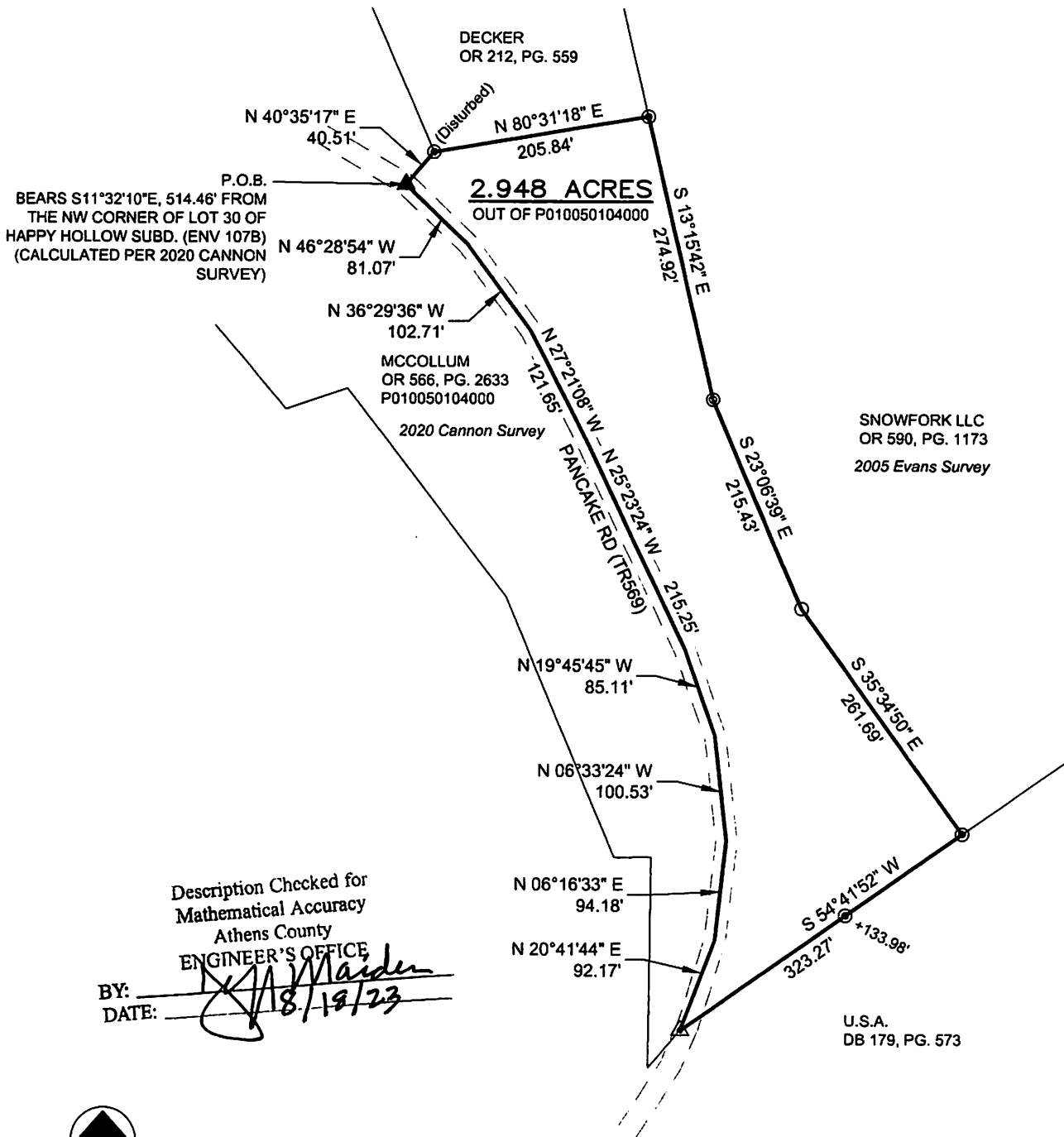
*Donnie E. Stevens II* 8/15/23  
Donnie E. Stevens II, PS 8716  
17163 Joy Rd, Chesterhill, Ohio 43728  
740-541-1995

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: *8/18/23*

**PLAT OF SURVEY**

SITUATED IN SECTION 5, TOWNSHIP 12,  
RANGE 15, YORK TOWNSHIP,  
ATHENS COUNTY, OHIO  
SURVEYED AUGUST 2023



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: *8/15/23*



0 75 150  
SCALE IN FEET  
1" = 150'

**REFERENCES**

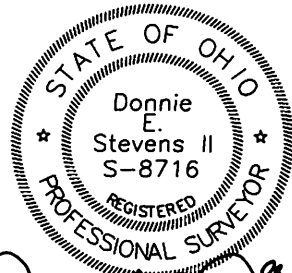
- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

**LEGEND**

- ▲ MAG NAIL SET
- △ RAILROAD SPIKE FOUND
- IRON PIN FOUND - 1" BOLT
- ⊙ IRON PIN FOUND w/EVANS CAP
- ⊙ IRON PIN FOUND w/NEWMAN CAP
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

**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



*[Signature]*  
DONNIE E. STEVENS II, PS 8716

8/15/23  
DATE