

Description of a 19.80 Acre Tract

Situated in the Section 5, Town 12, Range 15, York Township, Athens County, State of Ohio, being all of Athens County PID numbers P010010079100, P010050100100, P010050100200, P010050100300, P010050100400, and P010050100500 and being more particularly described as follows:

COMMENCING at an iron pin found with a "LPG 6344" cap at the Northwest Corner of Section 5 and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **South 86°09'05" East, 1,267.72 feet** along the north line of Section 5 and being the common boundary line of Harris (OR 302-348) and USA (DB 160-321) to an iron pin found with a "L.F. SWOYER RLS-6765" cap;

Thence **South 1°40'54" East, 435.65 feet** along the west line of Kettel (DB 131-610) to an iron pin found with a "L.F. SWOYER RLS-6765" cap;

Thence **South 88°18'28" West, 518.04 feet** along the north line of McCune (OR 530-1622) to an iron pin set in a previous survey, passing an iron pin found with a "L.F. SWOYER RLS-6765" cap at 505.87 feet;

Thence **South 3°51'26" East, 99.53 feet** along the west line of said McCune tract to an iron pin found with a "L.F. SWOYER RLS-6765" cap;

Thence **North 88°24'39" East, 167.02 feet** along a common boundary line of Harris (OR 302-359) and said McCune tract to an iron pin found with a "L.F. SWOYER RLS-6765" cap;

Thence **South 1°41'54" East, 130.00 feet** along a common boundary line of said Harris tract and O'Neil (OR 519-162) to 5/8" rebar found on the north line of Happy Hollow Rd (CR1A);

Thence **South 87°54'39" West, 477.00 feet** along the north line of Happy Hollow Rd (CR1A) to an iron pin set;

Thence **South 2°05'21" East, 25.00 feet** to a mag nail set in the center of Happy Hollow Rd (CR1A);

Thence **South 88°20'06" West, 509.11 feet** along said road to an iron pin found with a "LPG 6344" cap on the west line of Section 5;

Thence **North 3°18'45" East, 819.00 feet** leaving said road along said Section line and being a common boundary line of Harris (OR 302-348) and Adams (OR 525-1448), passing a 5/8" rebar found at 24.45 feet and iron pins found with a "LPG 6344" cap at 111.85 feet, 223.33 feet, 260.35 feet, 588.73 feet, and 724.83 feet, to the point of beginning and containing 19.80 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 to an assumed meridian and are for angular determination only.

Subject to all Easements and Rights of Way of Record.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in May 2021.

The purpose of this description is to consolidate Athens County Auditor's PID numbers P010010079100, P010050100100, P010050100200, P010050100300, P010050100400, and P010050100500.



Donnie E. Stevens II, PS 8716

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

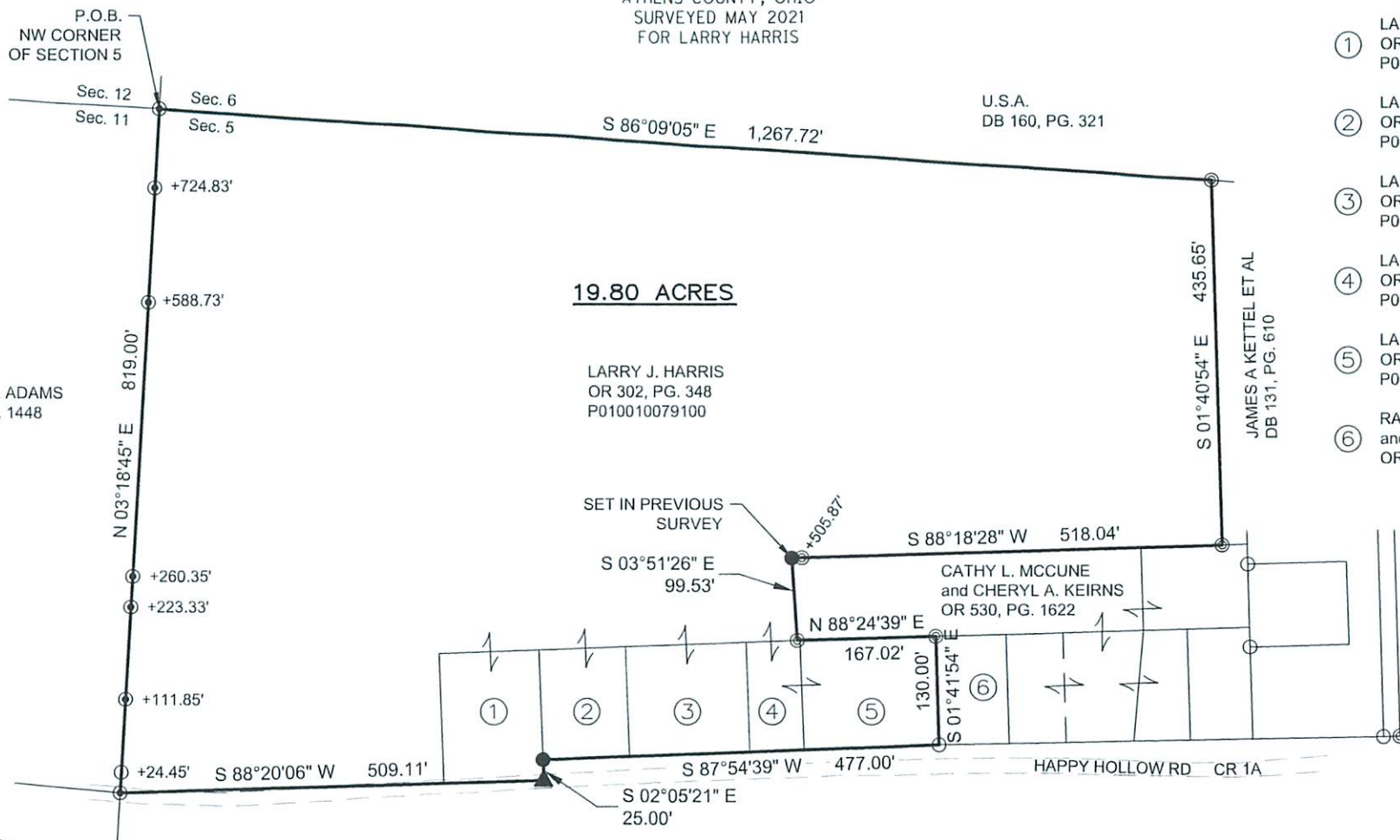
JUN 02 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:
DATE: 6/01/21

PLAT OF SURVEY
SITUATED IN SECTION 5,
TOWNSHIP 12, RANGE 15, YORK TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED MAY 2021
FOR LARRY HARRIS

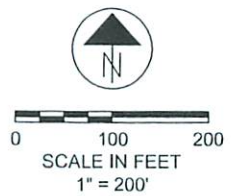


- ① LARRY J. HARRIS OR 302, PG. 351 P010050100100
- ② LARRY J. HARRIS OR 302, PG. 357 P010050100200
- ③ LARRY J. HARRIS OR 302, PG. 355 P010050100300
- ④ LARRY J. HARRIS OR 302, PG. 353 P010050100400
- ⑤ LARRY J. HARRIS OR 302, PG. 359 P010050100500
- ⑥ RAYMOND C. O'NEIL and LANA O'NEIL OR 519, PG. 162

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 6/01/21



[Signature]
DONNIE E. STEVENS II, PS 8716
DATE: 5/27/2021



BASIS OF BEARING
BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE FOR ANGULAR DETERMINATION ONLY

- LEGEND**
- ▲ MAG NAIL FOUND
 - ▲ MAG NAIL SET
 - IRON PIN FOUND - 5/8" REBAR
 - ◎ IRON PIN FOUND w/SWOYER CAP
 - ⊙ IRON PIN FOUND w/"LPG 6344" CAP
 - 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

- REFERENCES**
- DEEDS OF RECORD
 - TAX MAPS
 - HIGHLAND SURVEY DATED JULY 1997
 - GERSTNER SURVEY DATED FEBRUARY 1990
 - SURVEY NOTES AND WORKSHEETS BY LEONARD SWOYER ON A SURVEY COMPLETED FOR LARRY HARRIS IN 1993

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