

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Jim E. Stoltz
DATE: 12/11/16

Description of a 1.124 Acre Tract (Existing Tract of Record)

Situated in Section 5, T.12, R.15, York Township, Athens County, Ohio and being the same tract as described in Volume 495, Page 1925 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found at the South-east corner of the Jeremy Mash 1.00 acre Tract (263-308 O.R.) , said pin bears
North 86 degrees 28 minutes 40 seconds West 50.00 feet (deed) and South 04 degrees 03 minutes 03 seconds West 105.87 feet from the North-west corner of Lot 18 of Happy Hollow;
Thence, along the Right of way of Happy Hollow Road
S 4° 44' 43" W, 380.69 feet to an iron pin set;
Thence, along the lines of Burns (269-1346 O.R.)
N 82° 41' 42" W, 130.00 feet to an iron pin found;
Thence, along the lines of Burns (269-1346 O.R.) , Bookman (345-832 D.R.) and Mash (263-308 O.R.)
N 4° 43' 25" E, 373.23 feet to an iron pin found, passing an iron pin found at 299.71 feet;
Thence, along the line of Mash (263-308 O.R.)
S 85° 58' 57" E, 130.02 feet to the point of beginning and containing 1.124 acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearing : Grid North- N.A.D. 83

The above description is based on a field survey completed Nov. 2016 by

John M. Branner P.S. 6805



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

DEC 01 2016

Jill Thompson
Athens County Auditor



MASH JEREMY E
P010050102100
263-308 O.R.

MASH JEREMY E
P010050102100
263-308 O.R.

BOOKMAN, D CHARLENE 495-1925 O.R.
P010050102000

1.124 Acres
(Existing Tract of Record)

BOOKMAN
P010050101700
345-832 D.R.
9.12 ac.

BURNS HAROLD & LINDA
P010050101800
269-1346 O.R.

BURNS HAROLD & LINDA
P010050101900
269-1346 O.R.

N 86° 28' 40" W

50.00'(deed)

N.W. Cor of Lot 18 of
Happy Hollow

P010050102100

S 85° 58' 57" E

130.02'

S 4° 03' 03" W

105.87' (deed)

P.O.B.

16'

+299.71'

N 4° 43' 25" E

373.23'

S 4° 44' 43" W

380.69'

Happy Hollow Rd. 50' RW

Pancake Rd.



Survey of a 1.124 Acre Tract
Situated in Section 5, T. 12, R.15,
York Twp., Athens Co., Ohio
Surveyed Nov. 2016

By: 
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens, Ohio 45701
740-541-0350




Scale 1 inch = 50 feet

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap

● = iron pin found

Bearings: N.A.D. 83 Grid North - Ohio South Zone
Ref. Docs.: Tax Plat, Deeds, Surveys

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BY: 
DATE: 12/1/16