

## Description of a 0.108 Acre Tract

To be continuous and contiguous with Parcel P010050106700, McCollum (OR 567-1202)

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 an iron pin found with a Newman cap at the NW corner of Lot 39 of Happy Hollow Subdivision - ENV 107B;

Thence **North 3°24'04" East, 38.48 feet** to a point in Pancake Rd (TR569) from which an iron pin found with a Newman cap bears North 3°24'04" East, 14.86 feet;

Thence **South 88°25'31" East, 132.69 feet** along said road and a new line created by this survey to a point on the west line of Lot 9 of the Davis Lots (ENV 102A) from which a mag nail found bears North 3°46'06" East, 6.37 feet;

Thence **South 3°46'06" West, 32.26 feet** along the west line of Lot 9 to an iron pin found with a Newman cap;

Thence **South 88°53'14" West, 132.83 feet** to the point of beginning and containing 0.108 acres which is to be continuous and contiguous with Parcel P010050106700, McCollum (OR 567-1202).

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 2024 based on field survey in March 2024.



*Donnie E Stevens* 8/13/24  
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: *8/15/24*

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

AUG 16 2024

Jill Davidson  
Athens County Auditor

**PLAT OF SURVEY**

SITUATED IN SECTION 5, TOWNSHIP 12,  
RANGE 15, YORK TOWNSHIP,  
ATHENS COUNTY, OHIO  
SURVEYED MARCH 2024

U.S.A.  
DB 180, PG. 177

STEVENS SURVEYING LLC

17163 JOY RD  
CHESTERHILL, OHIO 43728  
740-541-1995  
stevenssurveyingllc@gmail.com

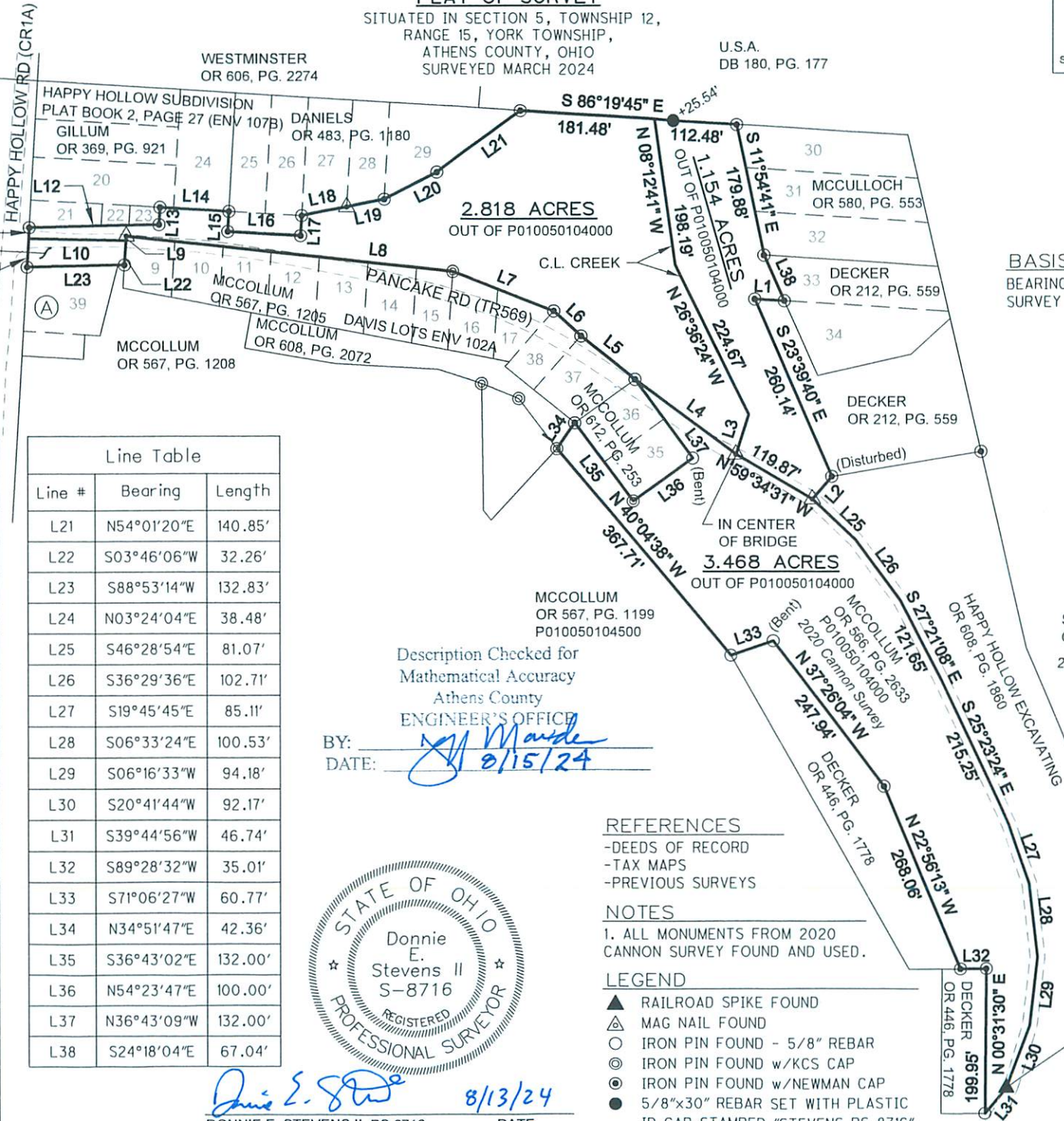


**BASIS OF BEARING**  
BEARINGS ARE BASED ON CANNON  
SURVEY DATED APRIL 2020.

**NOTE**  
1. THE 0.108 ACRE TRACT  
SHALL BE CONTINUOUS AND  
CONTIGUOUS WITH PARCEL  
P010050106700 TO THE  
SOUTH.

**0.108 ACRES**  
OUT OF P010050104000

(A)  
MCCOLLUM  
OR 567, PG. 1202  
P010050106700



Line Table		
Line #	Bearing	Length
L1	N87°01'14"W	39.93'
L2	S40°35'17"W	40.51'
L3	N17°46'48"E	56.22'
L4	N53°55'13"W	170.93'
L5	N51°26'16"W	93.29'
L6	N47°17'55"W	49.95'
L7	N68°56'42"W	147.31'
L8	N83°46'10"W	445.66'
L9	S03°46'06"W	6.37'
L10	N88°25'31"W	132.69'
L11	N03°24'04"E	14.86'
L12	N88°53'25"E	176.57'
L13	N03°23'17"E	23.09'
L14	S86°31'33"E	93.53'
L15	S03°25'32"W	27.08'
L16	S86°32'18"E	99.82'
L17	N03°15'36"E	26.97'
L18	N78°51'28"E	61.99'
L19	N78°25'45"E	51.76'
L20	N63°00'40"E	80.00'

Line Table		
Line #	Bearing	Length
L21	N54°01'20"E	140.85'
L22	S03°46'06"W	32.26'
L23	S88°53'14"W	132.83'
L24	N03°24'04"E	38.48'
L25	S46°28'54"E	81.07'
L26	S36°29'36"E	102.71'
L27	S19°45'45"E	85.11'
L28	S06°33'24"E	100.53'
L29	S06°16'33"W	94.18'
L30	S20°41'44"W	92.17'
L31	S39°44'56"W	46.74'
L32	S89°28'32"W	35.01'
L33	S71°06'27"W	60.77'
L34	N34°51'47"E	42.36'
L35	S36°43'02"E	132.00'
L36	N54°23'47"E	100.00'
L37	N36°43'09"W	132.00'
L38	S24°18'04"E	67.04'

Description Checked for  
Mathematical Accuracy  
Athens County  
**ENGINEER'S OFFICE**

BY: *[Signature]*  
DATE: *8/15/24*



*[Signature]* **8/13/24**  
DONNIE E. STEVENS II, PS 8716 DATE

- REFERENCES**
- DEEDS OF RECORD
  - TAX MAPS
  - PREVIOUS SURVEYS

**NOTES**  
1. ALL MONUMENTS FROM 2020  
CANNON SURVEY FOUND AND USED.

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