

Description of a 0.932 Acre Tract

Situated in Section 5, Town 12, Range 15, York Township, Athens County, State of Ohio, being Lots 30, 31, and 32 in Happy Hollow Subdivision (Env 107B) deeded to Happy Hollow Excavating in Volume 623, Page 573 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 30 of Happy Hollow Subdivision - ENV 107B;

Thence **South 86°19'38" East, 232.90 feet** along the north lines of Lot 30 to a 5/8" rebar found at the NE corner of Lot 30;

Thence **South 13°15'34" East, 180.00 feet** along the east line of Lots 30-32 to an iron pin found with a Robinson cap at the SE corner of Lot 32;

Thence **North 86°35'10" West, 237.00 feet** along the south line of Lot 32 to an iron pin found with a Newman cap;

Thence **North 11°54'41" West, 179.88 feet** along the west line of Lots 30-32 to the point of beginning and containing 0.932 acres.

The above described tract includes a twelve feet (12') wide easement for Ingress/Egress as described in Volume 313, Page 1741 of the Official Records of Athens County.

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 November 2025.



Donnie E. Stevens II 11/13/25
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: J. Marden
DATE: 11/19/25

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

NOV 21 2025

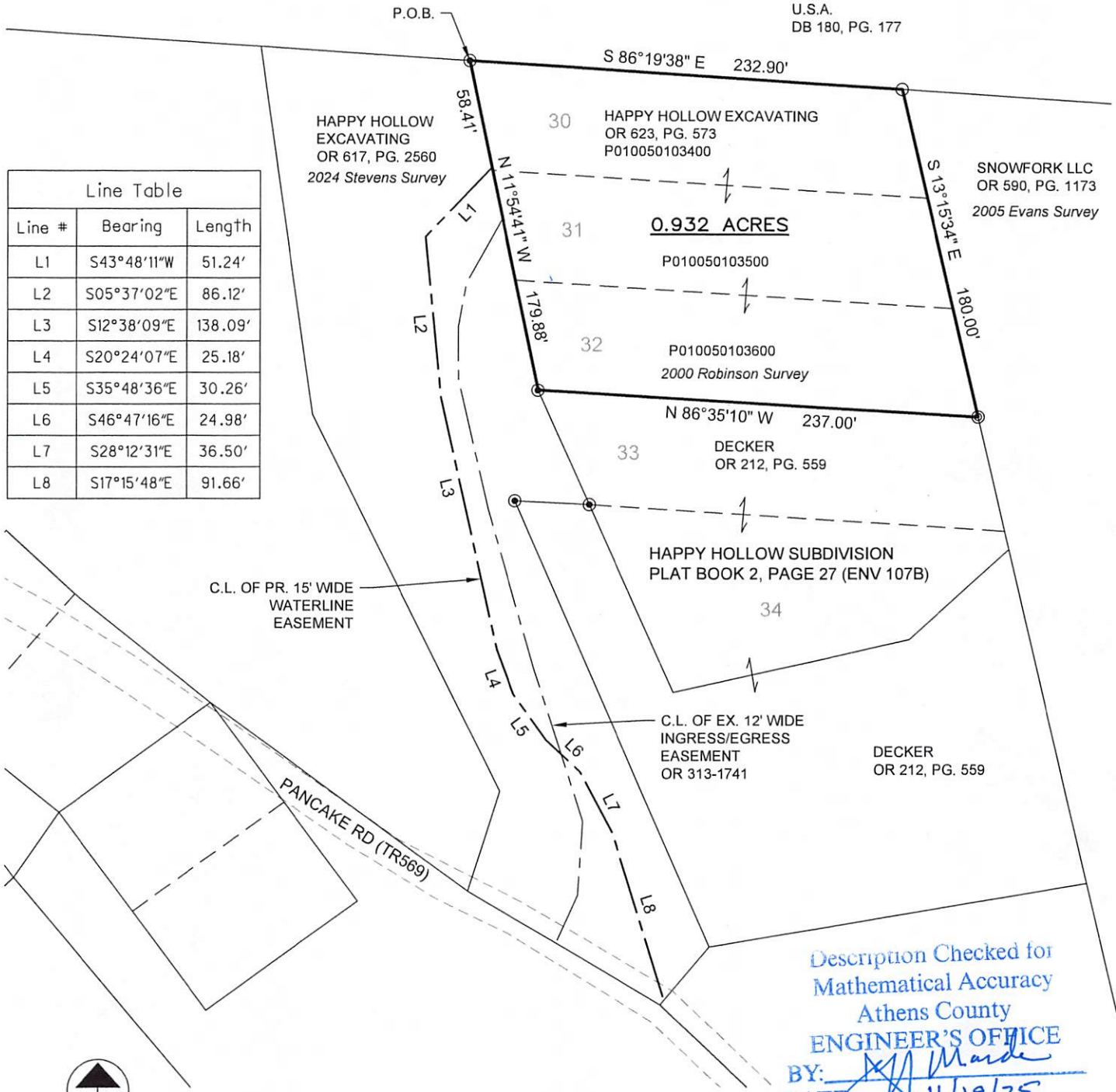
Jill Davidson
Athens County Auditor

PLAT OF SURVEY

SITUATED IN SECTION 5, TOWNSHIP 12,
RANGE 15, YORK TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED NOVEMBER 2025

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

Line Table		
Line #	Bearing	Length
L1	S43°48'11"W	51.24'
L2	S05°37'02"E	86.12'
L3	S12°38'09"E	138.09'
L4	S20°24'07"E	25.18'
L5	S35°48'36"E	30.26'
L6	S46°47'16"E	24.98'
L7	S28°12'31"E	36.50'
L8	S17°15'48"E	91.66'



HAPPY HOLLOW EXCAVATING
OR 617, PG. 2560
2024 Stevens Survey

30 HAPPY HOLLOW EXCAVATING
OR 623, PG. 573
P010050103400

SNOWFORK LLC
OR 590, PG. 1173
2005 Evans Survey

0.932 ACRES

P010050103500

P010050103600
2000 Robinson Survey

N 86°35'10" W 237.00'

33 DECKER
OR 212, PG. 559

HAPPY HOLLOW SUBDIVISION
PLAT BOOK 2, PAGE 27 (ENV 107B)

34

C.L. OF PR. 15' WIDE
WATERLINE
EASEMENT

C.L. OF EX. 12' WIDE
INGRESS/EGRESS
EASEMENT
OR 313-1741

DECKER
OR 212, PG. 559

PANCAKE RD (TR569)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11/19/25



0 40 80
SCALE IN FEET
1" = 80'

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

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS
- CANNON SURVEY OF 10.897AC DATED APRIL 2020

LEGEND

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

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



[Signature]
DONNIE E. STEVENS II, PS 8716

11/13/25
DATE