

## Description of a 1.154 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 an iron pin found with a Newman cap at the NW corner of Lot 30 of Happy Hollow Subdivision - ENV 107B;

Thence **South 11°54'41" East, 179.88 feet** along the west lines of Lots 30 thru 32 to an iron pin found with a Newman cap at the NW corner of Lot 33;

Thence **South 24°18'04" East, 67.04 feet** along the west line of Lot 33 to an iron pin found with a Newman cap at the NW corner of Lot 34;

Thence **North 87°01'14" West, 39.93 feet** along the north line of Decker (OR 212-559) to an iron pin found with a Newman cap;

Thence **South 23°39'40" East, 260.14 feet** along the west line of Decker (OR 212-559) to an iron pin found with a Newman cap (disturbed);

Thence **South 40°35'17" West, 40.51 feet** along the north line of Happy Hollow Excavating (OR 608-1860) to a mag nail found in Pancake Rd (TR569);

Thence **North 59°34'31" West, 119.87 feet** along said road to a mag nail found in the center of a bridge;

Thence leaving said road and along new lines created by this survey the following three (3) courses:

1. **North 17°46'48" East, 56.22 feet** to a point in the center of a creek;
2. **North 26°36'24" West, 224.67 feet** to a point in the center of a creek;
3. **North 8°12'41" West, 198.19 feet** to a point in the center of a creek;

Thence leaving said creek **South 86°19'45" East, 112.48 feet** along the south line of U.S.A. (DB 180-177), passing an iron pin set at 25.54 feet, to the point of beginning and containing 1.154 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 2024 based on field survey in March 2024.

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

**AUG 16 2024**

Jill Davidson  
Athens County Auditor



Donnie E. Stevens II 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: M. J. Marden  
DATE: 8/15/24

## Easement for Ingress/Egress

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:

**COMMENCING** at an iron pin found with a Newman cap at the Northwest corner of Lot 34 of the Happy Hollow Subdivision (Env 107B); thence North  $87^{\circ}01'14''$  West, 39.93 feet to an iron pin found with a Newman cap; thence South  $23^{\circ}39'40''$  East, 205.65 feet to the **POINT OF BEGINNING** of the easement herein described:

Thence along the centerline of a new 12-foot wide ingress/egress easement the following three (3) courses:

1. **North  $88^{\circ}10'04''$  West, 29.33 feet** to a point;
2. **South  $55^{\circ}26'11''$  West, 12.16 feet** to a point;
3. **South  $27^{\circ}21'32''$  West, 46.82 feet** to the point of terminus of the easement in the center of Pancake Rd (TR569).

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.

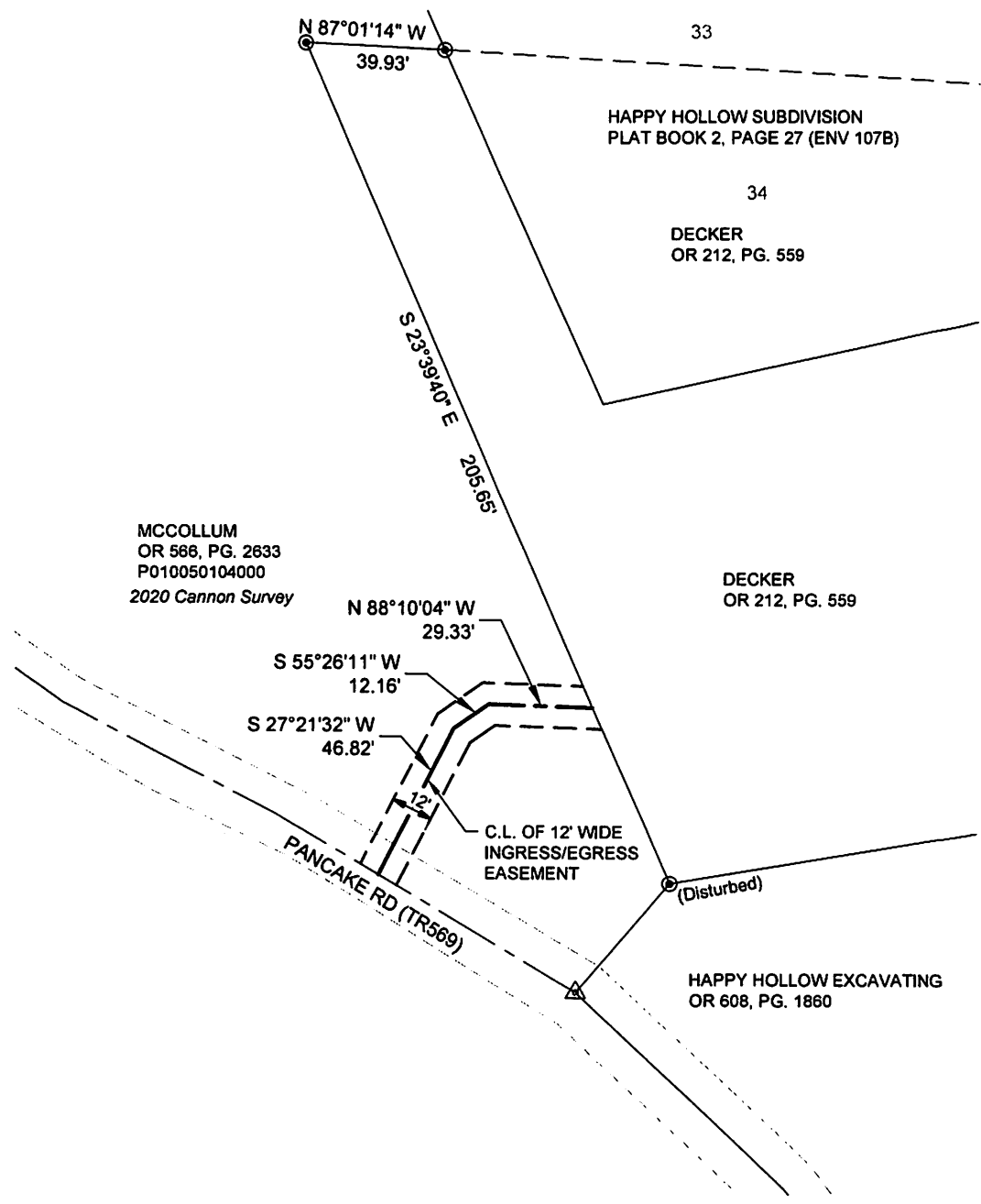
The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in August 2024 based on field survey in March 2024.



*Donnie E. Stevens II* 8/13/24  
Donnie E. Stevens II, PS 8716

**PLAT OF SURVEY for INGRESS/EGRESS EASEMENT**

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



MCCOLLUM  
OR 566, PG. 2633  
P010050104000  
2020 Cannon Survey

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

DECKER  
OR 212, PG. 559

DECKER  
OR 212, PG. 559

HAPPY HOLLOW EXCAVATING  
OR 608, PG. 1860



0 25 50  
SCALE IN FEET  
1" = 50'

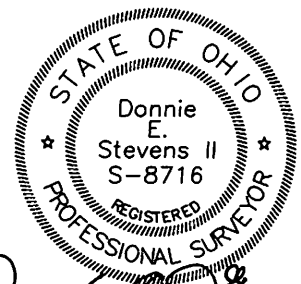
**BASIS OF BEARING**  
BEARINGS ARE BASED ON CANNON  
SURVEY DATED APRIL 2020.

**REFERENCES**

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

**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"



*Donnie E. Stevens II*  
DONNIE E. STEVENS II, PS 8716

8/13/24  
DATE

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

## Description of a 2.818 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 an iron pin found with a Newman cap at the NE corner of Lot 29 of Happy Hollow Subdivision - ENV 107B;

Thence **South 86°19'45" East, 181.48 feet** along the south line of U.S.A. (DB 180-177) to a point in the center of a creek from which an iron pin set bears South 86°19'45" East, 25.54 feet;

Thence along new lines created by this survey the following three (3) courses:

1. **South 8°12'41" East, 198.19 feet** to a point in the center of a creek;
2. **South 26°36'24" East, 224.67 feet** to a point in the center of a creek;
3. **South 17°46'48" West, 56.22 feet** to a mag nail found in the center of a bridge;

Thence **North 53°55'13" West, 170.93 feet** along a new line created by this survey to an iron pin found with a Newman cap at the NE corner of Lot 36 located in the northerly edge of pavement of Pancake Rd (TR569);

Thence **North 51°26'16" West, 93.29 feet** along the north line of Lot 37 to an iron pin found with a Newman cap;

Thence **North 47°17'55" West, 49.95 feet** along the north line of Lot 38 to an iron pin found with a Newman cap;

Thence **North 68°56'42" West, 147.31 feet** along the north line of Lots 17 thru 16 of the Davis Lots (ENV 102A) to an iron pin found with a KCS cap;

Thence **North 83°46'10" West, 445.66 feet** along the north line of Lots 15 thru 9 of said Davis Lots to a mag nail found in the northerly edge of pavement of Pancake Rd (TR569);

Thence **South 3°46'06" West, 6.37 feet** along the west line of Lot 9 to a point in said road from which an iron pin found with a Newman cap bears South 3°46'06" West, 32.26 feet;

Thence **North 88°25'31" West, 132.69 feet** along said road and a new line created by this survey to a point;

Thence **North 3°24'04" East, 14.86 feet** to an iron pin found with a Newman cap at the SW corner of Lot 21;

Thence **North 88°53'25" East, 176.57 feet** along the south line of Lots 21 thru 23 (Happy Hollow Subdivision) to an iron pin found with a Newman cap;

Thence **North 3°23'17" East, 23.09 feet** along the east line of Lot 23 to an iron pin found with a Newman cap;

Thence **South 86°31'33" East, 93.53 feet** along the south line of Lot 20 and Lot 24 to an iron pin found with a Newman cap;



Thence along a common boundary to Daniels (OR 483-1180) the following seven (7) courses:

1. **South 3°25'32" West, 27.08 feet** to an iron pin found with a Newman cap;
2. **South 86°32'18" East, 99.82 feet** to an iron pin found with a Newman cap;
3. **North 3°15'36" East, 26.97 feet** to an iron pin found with a Newman cap at the SW corner of Lot 27 of Happy Hollow Subdivision - ENV 107B;
4. **North 78°51'28" East, 61.99 feet** along the south line of Lot 27 to a nail found;
5. **North 78°25'45" East, 51.76 feet** along the south line of Lot 28 to an iron pin found with a Newman cap;
6. **North 63°00'40" East, 80.00 feet** along the south line of Lot 29 to an iron pin found with a Newman cap;
7. **North 54°01'20" East, 140.85 feet** along the south line of Lot 29 to the point of beginning and containing 2.818 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 2024 based on field survey in March 2024.



Donnie E. Stevens II 8/13/24  
Donnie E. Stevens II, PS 8716  
17163 Joy Rd, Chesterhill, Ohio 43728  
740-541-1995

Legal Description Pre-Approval  
APPROVED  
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AUG 16 2024

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: J. Marden  
DATE: 8/15/24

## Description of a 3.468 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 an iron pin found with a Newman cap at the SW corner of Lot 36 of Happy Hollow Subdivision - ENV 107B;

Thence **South 36°43'02" East, 132.00 feet** along the south lines of Lots 36 and 35 to an iron pin found with a KCS cap;

Thence **North 54°23'47" East, 100.00 feet** along the east line of Lot 35 to a 5/8" rebar found (bent);

Thence **North 36°43'09" West, 132.00 feet** along the north lines of Lots 35 and 36 to an iron pin found with a Newman cap located in the northerly edge of pavement of Pancake Rd (TR569);

Thence along said road and along new lines created by this survey the following two (2) courses:

1. **South 53°55'13" East, 170.93 feet** to a mag nail found in the center of a bridge;
2. **South 59°34'31" East, 119.87 feet** to a mag nail found;

Thence continuing along said road and the west line of Happy Hollow Excavating (OR 608-1860) the following eight (8) courses:

1. **South 46°28'54" East, 81.07 feet** to a point;
2. **South 36°29'36" East, 102.71 feet** to a point;
3. **South 27°21'08" East, 121.65 feet** to a point;
4. **South 25°23'24" East, 215.25 feet** to a point;
5. **South 19°45'45" East, 85.11 feet** to a point;
6. **South 6°33'24" East, 100.53 feet** to a point;
7. **South 6°16'33" West, 94.18 feet** to a point;
8. **South 20°41'44" West, 92.17 feet** to a railroad spike found in the westerly edge of pavement of Pancake Rd (TR569);

Thence leaving said road **South 39°44'56" West, 46.74 feet** to a 5/8" rebar found;

Thence along common boundary lines to Decker (OR 446-1778) the following five (5) courses:

1. **North 0°31'30" East, 199.95 feet** to an iron pin found with a Newman cap;
2. **South 89°28'32" West, 35.01 feet** to an iron pin found with a Newman cap;
3. **North 22°56'13" West, 268.06 feet** to an iron pin found with a Newman cap;
4. **North 37°26'04" West, 247.94 feet** to a 5/8" rebar found (bent);
5. **South 71°06'27" West, 60.77 feet** to a 5/8" rebar found;

Thence **North 40°04'38" West, 367.71 feet** along the east line of McCollum (OR 567-1199) to an iron pin found with a KCS cap;

Thence **North 34°51'47" East, 42.36 feet** along the east line of McCollum (OR 567-1208) to the point of beginning and containing 3.468 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 2024 based on field survey in March 2024.



*Donnie E. Stevens II* 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**  
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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'



*Donnie E. Stevens II*  
DONNIE E. STEVENS II, PS 8716  
8/13/24  
DATE

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *J. Maude*  
DATE: *8/15/24*

- 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"

