

KEVIN CANNON SURVEYING
7945 TWP. RD. 114 NE
NEW LEXINGTON, OHIO 43764

Situated in the State of Ohio, County of Athens, Township of York, T-12, R-15, being a part of Michael & Serena McCollum OR 44 Pg. 498, being a part of Section 5, and more particularly described as follows:

Beginning at a 5/8" IPF, capped KCS at the Southwest Corner of Lot 50 of Happy Hollow Subdivision (Plat Book 2 Pg. 27); thence along Lot 50 South 70 Degrees 28 Minutes 00 Seconds East 55.58 feet to a 5/8" IPF, capped KCS;

Thence along Lot 51 South 07 Degrees 38 Minutes 24 Seconds West 31.00 feet to a 5/8" IPF, capped KCS;

Thence along Lot 51 South 36 Degrees 06 Minutes 36 Seconds East 50.00 feet to a 1.5" x 2" steel rod fd.;

Thence along Lot 51 North 47 Degrees 31 Minutes 03 Seconds East 122.54 feet to a 5/8" IPF, capped KCS;

Thence South 40 Degrees 04 Minutes 38 Seconds East 367.71 feet to a 1/2" IPF;

Thence along Lot 53 South 29 Degrees 07 Minutes 30 Seconds East 172.30 feet to a 5/8" IPF, capped Newman;

Thence South 43 Degrees 42 Minutes 36 Seconds West 289.71 feet to a 5/8" IPF, capped Newman;

Thence North 30 Degrees 28 Minutes 25 Seconds West 358.40 feet to a 5/8" IPF, capped Newman;

Thence North 59 Degrees 32 Minutes 50 Seconds West 442.96 feet to an IPS;

Thence North 02 Degrees 24 Minutes 24 Seconds East 149.58 feet to a 5/8" IPF;

Thence along Lots 45 & 47 South 81 Degrees 32 Minutes 55 Seconds East 131.16 feet to a 5/8" IPF, capped Newman;

Thence along Lots 48 & 49 South 83 Degrees 42 Minutes 48 Seconds East 139.94 feet to the place of beginning, containing 4.985 acres, more or less, subject to all legal highways and easements.


See plat attached..

Iron pins set are 5/8" sucker rod 30 inches long, capped KCS 7224.

Bearings are based on the Ohio State Plane Coordinate System (South Zone NAD 1983)

This description was written from a survey made by Kevin Cannon PS 7224, April 23, 2020.

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



KEVIN CANNON
REG. NO. 7224

4/23/20
DATE

APR 30 2020

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/30/20

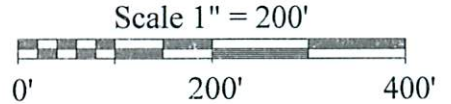


KEVIN CANNON SURVEYING

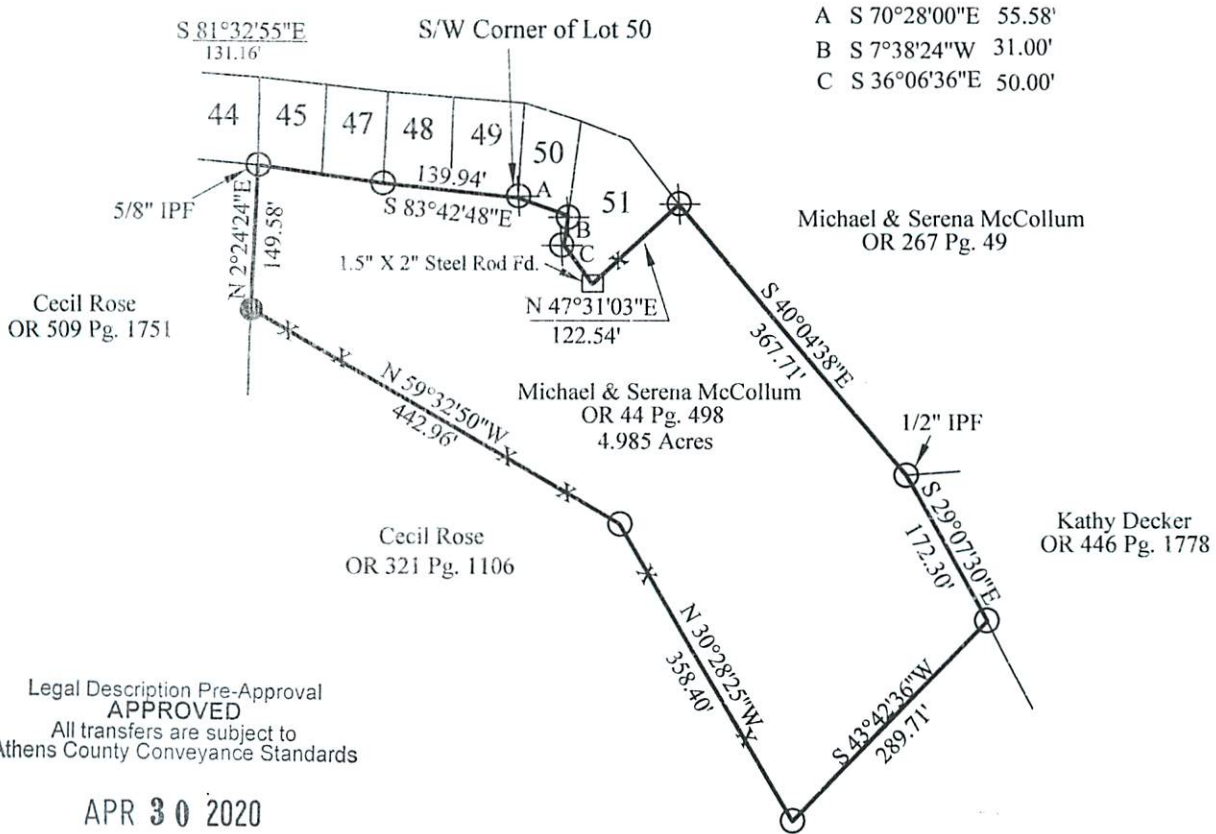
7945 TWP. RD. 114 NE
New Lexington, Ohio 43764
(740) 342-2835



Bearings shown are based on the Ohio State Plane Coordinate System (South Zone NAD 1983)
Data references: USGS maps, tax maps, deed description and existing monumentation.
This survey is subject to any facts that may be disclosed by a full and accurate title search.



Happy Hollow Subdivision Plat Book 2 Pg. 27



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APR 30 2020

Jill Thompson
Athens County Auditor

Kevin Cannon

4/23/20

Kevin Cannon
Reg. # 7224

Date



LEGEND

- Iron Pin Set 5/8" Sucker Rod 30' Long With Plastic ID Cap, Stamped KCS 7224
- IPF Capped Newman
- ⊕ IPF Capped KCS
- X-X- Fence
- Basis of Bearings

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bramley Williams*
DATE: *4/30/20*