

Description of a 1.913 Acre Tract

Situated in the Section 5, Town 12, Range 15, York Township, Athens County, State of Ohio, being all of Athens County PID numbers P010050100700, P010050100800, P010050100900, and P010050101000, and being more particularly described as follows:

COMMENCING at an iron pin found with a "LPG 6344" cap at the Northwest Corner of Section 5; thence along a random line South 54°48'28" East, 929.78 feet to an iron pin set at the northwest corner of McCune (OR 530-1622) and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **North 88°18'28" East, 548.00 feet** along the north line of said McCune tract and a southerly line of Harris (OR 302-348) and south line Kettel (DB 131-610) to an iron pin set on the west line of Kassouf (OR 397-1702), passing iron pins found with a "L.F. SWOYER RLS-6765" cap at 12.17 feet and 518.04 feet;

Thence **South 1°39'31" East, 100.44 feet** along the east line of McCune (OR 530-1622) and west line of said Kassouf tract and west line of Kettel (DB 253-374) to an iron pin set, passing an iron pin found at 24.11 feet;

Thence **South 88°24'39" West, 75.02 feet** along a common boundary line of McCune (OR 530-1622) and Hamilton (OR 293-857) to an iron pin set;

Thence **South 1°39'31" East, 132.94 feet** along a common boundary line of said McCune and Hamilton tracts to an iron pin set on the north line of Happy Hollow Road (CR 1A);

Thence **South 88°58'10" West, 218.05 feet** along the north line of Happy Hollow Road (CR 1A) to an iron pin set;

Thence **North 1°41'54" West, 130.82 feet** along a common boundary line of McCune (OR 530-1622) and O'Neil (OR 519-162) to an iron pin set;

Thence **South 88°24'39" West, 251.04 feet** along a southerly line of McCune (OR 530-1622) and north lines of O'Neil (OR 519-162) and Harris (OR 302-359 and OR 302-353) to an iron pin found with a "L.F. SWOYER RLS-6765" cap, passing an iron pin found with a "L.F. SWOYER RLS-6765" cap at 84.02 feet;

Thence **North 3°51'26" West, 99.53 feet** along a common boundary line of McCune (OR 530-1622) and Harris (OR 302-348) to the point of beginning and containing 1.913 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 to an assumed meridian and are for angular determination only.

Subject to all Easements and Rights of Way of Record.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in March 2021.

The purpose of this description is to consolidate Athens County Auditor's PID numbers P010050100700, P010050100800, P010050100900, and P010050101000.

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

MAR 24 2021

Jill Thompson
Athens County Auditor



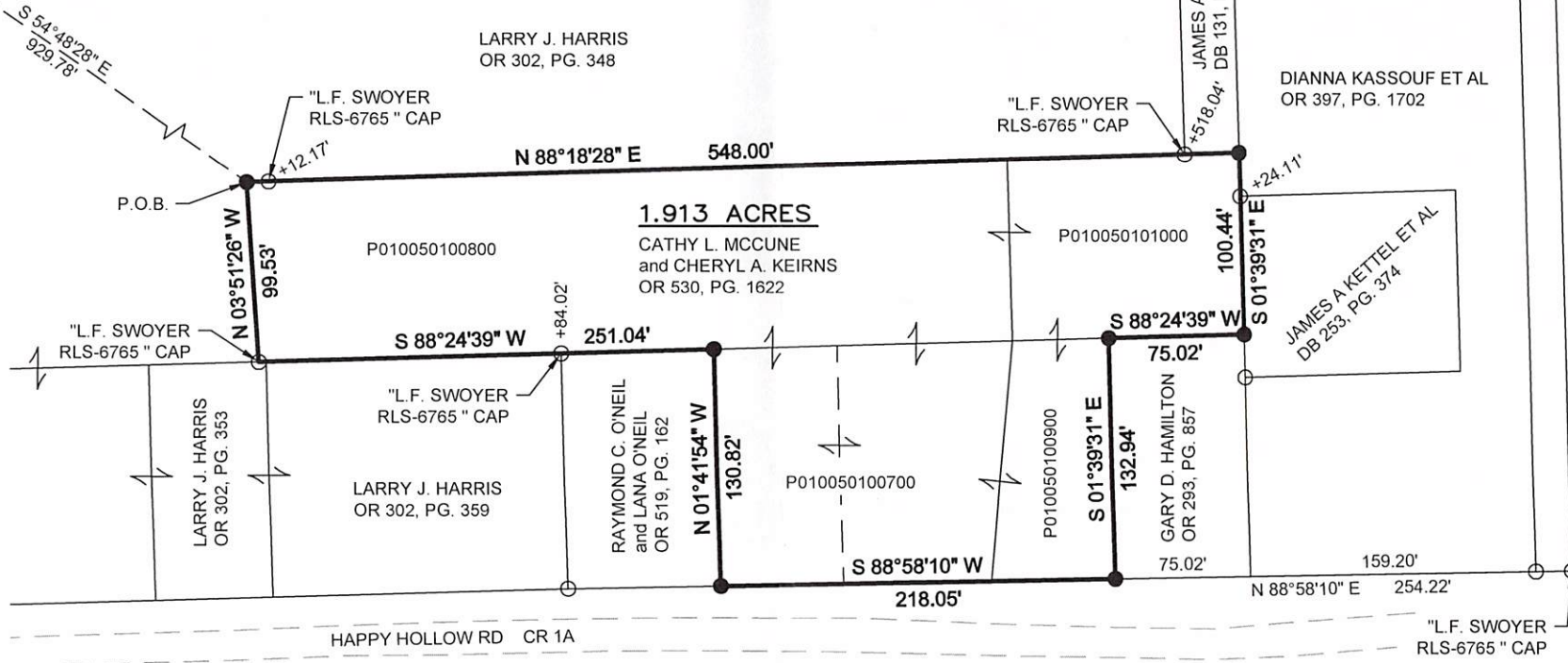
Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:
DATE: 3/24/21

PLAT OF SURVEY
 SITUATED IN SECTION 5,
 TOWNSHIP 12, RANGE 15, YORK TOWNSHIP,
 ATHENS COUNTY, OHIO
 SURVEYED MARCH 2021
 FOR DUSTIN HAMILTON

P.O.C.
 NW CORNER OF SECTION 5
 5/8" REBAR WITH
 "LPG 6344" CAP



0 50 100
 SCALE IN FEET
 1" = 100'

BASIS OF BEARING

BEARINGS ARE TO AN ASSUMED
 MERIDIAN AND ARE FOR ANGULAR
 DETERMINATION ONLY

LEGEND

- ▲ MAG NAIL FOUND
- ▲ MAG NAIL SET
- ⊠ RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- IRON PIN FOUND - 5/8" REBAR
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- HIGHLAND SURVEY DATED JULY 1997
- GERSTNER SURVEY DATED FEBRUARY 1990
- SURVEY NOTES AND WORKSHEETS BY LEONARD SWOYER ON A SURVEY COMPLETED FOR LARRY HARRIS IN 1993

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *[Signature]*
 DATE: 3/24/21



[Signature] 3/22/2021
 DONNIE E. STEVENS II, PS 8716 DATE

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