

**Description of a 8.901 Acre Tract (Existing Tract of Record)**

Situated in Section 5, Township 12, Range 15, York Township,

Athens County, Ohio and being more particularly described as follows.

COMMENCING at the North-west corner of Lot 18 of Happy Hollow; Thence N 86 28' 40" W 50.00 feet;

Thence N 86 45' 27.32 W 297.943' to an iron pin found said iron pin being the true

POINT OF BEGINNING for the tract herein described.

Thence with the West line of a 1.00 acre tract as described in Official Records O.R. 263 page 308 of the Athens County official Records S 05 degrees 01 minutes 23 seconds W a distance of 180.46 feet to an Iron Pin found.

Thence along the south line of said 1.00 acre tract S 87 degrees 40 minutes 14 seconds E a distance of 170.32 feet to an iron pin found;

Thence with the west line of a 1.124 acre tract as described in D.R. 528-628 of said deed records S 4 degrees 45 minutes 26 seconds W a distance of 264.65 feet to an iron pin set;

Thence with the north line of a 0.50 acre tract as described in D.R. 269-1346 of said deed records S 89 degrees 47 minutes 25 seconds W a distance of 256.20 feet to an iron pin set;

Thence with the west line of said 0.50 acre tract as described in D.R. 269-1346 of said deed records S 4 degrees 43 minutes 25 seconds W a distance of 146.75 feet to a rail road spike set in center of Happy Hollow Road;

Thence with the center of said Happy Hollow Road S 85 degrees 19 minutes 59 seconds W a distance of 439.30 feet to a point;

Thence leaving said road, with the east line of a 1.21 acre tract as described in D.R. 430-760 of said deed records N 01 degrees 56 minutes 20 seconds W a distance of 462.75 feet to an iron pin found, passing an iron pin found at 25.00 feet;

Thence with a 0.48 acre tract as described in D.R. 336-158 of said deed records N 1 degrees 08 minutes 25 seconds W a distance of 213.44 feet to an iron pin found;

Thence with an 84.21 acre tract the lands owned by United States of America S 85 degrees 54 minutes 10 seconds E a distance of 595.11 feet to the POINT OF BEGINNING containing 8.901 acres and being the existing tract as described in Volume 345 page 832 of said Athens County Deed Records.

Iron Pins Set are 5/8" by 30" long Rebar with I.D. cap Stamped "Branner P.S. 6805"

BASIS OF BEARING, Based on Grid North N.A.D.83. Bearings used to denote angular relations only.

Subject to all Easements and Rights of Way of Record.

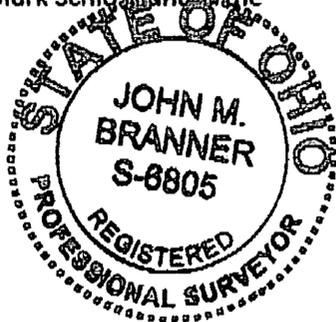
The Above Description is based on field Survey completed July 2018 by Mark Schlosser under the supervision of John M. Branner P.S. 6805.

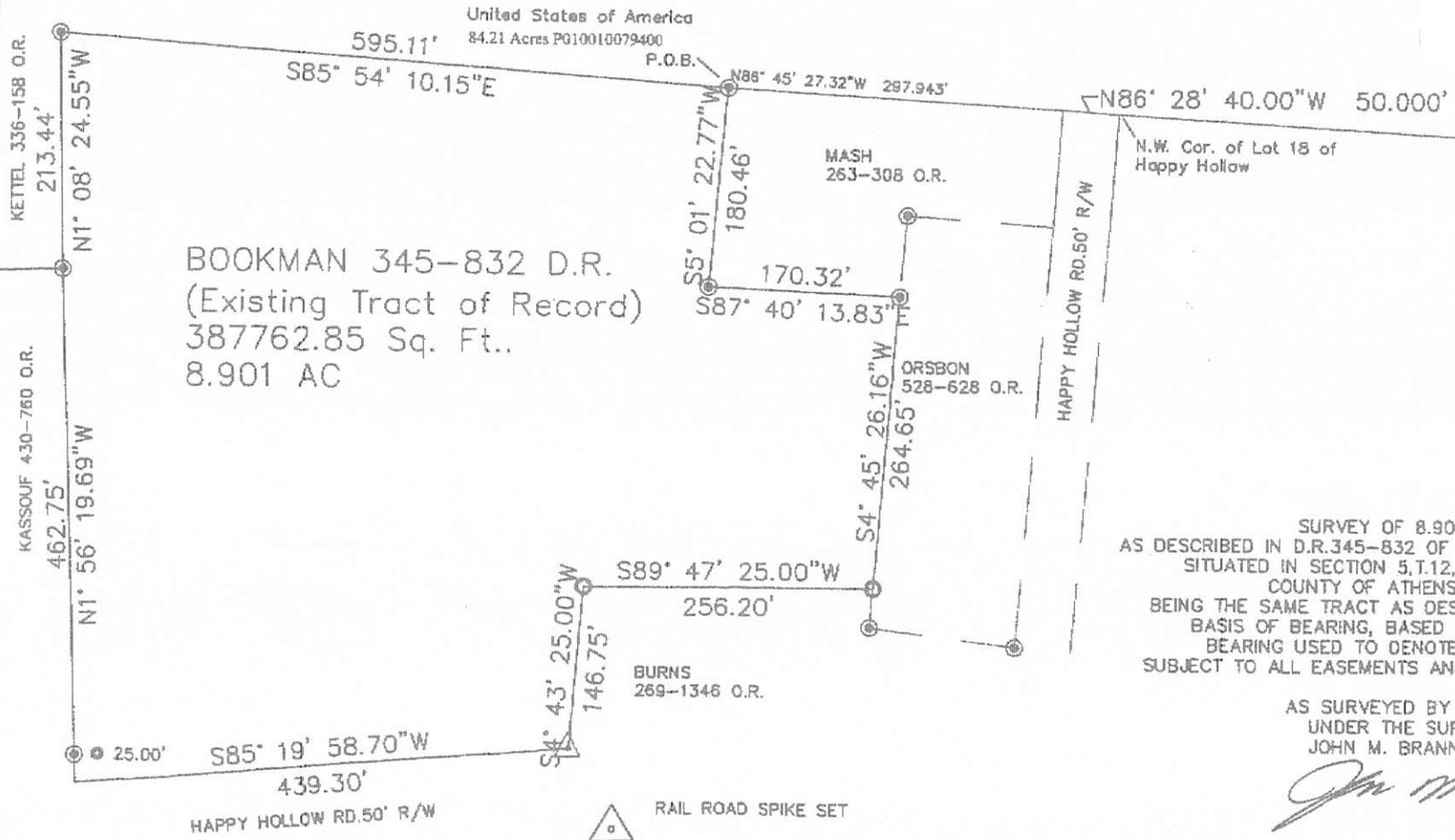
Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

JUL 27 2018

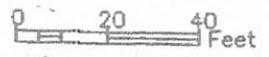
Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Veronica Hittelman  
DATE: 7/27/18





-  RAIL ROAD SPIKE SET
-  5/8"X30" REBAR SET
-  STONE FOUND
-  IRON PIN W/CAP FOUND



SURVEY OF 8.901 ACRE TRACT  
AS DESCRIBED IN D.R.345-832 OF ATHENS COUNTY DEED RECORDS.  
SITUATED IN SECTION 5,T.12, R.15 TOWNSHIP OF YORK,  
COUNTY OF ATHENS, STATE OF OHIO.  
BEING THE SAME TRACT AS DESCRIBED IN SAID D.R.345-832.  
BASIS OF BEARING, BASED ON GRID NORTH N.A.D.83.  
BEARING USED TO DENOTE ANGLE RELATION ONLY  
SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

AS SURVEYED BY MARK SCHLOSS  
UNDER THE SUPERVISION OF:  
JOHN M. BRANNER P.S. 6805.

*John M. Branner*

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Perkins*  
DATE: *7/13/18*



Notes:	
SURVEY FOR MASH	
SHT	1 / 1
Drawn By: MS	Scale: NTS
Date: 07/13/2018	