

HUGHES LAND SURVEYING

PO BOX 216
MINERAL WELLS, WV 26150
1-304-489-9640

198.3060Acre Legal Description

Tract Three:



Situated in the State of Ohio, Athens County, Canaan Township, Township 5 North, Range 13 West, Sections 17, 18 and 23, being a part of a Parcel conveyed to Scatter Ridge Preserve, LLC as recorded in Official Record 424 on Page 2133, bounded and described as follows.

Beginning at a iron pin found at the northwest corner of Section 17 and the northeast corner of Section 23. THENCE N 01 41' 40" W a distance of 27.00 feet to a point in the center of Scatter Ridge Road, County Road No. 20. where a pipe found bears N 01 41' 40" W a distance of 162.69 feet; THENCE along the center of Scatter Ridge Road the following seven (7) courses, N 71 27' 43" E a distance of 29.96 feet to a point; THENCE N 66 53' 27" E a distance of 133.20 feet to a point; THENCE N 69 40' 50" E a distance of 221.66 feet to a point; THENCE N 83 24' 27" E a distance of 62.45 feet to a point; THENCE S 83 01' 51" E a distance of 47.32 feet to a point; THENCE S 78 48' 27" E a distance of 76.78 feet to a point; THENCE S 87 07' 23" E a distance of 98.56 feet to a point; THENCE leaving the center of Scatter Ridge Road, S 01 06' 54" E a distance of 132.03 feet to a 5/8" capped rebar set at the northwest corner of Micheal Rex, Official Record 58, Page 422, passing a 5/8" capped rebar set at 34.20 feet; THENCE S 08 54' 49" E a distance of 345.50 feet to a 5/8" capped rebar set; THENCE S 53 15' 00" E a distance of 206.57 feet to a 5/8" capped rebar set; THENCE S 25 59' 42" E a distance of 317.47 feet to a 5/8" capped rebar set at the southwest corner of Michael Rex; THENCE N 83 21' 03" E a distance of 848.19 feet to a 5/8" capped rebar set at the southeast corner of Michael Rex; THENCE N 13 01' 32" W a distance of 1014.08 feet to a point in the center of Scatter Ridge Road at the northeast corner of Michael Rex, passing iron pins found at 363.00 feet and 1002.33 feet ; THENCE along the center of Scatter Ridge Road the following twenty Three (23) courses, N 70 07' 04" E a distance of 52.68 feet to a point; THENCE N 76 47' 10" E a distance of 47.87 feet to a point; THENCE N 85 54' 53" E a distance of 38.98 feet to a point; THENCE S 84 40' 16" E a distance of 48.62 feet to a point; THENCE S 77 07' 21" E a distance of 38.40 feet to a point; THENCE S 74 18' 19" E a distance of 71.80 feet to a point; THENCE S 75 55' 24" E a distance of 43.09 feet to a point; THENCE S 81 00' 28" E a distance of 44.97 feet to a point; THENCE S 83 21' 19" E a distance of 54.15 feet to a point; THENCE S 84 30' 47" E a distance of 79.48 feet to a point; THENCE S 86 38' 06" E a distance of 62.91 feet to a point; THENCE S 88 39' 26" E a distance of 94.82 feet to a point; THENCE S 84 39' 53" E a distance of 43.35 feet to a point; THENCE S 77 59' 12" E a distance of 33.78 feet to a point; THENCE S 69 07' 53" E a distance of 32.45 feet to a point; THENCE S 59 50' 58" E a distance of 28.25 feet to a point; THENCE S 52 18' 59" E a distance of 29.22 feet to a point; THENCE S 44 04' 16" E a distance of 28.21 feet to a point; THENCE S 35 23' 44" E a distance of 28.55 feet to a point; THENCE S 28 16' 08" E a distance of 28.72 feet to a point; THENCE S 21 34' 39" E a distance of 43.11 feet to a point; THENCE S 17 34' 25" E a distance of 48.78 feet to a point; THENCE S 14 28' 18" E a distance of 36.76 feet to a point on the north line of Section 17; THENCE leaving the center of Scatter Ridge Road, N 88 22' 10" E a distance of 67.55 feet to a 5/8" capped rebar set at the northwest corner of Michael Mingus, Official Record 232, Page 944; THENCE leaving the north line of Section 17, S 03 27' 05" E a distance of 2728.63 feet to a spike nail found in the base of a fence post at the southwest corner of Scatter Ridge Preserve, LLC, Official Record 424, Page 2220, on the north line of Peter G. Couladis, Deed Volume 330, Page 197, passing a iron pin found at the southwest corner of Patricia Preston, Official Record 252, Page 1100, at 560.34 feet and a iron pin found at the southwest corner of a 7.39 Acre Parcel, Scatter Ridge Preserve, LLC, Official Record 424, Page 2133, at 1292.50 feet; THENCE S 88 27' 54" W a distance of 2594.18 feet to a 5/8" capped rebar set on the west line of Section 17; THENCE N 03 27' 05" W a distance of

107.23 feet to a 5/8" capped rebar set; THENCE S 88 33' 44" W a distance of 980.69 feet to a 5/8" capped rebar set at the southeast corner of a 3.03 Acre Parcel, Michael Rex, Official Record 365, Page 18; THENCE N 09 43' 12" W a distance of 166.28 feet to a 5/8" capped rebar set; THENCE N 49 10' 08" W a distance of 178.56 feet to a 5/8" capped rebar set; THENCE N 17 36' 50" W a distance of 115.32 feet to a 5/8" capped rebar set; THENCE S 79 06' 49" W a distance of 125.00 feet to a 5/8" capped rebar set; THENCE S 03 08' 22" E a distance of 105.64 feet to a 5/8" capped rebar set; THENCE S 88 33' 44" W a distance of 173.25 feet to a point in the center of Lake Hill Road, Township Road 213, passing a 5/8" capped rebar set at 153.25 feet; THENCE along the center of Lake Hill Road the following five (5) courses, N 08 56' 20" W a distance of 135.56 feet to a point; THENCE N 00 52' 14" W a distance of 204.27 feet to a point; THENCE N 15 38' 41" E a distance of 41.59 feet to a point; THENCE N 31 42' 20" E a distance of 53.84 feet to a point; THENCE N 50 30' 18" E a distance of 50.39 feet to a point at the northwest corner of a 3.01 Acre Parcel, Michael Rex, Official Record 365, Page 18; THENCE leaving Lake Hill Road, S 43 22' 15" E a distance of 318.92 feet to a 5/8" capped rebar set, passing a 5/8" capped rebar set at 19.34 feet; THENCE N 66 49' 13" E a distance of 252.19 feet to a 5/8" capped rebar set; THENCE N 24 12' 05" E a distance of 160.93 feet to a 5/8" capped rebar set; THENCE N 40 23' 26" W a distance of 279.25 feet to a point in the center of Lake Hill Road at the northeast corner of Michael Rex, Official Record 365, Page 18; THENCE Along the center of Lake Hill Road the following three (3) courses, N 54 07' 03" E a distance of 52.21 feet to a point; THENCE N 43 03' 50" E a distance of 48.19 feet to a point; THENCE N 15 02' 07" E a distance of 410.68 feet to a iron pin found at the southeast corner of Walter Crockon, Official Record 513, Page 182; THENCE N 07 34' 39" E a distance of 140.47 feet to a point at the southwest corner of Betty L. Rex, Trustee, Official Record 365, Page 177; THENCE S 69 00' 32" E a distance of 110.95 feet to a 5/8" capped rebar set, passing a 5/8" capped rebar set at 26.83 feet; THENCE N 43 14' 21" E a distance of 397.67 feet to a 5/8" capped rebar set; THENCE N 05 49' 14" E a distance of 411.94 feet to a 5/8" capped rebar set; THENCE N 49 16' 16" W a distance of 199.43 feet to a iron pin found, passing a 5/8" capped rebar set at 179.22 feet; THENCE N 47 55' 34" E a distance of 459.72 feet to a iron pin found on the north line of Section 23; THENCE N 89 08' 39" E a distance of 112.55 feet, to the Point of Beginning, containing 198.3060 Acres. There being 145.8893 Acres in Section 17, 7.0496 Acres in Section 18 and 45.3671 Acres in Section 23. More particularly shown on the attached Plat of Survey, made by Charles F. Hughes, Jr., Professional Surveyor No. 7182, dated November 13, 2017, attached hereto, to be made a part hereof and to be filed herewith.

Subject to all legal highways, right of ways, easements, restrictions and reservations of record.

Bearings are based on an assumed meridian and are used to denote horizontal angles only.

All rebar set are 5/8" X 30" with a plastic cap stamped HUGHES OH 7182 WV 872.


This legal description was prepared by Charles F. Hughes, Jr., Professional Surveyor 7182, based on field surveys in November, 2017.


 Charles F. Hughes, Jr., PS 7182



11-13-2017
 Date

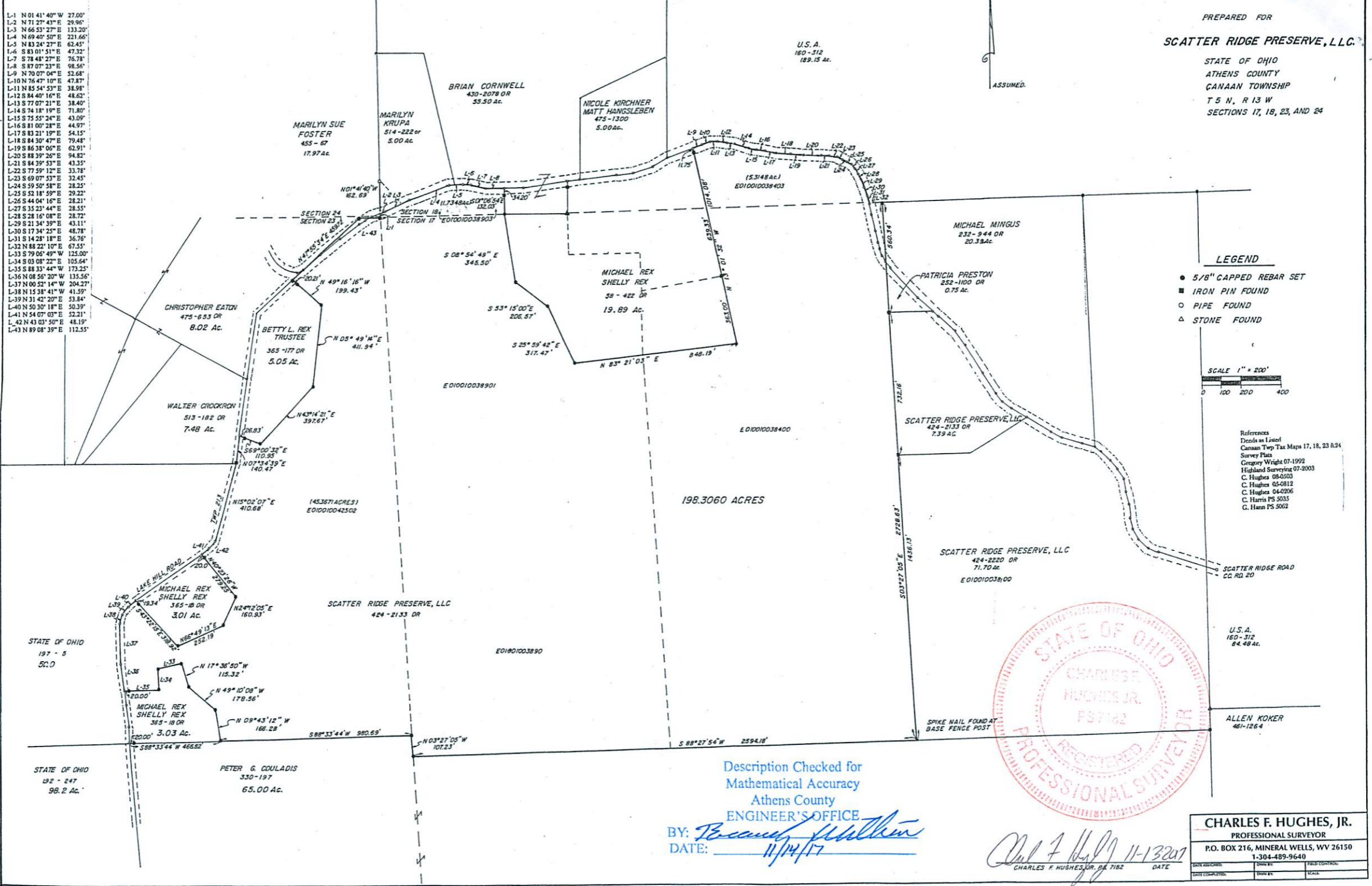
Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 11/14/17

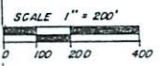
PREPARED FOR
SCATTER RIDGE PRESERVE, L.L.C.
STATE OF OHIO
ATHENS COUNTY
CANAAN TOWNSHIP
T 5 N, R 13 W
SECTIONS 17, 18, 23, AND 24

CALL TABLE

L-1	N 01° 41' 40" W	27.00'
L-2	N 71° 27' 43" E	29.96'
L-3	N 66° 53' 27" E	133.20'
L-4	N 69° 40' 50" E	221.66'
L-5	N 83° 24' 27" E	62.45'
L-6	S 83° 01' 51" E	47.32'
L-7	S 78° 48' 27" E	76.78'
L-8	S 87° 07' 23" E	98.56'
L-9	N 70° 07' 04" E	52.68'
L-10	N 76° 47' 10" E	47.87'
L-11	N 85° 54' 53" E	38.98'
L-12	S 84° 40' 16" E	48.62'
L-13	S 77° 07' 21" E	38.40'
L-14	S 74° 18' 19" E	71.80'
L-15	S 75° 55' 24" E	43.09'
L-16	S 81° 00' 28" E	44.97'
L-17	S 83° 21' 19" E	54.15'
L-18	S 84° 30' 47" E	79.48'
L-19	S 86° 38' 06" E	62.91'
L-20	S 88° 39' 20" E	94.82'
L-21	S 84° 39' 53" E	43.35'
L-22	S 77° 59' 12" E	33.78'
L-23	S 69° 07' 53" E	32.45'
L-24	S 59° 50' 58" E	28.25'
L-25	S 18° 59" E	29.22'
L-26	S 44° 04' 16" E	28.21'
L-27	S 35° 23' 44" E	28.55'
L-28	S 28° 16' 08" E	28.72'
L-29	S 21° 34' 39" E	43.11'
L-30	S 17° 34' 25" E	48.78'
L-31	S 14° 28' 18" E	36.76'
L-32	N 88° 22' 10" E	67.55'
L-33	S 79° 05' 49" W	125.00'
L-34	S 03° 08' 22" E	105.64'
L-35	S 88° 33' 44" W	173.25'
L-36	N 08° 56' 20" W	135.56'
L-37	N 00° 52' 14" W	204.27'
L-38	N 15° 38' 41" W	41.59'
L-39	N 31° 42' 20" E	53.84'
L-40	N 50° 30' 18" E	50.39'
L-41	N 54° 07' 03" E	52.21'
L-42	N 43° 03' 50" E	48.19'
L-43	N 89° 08' 39" E	112.55'



- LEGEND**
- 5/8" CAPPED REBAR SET
 - IRON PIN FOUND
 - PIPE FOUND
 - △ STONE FOUND



References
 Deeds as Listed
 Canaan Twp Tax Maps 17, 18, 23 & 24
 Survey Plats
 Gregory Wright 07-1992
 Highland Surveying 07-2003
 C. Hughes 08-0103
 C. Hughes 05-0812
 C. Hughes 04-0206
 C. Harris PS 5035
 G. Hann PS 5062



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Beaumont Matheson*
 DATE: 11/14/17

Charles F. Hughes, Jr.
 11-132017
 CHARLES F. HUGHES, JR. P.S. 7182 DATE

CHARLES F. HUGHES, JR.
 PROFESSIONAL SURVEYOR
 P.O. BOX 216, MINERAL WELLS, WV 26150
 1-304-489-9640

DATE ASSIGNED:	DRAWN BY:	FIELD CONTACT:
DATE COMPLETED:	DATE BY:	SCALE: