

HUGHES LAND SURVEYING

PO BOX 216
MINERAL WELLS, WV. 26150
304-489-9640
304-481-1497

4.2267 Acre
Legal Description

Situated in the State of Ohio, Athens County, Canaan Township, Township 5 North, Range 13 West, Section 9, a part of Fraction 3, conveyed to Kathryn M. Graham as recorded in Official Record 334 on Page 2412, Tax Parcel E010010014307 and Official Record 534, Page 1575, Tax Parcel E010010014309, bounded and described as follows.

Beginning at an Ohio Department of Highways Right of Way Monument found at the southeast corner of Kathryn M. Graham 2.221 Acre Parcel, Official Record 334, Page 2412, 170 feet left of Centerline Station 272+04.66, where the southeast corner of Fraction 3, Section 9 bears S 02° 58' 51" W a distance of 309.57 feet.

THENCE along the north line of Canaanville Road, Township Road 605, N 64° 06' 58" W a distance of 184.43 feet to an iron pin found at the southeast corner of JBH Investments, Official Record 512, Page 597;

THENCE along the east line of JBH Investments, N 03° 00' 17" E a distance of 571.66 feet to an iron pin found at the northeast corner of JBH Investments, Official Record 512, Page 597 and on the south line of Kathryn M. Graham, Official Record 534, Page 1575;

THENCE along a new division line, N 02° 55' 10" E a distance of 477.43 feet to a 5/8" capped rebar set;

THENCE S 87° 03' 24" E a distance of 169.57 feet to a 5/8" capped rebar set on the west line of John Jezioro, Official Record 504, Page 1337, on the east line of Fraction 3, Section 9, where a stone found at the northwest corner of southwest quarter of Section 3 bears N 02° 55' 10" E a distance of 1333.31 feet;

THENCE along the east line of Section 3, S 02° 55' 10" W a distance of 549.88 feet to an iron pin found at the northeast corner of Kathryn M. Graham, Official Record 334, Page 2412;

THENCE S 02° 58' 51" W a distance of 571.09 feet, the to the Point of Beginning, containing 4.2267 Acres. There being 2.2271 Acres in Tax Parcel E010010014307, Official Record 334, Page 2412 and 1.9996 Acres in Tax Parcel E010010014309, Official Record 534, Page 1575.

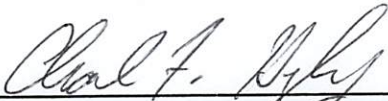
More particularly shown on the attached Plat of Survey, made by Charles F. Hughes, Jr., Professional Surveyor No. 7182, dated December 29, 2021, attached hereto, to be made a part hereof and to be filed herewith.

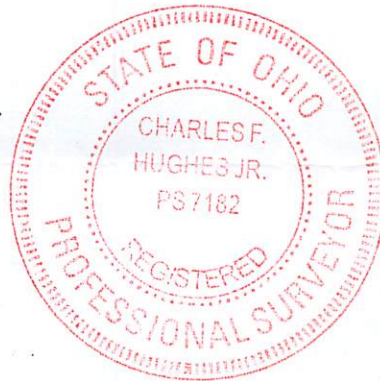
Subject to all legal highways, right of ways, easements, restrictions and reservations of record.

Bearings are based on the south line of JBH Investments, 512-597or, J. Branner survey, April 2010, and are used to denote horizontal angles only.

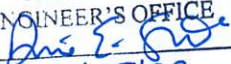
All rebar set are 5/8" x 30" with a plastic cap stamped HUGHES PS OH 7182 WV 872.

This legal description was prepared by Charles F. Hughes, Jr., Professional Surveyor No. 7182, based on field surveys in December, 2021.


Charles F. Hughes, Jr., PS 7182




12.29.2021
Date

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 1/25/22

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

JAN 25 2022

Jill Thompson
Athens County Auditor

Athens City County
Health Department
Athens, Ohio 45701

2/2/22

STONE FOUND AT
NW COR. SW QUATER
SEC. 3

BEARINGS BASED
ON SOUTH LINE
JBH INVESTMENTS
512 - 597 or
J. BRANNER SURVEY
APRIL 2010

PROJECT NO. 21-1202
PREPARED FOR
JOHN JEZIORO
STATE OF OHIO
ATHENS COUNTY
CANAAN TOWNSHIP
T5N R13W SEC. 9 FRAG. 3

KATHRYN M. GRAHAM
534-1575 or
E010010014309

JOHN JEZIORO
504-1337 or
E010010014600

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

JAN 25 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *David E. Smith*
DATE: 1/25/22

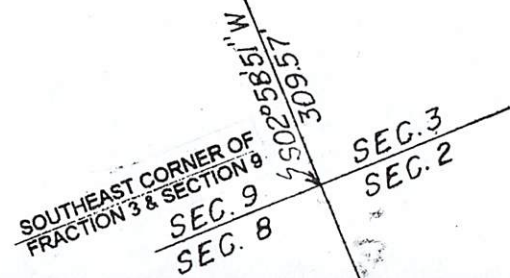
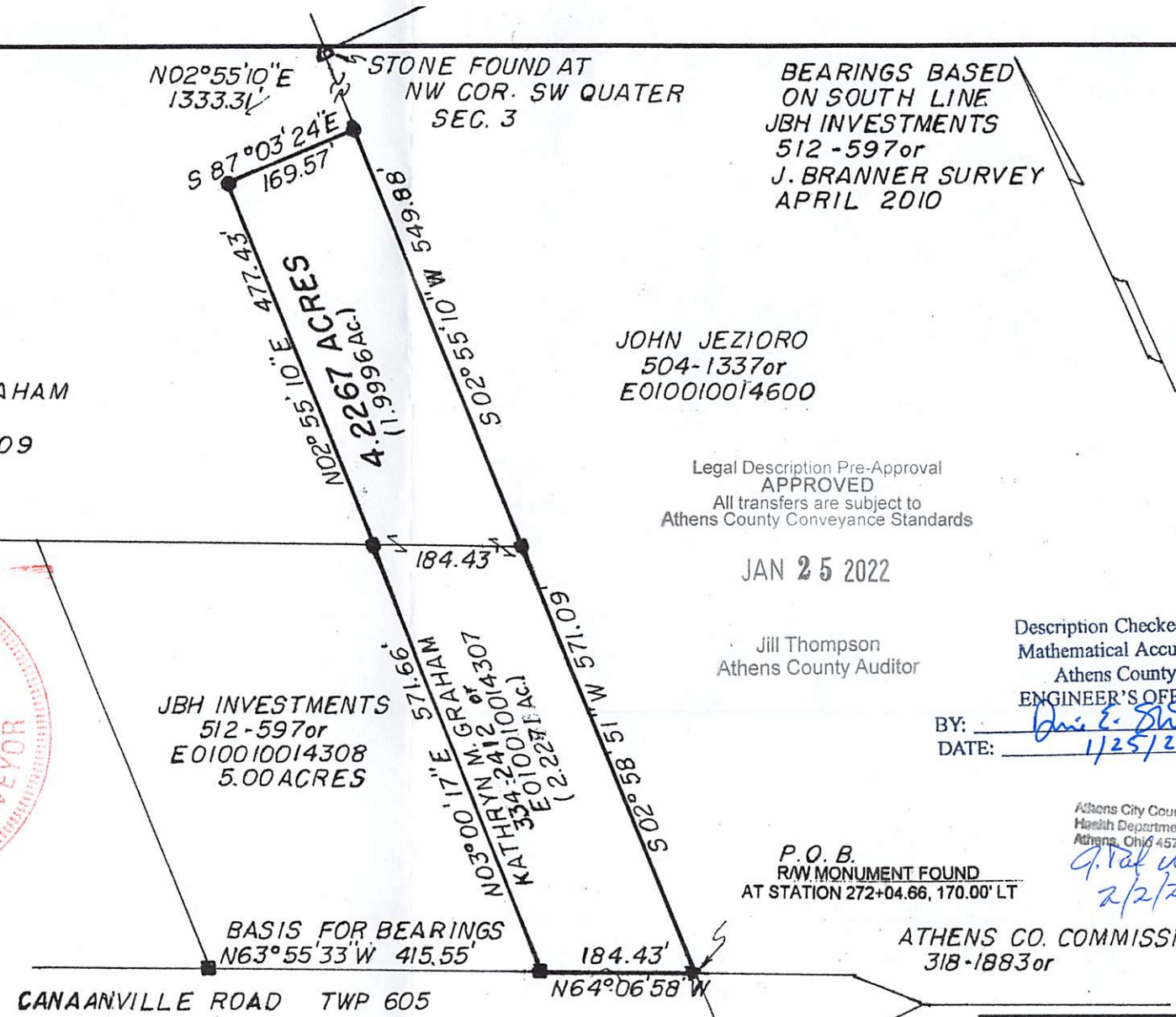
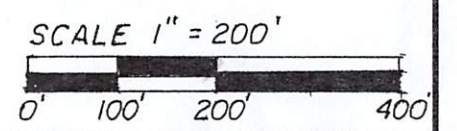
Athens City County
Health Department
Athens, Ohio 45701

P.O. B.
RW MONUMENT FOUND
AT STATION 272+04.66, 170.00' LT

ATHENS CO. COMMISSIONERS
318-1883 or

- LEGEND**
- 5/8" CAPPED REBAR SET
 - IRON PIN FOUND
 - ▲ ODOT R-O-W MON. FOUND
 - △ STONE FOUND

- REFERENCE
- Deeds as listed
 - Canaan Twp. Tax Map 3 & 9
 - Survey Plats on file
 - J. Branner 09-1999
 - J. Branner 04-2010
 - J. Branner 05-2017



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

DATE ASSIGNED:	DWN BY:	FIELD CONTROL:
DATE COMPLETED:	DWN BY:	SCALE:

Charles F. Hughes, Jr.
CHARLES F. HUGHES, JR. PS. 7182
12-29-2021
DATE

GS DIRECT