

HUGHES LAND SURVEYING

PO BOX 216

MINERAL WELLS, WV. 26150

304-489-9640

304-481-1497

1.2286 Acre

Legal Description

Situated in the State of Ohio, Athens County, Troy Township, Township 5 North, Range 11 West, Section 21, Fraction 30 and Fraction 32, Lot No. 143 and 142 of D.M. Green Addition to the Village of Coolville, conveyed to Genevieve M. Berry as recorded in Official Record 518 on Page 2322, bounded and described as follows.

Beginning at a point on the north line of Main Street and the east line of Walden Street, at the southwest corner of Lot No. 143 of D. M. Green Addition to the Village of Coolville, where a 5/8" capped rebar set bears N 32° 17' 15" W a distance of 2.45 feet.

THENCE along the west line of Lot No. 143, N 32° 17' 15" W a distance of 198.00 feet, passing a 5/8" capped rebar set at 2.45 feet, to a 5/8" capped rebar set at the northwest corner of Lot No. 143 and on the south line of Martha Carson, Official Record 490, Page 1219;

THENCE along the north line of Lot No. 143 and 142, N 55° 19' 33" E a distance of 141.90 feet to an 8"x8" railroad tie fence post at the northeast corner of Lot 142 and the southeast corner of Martha Carson, Official Record 490, Page 1219 and on the west line of Timothy Holsinger, Official Record 290, Page 1570;

THENCE along the east line of Lot No. 142, S 32° 17' 14" E a distance of 56.00 feet to a 5/8" capped rebar set at the southwest corner of Timothy Holsinger, Official Record 290, Page 1570;

THENCE along the south lines of Timothy Holsinger, Official Record 290, Page 1570 and the north lines of Genevieve M. Berry, N 56° 45' 00" E a distance of 100.00 feet to a 5/8" capped rebar set;

THENCE N 32° 17' 15" W a distance of 8.00 feet to a 5/8" capped rebar set;

THENCE N 56° 45' 00" E a distance of 75.00 feet to a 5/8" capped rebar set at the northwest corner of Jack Stone, Official Record 470, Page 2020;

THENCE S 32° 17' 15" E a distance of 150.00 feet to a point on the north line of Main Street at the southwest corner of Jack Stone, Official Record 470, Page 2020, passing a 5/8" capped rebar set at 142.00 feet;

THENCE along the north line of Main Street, S 56° 45' 00" W a distance of 175.00 feet to a 5/8" Capped rebar set at the southeast corner of Lot No. 142;

THENCE S 55° 19' 33" W a distance of 141.90 feet, to the Point of Beginning, containing 1.2286 Acres.

There being 0.3747 Acres in Lot 143, Tax Parcel L020020008500, 0.2698 Acres in Lot 142, Tax Parcel L020020008600, 0.0430 Acres in Tax Parcel L020020008700, 0.2829 Acres in Tax Parcel L020020008800, and 0.2582 Acres in Tax Parcel L020020008900.

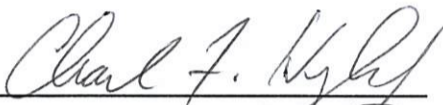
More particularly shown on the attached Plat of Survey, made by Charles F. Hughes, Jr., Professional Surveyor No. 7182, dated August 25, 2021, attached hereto, to be made a part hereof and to be filed herewith.

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

Bearings are based on 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 PS OH, 7182 WV 872.

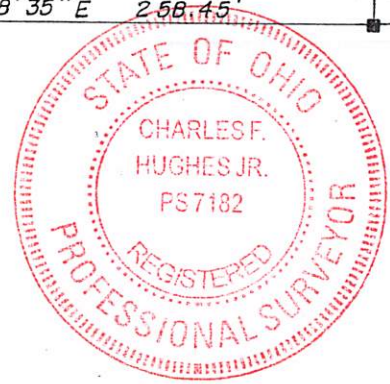
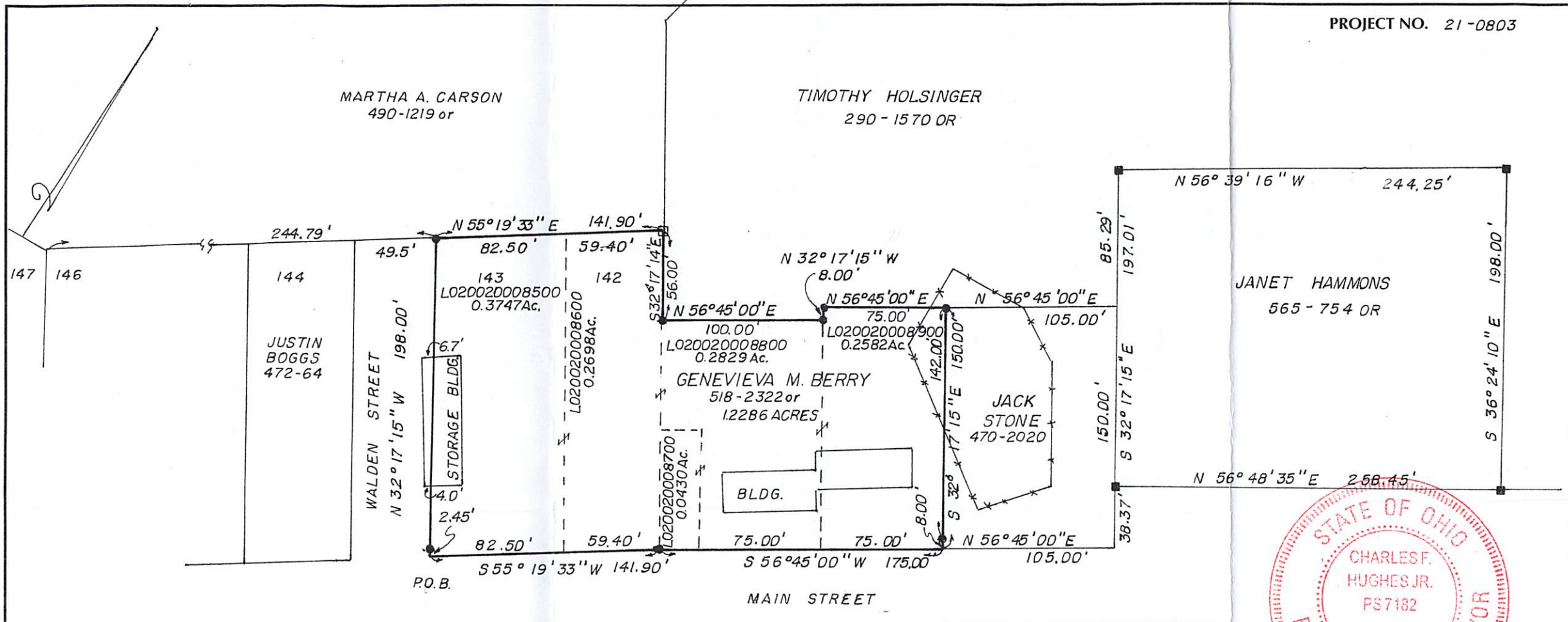
This legal description was prepared by Charles F. Hughes, Jr., Professional Surveyor No. 7182, based on field surveys in August 2021.


Charles F. Hughes, Jr., PS 7182



8.25.2021
Date

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 8/25/21



PREPARED FOR
GENEVIEVA M. BERRY

STATE OF OHIO
ATHENS COUNTY
TROY TOWNSHIP
T5 N R11 W SEC 21
LOT 142, 143
D.M. GREEN ADDITION
VILLAGE OF COOLVILLE
FRACTION 30 AND FRACTION 32

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brandt Miller*
DATE: 8/25/21

- LEGEND**
- 5/8" CAPPED REBAR SET
 - IRON PIN FOUND
 - PIPE FOUND
 - 8" x 8" R.R. TIE POST

REFERENCE
Deeds as listed
Troy Twp. Tax Map 21, 27
Survey Plats on File
G. Bayha 08-31-1977
K. Highland 02-2013
SCALE 1" = 60'

Charles F. Hughes, Jr. 8-25-2021
CHARLES F. HUGHES, JR. PS. 7182 DATE

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: