

# HUGHES LAND SURVEYING

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

24.3878 Acre  
Legal Description

Situated in the State of Ohio, Athens County, Lee Township, Township 10 North, Range 15 West, Section 7, conveyed to H2 Development as recorded in O. R. Volume 442 on Page 1049, Auditor's Tax Parcel No. H01-00100025-00, bounded and described as follows.

Commencing for reference at an iron pin found at the Southwest corner of the Northeast Quarter of Section 7. THENCE along the half section line N 04° 09' 38" E a distance of 788.77 feet to a point on the east line of The President and Trustees of Ohio University as recorded in O.R. 278, Page 291, said point being the True Point of Beginning for the parcel here described.

THENCE along the half section line, N 04° 09' 38" E a distance of 707.37 feet to a point marking the southwest corner of a 6.854 acre parcel conveyed to The

President and Trustees of Ohio University as recorded in O. R. 296, Page 1100;

THENCE leaving the half Section line and along the south and east lines of said 6.854 acre parcel, S 83° 48' 50" E a distance of 40.82 feet to an iron pin found, passing a 1" I.D. pipe with a cap found at 17.04 feet;

THENCE N 06° 35' 49" E a distance of 130.96 feet to an iron pin found;

THENCE N 20° 38' 31" E a distance of 44.20 feet to an iron pin found;

THENCE N 27° 14' 58" E a distance of 150.07 feet to a point in a lake, where the southwest corner of Herlihy Rentals Inc. O. R. 472, Page 1783, 5.50 acre parcel bears N 27° 14' 58" E a distance of 150.22 feet;

THENCE along a new division line, S 65° 50' 43" E a distance of 210.95 feet to a 5/8" capped rebar set;

THENCE S 08° 38' 50" E a distance of 289.29 feet to a 5/8" capped rebar set;

THENCE S 06° 24' 17" W a distance of 341.62 feet to a 5/8" capped rebar set;

THENCE S 86° 55' 33" E a distance of 346.85 feet to a 5/8" capped rebar set;

THENCE S 84° 55' 44" E a distance of 255.38 feet to a 5/8" capped rebar set;

THENCE S 58° 59' 33" E a distance of 199.13 feet to a 5/8" capped rebar set;

THENCE N 85° 36' 23" E a distance of 142.31 feet to a 5/8" capped rebar set;

THENCE S 39° 21' 07" E a distance of 252.99 feet to a 5/8" capped rebar set;

THENCE S 00° 27' 25" E a distance of 198.34 feet to a 5/8" capped rebar set;

THENCE S 51° 41' 48" W a distance of 254.02 feet to a 5/8" capped rebar set;

THENCE S 69° 36' 04" W a distance of 318.43 feet to a 5/8" capped rebar set;

THENCE N 79° 03' 48" W a distance of 358.33 feet to a 5/8" capped rebar set;

THENCE N 54° 50' 05" W a distance of 752.01 feet, passing a 5/8" capped rebar set at 709.22 feet, to the Point of Beginning, containing 24.3878 Acres.

More particularly shown on the attached Plat of Survey, made by Charles F. Hughes, Jr., Professional Surveyor No. 7182, dated March 2, 2022, attached hereto, to be made a part hereof and to be filed herewith.

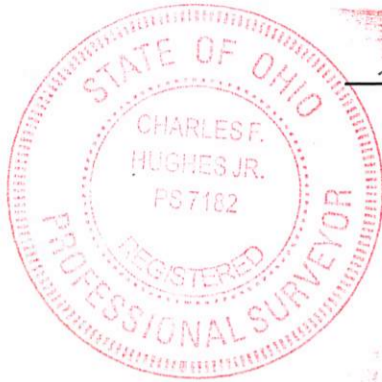
Subject to all legal highways, right of ways, easements, restrictions and reservations of record.

Bearings are based on the west line of the northeast quarter of Section 7 as recorded in O. R. 442, Page 1049, 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 February, 2022.

Charles F. Hughes, Jr.  
Charles F. Hughes, Jr. PS 7182



3-2-2022  
Date

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

MAR 07 2022

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Doris E. Shaw  
DATE: 3/4/22

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

MAR 07 2022

OHIO UNIVERSITY  
 PRESIDENT AND  
 TRUSTEES  
 296-1100 or  
 6.854 Ac.

OHIO UNIVERSITY  
 PRESIDENT AND  
 TRUSTEES  
 54.56 Ac.  
 298-629

Jill Thompson  
 Athens County Auditor

HERLIHY RENTALS  
 INC.  
 472-1783  
 5.50 Ac.

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *Chris E. Shaw*  
 DATE: 3/4/22

Bearing based on west line  
 NE ¼ Sec. 7 O.R. 442-1049  
 and are used to denote  
 horizontal angles only

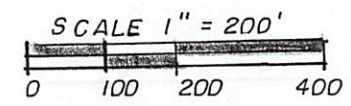
PROJECT NO. 22-0204

PREPARED FOR  
**RYAN REX**

STATE OF OHIO  
 ATHENS COUNTY  
 LEE TOWNSHIP  
 T 10N R 15W SEC 7

**LEGEND**

- 5/8" CAPPED REBAR SET
- IRON PIN FOUND
- PIPE FOUND



REFERENCE  
 Deeds as listed  
 Lee Twp. Tax Map 7  
 Survey Plats on file  
 J. Branner 05-2012  
 S. England 01-14-2004  
 L. Swoyer 07-09-1998



*Charles F. Hughes, Jr.* 3-2-2022  
 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:	DWN BY:	FIELD CONTROL:
DATE COMPLETED:	DWN BY:	SCALE:

CALL TABLE

L-1	S 83° 48' 50" E	40.82'
L-2	N 06° 35' 49" E	130.96'
L-3	N 20° 38' 31" E	44.20'
L-4	N 27° 14' 58" E	150.07'

COLUMBIA ROAD CO. RD. 71

N 04° 09' 38" E 707.37'

N 04° 09' 38" E 788.77'

BASIS FOR BEARINGS

POINT OF BEGINNING

24.3878 ACRES

H 2 DEVELOPMENT  
 442-1049  
 160.65 ACRES  
 H01-00100025-00,

LAURA WEBB  
 300-2541 OR

SW COR  
 NE QUARTER SEC 7

