

# HUGHES LAND SURVEYING

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

## 3.1475 Acre Legal Description

Situated in the State of Ohio, Athens County, Rome Township, Township 6 North, Range 11 West, Section 32, bounded and described as follows.

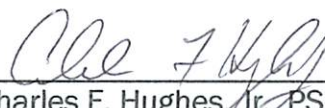
Beginning for reference at the southeast corner of Section 32, THENCE N 89 30' 44" W a distance of 1336.50 feet to a point; THENCE N 04 58' 50" E a distance of 899.58 feet to a point in the center of Rome Township Road 463, Liton Hill Road, said point being the southeast corner of Boyd C. Sidwell, Deed Book 368 , Page 363, THENCE N 04 58' 50" E a distance of 378.96 feet to a 5/8" capped rebar set in a rock pile, said rebar being the True Point of Beginning for the parcel herein described. THENCE N 04 58' 50" E a distance of 223.45 feet to a 5/8" capped rebar set; THENCE S 59 53' 32" E a distance of 655.63 feet to a point in the center of Liton Hill Road, passing 5/8" capped rebar set at 269.79 feet and 636.46 feet; THENCE along the center of Liton Hill Road the following seven (7) courses S 77 17' 58" W a distance of 81.10 feet to a point; THENCE S 74 54' 49" W a distance of 60.69 feet to a point; THENCE S 68 33' 09" W a distance of 53.54 feet to a point; THENCE S 61 26' 33" W a distance of 51.67 feet to a point; THENCE S 54 45' 54" W a distance of 57.43 feet to a point; THENCE S 48 20' 19" W a distance of 88.74 feet to a point; THENCE S 50 28' 48" W a distance of 59.28 feet to a point; THENCE leaving the center of Liton Hill Road, N 31 47' 58" W a distance of 369.48 feet, passing a 5/8" capped rebar set at 20.36 feet, to the Point of Beginning, containing 3.1475 Acres. More particularly shown on the attached Plat of Survey, made by Charles F. Hughes, Jr., Professional Surveyor No. 7182, dated April 7, 2015, attached hereto, to be made a part hereof and to be filed herewith.

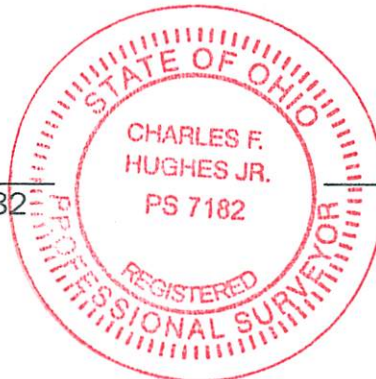
Subject to all legal highways, right of ways, easements, restrictions and reservations of record.

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 April 2015.

  
Charles F. Hughes, Jr., PS 7182



4-7-2015  
Date

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 4/8/15

PROJECT NO. 15-0402

PREPARED FOR

DAVID HUMPHREY

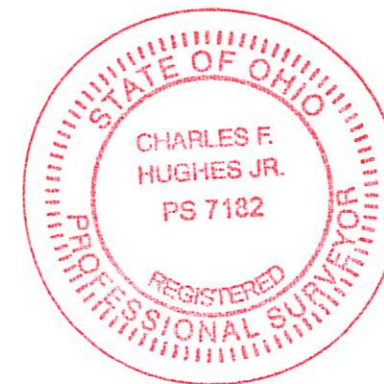
STATE OF OHIO  
ATHENS COUNTY  
ROME TOWNSHIP  
TOWN 6 RANGE 11  
SECTION 32

**LEGEND**

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

**REFERENCE:**

DEEDS AS LISTED  
ROME TWP TAX MAP SEC  
32.  
SURVEYS ON FILE:  
GERALD BAYHA 2-5-82  
J.D. ASSOCIATES 1-30-00



*Charles F. Hughes Jr.* 4-7-2015  
 CHARLES F. HUGHES, JR. DATE  
 P.S. 7182

**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:

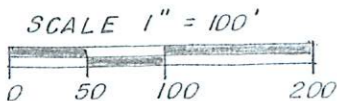
CALL TABLE

L-1	S 77 17' 58" W	81.10'
L-2	S 74 54' 49" W	60.69'
L-3	S 68 33' 09" W	53.54'
L-4	S 61 26' 33" W	51.67'
L-5	S 54 45' 54" W	57.43'
L-6	S 48 20' 19" W	88.74'
L-7	S 50 28' 48" W	59.28'

DAVID B. HUMPHREY  
DB 342-436  
61.75 Ac.

BOYD SIDWELL  
DB 296-1783  
2.1 Ac.

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Branah Williams*  
 DATE: 4/8/15



DANIEL HALEY  
OR 225-1

BOYD C. SIDWELL  
DB 368-363  
2.94 Ac.

N 85° 29' 49" W 583.59'  
568.59'

3.1475 ACRES

ASSUMED.

LITON HILL RD.  
TWP 463

N 04° 58' 50" E 378.96'  
363.96'  
280.83'  
N 04° 58' 50" E 899.58'

269.79'  
S 59° 53' 32" E 655.63'  
366.67'

N 31° 47' 58" W 369.48'

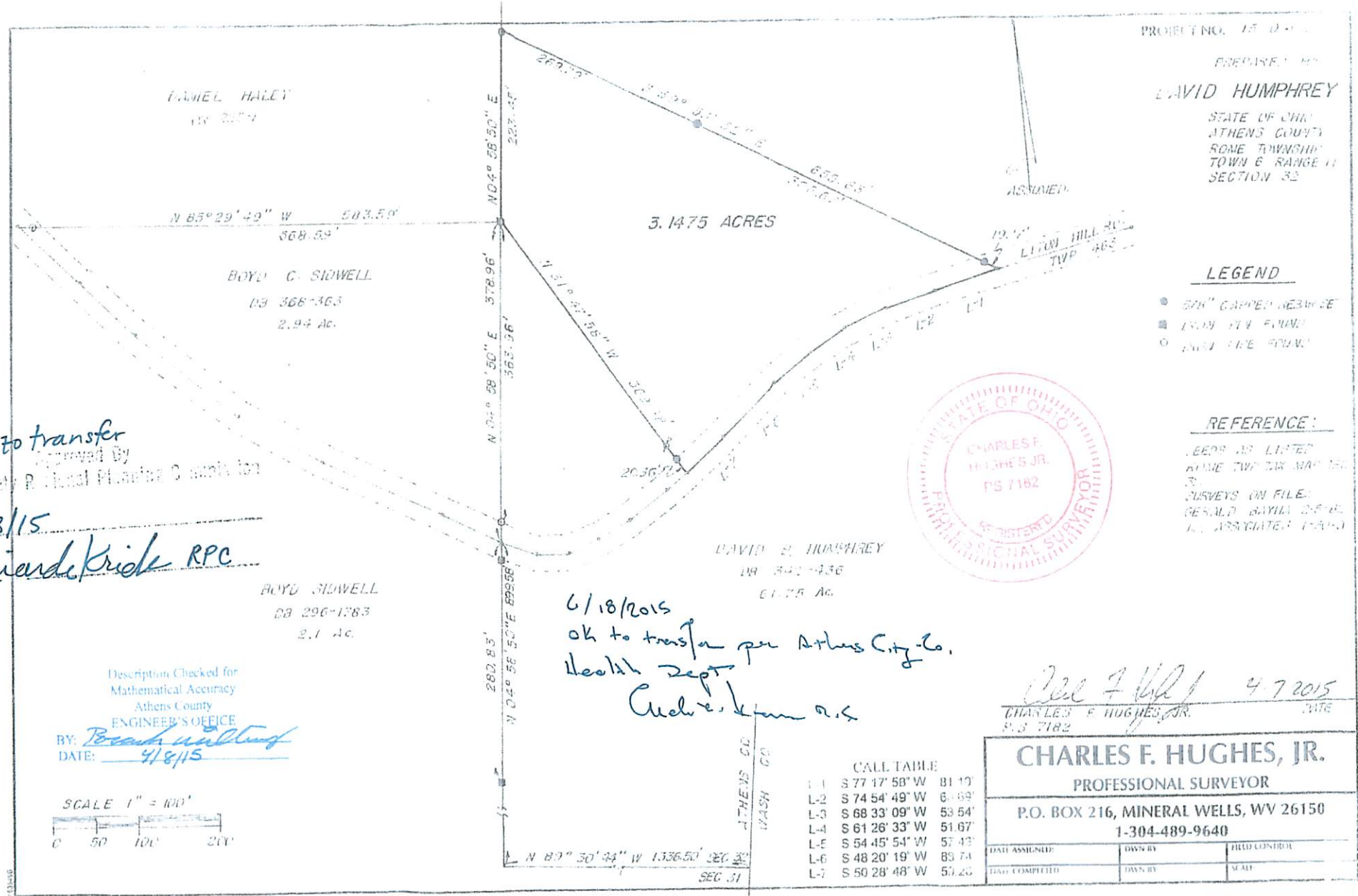
20.36'

ATHENS CO  
WASH CO

N 89° 30' 44" W 1336.50' SEC 32  
SEC 31



Troy Stewart rec. 6/9/15.



PROJECT NO. 15-0-0-0  
 PREPARED BY  
**DAVID HUMPHREY**  
 STATE OF OHIO  
 ATHENS COUNTY  
 SOME TOWNSHIP  
 TOWN E RANGE 11  
 SECTION 32

**LEGEND**

- 3/4" CAPRED NEBWESE
- 1/4" PIN FOUND
- 1/2" PIN FOUND

**REFERENCE:**

DEEDS AS LISTED  
 SOME TWO SIX NINE  
 SURVEYS ON FILE  
 GERALD BAYNE DEED  
 L. ASSOCIATED PLANS



OK to transfer  
 approved by  
 Hans C. ...  
 date 6/18/15  
 Miwanda Krick RPC

6/18/2015  
 ok to transfer per Athens City Co.  
 Health Dept  
 Andrew ...

*Charles F. Hughes, Jr.* 4-7-2015  
 CHARLES F. HUGHES, JR. DATE  
 P.S. 7182

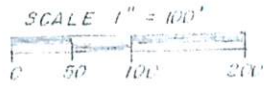
**CHARLES F. HUGHES, JR.**  
 PROFESSIONAL SURVEYOR  
 P.O. BOX 216, MINERAL WELLS, WV 26150  
 1-304-489-9640

DATE ASSIGNED	DRAWN BY	FIELD CONTROL
DATE COMPLETED	DRAWN BY	SCALE

**CALL TABLE**

L-1	S 77 17' 58" W	81.10'
L-2	S 74 54' 49" W	61.69'
L-3	S 68 33' 09" W	53.54'
L-4	S 61 26' 33" W	51.67'
L-5	S 54 45' 54" W	57.43'
L-6	S 48 20' 19" W	83.74'
L-7	S 50 28' 48" W	53.20'

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Brian ...*  
 DATE: 4/8/15



150308

# PRELIMINARY SUBDIVISION APPLICATION

## FOR OFFICE USE ONLY:

FILE #	RECEIVED: 6/10/15 Approved by RPC FP administrator on 6/18/15 Date Reviewed:
--------	---

Fee Due: \$50 Fee Paid: <del>yes</del> \$50 Date Paid: 6/10/15	Action: APPROVED
--	------------------

Proposed subdivision name:
----------------------------

## APPLICANT INFORMATION:

Landowner's name: David Humphrey		
Mailing address: 24900 Linton Hill Road		
City: Coolville	State: Ohio	Zip Code: 45723
Telephone: 740 667 6712	Fax:	
E-mail:		

## REPRESENTATIVE'S INFORMATION:

Representative's name: Troy Stewart		
Company name:		
Mailing address: 485 Middle Island Cr Rd		
City: St Marys	State: WV	Zip Code: 26170
Telephone: 304 488 6619	Fax:	
E-mail:		

## PARCEL INFORMATION:

Section #: 32	Township: Rome	Range:	Parcel acreage: 61.75
Parcel # (s): K010013			
Legal description:			
Current zoning (if applicable): N/A	Current use: residential		
Nearest city: Coolville or Little Hocking	Distance to the nearest city:		
Detailed directions to site:			

## SUBDIVISION TYPE:

<input checked="" type="checkbox"/> Minor Subdivision (4 or fewer lots)
<input type="checkbox"/> Major Subdivision (prior to submission of application, schedule a pre-application meeting and prepare a sketch plan for review. See below for sketch plan requirements.)
<input type="checkbox"/> Subdivision with Variance

**PROJECT PROPOSAL:**

Number of lots: 1      Smallest lot size:      Largest lot size:

Intended use of future lots:

- |  |                                       |
|--|---------------------------------------|
| <input type="checkbox"/> Residential     | <input type="checkbox"/> Commercial   |
| <input type="checkbox"/> Industrial      | <input type="checkbox"/> Agricultural |
| <input type="checkbox"/> Non-residential | <input type="checkbox"/> Mixed        |

Is a variance required as part of this project?  Yes  No. If yes, a variance application is required.

**ACCESS INFORMATION:**

Please check the appropriate boxes.

Private Easement       Existing       Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:

Public Road       Existing       Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: State Road 2177th Ave.

Combination of Public Road/Private Easement       Existing       Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:

Proposed Community System - List type & proposed ownership:

Individual system - List type:

Water will be supplied by: Little Hocking Water

Existing public or community system - List name of provider: Little Hocking Water

Proposed Community System - List type & proposed ownership:

Individual well

**FOR HEALTH DEPARTMENT USE ONLY:**

FILE #	DATE RECEIVED:
	DATE REVIEWED:

Comments: Review of site and soil analysis of site topography 6/17/2015  
all ok & within specs

Supervising Sanitarian's signature: Charles C. [Signature] Date: 6/18/2015

**FOR COUNTY ENGINEER USE ONLY:**

FILE #	DATE RECEIVED:
	DATE REVIEWED:

Action:

Comments: as stamped on drawings

County Engineer's signature: N/A Date: \_\_\_\_\_

**FOR REGIONAL PLANNING COMMISSION USE ONLY:**

FILE #	DATE RECEIVED: 6/10/15
	DATE REVIEWED: 6/18/15

Action: Approved

County Planner's signature: [Signature] Date: 6/18/15