

# HUGHES LAND SURVEYING

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

## 2.6210 Acre Description

Situated in the State of Ohio, Washington County, Belpre Township, Township 1 North, Range 10 West, Section 34, being a part of 160 Acre Lot No. 1014 and Athens County, Troy Township, Township 2 North, Range 11 West, Section 4, being all of the parcel conveyed unto Paul R. McClelland as recorded in Deed Volume 508-538, Washington County and Deed Volume 353-403, Athens County, bounded and described as follows.

Beginning at a point where the centerline of County Highway 84, East Belpre Pike intersects the Washington County and Athens County Line, where the southwest corner of 160 Acre Lot No. 1014 bears S 01 51' 02" W a distance of 935.00 feet; THENCE along the center of County Highway 84, S 88 26' 52" E a distance of 14.05 feet to a point at the northwest corner of Columbus and Southern Ohio Electric Co, Deed Volume 474-286; THENCE leaving the center of County Highway 84, S 34 12' 22" E a distance of 465.96 feet to a 5/8" capped rebar set at the base of a fence post, passing a 5/8" capped rebar set at 64.75 feet; THENCE S 62 15' 25" W a distance of 208.37 feet to a 18" Oak tree on top of the stream bank; THENCE S 77 39' 53" W a distance of 110.48 feet to a stone found on the south side of the stream on the Washington County and Athens County line; THENCE N 01 51' 02" E a distance of 151.49 feet to a stone found; THENCE S 74 41' 09" W a distance of 75.82 feet to a 5/8" capped rebar set at the base of a fence corner; THENCE N 05 42' 16" W a distance of 232.25 feet to a 5/8" capped rebar set; THENCE N 03 00' 00" W a distance of 147.18 feet to a point in the center of County Highway 84, passing a 5/8" capped rebar set at 121.16 feet; THENCE along the center of County Highway 84, S 88 26' 20" E a distance of 115.43 feet, to the Point of Beginning containing 2.6210 acres. There being 1.8076 Acres is Washington County, Belpre Township, Section 34, 160 Acre Lot 1014 and 0.8134 Acres in Athens County, Troy Township, Section 4.

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 July 2012.

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



7-11-2012  
Date

"Approved by the Athens  
County Regional Planning  
Commission; No plat  
Required"

[Signature]  
Planning Director  
8/23/2012  
Date

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blaise  
DATE: 8-3-12

\* Revised legal description; no new  
parcels created. Description changed  
for accuracy.

PROJECT NO. 12-0701

PREPARED FOR

**PAUL R. McCLELLAND**

STATE OF OHIO  
WASHINGTON COUNTY  
BELPRE TOWNSHIP  
T1 R10 SEC 34  
ATHENS COUNTY  
TROY TWP  
T2 R 11 SEC 4

**LEGEND**

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

SCALE 1" = 100'



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: S. Blauer  
DATE: 8-3-12

SEC 34 T1 R10  
SEC 4 T2 R11

**CHARLES F. HUGHES, JR.**  
PROFESSIONAL SURVEYOR

P.O. BOX 216, MINERAL WELLS, WV 26150  
1-304-489-9640

DATE ASSIGNED:	DWN BY: JLH	FIELD CONTROL: F H
DATE COMPLETED:	DWN BY:	SCALE: 1" = 100'

ASSUMED.



COLUMBUS & SOUTHERN OHIO  
ELECTRIC CO.  
VOL 474-286

S 01° 04' 06" E 258.02'  
32" STUMP

S 37° 27' 08" E 301.20

S 62° 15' 25" W 208.37'

S 77° 39' 53" W 110.48'

N 01° 51' 02" E 151.49'

WASHINGTON CO. BELPRE TWP

ATHENS CO. TROY TWP

S 74° 41' 09" W 75.82'

VOL 353-403  
(0.8134 Ac)

N 03° 00' 00" W 26.02'  
N 05° 42' 16" W 232.25'

MICHAEL JONAS  
306-685 OR

PAUL R. McCLELLAND  
VOL 508-538  
2.6210 ACRES  
(1.8076 Ac)

CH 84  
EAST BELPRE PIKE

JEFFREY DIXON  
OR 37-162

S 88° 26' 52" E 115.43'  
14.05'

ERIC SUTTON  
OR 301-2607

1196 ± 81.20'

26.02'

147.18'

N 03° 00' 00" W

N 05° 42' 16" W

Charles F. Hughes, Jr. 7-11-2012

CHARLES F. HUGHES, JR. DATE  
P.S. 7182