

HUGHES LAND SURVEYING

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

3.0270 Acre Legal Description



Situated in the State of Ohio, Athens County, Ames Township, Township 6 North, Range 13 West, Section 7, being a part of a 48.156 Acre Parcel conveyed to Karen Jean Smith as recorded in Official Record 516 on Page 849, bounded and described as follows.

Beginning for reference at a point in State Route 690, said point being the southwest corner of a 5.67 Acre Parcel, Mark Dean, 307-1366 and the southeast corner of a 3.95 Acre Parcel, Mark Dean, 425-1910, OR, said point bearing N 78 24' 26" E a distance of 1403.63 feet from the southwest corner of Section 7. THENCE along the center of State Route 690, N 79 35' 52" W a distance of 63.46 feet to a point, said point being the True Point of Beginning for the parcel herein described. THENCE along the center of State Route 690, N 79 52' 25" W a distance of 79.59 feet to a point at the southeast corner of Jan M. Tabler, 154-14; THENCE leaving the center of State Route 690, N 15 53' 56" E a distance of 401.99 feet to a pipe found at the northeast corner of Jan M. Tabler, passing a pipe found at 30.00 feet; THENCE N 78 13' 41" W a distance of 186.93 feet to a 5/8" capped rebar set; THENCE N 38 29' 58" E a distance of 75.55 feet to a 5/8" capped rebar set; THENCE N 16 33' 37" E a distance of 41.01 feet to a 5/8" capped rebar set; THENCE N 29 52' 55" W a distance of 49.53 feet to a 5/8" capped rebar set; THENCE N 55 47' 17" W a distance of 77.95 feet to a 5/8" capped rebar set; THENCE S 85 41' 21" W a distance of 58.37 feet to a 5/8" capped rebar set; THENCE N 85 30' 29" W a distance of 61.14 feet to a 5/8" capped rebar set; THENCE N 42 14' 10" W a distance of 146.82 feet to a 5/8" capped rebar set; THENCE N 10 00' 34" W a distance of 35.52 feet to a 5/8" capped rebar set; THENCE N 52 02' 39" E a distance of 30.40 feet to a 5/8" capped rebar set; THENCE S 56 07' 33" E a distance of 89.57 feet to a 5/8" capped rebar set; THENCE S 62 00' 51" E a distance of 40.75 feet to a 5/8" capped rebar set; THENCE S 89 05' 30" E a distance of 32.03' to a 5/8" capped rebar set; THENCE N 79 05' 08" E a distance of 55.64 feet to a 5/8" capped rebar set; THENCE N 56 49' 26" E a distance of 47.66 feet to a 5/8" capped rebar set; THENCE N 62 10' 27" E a distance of 371.10 feet to a 5/8" capped rebar set in the center of an existing drive on the west line of Mark Dean, 425-1910, OR; THENCE along the center of the existing drive the following ten (10) courses, S 25 19' 16" W a distance of 84.80 feet to a point; THENCE S 48 50' 09" W a distance of 98.94 feet to a point; THENCE S 42 29' 46" W a distance of 61.53 feet to a point; THENCE S 22 46' 48" W a distance of 73.11 feet to a point; THENCE S 05 36' 59" E a distance of 44.98 feet to a point; THENCE S 20 21' 59" E a distance of 50.00 feet to a point; THENCE S 22 14' 49" E a distance of 133.53 feet

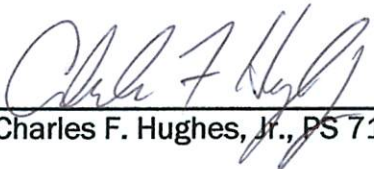
to a point; THENCE S 13 11' 31" E a distance of 96.50 feet to a point; THENCE S 13 11' 32" W a distance of 201.82 feet to a point; THENCE S 17 01' 46" W a distance of 174.43 feet, to the Point of Beginning, containing 3.0270 Acres. More particularly shown on the attached Plat of Survey, made by Charles F. Hughes, Jr., Professional Surveyor No. 7182, dated November 20, 2017, 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.

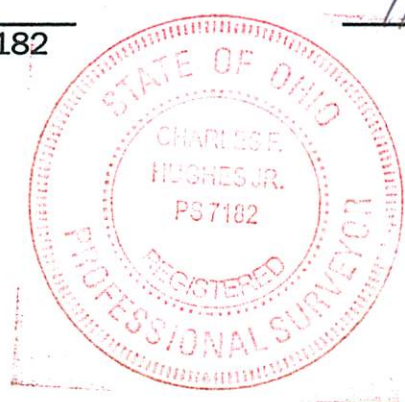
Bearings are based on an assumed meridian and are used to denote horizontal angles only.

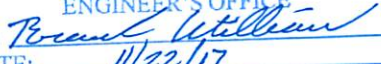
All rebar set are 5/8" X 30" with a plastic cap stamped HUGHES OH 7182 WV 872.

This legal description was prepared by Charles F. Hughes, Jr., Professional Surveyor 7182, based on field surveys in November, 2017.


Charles F. Hughes, Jr., PS 7182

11-20-2017
Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 11/22/17

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Charles F. Hughes, Jr.*
DATE: 11/22/17

CALL TABLE

L-1	N 38 29' 58" E	75.55'
L-2	N 16 33' 37" E	41.01'
L-3	N 29 52' 55" W	49.53'
L-4	N 55 47' 17" W	77.95'
L-5	S 85 41' 21" W	58.37'
L-6	N 85 30' 29" W	61.14'
L-7	N 42 14' 10" W	146.82'
L-8	N 10 00' 34" W	35.52'
L-9	N 52 02' 39" E	30.40'
L-10	S 56 07' 33" E	89.57'
L-11	S 62 00' 51" E	40.75'
L-12	S 89 05' 30" E	32.03'
L-13	N 79 05' 08" E	55.64'
L-14	N 56 49' 26" E	47.66'
L-15	S 25 19' 16" W	84.80'
L-16	S 48 50' 09" W	98.94'
L-17	S 42 29' 46" W	61.53'
L-18	S 22 46' 48" W	73.11'
L-19	S 05 36' 59" E	44.98'
L-20	S 20 21' 59" E	50.00'
L-21	S 22 14' 49" E	133.53'
L-22	S 13 11' 31" E	96.50'

PROJECT NO. 17 - 1102

PREPARED FOR
MARK DEAN

STATE OF OHIO
ATHENS COUNTY
AMES TOWNSHIP
T 6 N R 13 W SEC. 7

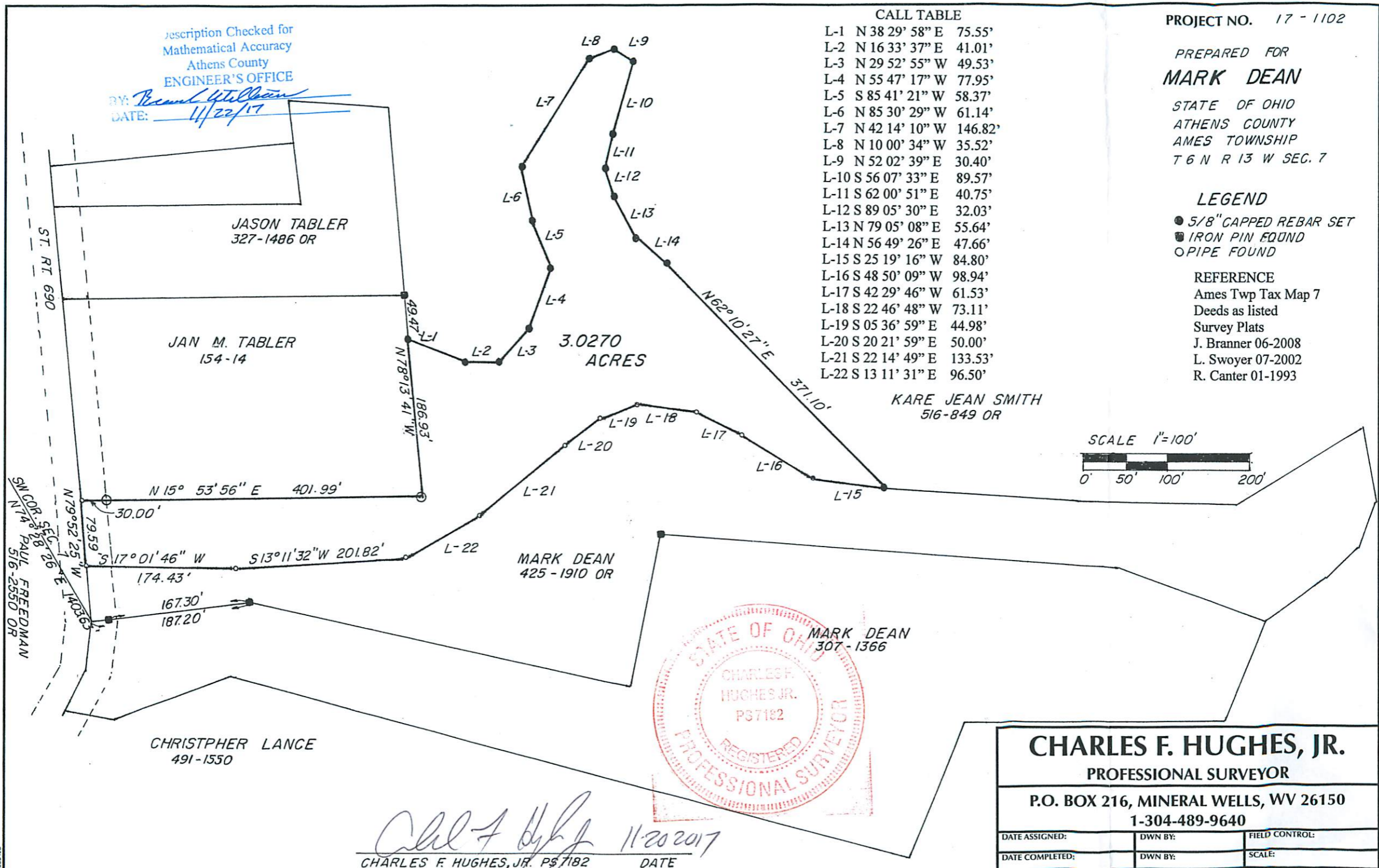
LEGEND

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

REFERENCE

- Ames Twp Tax Map 7
- Deeds as listed
- Survey Plats
- J. Branner 06-2008
- L. Swoyer 07-2002
- R. Canter 01-1993

SCALE 1"=100'



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. 11-20-2017
CHARLES F. HUGHES, JR. PS7182 DATE

Athens County Regional Planning Commission

Office of the Planning Director
280 West Union Street
Athens, OH 45701

Telephone: 740.517.4543
Email: jpowers@athensoh.org

December 20, 2017

To whom it may concern:

The survey of parcel 3.027 acres from parent parcel #C01-0010060200 was presented to this office for review. The proposed transfer of this property to the adjacent land owner doesn't constitute a subdivision; therefore, no further coordination with this office is required.

Should you have questions or wish to discuss this further please feel free to contact me.

Sincerely,



Jessie Powers
Planning Director
Athens County Regional Planning Commission