

# HUGHES LAND SURVEYING

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

## 31.5465 Acre Legal Description

Situated in the State of Ohio, Athens County, Canaan Township, Township 5 North, Range 13 West, Section 16 and Section 22, Fraction 23, bounded and described as follows.

Beginning for reference at a point on the west line of Section 16 and the centerline of State Route 50, Centerline Station 132+22.14, Project APD-433(5), ATH-50-18.54. Said point bears S 03° 04' 51" W a distance of 2165.65 feet from the northwest corner of Section 16.

THENCE along the west line of Section 16, N 03° 04' 51" E a distance of 130.48 feet to a ¾" rebar with an aluminum ODOT cap, hereafter to be called ODOT ROW Monument, found, 121.55 feet left of centerline station 131+75.59, said ODOT ROW Monument being the True Point of Beginning for the parcel herein described.

THENCE along the north right of way line of Ohio State Route 50 and the south line of Peter Couladis (330-197 OR), along a curve to the left, whose Radius is 2924.79 feet, whose length is 309.10 feet, whose central angle is 06° 03' 19" and whose chord bearing bears N 69° 04' 48" W a chord distance of 308.96 feet to a ODOT ROW Monument found, 119.89 feet left of centerline station 128+77.78; THENCE N 17° 56' 42" E a distance of 59.14 feet to a ODOT ROW Monument found, 179.88 feet left of centerline station 128+77.18;

THENCE along the lines of Peter Couladis (330-197 OR) and The Athens Conservancy the following five (5) courses, N 02° 53' 42" W a distance of 829.71 feet to an iron pin found;

THENCE S 89° 47' 38" E a distance of 1357.78 feet to an iron pin found;

THENCE S 05° 45' 53" W a distance of 733.12 feet to an iron pin found;

THENCE S 66° 48' 03" E a distance of 506.83 feet to an iron pin found;

THENCE S 22° 42' 32" W a distance of 392.18 feet to an iron pin found on the north right of way of Township Road 605A, McAfee Road;

THENCE along the north right of way line, N 52° 18' 58" W a distance of 152.20 feet to a ODOT ROW Monument found, 65.00 feet left of station 12+41.62;

THENCE along a curve to the left whose radius is 1497.39 feet, whose length is 232.02 feet, whose central angle is 08° 52' 41" and whose chord bearing bears N 57° 13' 47" W a chord distance of 231.79 feet to a ODOT ROW Monument found, 65.00 feet left of station 10+20.00;

THENCE S 27° 52' 54" W a distance of 35.24 feet to a ODOT ROW Monument found, 30.00 feet left of station 10+20.00;

THENCE along a curve to the left, whose radius is 1462.39 feet, whose length is 122.54 feet, whose central angle is 04° 48' 04" and whose chord bearing bears N 63° 49' 50" W a chord distance of 122.50 feet to a ODOT ROW Monument found, 30.00 feet left of station 9+00.00;

THENCE N 23° 09' 01" E a distance of 10.09 feet to a ODOT ROW Monument found, 40.00 feet left of station 9+00.00;

THENCE along a curve to the left whose radius is 1472.39 feet, whose length is 492.73 feet, whose central angle is 19° 10' 26", whose chord bearing bears N 75° 54' 30" W a chord distance of 490.43 feet to a ODOT ROW Monument found, 40.00 feet left of station 4+20.45;  
 THENCE N 73° 31' 55" W a distance of 72.03 feet to a ODOT ROW Monument found, 55.00 feet left of station 3+50.00;  
 THENCE N 86° 40' 12" W a distance of 250.02 feet to a ODOT ROW Monument found, 50.00 feet left of station 1+00.00;  
 THENCE N 07° 40' 13" W a distance of 71.69 feet to a ODOT ROW Monument found, 120.00 feet left of station 0+85.00;  
 THENCE N 85° 34' 16" W a distance of 34.91 feet to a ODOT ROW Monument found, 120.00 feet left of station 0+50.00;  
 THENCE S 29° 13' 28" W a distance of 71.62 feet to a ODOT ROW Monument found, 55.00 feet left of station 0+20.00;  
 THENCE S 26° 44' 52" E a distance of 80.48 feet to an iron pin found, 159.34 feet left of station 131+61.87;  
 THENCE S 14° 05' 55" W a distance of 45.24 feet, to the Point of Beginning, containing 31.5465 Acres. There being 24.7338 Acres in Section 16 Parcel ID E010010008900 and 6.8127 Acres in Section 22, Fraction 23 Parcel ID E010010035400.

More particularly shown on the attached Plat of Survey, made by Charles F. Hughes, Jr., Professional Surveyor No. 7182, dated September 3, 2020, 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, 2020.

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



9-3-2020  
 Date

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: [Signature]  
 DATE: 1/29/21

SEC. 23 SEC. 17  
FR. 23 SEC. 16

THE ATHENS CONSERVANCY  
556-2037 OR

S 89° 47' 38" E 1357.78'

31.5465 ACRES

COULADIS PETER G. ETAL  
330-197 or  
E010010008900

R-O-W Monuments Offset/Station

- A = 119.89' Lt. CL STA 128+77.78
- B = 179.88' Lt. CL STA 128+77.18
- C = 65.00' Lt. CL STA 12+41.62
- D = 65.00' Lt. CL STA 10+20.00
- E = 30.00' Lt. CL STA 10+20.00'
- F = 30.00' Lt. CL STA 9+00.00
- G = 40.00' Lt. CL STA 9+00.00
- H = 40.00' Lt. CL STA 4+20.45
- I = 55.00' Lt. CL STA 3+50.00
- J = 50.00' Lt. CL STA 1+00.00
- K = 120.00' Lt. CL STA 0+85.00
- L = 120.00' Lt. CL STA 0+50.00
- M = 55.00' Lt. CL STA 0+20.00
- N = 159.34' Lt. CL STA 131+61.87

PROJECT NO. 20-0804

PREPARED FOR  
**MICHAEL REX**

STATE OF OHIO  
ATHENS COUNTY  
CANAAN TOWNSHIP  
T5 N R 13 W  
SECTION 16  
SECTION 22  
FRACTION 23

CALL TABLE

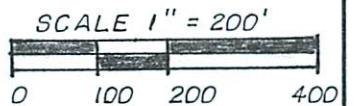
L-1	N 52° 18' 58" W	152.20'
L-2	N 57° 13' 47" W	231.79'
L-3	N 27° 52' 54" W	35.24'
L-4	N 63° 49' 50" W	122.50'
L-5	N 23° 09' 01" E	10.09'
L-6	N 75° 54' 30" W	490.43'
L-7	N 73° 31' 55" W	72.03'
L-8	N 86° 40' 12" W	250.02'
L-9	N 07° 40' 13" W	71.69'
L-10	N 85° 34' 16" W	34.91'
L-11	S 29° 13' 28" W	71.62'
L-12	S 26° 44' 52" E	80.48'
L-13	S 14° 05' 55" E	45.24'

REFERENCE

- Deeds as listed
- Canaan Twp. Tax Map 16
- Canaan Twp. Tax Map 22
- ODOT R-O-W Plans
- ATH-50-18.54
- Survey Plat J. Branner
- OR 556 Pg. 2039

LEGEND

- IRON PIN FOUND
- ▲ R-O-W MONUMENT FOUND

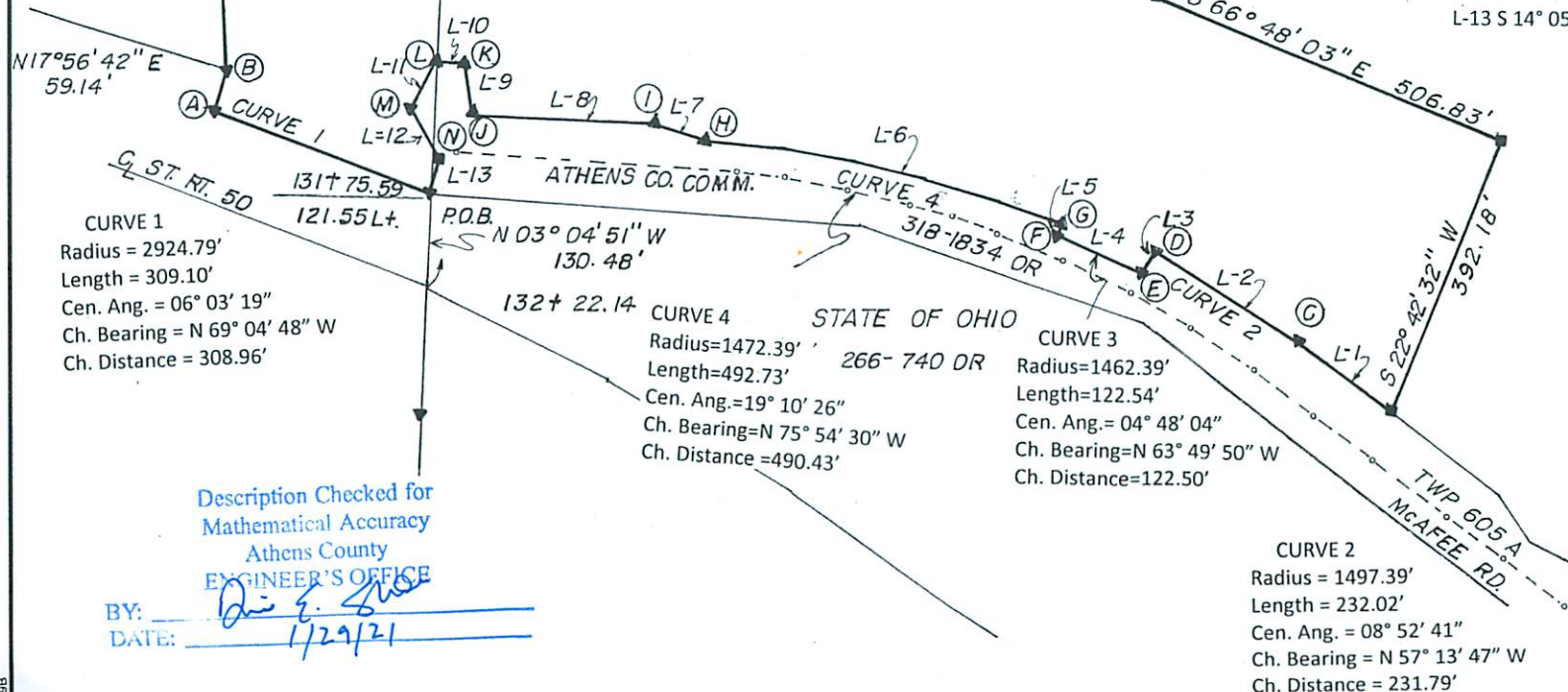


*Charles F. Hughes, Jr.* 9-3-2020  
CHARLES F. HUGHES, JR. DATE  
P.S. 7182

**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:



CURVE 1  
Radius = 2924.79'  
Length = 309.10'  
Cen. Ang. = 06° 03' 19"  
Ch. Bearing = N 69° 04' 48" W  
Ch. Distance = 308.96'

CURVE 4  
Radius=1472.39'  
Length=492.73'  
Cen. Ang.=19° 10' 26"  
Ch. Bearing=N 75° 54' 30" W  
Ch. Distance =490.43'

CURVE 3  
Radius=1462.39'  
Length=122.54'  
Cen. Ang.=04° 48' 04"  
Ch. Bearing=N 63° 49' 50" W  
Ch. Distance=122.50'

CURVE 2  
Radius = 1497.39'  
Length = 232.02'  
Cen. Ang. = 08° 52' 41"  
Ch. Bearing = N 57° 13' 47" W  
Ch. Distance = 231.79'

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 1/29/21