

# HUGHES LAND SURVEYING

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

## 70.5015 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, and Fraction 17, 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, S 03° 04' 51" W a distance of 170.77 feet to a ¾" rebar with an aluminum ODOT cap, hereafter to be called ODOT ROW Monument, found on the south right of way line of State Route 50 and the north line of Peter Couladis (301-1668 OR), 158.16 feet right of centerline station 132+88.90, said ODOT ROW Monument being the True Point of Beginning for the parcel herein described.

THENCE along the south right of way line of State Route 50 and the north line of Peter Couladis (3301-1668 OR) the following seven (7) courses, S 64° 18' 40" E a distance of 200.95 feet to a ODOT ROW Monument found, 150.00 feet right of centerline station 135+00.00;

THENCE S 58° 16' 59" E a distance of 285.71 feet to a 5/8" capped rebar set, 145.00 feet right of centerline station 138+00.00;

THENCE S 54° 15' 19" E a distance of 190.91 feet to a 5/8" capped rebar set, 140.00 feet right of centerline station 140+00.00;

THENCE S 47° 53' 30" E a distance of 375.05 feet to a ODOT ROW Monument found, 140.00 feet right of centerline station 143+86.67;

THENCE S 46° 12' 59" E a distance of 213.31 feet to a ODOT ROW Monument found, 140.00 feet right of centerline station 146+00.00;

THENCE S 41° 54' 43" E a distance of 200.62 feet to a ODOT ROW Monument found, 155.00 feet right of centerline station 148+00.00;

THENCE S 46° 11' 59" E a distance of 434.59 feet to a point in the centerline of County Road 24A, S Canaan Road, 155.00 feet right of centerline station 152+34.59, passing a 5/8" capped rebar set at 410.59 feet;

THENCE leaving the south right of way of State Route 50 and along the centerline of County Road 24A, S Canaan Road and the west line of McFee Road LLC (346-660 OR), S 26° 55' 25" W a distance of 709.80 feet to a point at the northeast corner of Randall Shoup (194-403 OR),

THENCE leaving the centerline of County Road 24A and along the north line of Shoup, N 76° 04' 35" W a distance of 222.47 feet to a point in the center of the Hocking River, passing 5/8" capped rebar set at 22.39 feet and 150.70 feet;

THENCE up the river, along or near the center of the Hocking River and its meanderings, along the north lines of Constance Winters (501-1834), Suitilana Kalinchenko (493-1155), Harvey Berry (494-2108) and Hocking River Commission (386-383) the following twenty six (26) courses,

N 15° 46' 05" E a distance of 169.40 feet to a point;  
THENCE N 05° 12' 52" W a distance of 397.67 feet to a point;  
THENCE N 43° 05' 37" W a distance of 263.15 feet to a point;  
THENCE S 87° 19' 25" W a distance of 98.32 feet to a point;  
THENCE S 49° 19' 25" W a distance of 133.79 feet to a point;  
THENCE S 48° 56' 58" W a distance of 229.76 feet to a point;  
THENCE S 76° 57' 29" W a distance of 97.12 feet to a point;  
THENCE N 77° 51' 01" W a distance of 138.59 feet to a point;  
THENCE N 58° 33' 10" W a distance of 138.04 feet to a point;  
THENCE N 33° 16' 12" W a distance of 157.49 feet to a point;  
THENCE N 35° 05' 39" W a distance of 208.06 feet to a point;  
THENCE N 32° 03' 44" W a distance of 314.44 feet to a point;  
THENCE N 64° 54' 49" W a distance of 131.20 feet to a point;  
THENCE N 61° 42' 46" W a distance of 390.08 feet to a point;  
THENCE N 69° 00' 27" W a distance of 384.41 feet to a point;  
THENCE N 77° 33' 58" W a distance of 331.75 feet to a point;  
THENCE N 85° 57' 30" W a distance of 224.16 feet to a point;  
THENCE S 89° 46' 19" W a distance of 150.65 feet to a point;  
THENCE S 70° 49' 46" W a distance of 176.86 feet to a point;  
THENCE S 61° 11' 44" W a distance of 76.51 feet to a point;  
THENCE S 61° 11' 44" W a distance of 148.19 feet to a point;  
THENCE S 66° 49' 43" W a distance of 161.46 feet to a point;  
THENCE S 75° 04' 50" W a distance of 226.59 feet to a point;  
THENCE S 77° 28' 20" W a distance of 83.75 feet to a point;  
THENCE S 78° 44' 37" W a distance of 128.05 feet to a point;  
THENCE S 79° 11' 14" W a distance of 268.36 feet to a point at the southeast corner of Holzer Health Systems, (468-1694 OR);  
THENCE leaving the Hocking River, and along the east line of Holzer Health Systems (468-1694 OR) and the west line of Peter Couladis (331-1668 OR), N 01° 21' 49" E a distance of 841.49 feet, passing an iron pin found at 95.83 feet, to a ODOT ROW Monument found 150.07 feet right of centerline station 101+26.69,  
THENCE along the south right of way line of State Route 50, S 88° 38' 29" E a distance of 980.46 feet to a ODOT ROW Monument found 177.25 feet right of centerline station 111+06.78 at the northwest corner of State of Ohio (192-349 OR);  
THENCE S 03° 24' 23" W a distance of 45.68 feet to an iron pin found on the north line of Fraction 17, 222.95 feet right of centerline station 111+03.83 at the southwest corner of State of Ohio (192-349 OR);  
THENCE along the north line of Fraction 17, S 86° 33' 05" E a distance of 972.97 feet to an iron pin found 276.23 feet right of centerline station 120+96.35, at the southeast corner of State of Ohio (192-349 OR);  
THENCE N 03° 08' 00" E a distance of 102.53 feet to a ODOT ROW Monument found 173.72 feet right of centerline station 120+94.24;  
THENCE S 78° 43' 04" E a distance of 755.22 feet to a ODOT ROW Monument found 170.60 feet right of centerline station 128+95.67;  
THENCE S 78° 45' 55" E a distance of 133.73 feet to a ODOT ROW Monument found 150.00 feet right of centerline station 130+35.00;  
THENCE S 64° 22' 08" E a distance of 241.33 feet to the Point of Beginning, containing 70.5015 Acres.

There being 27.7184 Acres in Section 16, Parcel ID E010010008900, 8.3216 Acres in Fraction 17, Parcel ID E010010035400 and 0.8763 Acres in Fraction 23, Parcel ID 010010035300, 17.6118 Acres in Fraction 17, Parcel ID E020020022501, 15.3480 Acres in Fraction 17 Parcel ID E010010035600 and 0.6254 Acres in Fraction 23 Parcel ID 010010035700 of Section 22.

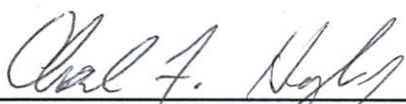
More particularly shown on the attached Plat of Survey, made by Charles F. Hughes, Jr., Professional Surveyor No. 7182, dated September 17, 2020, attached hereto, to be made a part hereof and to be filed herewith.

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.

  
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Charles F. Hughes, Jr., PS 7182



9-17-2020  
Date



PROJECT NO. 20-0804

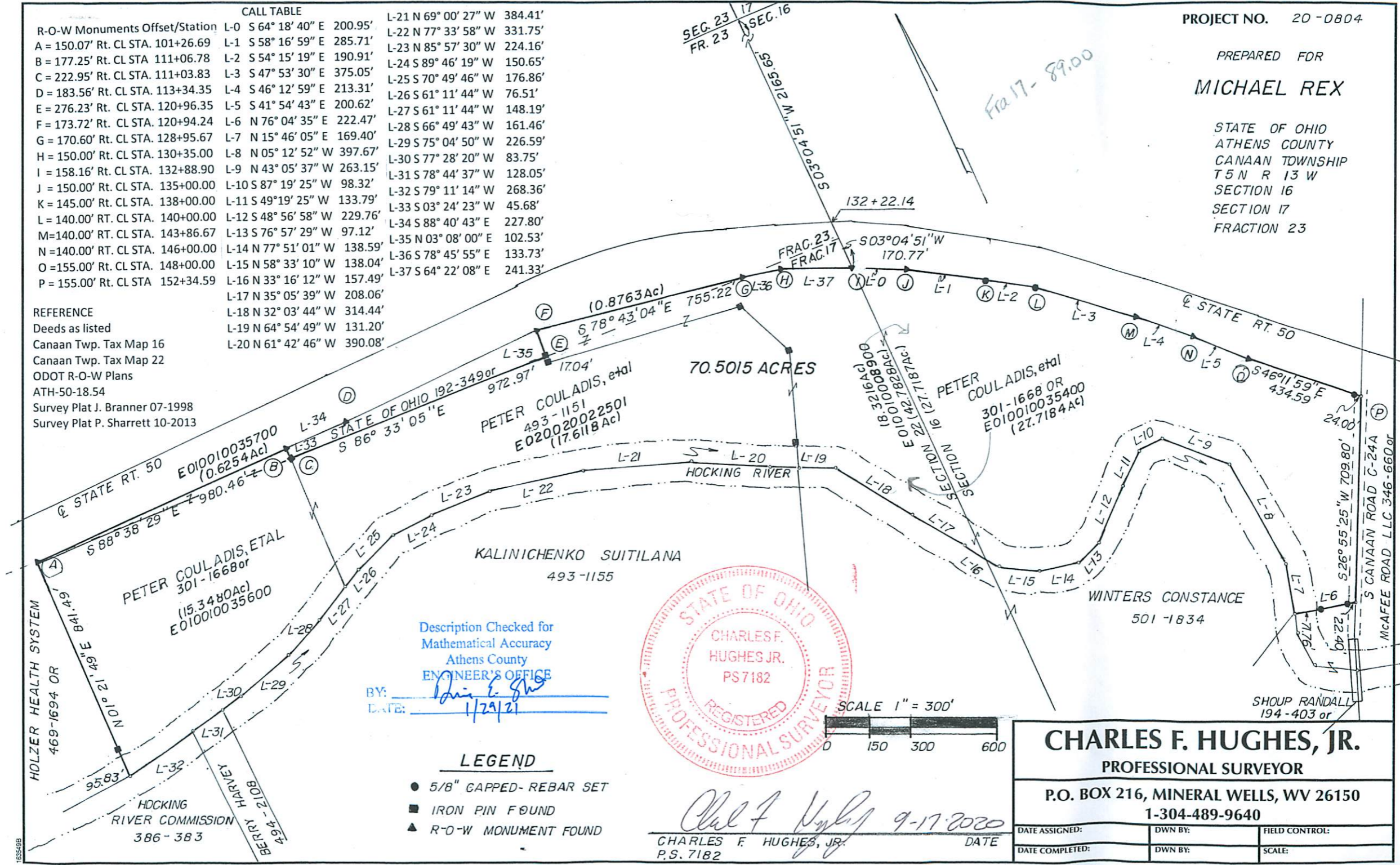
PREPARED FOR  
**MICHAEL REX**

STATE OF OHIO  
ATHENS COUNTY  
CANAAN TOWNSHIP  
T5 N R 13 W  
SECTION 16  
SECTION 17  
FRACTION 23

CALL TABLE

R-O-W Monuments Offset/Station	L-0 S 64° 18' 40" E 200.95'	L-21 N 69° 00' 27" W 384.41'
A = 150.07' Rt. CL STA. 101+26.69	L-1 S 58° 16' 59" E 285.71'	L-22 N 77° 33' 58" W 331.75'
B = 177.25' Rt. CL STA. 111+06.78	L-2 S 54° 15' 19" E 190.91'	L-23 N 85° 57' 30" W 224.16'
C = 222.95' Rt. CL STA. 111+03.83	L-3 S 47° 53' 30" E 375.05'	L-24 S 89° 46' 19" W 150.65'
D = 183.56' Rt. CL STA. 113+34.35	L-4 S 46° 12' 59" E 213.31'	L-25 S 70° 49' 46" W 176.86'
E = 276.23' Rt. CL STA. 120+96.35	L-5 S 41° 54' 43" E 200.62'	L-26 S 61° 11' 44" W 76.51'
F = 173.72' Rt. CL STA. 120+94.24	L-6 N 76° 04' 35" E 222.47'	L-27 S 61° 11' 44" W 148.19'
G = 170.60' Rt. CL STA. 128+95.67	L-7 N 15° 46' 05" E 169.40'	L-28 S 66° 49' 43" W 161.46'
H = 150.00' Rt. CL STA. 130+35.00	L-8 N 05° 12' 52" W 397.67'	L-29 S 75° 04' 50" W 226.59'
I = 158.16' Rt. CL STA. 132+88.90	L-9 N 43° 05' 37" W 263.15'	L-30 S 77° 28' 20" W 83.75'
J = 150.00' Rt. CL STA. 135+00.00	L-10 S 87° 19' 25" W 98.32'	L-31 S 78° 44' 37" W 128.05'
K = 145.00' Rt. CL STA. 138+00.00	L-11 S 49° 19' 25" W 133.79'	L-32 S 79° 11' 14" W 268.36'
L = 140.00' Rt. CL STA. 140+00.00	L-12 S 48° 56' 58" W 229.76'	L-33 S 03° 24' 23" W 45.68'
M = 140.00' Rt. CL STA. 143+86.67	L-13 S 76° 57' 29" W 97.12'	L-34 S 88° 40' 43" E 227.80'
N = 140.00' Rt. CL STA. 146+00.00	L-14 N 77° 51' 01" W 138.59'	L-35 N 03° 08' 00" E 102.53'
O = 155.00' Rt. CL STA. 148+00.00	L-15 N 58° 33' 10" W 138.04'	L-36 S 78° 45' 55" E 133.73'
P = 155.00' Rt. CL STA. 152+34.59	L-16 N 33° 16' 12" W 157.49'	L-37 S 64° 22' 08" E 241.33'
	L-17 N 35° 05' 39" W 208.06'	
	L-18 N 32° 03' 44" W 314.44'	
	L-19 N 64° 54' 49" W 131.20'	
	L-20 N 61° 42' 46" W 390.08'	

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 07-1998  
Survey Plat P. Sharrett 10-2013



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

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



LEGEND

- 5/8" GAPPED-REBAR SET
- IRON PIN FOUND
- ▲ R-O-W MONUMENT FOUND

**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:

[Signature] 9-17-2020  
CHARLES F. HUGHES, JR. DATE  
P.S. 7182