

HUGHES LAND SURVEYING

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

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

23.4446 Acre Legal Description

JUL 18 2017

Jill Thompson
Athens County Auditor

Situated in the State of Ohio, Athens County, Troy Township, Township 5 North, Range 11 West, being a part of a 28.8079 Acre parcel conveyed to Raymond R. Hoover as recorded in Official Record 520 on Page 663, bounded and described as follows.

Beginning for reference at a point in the center of Troy Township Road 175, at the northwest corner of the southeast quarter of Section 16, being the southeast corner of Raymond Hoover, Official Record 520, Page 663 and the southwest corner of Luther Williamson, Deed Book 134, Page 427. THENCE along the center of Township Road 175 the following two (2) courses, N 08 15' 55" E a distance of 169.66 feet to a point; THENCE N 08 36' 50" E a distance of 53.22 feet to a point, said point being the True Point of Beginning for the parcel herein described. THENCE along the center of Township Road 175 the following ten (10) courses, N 08 36' 50" E a distance of 50.30 feet to a point; THENCE N 07 55' 19" E a distance of 70.02 feet to a point; THENCE N 02 43' 04" E a distance of 46.27 feet to a point; THENCE N 07 40' 46" W a distance of 34.57 feet to a point; THENCE N 20 12' 07" W a distance of 27.49 feet to a point; THENCE N 31 48' 28" W a distance of 29.81 feet to a point; THENCE N 39 26' 12" W a distance of 43.97 feet to a point; THENCE N 42 26' 14" W a distance of 52.92 feet to a point; THENCE N 44 37' 14" W a distance of 71.46 feet to a point; THENCE N 45 49' 04" W a distance of 206.12 feet to a point; THENCE leaving the center of Township Road 175 N 45 01' 00" E a distance of 20.00 feet to a 5/8" capped rebar set on the east right of way loin of Township Road 175; THENCE along the eastern right of way line of Township Road 175 per right of way plans for U.S. Route 50, Project ATH.-50-35.45, N 15 19' 11" W a distance of 59.56 feet to a 5/8" capped rebar set; THENCE N 35 20' 02" W a distance of 112.49 feet to a 5/8" capped rebar set; THENCE N 64 11' 51" W a distance of 133.83 feet to a 5/8" capped rebar set; THENCE N 18 22' 26" W a distance of 70.12 feet to a 6" concrete monument found on the easterly right of way of Township and the south right of way line of U.S. Route 50; THENCE along the south right of way line of U.S. Route 50, S 87 52' 18" E a distance of 249.81 feet to a 6" concrete monument found; THENCE S 81 05' 58" E a distance of 553.40 feet to a 6" concrete monument found; THENCE N 81 31' 00" E a distance of 454.26 feet to a 5/8" capped rebar set; THENCE S 87 48' 00" E a distance of 500.00 feet to a 6" concrete monument found; THENCE S 71 12' 30" E a distance of 176.15 feet to a 6" concrete monument found at the northeast corner of Raymond Hoover, Official Record 520-663; THENCE leaving the south right of way line of U.S. Route 50, S 03 31' 14" W a distance of 74.72 feet to a pipe found; THENCE S 07 56' 49" W a distance of 344.42 feet to a iron pin found at the


northeast corner of Brent Smith, Official Record 525, Page 405; THENCE S 68 30' 46" W a distance of 376.08 feet to a iron pin found; THENCE S 31 50' 22" W a distance of 136.75 feet to a point on the south bank of a small creek, passing a 5/8" capped rebar set at 111.47 feet; THENCE up the small creek, S 60 02' 35" W a distance of 135.90 feet to a point in the center of the small creek; THENCE S 82 23' 17" W a distance of 148.50 feet to a point in the center of the small creek; THENCE S 48 32' 58" W a distance of 23.88 feet to a point; THEMCE N 30 14' 35" W a distance of 124.56 feet to a 5/8" capped rebar set, passing a 5/8" capped rebar set at 28.05 feet; THENCE N 14 03' 04" W a distance of 157.88 feet to a 5/8" capped rebar set; THENCE N 17 18' 33" W a distance of 36.87 feet to a point; THENCE S 68 32' 08" W a distance of 22.64 feet to a point; THENCE S 55 10' 59" W a distance of 73.41 feet to a point; THENCE N 35 01' 12" W a distance of 62.36 feet to a point; THENCE S 63 00' 02" W a distance of 498.80 feet, passing a 5/8" capped rebar set at 270.53 feet, to the Point of Beginning, containing 23.4446 Acres. More particularly shown on the attached Plat of Survey, made by Charles F. Hughes, Jr., Professional Surveyor No. 7182, dated May 24, 2017, attached hereto, to be made a part hereof and to be filed herewith.

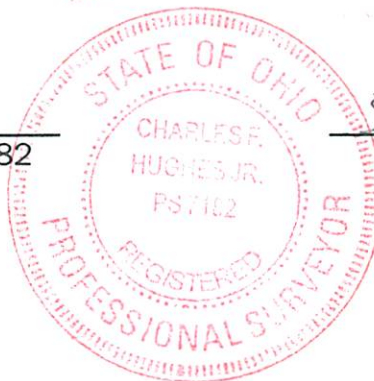
Subject to all legal highways, right of ways, easements, restrictions and reservations of record.

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

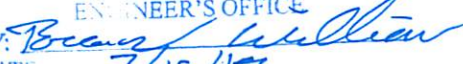
All rebar set are 5/8" X 30" with a plastic cap stamped HUGHES OH 7182 WV 872.

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


Charles F. Hughes, Jr., PS 7182



5-24-2017
Date

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 7/19/17

PREPARED FOR
RAYMOND HOOVER

STATE OF OHIO
ATHENS COUNTY
TROY TOWNSHIP
T5N R11W SEC 16

LEGEND

- 5/8" CAPPED REBAR SET
- IRON PIN FOUND
- PIPE FOUND
- ⊞ 6" CONCRETE MONUMENT FOUND
- △ STONE FOUND



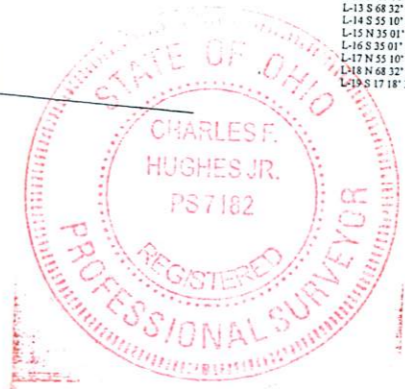
SCALE 1" = 100'

CALL TABLE

L-1	N 08 36' 50" E	50.30'
L-2	N 07 25' 19" E	70.02'
L-3	N 02 33' 04" E	46.27'
L-4	N 07 40' 46" W	34.57'
L-5	N 20 12' 07" W	27.49'
L-6	N 31 48' 28" W	29.81'
L-7	N 39 26' 12" W	43.97'
L-8	N 42 26' 14" W	52.92'
L-9	N 44 37' 14" W	71.46'
L-10	N 45 49' 04" W	206.12'
L-11	N 45 01' 00" E	20.00'
L-12	N 17 18' 33" W	36.87'
L-13	S 68 32' 08" W	22.64'
L-14	S 55 10' 59" W	73.41'
L-15	N 35 01' 12" W	62.36'
L-16	S 35 01' 12" E	62.36'
L-17	S 10' 59" E	73.41'
L-18	N 68 32' 08" E	22.64'
L-19	S 17 18' 33" E	36.87'

REFERENCE

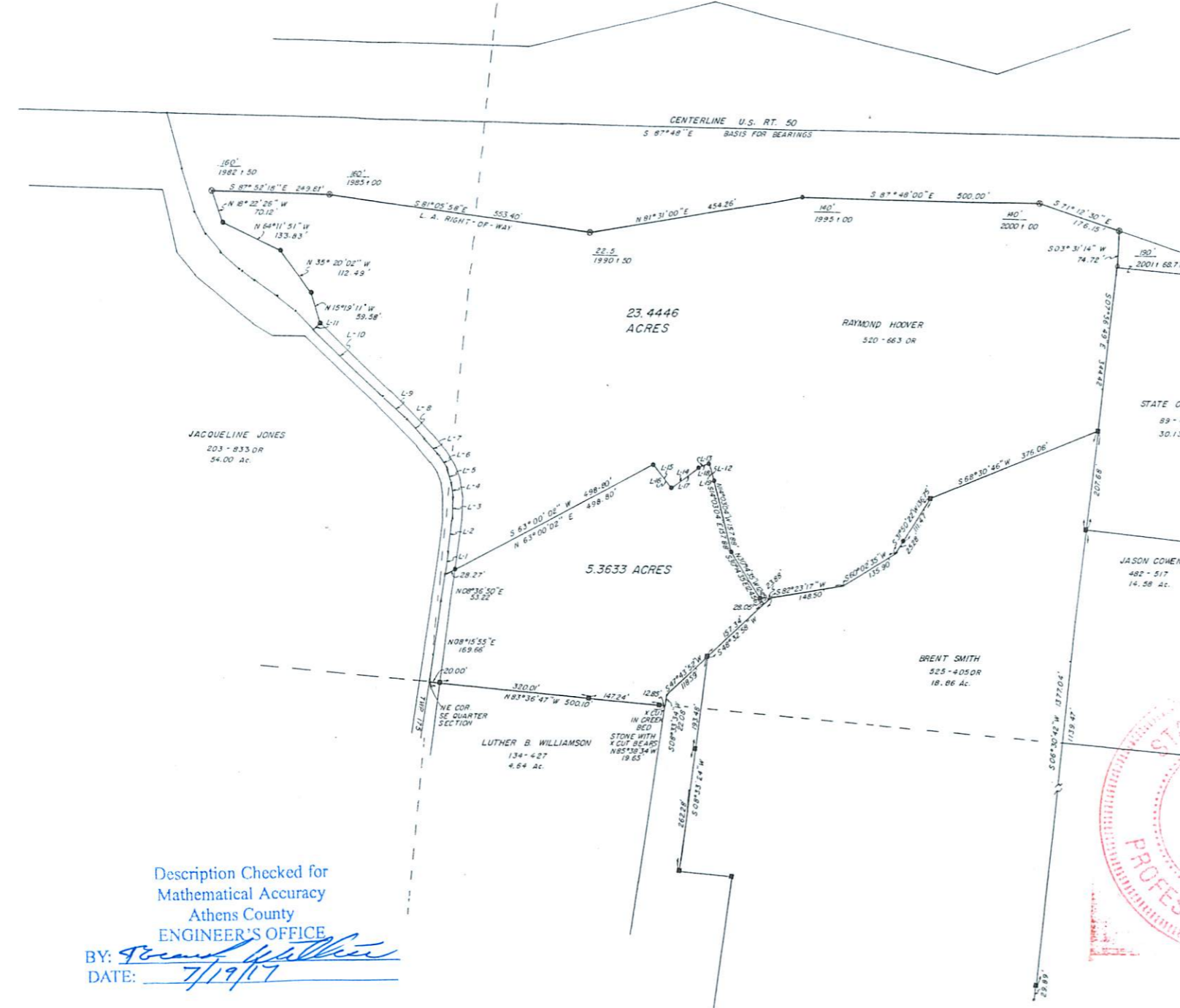
Troy Twp. Tax Map 19
 U.S. RT. 50 Right of Way Plans
 Project ATH-50-38.04
 Survey Plans on file
 J. Branner G-2002
 M. Mulvan 9-01-01
 C. Hughes 5-16-03
 E. Huffman 8-5-98



Charles F. Hughes Jr. 5/24/07
 CHARLES F. HUGHES, JR. PS 7182 DATE

CHARLES F. HUGHES, JR.
 PROFESSIONAL SURVEYOR
 P.O. BOX 216, MINERAL WELLS, WV 26150
 1-304-489-9642

DATE ASSIGNED	DATE BY	FIELD CONTROL
DATE CORRECTED	DATE BY	SCALE



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Robert Walker*
 DATE: 7/19/17