

# HUGHES LAND SURVEYING

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

## 7.8954 Acre Legal Description

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 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 53.91 feet to a point; THENCE leaving the center of Township Road 175, N 64 09' 09" E a distance of 359.57 feet to a 5/8" capped rebar set, passing a 5/8" capped rebar set at 27.87 feet; THENCE N 72 19' 49" E a distance of 144.94 feet to a 5/8" capped rebar set; THENCE S 35 14' 30" E a distance of 31.92 feet to a 5/8" capped rebar set; THENCE N 55 10' 59" E a distance of 73.41 feet to a 5/8" capped rebar set; THENCE N 68 32' 08" E a distance of 22.64 feet to a 5/8" capped rebar set; THENCE S 17 18' 33" E a distance of 36.87 feet to a 5/8" capped rebar set; THENCE N 83 10' 21" E a distance of 811.74 feet to a iron pin found at the southeast corner of Raymond Hoover; 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 side of a stream, passing a 5/8" capped rebar set at 111.47 feet; THENCE up the meanderings of the small stream S 60 02' 35" W a distance of 135.90 feet to a point; THENCE S 82 23' 17" W a distance of 148.50 feet to a point; THENCE S 48 32' 58" W a distance of 181.22 feet to a iron pin found at the northwest corner of Brent Smith, 18.86 Acre parcel, Official Record 525-405 and the northeast corner of Brent Smith 2.26 Acre parcel, Official Record 525-405; THENCE S 47 43' 52" W a distance of 118.59 feet to a point in the creek at the northwest corner of Brent Smith 2.26 acre parcel, Official Record 525-405; THENCE S 08 33' 34" W a distance of 22.08 feet to a X cut in the stream bed, where a stone found bears N 85 38' 34" W a distance of 19.65 feet; THENCE leaving the small creek, N 83 36' 47" W a distance of 500.10 feet, passing iron pins found at 12.85 feet, 160.10 feet and 480.10 feet, to the Point of Beginning, containing 7.8954 Acres. More particularly shown on the attached Plat of Survey, made by Charles F. Hughes, Jr., Professional Surveyor No. 7182, dated August 11, 2017, attached hereto, to be made a part hereof and to be filed herewith.

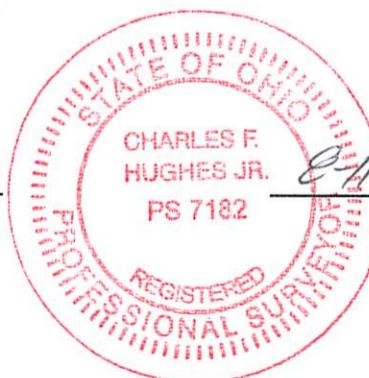
Subject to all legal highways, right of ways, easements, restrictions and reservations of record.

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 WW 872.

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

  
Charles F. Hughes, Jr., PS 7182



 2017  
Date

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 8/14/17

PREPARED FOR  
RAYMOND HOOVER

STATE OF OHIO  
ATHENS COUNTY  
TROY TOWNSHIP  
T 5 N R11 W SEC 16

LEGEND

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



CALL TABLE

|      |                |         |
|------|----------------|---------|
| L-1  | N 08 36' 50" E | 49.61'  |
| L-2  | N 07 55' 19" E | 70.02'  |
| L-3  | N 02 43' 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 | 43.97'  |
| 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 14' 30" W | 31.92'  |
| L-16 | S 35 14' 30" E | 31.92'  |
| L-17 | N 55 10' 59" E | 73.41'  |
| L-18 | S 68 32' 08" E | 22.64'  |
| L-19 | S 17 18' 33" E | 36.87'  |

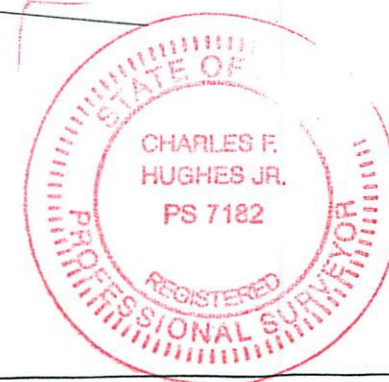
REFERENCE

Troy Twp. Tax Map 19  
US RT. 50 Right of Way Plans  
Project ATH-30-38.04  
Survey Plans on file  
J. Branner 6-2002  
M. Mulryan 9-01-01  
C. Hughes 3-16-03  
E. Huffman 8-5-08

The 7.8954 Acre Tract is  
comp rised of the 5.3633 ACRE  
Tract plus 2.5321 ACRES off the  
Residual Tract. C.F.H. JR 9-1-17

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Barbara Walker  
DATE: 8/14/17



Charles F. Hughes, Jr.  
CHARLES F. HUGHES, JR. PS 7182 DATE

CHARLES F. HUGHES, JR.  
PROFESSIONAL SURVEYOR  
P.O. BOX 216, MINERAL WELLS, WV 26150  
1-304-489-9640

