

**DESCRIPTION OF A 0.420 ACRE TRACT**  
**Combination of Existing Parcels G020060002600 & G020060002700**

Situated in the Village of Chauncey, Section 20, T.10, R.14, Dover Township, Athens County, Ohio and being all of Parcels G020060002600 & G020060002700 as described in Volume 363, Page 879 & Volume 451, Page 1580 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin found bearing N 76° 39' 44" E, 731.82 feet (calculated) from the Northwest corner of lot 494 of the Village of Chauncey:

Thence along the South line of State Route 682 (Main Street),

**N 76° 39' 43" E, 111.00 feet** to an iron pin set;

Thence along the lines of Real Estate Improvement (119-195 D.R.):

**S 13° 20' 16" E, 165.00 feet** to an iron pin set;

**S 76° 39' 43" W, 111.00 feet** to an iron pin found;

Thence along the East line of Village of Chauncey (591-2498 O.R.),

**N 13° 20' 16" W, 165.00 feet** to the Point of Beginning and **containing 0.420 acres.**


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**The attached map is considered to be an integral part of this description and to be included in any future transfers.**

The above description is based on a field survey completed September, 2025 by

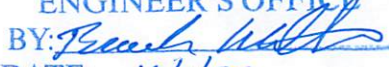
  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, Ohio 45780  
740-592-5778



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

OCT 01 2025

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
**ENGINEER'S OFFICE**  
BY:   
DATE: 10/1/25



SR-682 (MAIN ST)

P.O.B.

\*N:508671.42, E:2071945.92  
bearing N 76°39'44" E, 731.82' (calculated)  
from the Northwest corner of Lot 494 of the  
Village of Chauncey

N 76°39'43" E  
111.00'

REAL ESTATE & IMPROVEMENT  
119-195 DR

GRANTOR  
WESTERVILLER  
451-1580 OR  
G020060002700

GRANTOR  
WESTERVILLER  
363-879 OR  
G020060002600

**0.420 ACRES**

S 13°20'16" E  
165.00'

N 13°20'16" W  
165.00'

VILLAGE OF  
CHAUNCEY  
591-2498 OR  
SURVEY REF  
0.14 AC  
BRANNER 6805  
FEB 2012

G020060002600  
G020060002700

S 76°39'43" W  
111.00'

37.50'

iron rod

REAL ESTATE & IMPROVEMENT  
119-195 DR

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: [Signature]  
DATE: 10/1/25



Scale 1"=30'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- Bearings: N.A.D. 83 - Grid North - Ohio South Zone
- Ref. Docs.: Tax Plats, Deeds, Existing Surveys
- \*Coordinates are to be used for GIS purposes only



SURVEY OF A 0.420 ACRE TRACT  
Situating in the Village of Chauncey,  
Section 20, T.10, R.14,  
Dover Twp., Athens Co., OH  
Survey Completed September, 2025

By: [Signature]  
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