

LAWRENCE GREY  
ATTORNEY AND COUNSELLOR AT LAW  
42 SOUTH COURT STREET  
ATHENS, OHIO 45701  
[614] 593-8476

March 7, 1975

Mr. Jerry Hann  
Athens County Engineer  
555 East State Street  
Athens, Ohio, 45701

Re: survey; approval

Dear Mr. Hann:

Enclosed please find a copy of the survey done by Jerry Bayha on the Kelzenberg property in Chauncy, described two lots. Also enclosed for your convenience is a description of the entire tract.

If there is any problem with these, please let me know. Mr. Kelzenberg is anxious to convey the two surveyed parcels to his children.

Sincerely yours,

*Lawrence Grey / pp leo*

Lawrence Grey

Enc: 2

LG:lco

See #20 DOJ  
CHAUNCEY  
6/7

NORTH

THEODORE & FLORA  
KELLENBERG  
222/173

503°52'00"E  
167.38'

114°30'E  
2500'

PARCEL II

AREA = 0.4834 AC.

E.L. ADORLA  
278/144

500'30.00"E  
1300'

PARCEL I

AREA = 0.6016 AC.

104°30'00"E - 165.55'  
304°30'00"W - 165.55'

500'30.00"E  
164.07'

Lot 820  
233/160  
P. 15.A. 1885

MAY AVENUE

Lot 819  
236/23  
CL. 18 E. CENTER

KELLENBERG'S ROOT N. TO THE VIL. OF CHAUNCEY 286/1830

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: [Signature]  
DATE: 3-10-75

Drawn by

Surveyed for: Mr. Theodore Kellenberg

Scale: 1" = 50'



# PLAT OF SURVEY

BEING 2 PARCELS SITUATE IN SECTION 20,  
TOWN 10 N., RANGE 14 W., DOVER TOWNSHIP,  
VILLAGE OF CHAUNCEY, ATHENS CO., OHIO.

By: **GERALD W. BAYNA, P.S.**  
Route No. 1, Box No. 43-C  
Athens, Ohio - 45701  
614-822-4303  
REGISTERED SURVEYOR No. 6159

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DATE: 16 SEPT 1974

[Signature]

Job No. 874-01

PARCEL I

FOR : Mr. Theodore Kelzenberg  
DATE : 18 September 1971  
LOCATION: At the East end of May Avenue

Situate in Section 20, Town 10 N, Range 14 W, Dover Township, Village of Chauncey, Athens County, State of Ohio and being more particularly described as follows:

Commencing at an iron pin found in the Northeast corner of Lot No. 820 in Kelzenberg's Addition To The Village Of Chauncey, as recorded in Plat Book 6, Page 310, Athens County Recorder's Office, Athens County, Ohio; thence S 00°30'00" W along the East line of said Lot No. 820, 150.00 feet to a post found in the Southeast corner of said Lot No. 820 and the North Right-Of-Way line of May Avenue, said post also being the real point of beginning of the PARCEL I herein described;

Thence N 00°30'00" E along the Easterly line of said Lot No. 820, 166.00 feet to a point; thence S 85°30'00" E along a line, 164.07 feet to an iron pipe set; thence S 04°30'00" W along a line, 165.59 feet to an iron pipe set; thence N 85°30'00" W along a line, 152.49 feet to the point of beginning and containing 0.6016 acres.

Further, the Grantor grants access over, across and through a 50.00 feet in width Ingress-Egress Easement, 25.00 feet either side of the following described centerline:

Commencing at a point in the intersection of the existing centerline of May Avenue and the East line of the Kelzenberg Addition To The Village Of Chauncey as recorded in Plat Book 6, Page 310 of the Athens County Recorder's Office, Athens County, Ohio, said point also being the real point of beginning of the following described centerline of a 50.00 feet in width Ingress-Egress Easement;

Thence S 85°30' E along a line, 150.75 feet to the point of termination of the said Ingress-Egress Easement, said point of termination bearing S 04°30'00" W, 25.00 feet from the Southeast corner of the above described PARCEL I.

PARCEL II

FOR : Mr. Theodore Kelenberg  
DATE : 15 September 1941  
LOCATION: At the West end of May Avenue

Situate in Section 20, Town of N. Range 12 E, Town Township, Village of Chauncey, Athens County, State of Ohio and being more particularly described as follows:

Commencing at an iron pin found in the Northeast corner of Lot No. 820 in Kelenberg's Addition To The Village Of Chauncey, as recorded in Plat Book 6, Page 310, Athens County Recorder's Office, Athens County, Ohio; thence S 00°30'00" W along the East line of said Lot No. 820, 150.00 feet to a post found in the Southeast corner of said Lot No. 820 and the North Right-of-Way line of May Avenue; thence N 85°30'00" W along a line, 150.49 feet to an iron pipe set, said iron pipe also being the real point of beginning of PARCEL II herein described:

Thence N 04°30'00" E along a line, 165.59 feet to an iron pipe set; thence S 85°30'00" E along a line, 115.00 feet to an iron pin found; thence S 03°52'06" E along a line, 167.38 feet to an iron pipe set; thence N 85°30'00" W along a line, 139.36 feet to the point of beginning and containing 0.4834 acres.

Further, the Grantor grants access over, across and through a 50.00 feet in width Ingress-Egress Easement, 25.00 feet either side of the following described centerline:

Commencing at a point in the intersection of the existing centerline of May Avenue and the East line of the Kelenberg Addition To The Village Of Chauncey as recorded in Plat Book 6, Page 310 of the Athens County Recorder's Office, Athens County, Ohio, said point also being the real point of beginning of the following described centerline of a 50.00 feet in width Ingress-Egress Easement;

Thence S 85°30' E along a line, 290.11 feet to the point of termination of the said Ingress-Egress Easement, said point of termination bearing S 04°30'00" W, 25.00 feet from the Northeast corner of the above described PARCEL II.

Subject to all legal highways and easements of record.

Grantor claims title for this land by Deed Book 222, Page 173 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

Description for the above described PARCEL I is based on a survey completed by Gerald W. Bayhs, No. S-6139, on 11 September 1974.

Subject to all legal claims and encumbrances of record.

Grantor claims title Court to Deeds Book 220, Page 173 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

Description for the above described PARCEL II is based on a survey completed by Gerald W. Payne, Registered Professional Surveyor, No. S-6139, on 14 September 1971.