



**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Save and accept the following:

**Legal Description**  
**0.048 Acres**  
**Part 0.168 Acre Parcel**

Situated in the Village of Chauncey, Township of Dover, County of Athens, State of Ohio, and being a part of River Lots 345 & 346 in Section 20, Township 10N, Range 14W, and being more particularly described as follows;

Being a Survey of a part of a 0.168 Acre parcel conveyed to \_\_\_\_\_, as recorded in O.R. Book \_\_\_\_\_, Page \_\_\_\_\_, in the Athens County Deed Records, and being part of Auditors P.P.N. \_\_\_\_\_, and further described as follows;

Commencing at the Northwest corner of vacated Lot 464 of the Village of Chauncey, and being on the South Right of Way Line of Main Street (79.5' Wide R/W): a 3/4" o.d. iron pipe found bears N 15°35'44" W 0.60 feet from said Lot Corner;

Thence, S 74°00'00" W 212.22 feet with the South Right of Way line of Main Street, to an iron pin set, being the **PRINCIPLE PLACE OF BEGINNING** of the 0.048 Acre parcel herein to be described, and passing over the Northeast corner of said 0.168 Acre parcel of which this description is a part at 201.29 feet;

Thence, S 15°29'05" E 58.09 feet with a line across said 0.168 Acre parcel of which this description is a part, to an iron pin set;

Thence, S 74°29'15" W 35.81 feet continuing across said 0.168 Acre parcel of which this description is a part, to an iron pin set on the West line thereof, also being on the East line of a 0.574 Acre parcel now or formerly conveyed to William G. Henry, ETAL, as recorded in O.R. Book 520, Page 2079;

Thence, N 15°36'10" W 57.79 feet with the West line of said 0.168 Acre parcel of which this description is a part, the same being the East line of said 0.574 Acre parcel conveyed to Henry (O.R.520,Pg.2079), to an iron pin set on the North line thereof, and being on the South Right of Way Line of said Main Street;

Thence, N 74°00'00" E 35.93 feet with the North line of said 0.168 Acre parcel of which this description is a part, the same being the South Right of Way Line of Main Street, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.048 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the South Right of Way Line of Main Street (79.5' Wide R/W), as being S 74°00'00" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25"dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in May of 2017.

Dated 5/11/17

Job No. 2981-17AT

\_\_\_\_\_  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: Brenda Walker  
 DATE: 5/12/17





# Plat of Survey

Village of Chauncey, Township of Dover, County of Athens, State of Ohio, part River Lots 345 & 346 in Section 20, Townshp 10N, Range 14W.

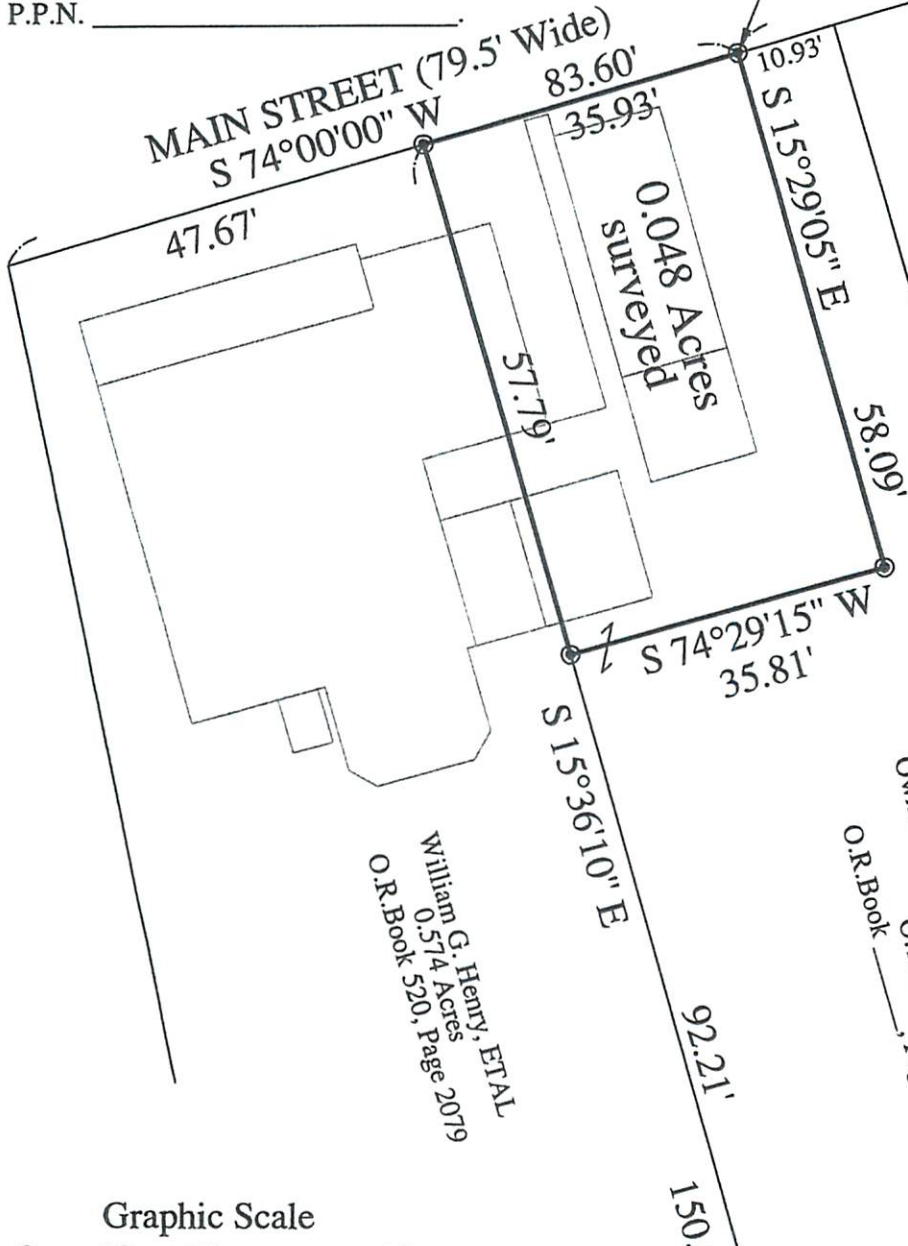
**PROPERTY LOCATION:**

Situated in the Village of Chauncey, Township of Dover, County of Athens, State of Ohio, and being a part of River Lots 345 & 346 in Section 20, Township 10N, Range 14W.

**BASIS OF BEARING**

Bearings of this plat are based on the South R/W Line of Main Street (79.5' Wide R/W), as being S 74°00'00" W, and is an assumed Meridian used to denote angles only.

Being a Survey of a part of a 0.168 Acre parcel conveyed to \_\_\_\_\_, as recorded in O.R. Volume \_\_\_\_\_, Page \_\_\_\_\_, in the Athens County Deed Records, and being part of Auditor's P.P.N. \_\_\_\_\_.

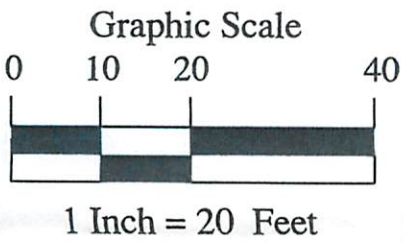


**POINT OF COMMENCEMENT:**  
 NW CORNER VACATED  
 LOT 464: VILLAGE OF CHAUNCEY:  
 3/4" o.d. Iron Pipe bears N 15°35'44" W 0.60'

**LEGEND**

- - 3/4" o.d. Iron Pipe Found
- - Iron Pin Set  
 5/8" Rebar-30" long w/ Red I.D. Cap  
 Labeled S.A. England #7452

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Scott A. England*  
 DATE: 5/12/17



**PREPARED BY:**  
 S.A. ENGLAND SURVEYING  
 Professional Land Surveying  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008  
 PHONE: 740-323-0644  
 WWW.SURVEYOHIO.COM

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Date 5/11/17  
 Scott A. England, P.S.  
 Ohio Registered Surveyor #S-7452