

Description of a 0.14 Acre Tract (Existing Lot of Record)

Situated in The Village of Chauncey, T.10, r.14, Dover Township, Athens County, Ohio and being the same tract as described in Volume 361, Page 189 of the Athens County Deed Records and being more particularly described as follow:

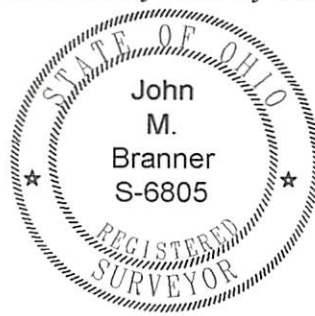
Beginning at an iron pin set that bears North 76 degrees 39 minutes 44 seconds East, 694.32 feet from the North- west corner of Lot 494,

Thence, along the south-line of Main Street
North 76 degrees 39 minutes 44 seconds East, 37.5 feet to an iron pin set;
Thence, along the west-line of Westerville (451-1580 O.R.)
South 13 degrees 20 minutes 16 seconds East, 165.00 feet to an iron pin set;
Thence, along the North-line of Real Estate Improvement (119-195 D.R.)
South 76 degrees 39 minutes 44 seconds West, 37.50 feet to an iron pin found;
Thence, along the east-line of Messenger (367-1085) North 13 degrees 20 minutes 16 seconds West, 165.00 feet to the point of beginning and containing 0.14 acres.

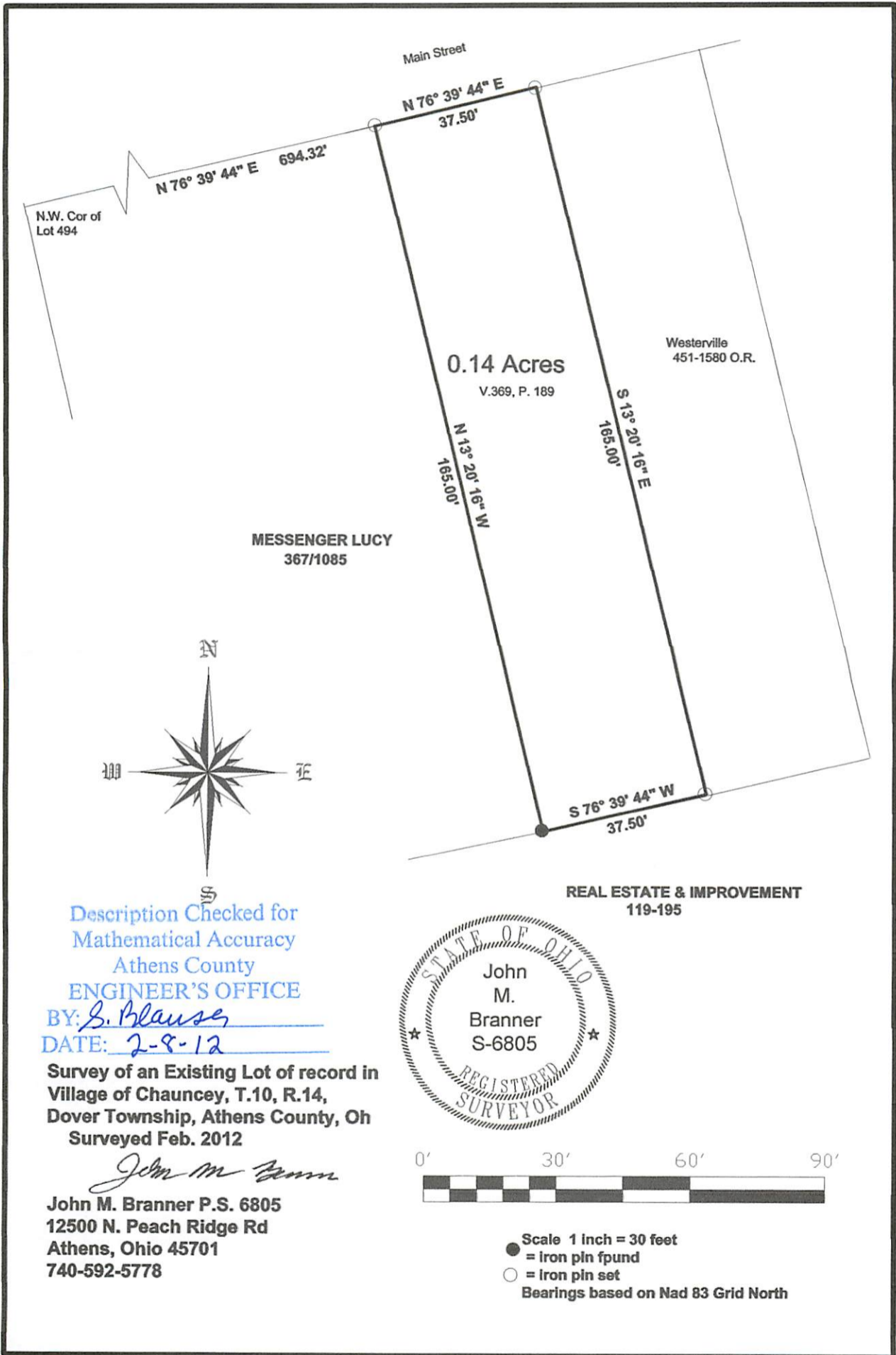
Subject to all easements and rights of way of record.
Iron pins set are 5/8' by 30 inch long rebar
Bearings based on Grid North NAD 83

The above description is based on a field survey completed February 2012 by John M. Branner P.S. 6805

John M. Branner



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 2-8-12



N.W. Cor of Lot 494

N 76° 39' 44" E 694.32'

Main Street
N 76° 39' 44" E 37.50'

0.14 Acres
V.369, P. 189

Westerville
451-1580 O.R.

MESSINGER LUCY
367/1085

N 13° 20' 19" W
195.00'

S 13° 20' 19" E
195.00'

S 76° 39' 44" W
37.50'



REAL ESTATE & IMPROVEMENT
119-195

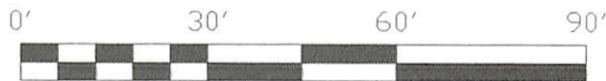
Description Checked for
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BY: S. Blause
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Survey of an Existing Lot of record in
Village of Chauncey, T.10, R.14,
Dover Township, Athens County, Oh
Surveyed Feb. 2012

John M. Branner

John M. Branner P.S. 6805
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Scale 1 inch = 30 feet
● = iron pin found
○ = iron pin set
Bearings based on Nad 83 Grid North