

Description of 0.338 Acres

Description of a parcel of land situated in the Village of Chauncey, Town 10, Range 14, Dover Township, Section 20, Athens County, Ohio, and being more fully described as follows:

Being part of Lot 2 of the Theodore Kelzenberg Subdivision, Envelope 54A, and being further described in Official Record Book 487, Page 1117, as Parcel Four.

Beginning at an iron pin found at the northeast corner of Lot 819 of the Kelzenberg Addition to the Village of Chauncey;
Thence S85°30'00"E 133.13 feet to an iron pin set;
Thence S85°30'00"E 224.64 feet to an iron pin set at the place of beginning of the tract herein described;

1.) Thence S85°30'02"E 103.82 feet over the lands of (Kelzenberg 487/1117 OR) to an iron pin found at the northwest corner of a 0.496 acre parcel as described in a deed to J. Fouty, Official Record Book 472, Page 2677;

2.) Thence S04°27'25"W 148.98 feet along a common line to (Fouty 472/2677 OR) and (Kelzenberg 487/1117 OR) to an iron pin set at the southwest corner of (Fouty 472/2677);

3.) Thence N85°33'20"W 93.51 feet along a common line to (Kelzenberg 487/1117OR) and (Campbell 473/2500 OR) to an iron pin set;

4.) Thence N00°30'00"E 149.43 feet over the lands of (Kelzenberg 487/1117 OR) to the place of beginning containing 0.338 acres, and to be held contiguous and continuous to the lands as deeded in Official Record Book 472, Page 2677.

Prior Deed Reference: Book 487, Pages 117-1120, Athens County Official Record
Iron Pins Set are 5/8" x 30" steel and capped "NEWMAN 8043"
Subject to all easements, rights-of-way and covenants and agreements of record.

~~Charles T. Newman~~
Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701
Surveyed June 2015



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Doris E. Stone*
DATE: 6/30/15

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

JUN 30 2015

Jill Thompson
Athens County Auditor

Easement C

Easement of 50 Feet in Width for Ingress and Egress

Description of an easement situated in the Village of Chauncey, Range 14, Town 10, Section 20, of the Ohio Company Purchase, Dover Township, Athens County, Ohio.

Said easement is for right-of-way purposes over the lands of Kelzenberg, as referenced in Athens County Official Record Book 487, Page 1117.


Commencing at the southeast corner of Lot 820 of the Kelzenberg Addition to the Village of Chauncey;

Thence S00°19'46"W 25.07 feet to the point of beginning of said easement, said easement being along an existing road, and being fifty feet in width, and being twenty-five feet on either side of the following described centerline:

1.) Thence S85°30'01"E 463.59 feet to a point, and being the terminus of said easement;

Deed Referenced: Official Record of Athens County Book 487, Page 1117

Subject to all prior easements, rights-of-way and covenants and agreements of record.

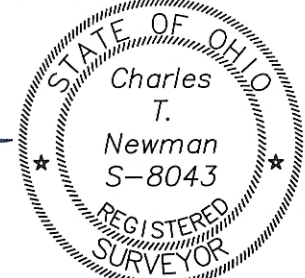

Charles T. Newman
Professional Surveyor S-8043
66 Elmwood Place
Athens, Ohio 45701
June 2015

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of five tracts situate in the Village of Chauncey,
Town 10, Range 14, Section 20, Dover Township, Athens County, Ohio



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Surveyed June 2015

Sec. 20
Sec. 20 Sec. 15
 Sec. 14

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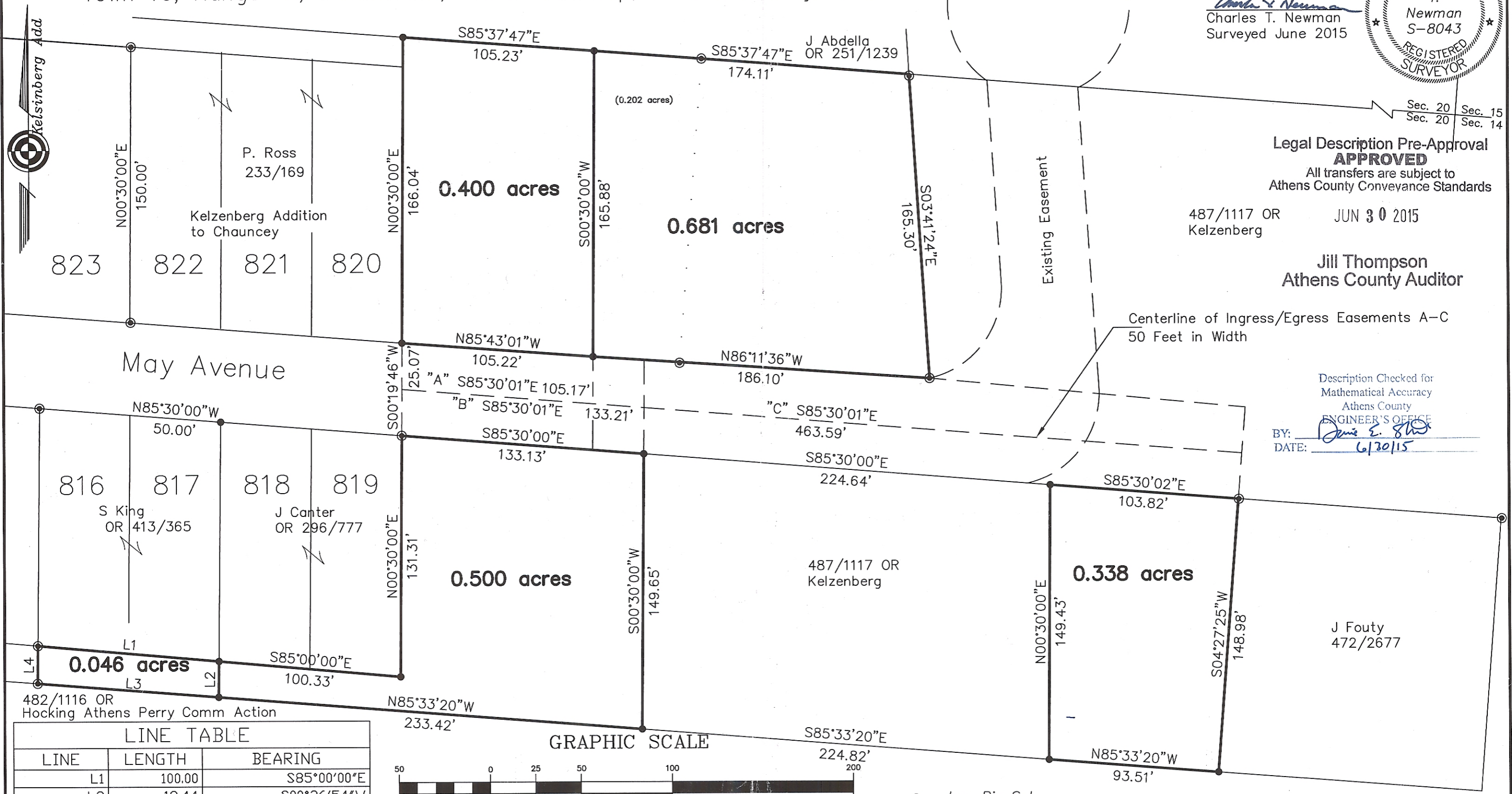
487/1117 OR
Kelzenberg

JUN 30 2015

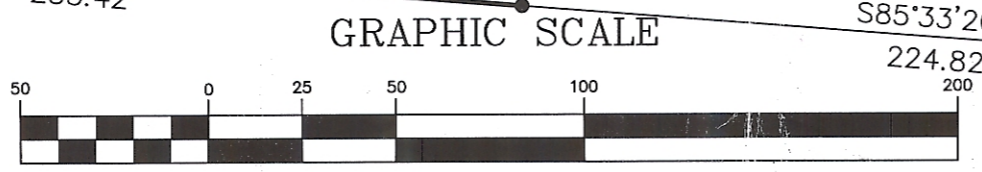
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Centerline of Ingress/Egress Easements A-C
50 Feet in Width

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *David E. Shaw*
DATE: 6/30/15



LINE TABLE		
LINE	LENGTH	BEARING
L1	100.00	S85°00'00"E
L2	19.44	S00°36'54"W
L3	99.92	N85°33'20"W
L4	20.41	N00°35'13"E



● = Iron Pin Set
■ = Stone Found

473/2500
F Campbell