

Description of 0.400 Acres

Description of a parcel of land situate 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 a 0.6016 acre tract as conveyed to Karla D. Kelzenberg, Official Record Book 487, Page 1117. (Parcel Two)

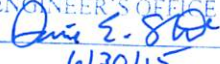
Beginning at an iron pin set at the southeast corner of Lot 820 of the Kelzenberg Addition to the Village of Chauncey;

- 1.) Thence N00°30'00"E 166.04 feet along the east line of Lot 820, a common line to (Ross 233/169 DB) and (Kelzenberg 487/1117 OR, Parcel Two) to an iron pin set on the north line of said Section 20;
- 2.) Thence S85°37'47"E 105.23 feet along a line common to (Kelzenberg 487/1117 OR, Parcel Two) and (Abdella 251/1239 OR) to an iron pin set on the north line of Section 20;
- 3.) Thence S00°30'00"W 165.88 feet over the lands of (Kelzenberg 487/1117 OR, Parcel Two) to an iron pin set;
- 4.) Thence N85°43'01"W 105.22 feet over the lands of (Kelzenberg 487/1117 OR, Parcel Two) to the place of beginning containing 0.400 acres, and to be held contiguous and continuous with said Lot 820 of the Kelzenberg Addition to Chauncey, Deed Book 233, Page 169.

Prior Deed Reference: Book 487, Pages 1117-1120, 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  
Professional Surveyor  
66 Elmwood Place  
Athens, Ohio 45701  
Surveyed June 2015



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
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 A**

**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.

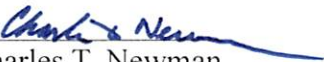
Commencing at the southeast corner of Lot 820 of the Kelzenberg Addition to the Village of Chauncey;

Thence  $S00^{\circ}19'46''W$  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  $S85^{\circ}30'01''E$  105.17 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.

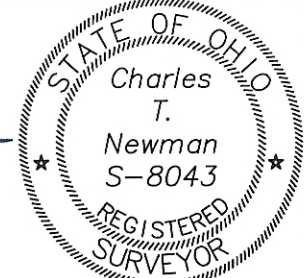
  
Charles T. Newman  
Professional Surveyor S-8043  
66 Elmwood Place  
Athens, Ohio 45701  
June 2015

C. TIM NEWMAN  
Professional Surveyor

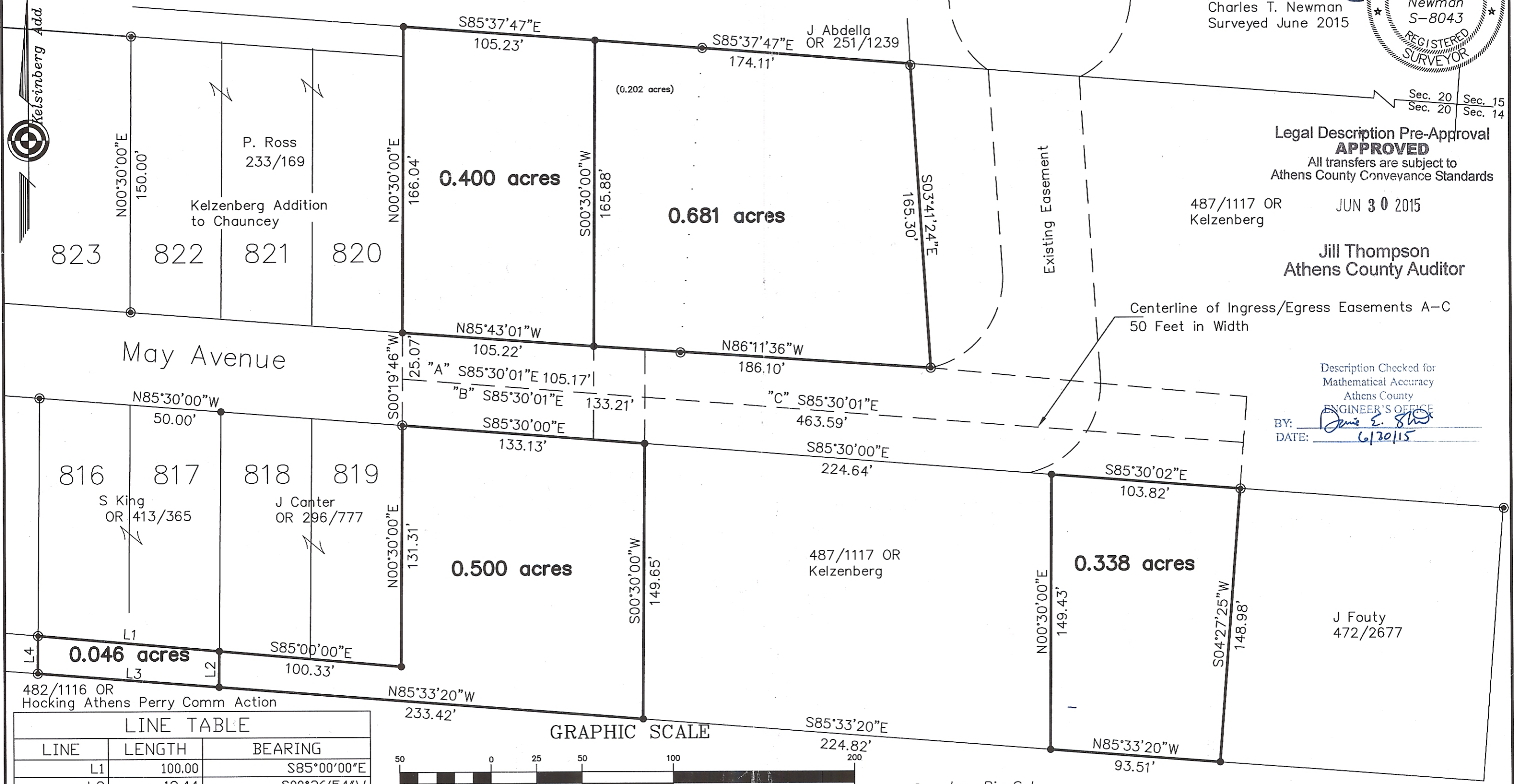
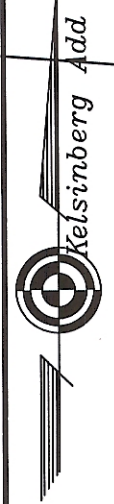
66 Elmwood Place  
Athens, Ohio 45701

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



*Charles T. Newman*  
Charles T. Newman  
Surveyed June 2015



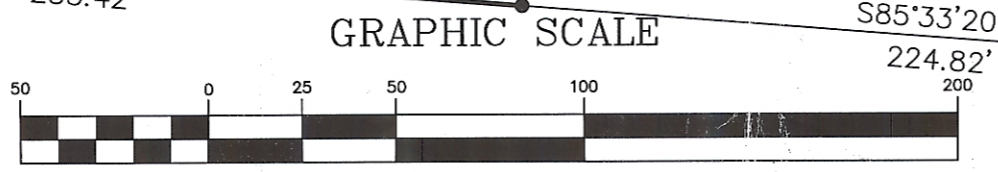
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487/1117 OR  
Kelzenberg  
JUN 30 2015

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *David E. Smith*  
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