

Description of 0.500 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 a 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 set at the southwest corner of Lot 818 of the Kelzenberg Addition to the Village of Chauncey;

- 1.) Thence S85°00'00"E 100.33 feet along the south line of Lot 818 and Lot 819, a common line to (Canter 230/23) and (Kelzenberg 487/1117) to an iron pin set at the southeast corner of Lot 819;
- 2.) Thence N00°30'00"E 131.31 feet along the east line of Lot 819 to an iron pin found;
- 3.) Thence S85°30'00"E 133.13 feet over the lands of (Kelzenberg 487/1117) to an iron pin set;
- 4.) Thence S00°30'00"W 149.65 feet over the lands of (Kelzenberg 487/1117) to an iron pin set;
- 5.) Thence N85°33'20"W 233.42 feet along a common line to (Kelzenberg 487/1117) and (Hocking, Athens, Perry Community Action 482/1116) to an iron pin set;
- 6.) Thence N00°36'54"E 19.44 feet over the lands of (Kelzenberg 487/1117) to the place of beginning containing 0.500 acres, and to be held contiguous and continuous with said Lot 819 of the Kelzenberg Addition to Chauncey as dedeed in Volume 236, Page 23.

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: *Chris E. Stewart*  
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 B**  
**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 133.21 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

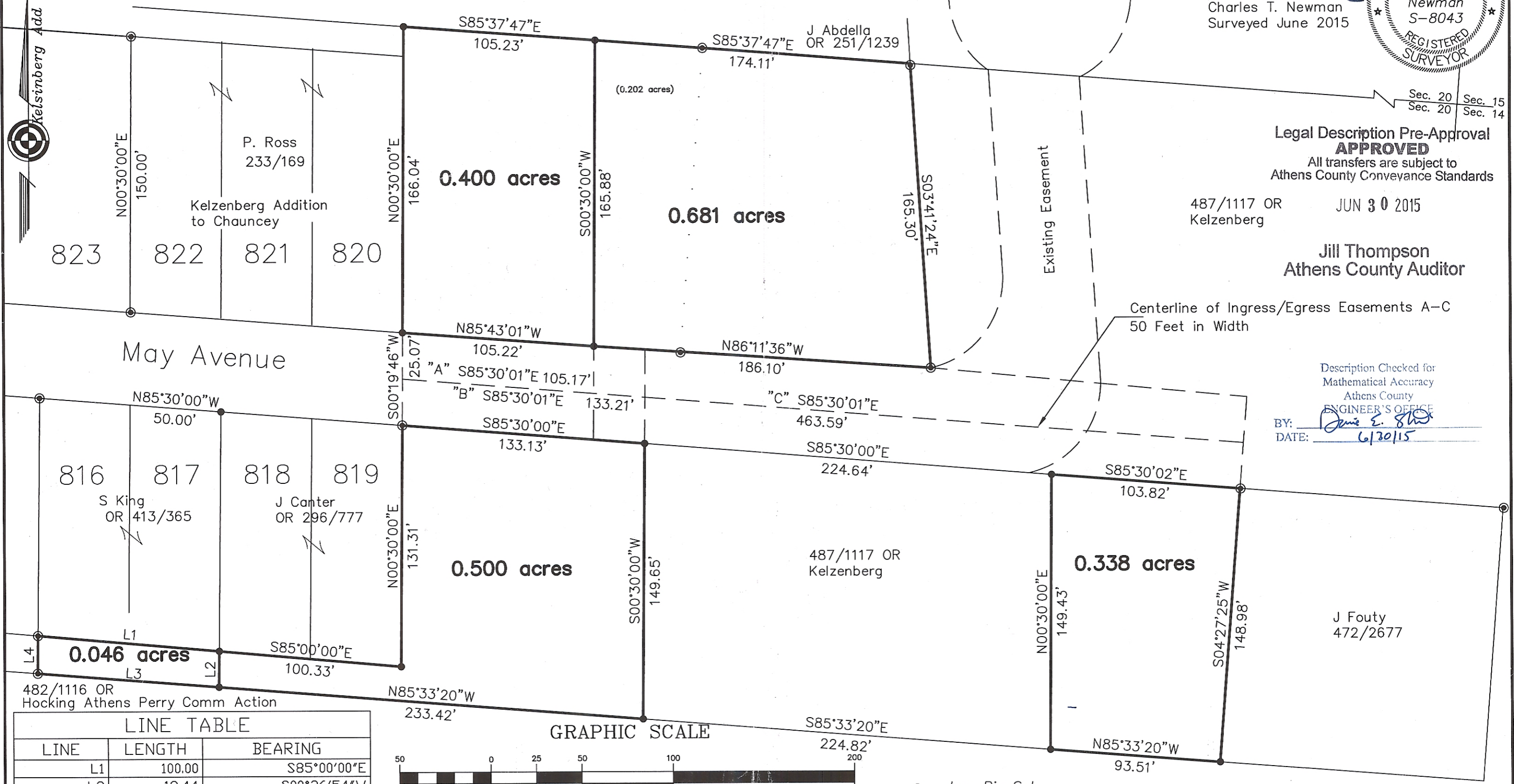
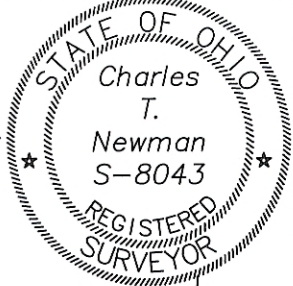
C. TIM NEWMAN  
Professional Surveyor

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*  
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Surveyed June 2015



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487/1117 OR  
Kelzenberg

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Athens County Auditor

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *David E. Smith*  
DATE: 6/30/15

482/1116 OR  
Hocking Athens Perry Comm Action

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



( IN FEET )  
1 inch = 50 ft.

- = Iron Pin Set
- = Stone Found

473/2500  
F Campbell