



**CANTER**  
SURVEYING & MAPPING

507 Richland Avenue  
Suite 102  
Athens, Ohio 45701  
Phone (614) 592-5706  
Fax (614) 592-5817

Situate in the City of Nelsonville, Section 17, York Township,  
Athens County, Ohio

Being a part of the Jim Edwards parcel as described in O.R.  
Vol. 149 Pg. 180.

**POINT-OF-BEGINNING** being an iron pin found S 41°35'24" E  
826.12 feet from the northwest corner of a 0.825 acre parcel as  
described in O.R. Vol. 158 Pg. 748 (said Point-of-Beginning also being  
S 12°10'25" E 344.17 feet, thence S 41°35'24" E 826.12 feet from the  
southeast corner of Lot 379 of Thaddeus Longstreth's Addition to  
Nelsonville);

Thence N 48°26'48" E 100.30 feet to an iron pin set to the right-  
of-way limits of U.S. 33;

Thence following said U.S. 33 right-of-way limits along a curve to  
the left with a radius of 1893.47 feet, a length of 308.01 feet and a  
chord bearing S 47°41'22" E 307.67 feet to an iron pin set;

Thence leaving said right-of-way limits S 31°10'05" W 44.76  
feet to an iron pin set;

Thence N 62°53'02" W 150.45 feet to an iron pin found;

Thence N 52°50'12" W 182.59 feet to the Point-of-Beginning.

Containing 0.548 acres as surveyed 03-30-1994 by Robert C. Canter,  
P.S. 7226.

Iron pins set are 5/8" x 30" rebar with plastic cap stamped  
"Canter P.S. 7226".

Plat of survey is attached herewith and made a part thereof.

Basis of Bearings: Bearings are based on a prior survey by  
Friedel & Harris Inc. (D.R. Vol. 325 Pg. 399). Bearings are used to  
determine angular relationships only.

Subject to all legal easements and right of ways.

Accepted for  
Registration Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
DATE: 4/28/95

*A. J. Jare*

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York # 17

0003

NOLAN & OREMUS

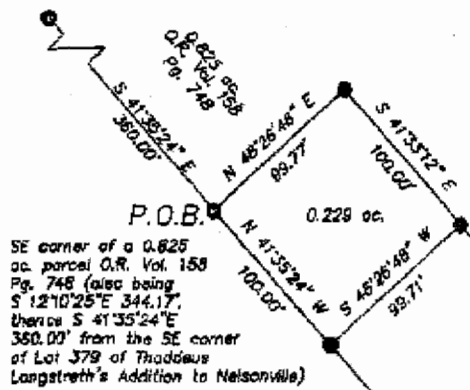
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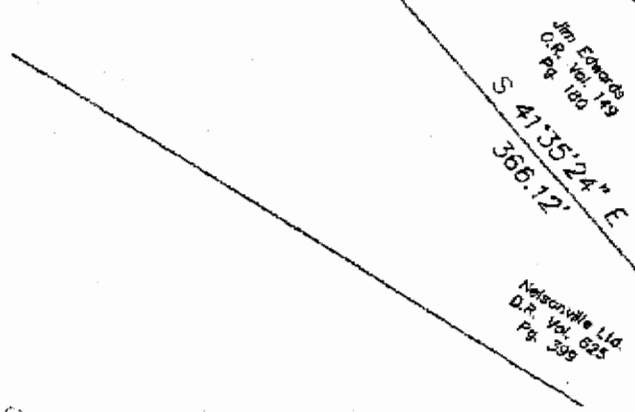
PLAT SURVEY



SE corner of a 0.625 ac. parcel O.R. Vol. 159 Pg. 748 (also being S 12°10'25" E 344.17', thence S 41°35'24" E 360.00' from the SE corner of Lot 378 of Thaddeus Langstreth's Addition to Nelsonville)

Situate in the City of Nelsonville, Section 17, York Township, Athens County, Ohio. Being a part of the Jim Edwards parcel as described in Official Records Vol. 149 Pg. 180, Athens County Recorder's Office. Surveyed 03-30-1993 by Robert C. Canter, P.S. 7226. Subject to all legal easements and right of ways.

Basis of Bearings: Bearings are based on a prior survey by Friedel & Harris Inc. (D.R. Vol. 325 Pg. 399). Bearings are used to determine angular relationships only.



Jim Edwards  
O.R. Vol. 149  
Pg. 180

Nelsonville Ltd.  
D.R. Vol. 625  
Pg. 399

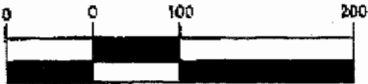
- = Iron Pin Found
- = Iron Pin Set

20

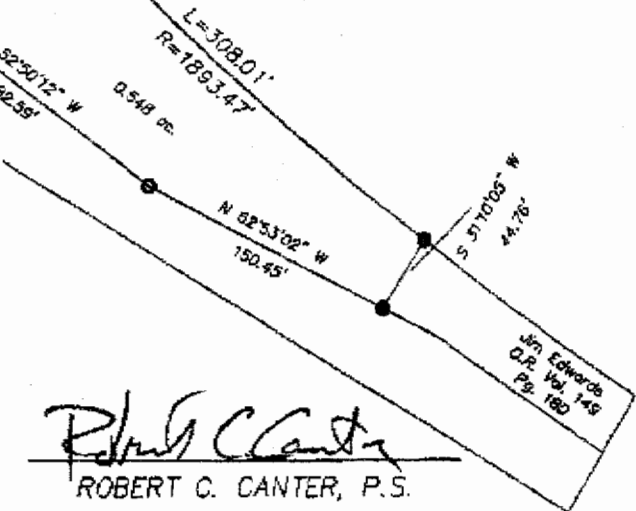
P.O.B.  
S 12°10'25" E  
344.17', thence  
S 41°35'24" E  
826.12' from the  
SE corner of Lot  
378 of Thaddeus  
Langstreth's Addition  
to Nelsonville



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



*Robert C. Canter*  
ROBERT C. CANTER, P.S.