


**CANTER**

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507 Richland Avenue  
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**Parcel 1**

Situate in the City of Nelsonville, Section 17, York Township, Athens, County, Ohio Being the Jim Edwards parcel as described in O.R. Vol. 200 Page 8.

**POINT-OF-BEGINNING** being an iron pin found S 41°35'24" E 826.13 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 found at 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°41'25" E 307.67 feet to an iron pin found;

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

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 07-06-1995 by Robert C. Canter, P.S. 7226.

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

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 denote angular relationships only.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: R. Blouse  
DATE: 7-17-95

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192#17

## Parcel 2

Situate in the City of Nelsonville, Section 17, York Township, Athens, County, Ohio Being part of the Jim Edwards parcel as described in O.R. Vol. 149 Page 180.

Commencing at the southeast corner of Lot 379 of Thaddeus Longstreth's Addition to Nelsonville, thence S  $12^{\circ}10'25''$  E 344.17 feet, thence S  $41^{\circ}35'24''$  E 826.12 feet, thence S  $52^{\circ}50'12''$  E 182.59 feet, thence S  $62^{\circ}53'02''$  E 150.45 feet to an iron pin found, said iron pin being the Point-of-Beginning for the parcel herein described;

Thence from this Point-of-Beginning N  $31^{\circ}10'05''$  E 44.76 feet to an iron pin found at 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 150.31 feet, and a chord bearing S  $54^{\circ}32'40''$  E 150.27 feet to an iron pin found;

Thence leaving said right-of-way limits S  $31^{\circ}10'05''$  W 37.45 feet to an iron pin found;

Thence N  $55^{\circ}34'58''$  W 114.12 feet to an iron pin found;

Thence N  $62^{\circ}53'02''$  W 36.00 feet to the Point-of-Beginning.

Containing 0.132 acres as surveyed 07-06-1995 by Robert C. Canter, P.S. 7226.

Excepting a right-of-way for the City of Nelsonville. Reference survey of March, 1993 by Robert C. Canter, P.S. 7226 (plat attached)

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

Subject to all legal easements and right of ways.

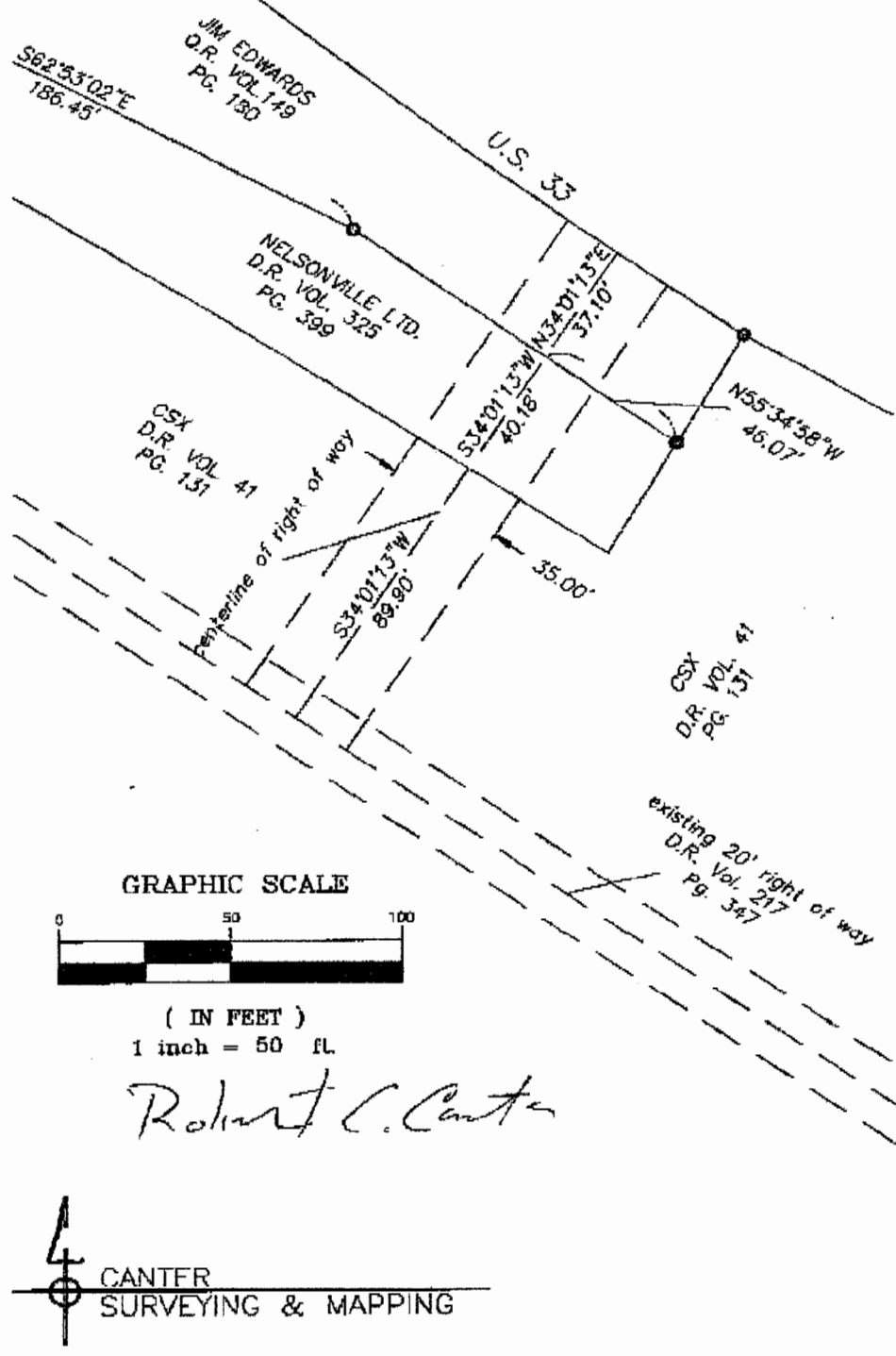
Basis of Bearings: Bearings are based on a prior survey by Friedel & Harris Inc. (D.R. Vol. 325 Pg. 399). Bearings are used to denote angular relationships only.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blouse  
DATE: 7-14-95

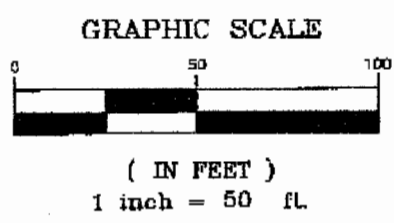
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# PLAT of SURVEY

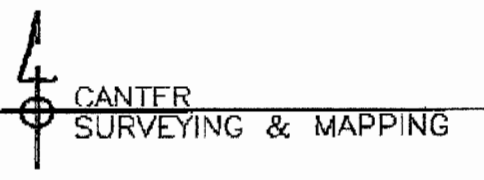
SURVEY OF 35' RIGHT OF WAY FOR CITY OF NELSONVILLE  
SITUATE IN CITY OF NELSONVILLE, SECTION 17, YORK TWP.,  
ATHENS CO., OHIO.



● = Iron Pin Found  
SURVEYED MARCH, 1993



*Robert C. Canter*



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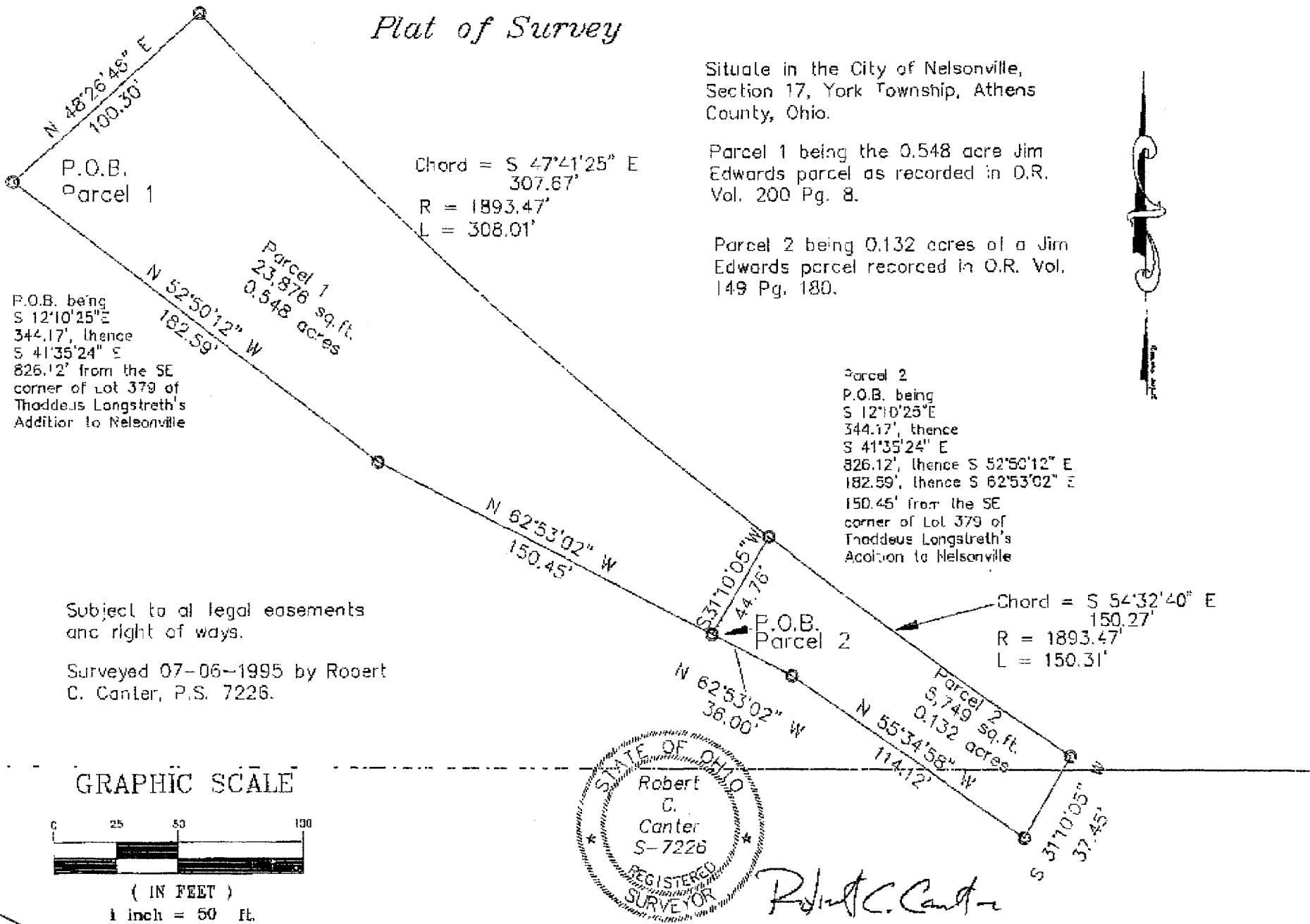
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# Plat of Survey

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

Parcel 1 being the 0.548 acre Jim  
Edwards parcel as recorded in D.R.  
Vol. 200 Pg. 8.

Parcel 2 being 0.132 acres of a Jim  
Edwards parcel recorded in O.R. Vol.  
149 Pg. 180.



Subject to all legal easements  
and right of ways.

Surveyed 07-06-1995 by Robert  
C. Canter, P.S. 7226.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

07/14/95 09:03 FAX

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