



**CANTER SURVEYING**  
**GPS SERVICES**

227A Columbus Road  
Athens, Ohio 45701

Phone (740) 592-5706

Fax (740) 592-5817

Situated in Section 12, T.10 N., R.15 W., Lee Township, Athens County, Ohio.  
Being a part of the Willa Dean James parcel as described in OR. Vol. 173 Pg. 640, Athens  
County Recorder's Office and being more fully described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 12,  
thence N 83° 50'37" W 255.75' to railroad spike found in the center of Athens County Road 10;  
thence following Athens County Road 10 N 13° 35'03" E 155.22' to a railroad spike set,  
said rail road spike also being the Point-of-Beginning for the parcel herein described;

Thence from this Point-of-Beginning N 60° 09'08" W 298.71' to an iron pin set;

Thence N 64°54'24" W 239.89' to an iron pin set;

Thence N 44°26'56" W 221.19' to an iron pin found;

Thence N 09°52'23" E 250.98' to an iron pin set;

Thence S 66°46'24" E 129.75' to a point;

Thence S 68°05'40" E 58.56' to a point;

Thence S 58°10'16" E 25.26' to a point;

Thence S 58°10'16" E 21.43' to a point;

Thence S 40°54'03" E 51.90' to a point;

Thence S 27°33'16" E 86.85' to a point;

Thence S 33°16'14" E 32.87' to a point;

Thence S 44°20'09" E 36.04' to a point;

Thence S 51°50'13" E 26.73' to a point;

Thence S 42°04'09" E 32.30' to a point;

Thence S 11°58'45" E 29.82' to a point;

Thence S 13°16'53" W 69.45' to a railroad spike set;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: E. Cantelero  
DATE: 1-11-99

for #12

Thence S 64°14'45" E 35.41' to a point;

Thence S 56°07'31" E 60.25' to a point;

Thence S 51°17'44" E 27.04' to a point;

Thence S 74°28'14" E 44.35' to a point;

Thence N 88°14'34" E 47.84' to a point;

Thence S 80°18'41" E 71.51' to a point in the center of said County Road 10;

Thence following the center of said County Road 10, S 13°35'03" W 167.56' to the Point-of-Beginning.

Containing 3.569 Acres more or less as surveyed Dec.23 1998, under the direction of Robert C. Canter PS 7226.

Subject to all legal easements and right-of-ways of record.

Plat of Survey is attached herewith and a part thereof.

Basis of bearing based on south section line of Section 12 being N 83°50'37" W. Bearings are used to denote angular relationships only.

Iron pins set are 5/8"x30" rebar with plastic cap stamped "CANTER 7226".

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### Survey Plat of Willa Dean James Parcel

Willa Dean James  
O.R. 173-640

Situate in Section 12, T10N, R15W, Lee Twp.,  
Athens County, Ohio. Being part of the  
Willa Dean James parcel as described in  
O.R. Vol. 173 Pg. 640, Athens County Recorder's  
Office. Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: K. Canter  
DATE: 1-11-99



Harry L. &  
Marilyn K. Ross  
371-259

S 82°56'42" E  
9.03'

155,453.527 sq.ft.  
3.569 acres

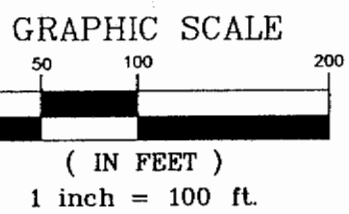
Harry L. &  
Marilyn K. Ross  
301-200

N 44°26'56" W  
221.19'

-record right-of-way  
O.R. Vol. 173 Pg. 641  
-13' wide R/W  
D.R. Vol. 371 Pg. 259  
Survey by L.F. Swoyer S-6765,  
Sept. 1982

Willa Dean James  
O.R. 173-640

N 64°54'24" W  
239.89'



*Robert C. Canter*

N 83°46'50" W  
162.20'  
H.&V. Daugherty  
138-87

Basis of Bearing N 83°50'37" W  
542.87'

Johnny L. & Barbara Seshier  
O.R. 81-809

Section 12  
Section 11

S 13°35'03" W  
155.22'

S 13°35'03" W  
167.56'  
Athens County Road 10  
P.O.B.

SE Corner of  
SW 1/4 of Section 12  
(by deed 364-521)  
N 83°50'37" W  
255.75'

LINE	DIRECTION	DISTANCE
L1	S 58°10'16" E	25.26'
L2	S 58°10'16" E	21.43'
L3	S 40°54'03" E	51.90'
L4	S 33°16'14" E	32.87'
L5	S 44°20'09" E	36.04'
L6	S 51°50'13" E	26.73'
L7	S 42°04'09" E	32.30'
L8	S 11°58'45" E	29.82'
L9	S 13°16'53" W	69.45'
L10	S 64°14'45" E	35.41'
L11	S 56°07'31" E	60.25'
L12	S 51°17'44" E	27.04'
L13	S 74°28'14" E	44.35'
L14	N 88°14'34" E	47.84'

- △ = R/R spike found/SET
- ⊙ = IP found
- = IP set w/cap