

## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



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Ohio Phone: 1-800-551-5844

### Legal Description

5.077 Acres

### Part Edgart, Ltd. Parcel: O.R. Book 406, Page 333

Situated in the Township of Athens, County of Athens, State of Ohio, and being part of Lease Lot 8 in Section 1, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a parcel conveyed to Edgart, Ltd., as recorded in O.R. Book 406, Page 333, in the Athens County Deed Records, and being part of Auditor's P.P.N. A01-00100176-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "Swoyer" marking the Northeast corner of Lot 1 of Old Coach Highland Subdivision, as recorded in Plat Envelope 438-A, in the Athens County Plat Records, being on the West line of an 80.470 Acre parcel conveyed to May L.M. Bonnaud, as recorded in O.R. Book 612, Page 579, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.010 Acre parcel herein to be described;

Thence, **S 72°12'26" W 96.23 feet** with the North line of said Lot 1, to a 5/8" o.d. iron pin found capped "Swoyer" on the East Right of Way Line of Old Coach Road (50' Wide R/W);

Thence, with the Right of Way Line of the cul-de-sac of Old Coach Road with curve to the right (Radius = 50.00 feet, Delta Angle 240°02'21", Arc Length 209.53 feet) with a chord bearing **S 65°25'39" W 86.61 feet** to a 5/8" o.d. iron pin found capped "Swoyer" on the West line of Lease Lot 8, and being on the East line of Lease Lot 7 and a 5.22 Acre parcel conveyed to David J. Kaufman, as recorded in O.R. Book 367, Page 1636;

Thence, **N 05°25'03" E 259.53 feet** with the West line of Lot 8 and said parcel conveyed to Edgart, Inc., also being the East line of Lease Lot 7 and said parcel conveyed to Kaufman, and extending across Old Coach Road, to an iron pin set on the East Right of Way thereof, and being the Southeast corner of a 3.15 Acre parcel conveyed to Julia A. Sparhawk, ETAL, as recorded in O.R. Book 514, Page 194, and Lease Lot 7, and passing over an iron pin set on the West Right of Way Line of Old Coach Road at 176.65 feet;

Thence, **N 05°24'21" E 641.42 feet** with the West line of said parcel conveyed to Edgart, Ltd., and Lease Lot 8, the same being the East line of said parcel conveyed to Sparhawk, ETAL and Lease Lot 7, to an iron pin set on the North line of Edgart, Ltd. & Lease Lot 8, the same being the South line of Lease Lot 10 in Section 2 and a 10.827 Acre parcel conveyed to University Rentals 3, LLC, as recorded in O.R. Book 546, Page 777;

Thence, **S 85°12'51" E 336.88 feet** with the North line of said parcel conveyed to Edgart, Ltd. & Lease Lot 8 in Section 1, the same being the South line of Lease Lot 10 in Section 2 and said 10.827 Acre parcel conveyed to University Rentals 3, LLC, and extending along the South line of Lease Lot 9 and an 81.96 Acre parcel conveyed to Bernard B. & Carol L. Gruesser, as recorded in O.R. Book 37, Page 276, to an iron pin set on the West line of said parcel conveyed to Bonnaud;

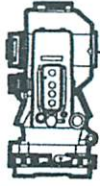
Thence with the West line of said parcel conveyed to Bonnaud, with the following courses and distances:

- 1) **S 12°50'34" W 622.78 feet** to an iron pin set;
- 2) **S 29°40'40" W 225.84 feet** to the **PRINCIPLE PLACE OF BEGINNING**;

**EXCEPTING THE RIGHT OF WAY FOR OLD COACH ROAD**, as recorded on the Plat of Old Coach Road Highland Subdivision, as recoded in Plat Envelope 438A, and being more particularly described as follows;

Commencing at a 5/8" o.d. iron pin found capped "Swoyer" marking the Northeast corner of Lot 1 of Old Coach Highland Subdivision, as recorded in Plat Envelope 438-A, in the Athens County Plat Records, being on the West line of an 80.470 Acre parcel conveyed to May L.M. Bonnaud, as recorded in O.R. Book 612, Page 579, and being the Southeast corner of said parcel conveyed to Edgart, Ltd.;

Thence, **S 72°12'26" W 96.23 feet** with the North line of said Lot 1, to a 5/8" o.d. iron pin found on the East Right of Way of Old Coach Road, and being the **PRINCIPLE PLACE OF BEGINNING** of the **EXCEPTION** herein to be described;



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Thence with the East Right of Way Line of Old Coach Road across said parcel conveyed to Edgart, Ltd., with the following three (3) courses and distances:

- 1) with a curve to the right (Radius = 50.00 feet, Delta Angle 300°01'03", Arc Length 261.88 feet) with a chord bearing N 84°34'56" W 50.00 feet to a 5/8" o.d. iron pin found capped "Swoyer" at a point of tangency;
- 2) N 05°25'00" E 43.21 feet to an iron pin set at a point of curvature;
- 3) with a curve to the left (Radius = 175.00 feet, Delta Angle 31°00'08", Arc Length 94.71 feet) with a chord bearing N 10°05'21" W 93.55 feet to an iron pin set at on the West line of Lot 8, also being the East line of Lot 7 and a 5.22 Acre parcel conveyed to David J. Kaufman, as recorded in O.R. Book 367, Page 1636;

Thence, N 05°25'03" E 82.88 feet with the West line of Lot 8, the same being the East line of Lot 7 extending across Old Coach Road, to an iron pin set on the East line thereof, and being the Southeast corner of a 3.15 Acre parcel conveyed to Julia A. Sparhawk, ETAL, as recorded in O.R. Book 514, Page 194;

Thence with the East Right of Way Line of Old Coach Road across said parcel conveyed to Edgart, Ltd., with the following three (3) courses and distances:

- 1) S 32°21'44" E 59.10 feet to an iron pin set;
- 2) with a curve to the right (Radius = 225.00 feet, Delta Angle 34°09'09", Arc Length 134.12 feet) with a chord bearing S 11°39'22" E 132.14 feet to an iron pin set at a point of tangency;
- 3) S 05°25'00" W 43.21 feet to the **PRINCIPLE PLACE OF BEGINNING.**

Said EXCEPTION contains 0.391 Acres, more or less, leaving a balance of 5.077 Acres, more or less, and is subject to all legal easements, right of ways, and zoning restrictions of record.


Subject to the rights, restrictions, and easements of Old Coach Highland Subdivision, as recorded in Plat Envelope 438-A, as recorded in the Athens County Plat Records.

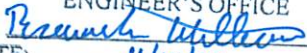
The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83)..

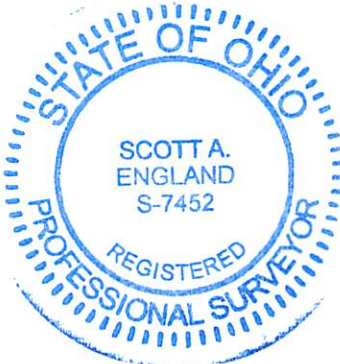
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in January of 2024 and April of 2024.

Dated 4/12/24  
 Job No. 4265-23AT-Residual

  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 4/12/24



Legal Description Pre-Approval  
**APPROVED**  
 All transfers are subject to  
 Athens County Conveyance Standards

APR 26 2024

Jill Davidson  
 Athens County Auditor

# Plat of Survey

Township of Athens, County of Athens, State of Ohio, part Lease Lot 8 in Section 1, Township 9N, Range 14W, of the Ohio Company Purchase.

Bernard B. & Carol L. Grueser  
81.96 Acres  
O.R. Book 37, Page 276  
LEASE LOT 9

University Rentals, LLC  
10.827 Acres  
O.R. Book 546, Page 777  
Section 2  
LEASE LOT 10

**PROPERTY LOCATION:**

Being a Survey of a part of a parcel conveyed to Edgart, Ltd., as recorded in O.R. Book 406, Page 333, in the Athens County Deed Records, and being part of of Auditors P.P.N. A01-00100176-00.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Scott A. England*  
DATE: 4/12/24

**BASIS OF BEARING**

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates System South Zone, 2011(NAD83)

\*\*0.391 Acres lie within Old Coach Road Right of Way

**References:**

- 1) Plat of Old Coach Road Highland Sub. Plat Envelope 438A
- 2) 1989 Survey of 5.22 Acres by John M. Branner, P.S. 6805
- 3) 2003 Survey of 0.091 Acres by Scott A. England, P.S. 7452
- 4) 2016 Survey of 10.827 Acres by C. Thomas Smith, P.S. 6844

**LINE TABLE**

No.	Bearing	Distance
L1	S 72°12'26" W	96.23'
L2	N 05°25'00" E	43.21'
L3	S 32°21'44" E	59.10'
L4	S 05°25'00" W	43.21'

**CURVE TABLE**

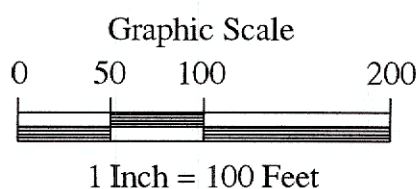
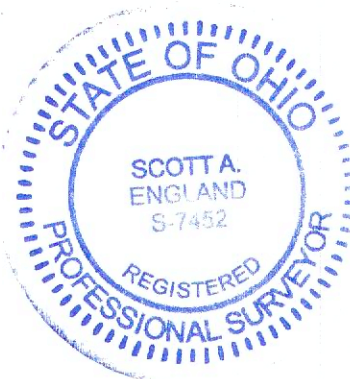
No.	Radius	Delta Angle	Arc Length	Bearing & Distance
C1	50.00'	240°02'21"	209.53'	S 65°25'39" W 86.61'
C2	50.00'	300°01'03"	261.88'	N 84°34'56" W 50.00'
C3	175.00'	31°00'08"	94.66'	N 10°05'05" W 93.84'
C4	225.00'	34°09'09"	134.12'	S 11°39'33" E 132.14'

**LEGEND**

- - 5/8" o.d. Iron Pin Found capped "Swoyer"
- ⊕ - 5/8" x 30" o.d. Iron Pin Set w/red cap stamped "S.A. England #S-7452"

**PREPARED BY:**

S.A. ENGLAND SURVEYING  
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Buckeye Lake, Ohio 43008  
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email: saengland@surveyohio.com



David J. Kaufman  
5.22 Acres  
O.R. Book 367, Page 1636

Julia A. Sparhawk, ETAL  
3.15 Acres  
O.R. Book 514, Page 194  
LEASE LOT 7

Edgart, Ltd.  
O.R. Book 406, Page 333  
P.P.N. A01-00100176-00

May L.M. Bonnaud  
80.470 Acres  
O.R. Book 612, Page 579

P.O.B. NE Corner Lot 1  
Old Coach Highland Subdivision  
Plat Envelope 438-A

Old Coach Highland  
Subdivision: Lot 1  
Plat Envelope 438-A

Note 1: This Area is part of the Edgart, Ltd. parcel recorded in O.R. Book 406, Page 333 and is an Adjacent Property Transfer.

Note 2: The 5.010 Acre parcel and Edgart, Ltd. parcel is subject to the easements, rights, and restrictions of the Old Coach Highland Subdivision, as recorded in Plat Envelope 438-A.

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated 4/12/24

*Scott A. England*  
Scott A. England, P.S.  
Ohio Registered Surveyor #7452