

## S.A. ENGLAND SURVEYING

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



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### Legal Description

80.470 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;

**The Remainder of the Edgart, Ltd. Parcel after this 80.470 Acre Lot Split, shall be an ADJACENT PROPERTY TRANSFER to the owner of P.P.N. A01-00100176-01, and to be continuous and contiguous with said parcel.**

Commencing at a  $\frac{3}{4}$ " square bolt head found marking the Northeast corner of Lease Lot 8 in Section 1, also being the Southeast corner of Lease Lot 9 in Section 2, being the Southeast corner of an 81.96 Acre parcel conveyed to Bernard B. & Carol L. Grueser, as recorded in O.R. Book 37, Page 276, also being on the West line of Section 32 of Canaan Township (Township 5N, Range 13W) and a 24.76 Acre parcel conveyed to Shannon Richmond, Trustee, as recorded in O.R. Book 335, Page 2069, and being the **PRINCIPLE PLACE OF BEGINNING** of the 80.470 Acre parcel herein to be described;

Thence, S  $3^{\circ}07'56''$  W 1872.98 feet with the East line of Lease Lot 8 and said parcel conveyed to Edgart, Ltd., also being the West line of said Section 32 and extending along the West line of Lot 32 of Canaan Township and said 24.76 Acre parcel conveyed to Shannon Richmond, Trustee, and extending along the West line of a 122.19 Acre parcel conveyed to Shannon Richmond, Trustee, as recorded in O.R. Book 335, Page 2069, to an iron pin set marking the Southeast corner of Lease Lot 8, also being the Northeast corner of Lease Lot 3 and a 48.320 Acre parcel conveyed to Edgart, Ltd., as recorded in O.R. Book 471, Page 311: said iron pin set bears N  $03^{\circ}07'56''$  E 1234.94 feet from a  $\frac{5}{8}$ " o.d. iron pin found capped "Robinson";

Thence, N  $85^{\circ}48'47''$  W 2072.35 feet with the South line of Lease Lot 8 and said parcel conveyed to Edgart, Ltd. (O.R. Book 406, Page 333), of which this description is a part, also being the North line of Lease Lot 8 and said 48.320 Acre parcel conveyed to Edgart, Ltd., to a 1" o.d. iron pipe found on the East line of Lease Lot 7 and a 2.97 Acre parcel conveyed to JBH Investments, LLC, as recorded in O.R. Book 512, Page 597;

Thence, N  $03^{\circ}38'39''$  E 425.66 feet with the West line of Lease Lot 8 and said parcel conveyed to Edgart, Ltd. (O.R. 406, Page 333), also being the East line of Lease Lot 7 and said parcel conveyed to JBH Investments, LLC, and extending along part of the East line of a 10.41 Acre parcel conveyed to the City of Athens, as recorded in O.R. Book 270, Page 570, to a  $\frac{5}{8}$ " o.d. iron pin found capped "Swoyer" at the Southwest corner of Lot 1 of Old Coach Highland Subdivision, as recorded in Plat Envelope 438-A;

Thence, N  $39^{\circ}49'18''$  E 421.38 feet with the South line of said Lot 1, to a  $\frac{5}{8}$ " o.d. iron pin found capped "Swoyer" at the Southeast corner of a 0.091 Acre parcel conveyed to May L.M. Bonnaud, as recorded in O.R. Book 595, Page 821;

Thence with the East line of said 0.091 Acre parcel, with the following two (2) courses and distances:

- 1) N  $06^{\circ}58'58''$  E 110.62 feet to an iron pin set;
- 2) N  $18^{\circ}43'08''$  W 189.96 feet to a  $\frac{5}{8}$ " o.d. iron pin found capped "Swoyer" at the Northeast corner of said Lot 1, and passing over a  $\frac{5}{8}$ " o.d. iron pin found capped "Swoyer" at 149.38 feet;

Thence with a line across said parcel conveyed to Edgart, Ltd., of which this description is a part, with the following two (2) courses and distances:

- 1) N  $29^{\circ}40'40''$  E 225.84 feet to an iron pin set;
- 2) N  $12^{\circ}50'34''$  E 622.78 feet to an iron pin set on the North line thereof, also being on the North line of Lease Lot 8 of Section 1, also being the South line of said Lease Lot 9 of Section 2 and said parcel conveyed to Grueser;



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Thence, **S 85°47'50" E 1674.02 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 9 in Section 2 and said parcel conveyed to Grueser, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **80.470 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

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.

Dated 2/29/24




Job No. 4265-23AT

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

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

MAR 01 2024

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 3/1/24

# 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.

**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.

**BASIS OF BEARING**

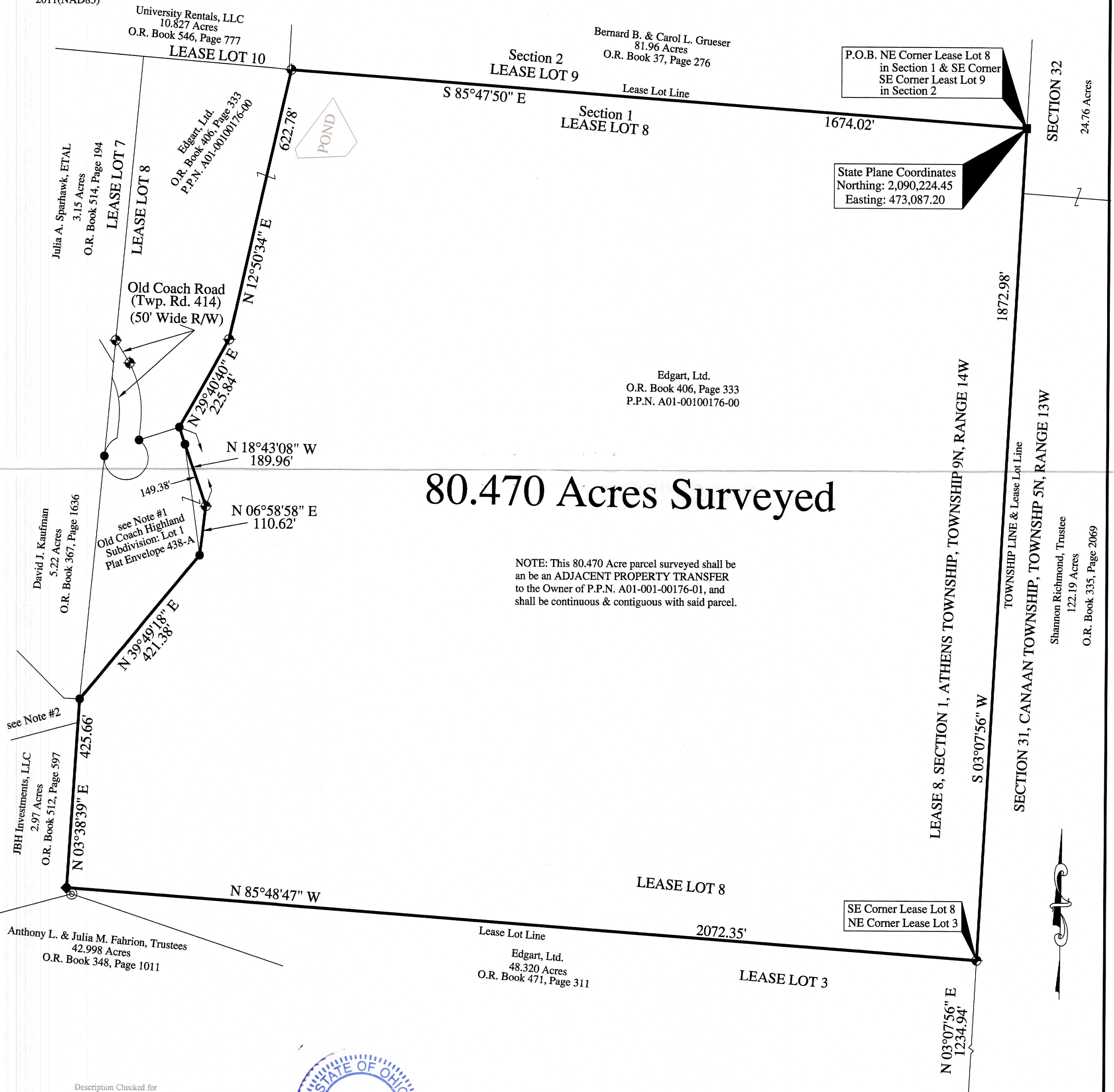
The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates System South Zone. 2011(NAD83)

**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
- 5) 2003 Surveys of 48.320 Acres & 42.998 Acres by Alan D. Robinson, P.S. 8049

Note 1: Lot 1 of the Old Coach Highland Subdivision (Plat Envelope 438-A) and adjacent 0.091 Acre parcel conveyed to May L.M. Bonnaud, as recorded in O.R. Book 595, Page 821, and being Auditor's P.P.N. A01-001-00176-01.

Note 2: 10.41 Acre Parcel conveyed to The City of Athens, as recorded in O.R. Book 270, Page 570.



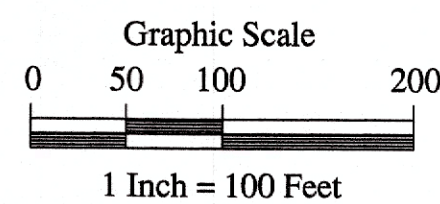
### 80.470 Acres Surveyed

NOTE: This 80.470 Acre parcel surveyed shall be an be an ADJACENT PROPERTY TRANSFER to the Owner of P.P.N. A01-001-00176-01, and shall be continuous & contiguous with said parcel.



**LEGEND**

- - 3/4" Square Bolt Found
- ⊙ - 5/8" o.d. Iron Pin Found capped "Robinson"
- - 5/8" o.d. Iron Pin Found capped "Swoyer"
- ◆ - 1" o.d. Iron Pipe Found
- ⊕ - 5/8" x 30" o.d. Iron Pin Set w/red cap stamped "S.A. England S-7452"



PREPARED BY:  
**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008  
 PHONE: 740-323-0644  
 email: saengland@surveyohio.com

Description Checked for Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Scott A. England*  
 DATE: 5/1/24

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 2/29/24

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