

S.A. ENGLAND SURVEYING

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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description Tract 2: 65.608 Acres

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Farm Lot 191 & part of Farm Lot 192 in Section 36, Township 9N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a 20.33 Acre Parcel conveyed to Christopher J. Rettos, Trustee, as recorded in O.R. Book 526, Page 1354, and a 45 Acre Parcel conveyed to Christopher J. Rettos, Trustee, as recorded in O.R. Book 522, Page 1671, in the Athens County Deed Records, also being all of Auditor's P.P.N. A04-00200128-00 & P.P.N. A04-00200129-00, and further described as follows;

Commencing at stone found at the Southeast corner of River Lot 362 of Section 31 of Dover Township, also being the Southwest corner of River Lot 361 of Section 31 of Dover Township and a 5.78 Acre parcel conveyed to Christopher J. Rettos, Trustee, as recorded in O.R. Book 522, Page 1671, being on the North line of Farm Lot 192 of Section 36 of Athens Township (Township 9N, Range 14W), and being the **PRINCIPLE PLACE OF BEGINNING** of the 65.608 Acre parcel herein to be described;

Thence, S 86°13'28" E 406.70 feet with the South line of said River Lot 361 and Dover Township and 5.78 Acre parcel conveyed to Rettos, also being the North line of said Farm Lot 192 and Athens Township, to an iron pin set at the Southwest corner of a 4.791 Acre parcel conveyed to Tessa M. DiFrancesco, Trustee, as recorded in O.R. Book 634, Page 1715, and being the Northwest corner of Farm Lot 191;

Thence, S 86°13'28" E 20.01 feet continuing with the South line of said River Lot 361 and Dover Township, also being the South line of said 4.791 Acre parcel conveyed to DiFrancesco, and being the North line of Farm Lot 191, to an iron pin set at the Southeast corner of River Lot 361, also being the Southwest corner of River Lot 360 and a 10 Acre parcel conveyed to Ronald P. Hartman, Trustee, as recorded in O.R. Book 137, Page 845;

Thence, S 86°02'53" E 650.70 feet with the South line of said River Lot 360 and extending along River Lot 359 and Dover Township, also being the South line of said parcel conveyed to Hartman, being the North line of Farm Lot 191 to a 5/8" o.d. iron pin found at the Northwest corner of a 122.677 Acre parcel conveyed to Mark McCullough, as recorded in O.R. Book 577, Page 1833;

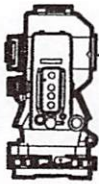
Thence, S 04°01'34" W 1320.32 feet with the West line of said parcel conveyed to McCullough across Farm Lot 191, to a stone found on the South line thereof;

Thence, N 85°28'44" W 144.15 feet with the South line of Farm Lot 191, also being the North line of Farm Lot 189, to stone found at the Northeast corner of a parcel conveyed to Cary R. Glay, Trustee, as recorded in O.R. Book 598, Page 289;

Thence, N 85°38'46" W 1744.22 feet with the South line of Farm Lot 191 and extending along the South line of Farm Lot 192, also being the North line of Farm Lot 189 and said parcel conveyed to Glay and extending along the North line of Farm Lot 190, to a 5/8" o.d. iron pin found capped "Linn" at the Northeast corner of a parcel conveyed to Ohio Franklin Realty, LLC, as recorded in O.R. Book 503, Page 2282, passing over a 5/8" o.d. iron pin found (no cap) at 525.90 feet and bearing S 03°59'49" W 4.35 feet from a common corner to Farm Lot 189, Farm Lot 190, Farm Lot 191, and Farm Lot 192, and passing over a stone found at 1279.32 feet;

Thence, N 86°47'59" W 285.76 feet continuing with the South line of Farm Lot 192, also being the North line of Farm Lot 190 and said parcel conveyed to Ohio Franklin Realty, LLC, to a 5/8" o.d. iron pin found capped "Linn";

Thence, N 03°41'28" E 1310.50 feet with the East line of said parcel conveyed to Ohio Franklin Realty, LLC across Farm Lot 192, to a point on the North line thereof and Section 36 of Athens Township, also being the South line of River Lot 364 of Section 31 and Dover Township, and passing over a 5/8" o.d. iron pin found capped "Linn" at 1307.55 feet; said point bears S 85°58'31" E 1484.17 feet from a stone found at the Northwest corner of Section 36 of Athens Township, also being the Southwest corner of Section 31 of Dover Township;



S.A. ENGLAND SURVEYING

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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence, **S 85°58'31" E 1104.32 feet** with the South line of said River Lot 364 and extending along the South Line of River Lot 363 and extending along the South line of River Lot 362 and the South line of Section 31 of Dover Township, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **65.608 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Together with and Subject to a shared driveway for ingress & egress and Maintenance Agreement all recorded in O.R. Book 422, Page 1477, in the Athens County Deed Records.

Subject to an easement for overhead electric transmission lines.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(83).

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 March of 2026.

Dated 5/15/26


Scott A. England P.S.
Ohio Registered Surveyor #7452
Job No. 4709-26AT-Tract2

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

JUN 10 2026

Jill Davidson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 5/21/26

Plat of Survey

pt. River Lot 361 in Section 31 of Dover Township (Township 10N, Range 14W), pt. Farm Lot 191 & pt. Farm Lot 192 in Section 36 of Athens Township (Township 9N, Range 14W, County of Athens, State of Ohio, of the Ohio Company Purchase

PROPERTY LOCATION:

Being a Survey of 3 Parcels conveyed to Christopher J. Rettos, Trustee, as recorded in O.R. Book 522, Page 1671 & O.R. Book 526, Page 1354, in the Athens County Deed Records, and being all of Auditor's P.P.N. A04-00200128-00, P.P.N. A04-00200129-00, and P.P.N. G01-00100527-00.

BASIS OF BEARING

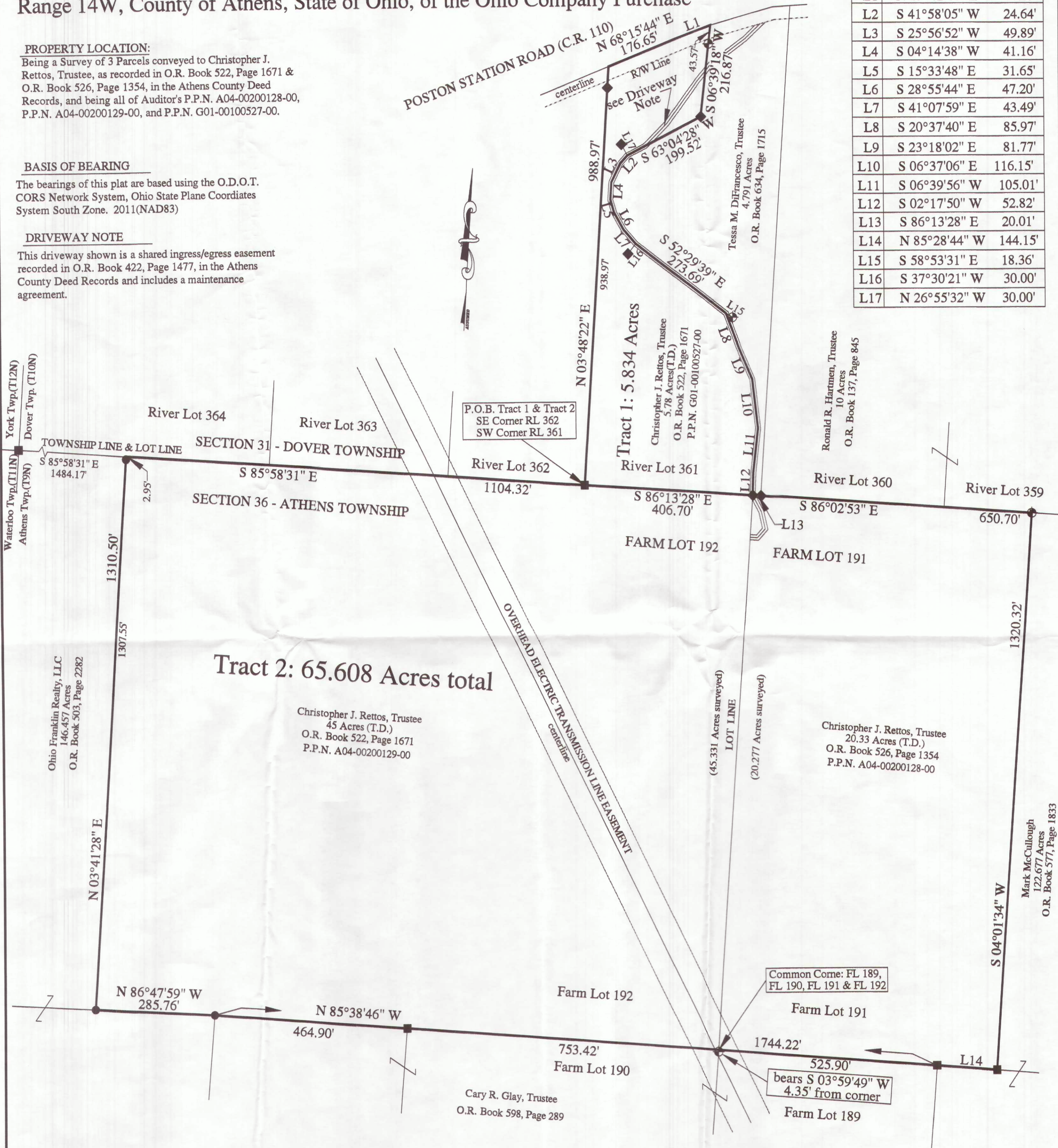
The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates System South Zone. 2011(NAD83)

DRIVEWAY NOTE

This driveway shown is a shared ingress/egress easement recorded in O.R. Book 422, Page 1477, in the Athens County Deed Records and includes a maintenance agreement.

LINE TABLE

No.	Bearing	Distance
L1	N 69°42'46" E	87.09'
L2	S 41°58'05" W	24.64'
L3	S 25°56'52" W	49.89'
L4	S 04°14'38" W	41.16'
L5	S 15°33'48" E	31.65'
L6	S 28°55'44" E	47.20'
L7	S 41°07'59" E	43.49'
L8	S 20°37'40" E	85.97'
L9	S 23°18'02" E	81.77'
L10	S 06°37'06" E	116.15'
L11	S 06°39'56" W	105.01'
L12	S 02°17'50" W	52.82'
L13	S 86°13'28" E	20.01'
L14	N 85°28'44" W	144.15'
L15	S 58°53'31" E	18.36'
L16	S 37°30'21" W	30.00'
L17	N 26°55'32" W	30.00'



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

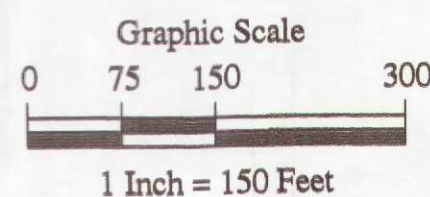
Dated 5/21/20

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 5/21/20

LEGEND

- - Stone Found
- - 5/8" o.d. Iron Pin Found capped "Linn"
- ⊕ - 5/8" o.d. Iron Pin Found (no cap)
- ◆ - 5/8" x 30" o.d. Iron Pin Set w/red capped stamped "S.A. England #S-7452"



PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 803
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com