

MAY 12 2023

9.187 Acres

Jill Thompson  
Athens County Auditor

Situate Ohio Company Purchase, Town 6, Range 11, Section 31, Rome Township, Athens County, Ohio.

Being an existing parcel deeded to:

Michael A. Kennedy and Sharon Kennedy,  
Official Record Book 557, pages 1128-1129,  
Auditor Parcel K010010004500.

Beginning at a railroad spike set in the center of a bridge deck spanning a small creek on Frost Road, County Road 58, and being the northwest corner of Lot 1 of the Frost Valley Subdivision, a recorded plat found in Envelope 428A of the Athens County Recorder's Office;

- 1.) Thence S37°00'00"W 78.00 feet along a common boundary to said Lot 1 to an iron pin set;
- 2.) Thence S23°30'00"W 99.00 feet along a common boundary to said Lot 1 to an iron pin set;
- 3.) Thence S30°00'00"W 312.86 feet along a common boundary to said Lot 1, (passing an iron pin set at 196.36 feet) to a point in the Hocking River;
- 4.) Thence N56°52'40"W 327.37 feet to a point in the Hocking River;
- 5.) Thence N51°06'32"W 253.19 feet to a point in the Hocking River;
- 6.) Thence N48°50'44"W 255.48 feet to a Mag Nail set in the center of a bridge deck spanning the Hocking River;
- 7.) Thence N42°59'13"E 549.44 feet along the center of Frost Road, County Rd. 58 to a railroad spike set;
- 8.) Thence S40°56'20"E 192.91 feet to a railroad spike set in the center of County Rd. 58;
- 9.) Thence S47°07'59"E 137.59 feet to a railroad spike set in the center of County Rd. 58;
- 10.) Thence S51°14'22"E 390.60 feet to the point of beginning containing a total of 9.187 acres.


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

Subject to all easements, rights-of-way, covenants, and agreements of record.


Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of Bearings: Ohio State Plane Coordinate System, Ohio South Zone, NAD83.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 8, 2023.

  
Charles T. Newman, P.S.  
66 Elmwood Place  
Athens, Ohio 45701



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 5/12/23

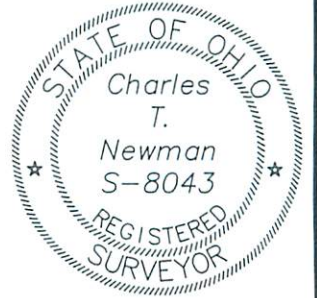
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Plat of Survey of 9.187 Acres  
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Section 31, Rome Township, Athens County, Ohio.  
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Basis of Bearings: NAD83 Ohio South (Trimble R-10 VRS).  
Deeds, Prior Surveys & R.R. Plans used as noted on Plat.  
Measurements observed and pins set using a total station.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Bramble Miller  
DATE: 3/12/23

Charles T. Newman  
Charles T. Newman  
Surveyed May 2023



Hocking River Commission  
34-390

BRDG  
N465330.3  
E2157788.6

Frost Rd. C-58  
Centerline

Surveys lacking monumentation  
Buckley R.R. Survey 2018

Frost Plat 1880

Railroad Rails/Ties/Etc. had been removed  
Right-of-Way and Track Map  
Baltimore and Ohio

V145.1  
41

9359+79.5 CI

R.R. Bldg. 177/40  
8' Stone Arch  
9361+40 C/L

C-58 Bldg.  
N465248.3  
E2158695.0

9.187 ACRES

S 37°00'00" W  
78.00'

S 23°30'00" W  
99.00'

Lot 1

Lot 2

Lot 3

Lot 4

Gray 285-1384

S 30°00'00" W  
312.86'

+196.36'

Frost Valley Subdivision  
Envelope 428A  
Surveyed 1972

Harper Survey Monuments excavated

State Route 144

▲ Mag Nail Set in Concrete Bridge Deck

▲ Railroad Spike Set

● Iron Pin Found

● Iron Pin Set capped Newman

■ Stone Found

⬢ Monument Found

GRAPHIC SCALE



( IN FEET )

1 inch = 200 ft.