

7.717 Acres

Situate Ohio Company Purchase, Town 9, Range 14, Farm Lots 14 and 18, Auditor's Section 3, Athens Township, Athens County, Ohio.

Being the entirety of an existing parcel deeded to:

Daniel Paul Fragrassi,

Official Record Book 628, pages 1397-1399,

Parcel A010010010800.

Commencing at a point at the southeast corner of said Farm Lot 18;

Thence N83°57'01"W 260.78 feet to an iron pin found at the point of beginning of the parcel herein described;

1.) Thence S76°47'58"W 338.99 feet along a common boundary to West 112-392 to a number five rebar found;

2.) Thence S79°18'57"W 96.50 feet along said common boundary to a number five rebar found;

3.) Thence N04°49'19"W 216.59 feet along a common boundary to Carter 613-232 to an iron pin set;

4.) Thence N79°00'19"W 259.70 feet (passing an iron pin set at 235.55 feet) to a point in Rock Riffle Road, County Rd. 25;

5.) Thence N24°54'41"E 219.90 to a point in County Rd. 25;

6.) Thence N30°43'41"E 205.80 feet to a point in County Rd. 25;

7.) Thence N40°33'41"E 189.10 feet to a point in County Rd. 25;

8.) Thence N64°48'41"E 80.30 feet to a point in County Rd. 25;

9.) Thence S88°42'19"E 148.20 feet to a point in County Rd. 25;

10.) Thence S36°52'19"E 223.13 feet to a point in County Rd. 25;

11.) Thence S19°15'49"W 457.61 feet along a common boundary to Werger 535-1781, (passing iron pins set at 61.00 feet, and 258.90 feet) to a number five rebar found;

12.) Thence S57°32'00"E 205.66 feet along said common boundary to the point of beginning containing a total of 7.717 acres.

Acreages of 7.337 acres are in Farm Lot 18

Acreages of 0.38 acres are in Farm Lot 14

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 : NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on October 15, 2025.


Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701



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

OCT 23 2025

Jill Davidson
Athens County Auditor

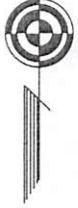
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/23/25

C. TIM NEWMAN

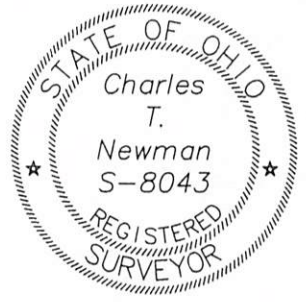
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5369



Plat of Survey of 7.717 Acres
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Basis of Bearings: NAD83 Ohio South
Prior Surveys and Deeds reviewed as noted on Plat

Charles T. Newman
Charles T. Newman
Surveyed Oct. 2025

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Ronald Miller*
DATE: *10/23/25*

