

3.140 Acres

Situate Ohio Company Purchase, Town 5, Range 13, Fraction 2, Section 9,
Canaan Township, Athens County, Ohio.

Being the entirety of the lands deeded to: Linda R. Walls,
Official Record Book 293, pages 2296-2297, Parcel E010010019300.

Commencing at a point at the northwest corner of Section 8 of said Canaan Township;
Thence South 87°26'44" East 412.50 feet along the north line of Section 8 and being the south line of
said Fraction 2 to a two-inch diameter pipe found at the point of beginning of the parcel herein
described;

- 1.) Thence North 31°06'23" East 303.79 feet along a common boundary with Adams 178-17 to a
one-inch diameter pipe found;
- 2.) Thence North 11°35'52" East 301.04 feet (passing an iron pin set at 180.37 feet) along a common
boundary with Adams 178-17 to a point in the middle of the Hocking River;
- 3.) Thence South 64°34'15" East 310.02 feet along the middle course of the Hocking River to a point in
the middle of said river;
- 4.) Thence South 27°41'45" West 490.06 feet (passing an iron pin set at 174.86 feet) along a common
boundary with Howell 340-605 to a one-inch diameter pipe found;
- 5.) Thence North 87°26'44" West 269.95 feet along a common boundary with Howell 340-605 feet to
the point of beginning containing a total of 3.140 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: NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on February 24, 2025.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 2/26/25

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

FEB 26 2025

Jill Davidson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269



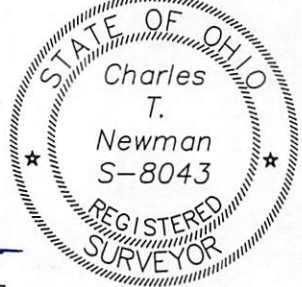
Basis of Bearings: NAD83 Ohio South
Prior Surveys and Deeds reviewed as noted on Plat
Original Deed closure error of 26 Feet

Plat of Survey of 3.140 Acres

Situate Ohio Company Purchase Town 5, Range 13, Fraction 2, Section 9,
Canaan Township, Athens County, Ohio.

Being an existing parcel deeded to: Linda R. Walls
Official Record Book 293, pages 2296-2297.

Known as 16169 Canaan Rd., Parcel E010010019300.



Charles T. Newman
Charles T. Newman
Surveyed 2/24/2025

△ Railroad Spike Found

▲ Railroad Spike Set

● Pipe Found 1"OD

● Iron Pin Set 5/8"x30' capped NEWMAN

■ Stone Found

● Pipe Found 2"OD and 3' above grade

30" Maple

Adams 178-17
13.41 Ac.

3.140 ACRES

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Thomas H. Walls*
DATE: *2/26/25*

POB
N477034.3
E2113063.9

S 87°26'44" E 412.50'

NW Corner Section 8
Prior Deed Held

Adams 291-1664
2.18 Ac.

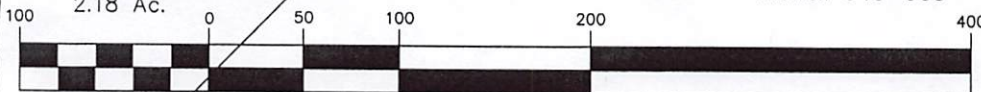
N 87°26'44" W
269.95'

GRAPHIC SCALE

Howell 340-605

Howell 340-605
4.71 Ac.

Fraction 2
Section 8



(IN FEET)
1 inch = 100 ft.