

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perennial Wilfong
DATE: 9/26/18

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

OCT 03 2018

Jill Thompson
Athens County Auditor

**DESCRIPTION OF A 2.18 ACRE TRACT
(TRANSFER BETWEEN ADJOINING OWNERS)**

Situated in Section 23, T.4, R.13, Lodi Township, Athens County, Ohio and being a part of P.I.D. J010010061100 (James E. Brandau Trustees- 328-271 D.R.) and being more particularly described as follows:

Commencing at the South-west corner of the North-east Quarter of the North-west Quarter of Section 23,
Thence, South 87 degrees 18 minutes 19 seconds East, 453.62 feet to an iron pin found in Graham Chapel Road and being the South-east corner of a 5.00 acre tract as recorded in Volume 145, Page 615 O.R.
Thence, along Graham Chapel Road
N 31° 36' 01" E, 98.63 feet to an iron pin found and being the point of beginning for the tract of land herein described:
Thence, along Graham Chapel Road
N 22° 43' 09" E, 112.90 feet to an iron pin found;
N 17° 28' 46" E, 199.67 feet to an iron pin found;
N 21° 10' 28" E, 170.08 feet to an iron pin found;
Thence, leaving said road and along new lines created by this survey:
S 81° 47' 04" E, 257.90 feet to an iron pin set, passing an iron pin set at 12,24 feet;
S 35° 18' 03" W, 610.31 feet to an iron pin set;
N 82° 37' 01" W, 80.89 feet to an iron pin set;
N 10° 02' 33" E, 72.47 feet to the point of beginning and containing 2.18 acres.
This tract is to be continuous and contiguous with the James J. Galligan 5.00 acre tract (V.145-615 O.R., PID# J010010061101)

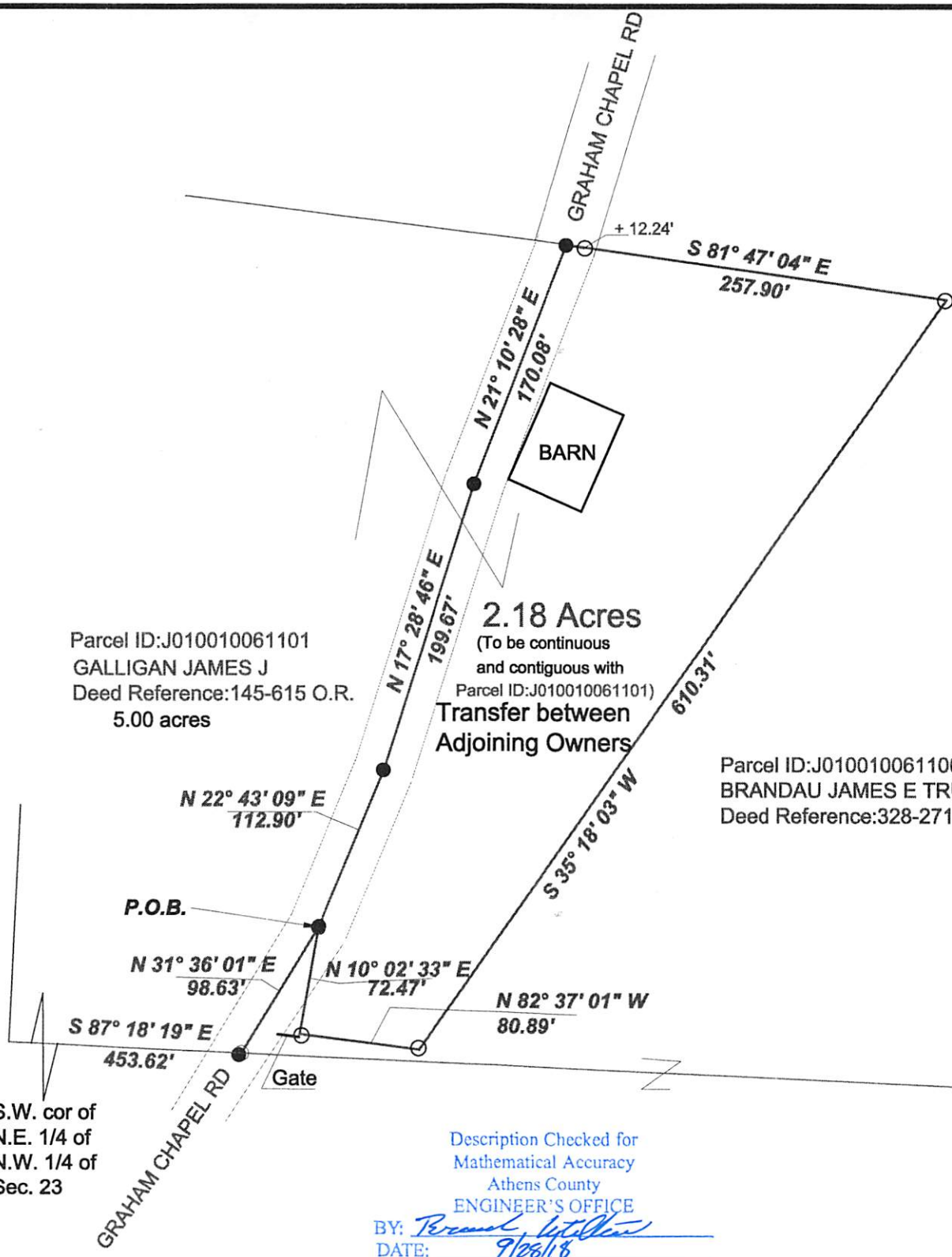
Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearing : Grid North- N.A.D. 83

The above description is based on a field survey completed September 2018 by
John M. Branner P.S. 6805





Parcel ID: J010010061101
GALLIGAN JAMES J
Deed Reference: 145-615 O.R.
5.00 acres

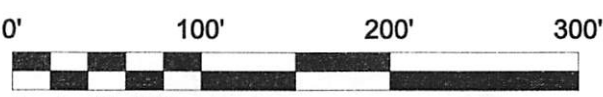
2.18 Acres
(To be continuous
and contiguous with
Parcel ID: J010010061101)
**Transfer between
Adjoining Owners**

Parcel ID: J010010061100
BRANDAU JAMES E TRUSTEE
Deed Reference: 328-271 D.R.

S.W. cor of
N.E. 1/4 of
N.W. 1/4 of
Sec. 23

Description Checked for
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BY: *Perennial*
DATE: 9/28/18



Scale 1"=100'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 2.18 Acre tract
Sited in Section 23, T.4, R.13,
Lodi Twp., Athens Co., OH
Surveyed September, 2018

By: *John M. Branner*
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780.