

Lavelle
0.212 Acres

Situate Ohio Company Purchase, Town 9, Range 14, Lease Lot 12, Auditor's Section 2, Athens Township, Athens County, City of Athens, Ohio.

Being a portion of the real estate deeded to: Kevin G. Goldsberry and Kristen L. Goldsberry, Official Record Book 374, pages 286-288, Parent Parcels: A029200012800 and A010010015100.

Commencing at a point at the northeast corner of Lease Lot 11 of said Athens Township, as referenced to a 12.33 acres survey of record completed by Leonard Swoyer dated 1999;
Thence S53°43'56"E 643.46 feet to an iron pin set at the southwest corner of a 0.46351 acres parcel deeded to Lavelle 251-1317, and being the point of beginning of the tract herein described;

- 1.) Thence N60°52'00"E 167.55 feet along a common boundary to Lavelle 251-1317 to a number five rebar found at the southeast corner of said Lavelle;
- 2.) Thence S39°10'02"E 111.97 feet over the lands of the grantor, Goldsberry 374-286 to an iron pin set;
- 3.) Thence N88°36'59"W 217.14 feet (passing an iron pin set at 153.82 feet) and continuing over the lands of Goldsberry to the point of beginning containing a total of 0.212 acres.

Acreages of 0.062 acres are within the corporation of the City of Athens.

Acreages of 0.150 acres are outside the corporation limits of the City of Athens.

Said 0.212 acres is to be held contiguous and continuous with the lands to the north now deeded to: Francis (Frank) A. Lavelle and Jean Ann Lavelle, Official Record Book 251, page 1317.

Plat of Survey attached herewith and made a part thereof.

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

Iron Pins Set being 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 August 14, 2026.


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

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

SEP 03 2026

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Russell Williams
DATE: 9/13/26

2018 9/15/26
APPROVED BY CITY
OF ATHENS
ZONING DIRECTOR

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of 0.212 Acres

Situate Ohio Company Purchase, Town 9, Range 14, Lease Lot 12,
Auditor's Section 2, Athens County, Athens Township, City of Athens, Ohio.

Being part of the real estate deeded to:

Kevin G. Goldsberry and Kristen L. Goldsberry,

Official Record Book 374, pages 286-288.

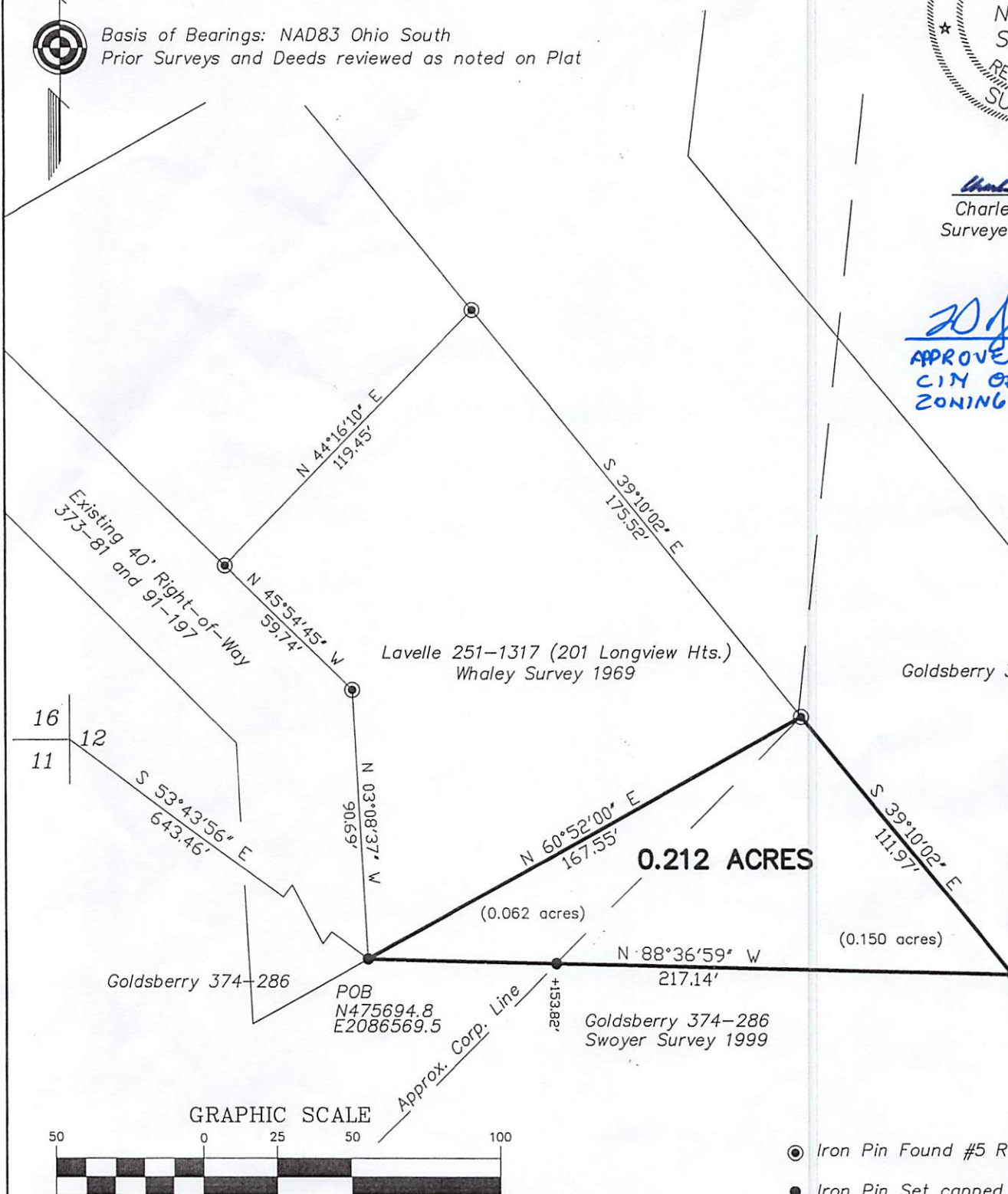
Parent Parcels: A029200012800 and A010010015100



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

Charles T. Newman
Charles T. Newman
Surveyed August 2026

2018 9/15/26
APPROVED BY
CITY OF ATHENS
ZONING DIRECTOR



Goldsberry 374-286

0.212 ACRES

(0.062 acres)

(0.150 acres)

Goldsberry 374-286

POB
N475694.8
E2086569.5

Goldsberry 374-286
Swoyer Survey 1999

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Frank L. Newman*
DATE: *9/15/26*

● Iron Pin Found #5 Rebar

● Iron Pin Set capped Newman

Project: FrankL dwg.