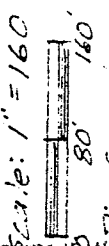
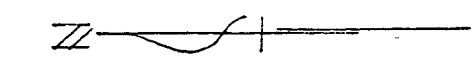


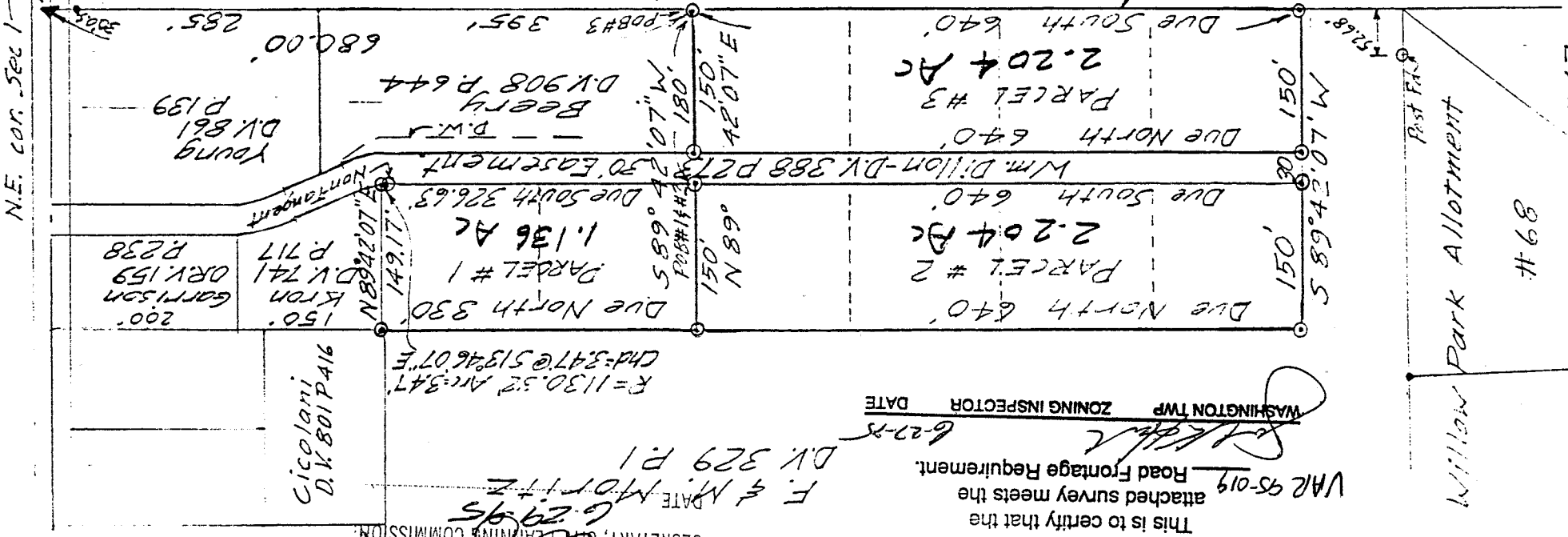
N.E. cor. Sec 1
N. Line NE 1/4 Sec 1
CHOW RD - T.H. 314



Scale: 1" = 160'
Iron Pin set & capped
"LITTLE-5524"
A = PK. Nail, set

The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with any existing valid zoning, platting, health, or other rules and regulations.

F & M. Moritz to Wm. Dillon D.V. 388 P. 273
[Parcel 1 208(E-W) x 808(N-S)]
Wm. Dillon to F & M. Forrest D.V. 431 P. 523-541
(10 Parcels - 10 Deeds, with easement over 30' strip)
F & M. Forrest to R. Marshall & S. Yriga O.R.V. 335 P. 231
(10 Parcels - 1 Deed, with easement over 30' strip)

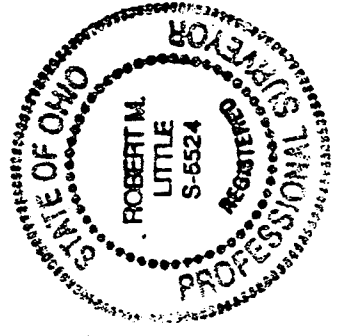


APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION!
NO PLAT REQUIRED!
SIGNED: [Signature]
SECRETARY, CITY PLANNING COMMISSION
DATE: 6-29-95
F & M. MORITZ
D.V. 329 P. 1

WASHINGTON TWP ZONING INSPECTOR DATE
6-27-95

This is to certify that the attached survey meets the Road Frontage Requirement.
VAR 95-019
[Signature]

APPROVED



DRAWING OF SURVEY FOR RANDY MARSHALL

PART OF NE 1/4 SECTION 1
TOWNSHIP 20 RANGE 18
WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

[Signature]

Robert M. Little
Registered Surveyor # Ohio 5524
April 17, 1995

Willow Park Allotment

#68

#67

ROBERT M. LITTLE
PROFESSIONAL SURVEYOR AND ENGINEER
67 Redwood Rd., Mansfield, Ohio, 44707
Phone 419 / 754-8806

DESCRIPTION OF SURVEY FOR RANDY MARSHALL

PARCEL ONE

PART OF NE 1/4 SECTION 1
TOWNSHIP 20 RANGE 18
WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 1, Township 20, Range 18, and being more particularly described as follows:

Starting at a P.K. nail, set, marking the northeast corner of said northeast quarter of Section 1 in Chew Road, T.H. 314;

Thence Due South a distance of 680.00 feet to an iron pin, set and capped, after passing an iron pin, found, at 30.00 feet, said course being with the east line of said quarter;

Thence South 89° 42' 07" West a distance of 180.00 feet to an iron pin, set and capped, marking the TRUE POINT OF BEGINNING of lands herein described;

Thence continuing South 89° 42' 07" West a distance of 150.00 feet to an iron pin, set and capped;

Thence Due North a distance of 330.00 feet to an iron pin, set and capped, said course being with the west line of lands conveyed to Marshall and Yirga in Official Record Volume 335 Page 281;

Thence North 89° 42' 07" East a distance of 149.17 feet to an iron pin, set and capped, said course being with the south line of lands conveyed to Kron in Deed Volume 741 Page 717;

Thence deflecting to a curve to the right, with radius 1,130.32 feet, chord 3.47 feet at chord bearing South 13° 46' 07" East an arc distance of 3.47 feet to an iron pin, set and capped, said course being with the west line of a 30 foot ingress-egress easement described in the aforementioned Marshall and Yirga conveyance;

Thence deflecting to a line running Due South a distance of 326.63 feet to the point of beginning, said course being with the west line of said ingress-egress easement;

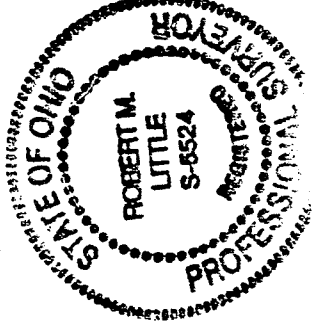
Containing 1.136 acres of land, more or less, but subject to an easement for Chew Road and all other easements of record.

Together with an existing easement for ingress and egress through and across a 30 foot strip of land immediately adjacent to the east line of said parcel, thence running northerly to Chew Road.

Bearing basis: The east line of said quarter, called Due South.

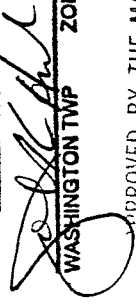


Robert M. Little
Registered Surveyor # Ohio 5524
April 17, 1995



APPROVED

This is to certify that the
attached survey meets the
VAR 95-019 Road Frontage Requirement.

 6-27-95.
WASHINGTON TWP ZONING INSPECTOR DATE

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.

SIGNED: 
SECRETARY, CITY PLANNING COMMISSION;
DATE: 6-29-95

"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

NEW SPLIT
TAX MAP APPROVAL
INITIAL DATE
EAS 6-29-95

C-348

ROBERT M. LITTLE
PROFESSIONAL SURVEYOR AND ENGINEER
67 Redwood Rd., Mansfield, Ohio, 44907
Phone 417 / 756-5056

DESCRIPTION OF SURVEY FOR RANDY MARSHALL

PARCEL TWO

PART OF NE 1/4 SECTION 1
TOWNSHIP 20 RANGE 18
WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 1, Township 20, Range 18, and being more particularly described as follows:

Starting at a P.K. nail, set, marking the northeast corner of said northeast quarter of Section 1 in Chew Road, T.H. 314;

Thence Due South a distance of 680.00 feet to an iron pin, set and capped, after passing an iron pin, found, at 30.00 feet, said course being with the east line of said quarter;

Thence South $89^{\circ} 42' 07''$ West a distance of 180.00 feet to an iron pin, set and capped, marking the TRUE POINT OF BEGINNING of lands herein described;

Thence Due South a distance of 640.00 feet to an iron pin, set and capped, in the south line of lands conveyed to Marshall and Yirga in Official Record Volume 335 Page 281, said course being with the west line of a 30 foot ingress-egress easement described in said conveyance;

Thence South $89^{\circ} 42' 07''$ West a distance of 150.00 feet to an iron pin, set and capped, marking the southwest corner of said Marshall and Yirga lands;

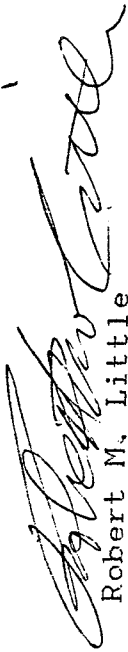
Thence Due North a distance of 640.00 feet to an iron pin, set and capped, said course being with the west line of said Marshall and Yirga lands;

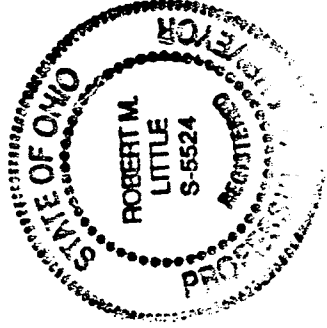
Thence North $89^{\circ} 42' 07''$ East a distance of 150.00 feet to the point of beginning;

Containing 2.204 acres of land, more or less, but subject to an easement for Chew Road and all other easements of record.

Together with an existing easement for ingress and egress through and across a 30 foot strip of land immediately adjacent to the east line of said parcel, thence running northerly to Chew Road.


Bearing basis: The east line of said quarter, called Due South.


Robert M. Little
Registered Surveyor # Ohio 5524
April 17, 1995




APPROVED

This is to certify that the
attached survey meets the
VAR - 95-017 Road Frontage Requirement.


WASHINGTON TWP ZONING INSPECTOR 6-27-95
DATE

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.

SIGNED: 
SECRETARY, CITY PLANNING COMMISSION;
DATE: 6-29-95

"The grantor, grantee and all subsequent owners
or assignees taking title from, under or through the
grantor or grantee agrees that any use or improve-
ment made on this land shall be in conformity with
existing valid zoning, platting, health, or other
lawful rules and regulations."

NEW SPLIT
TAX MAP APPROVED

INITIAL 6-29-95
L.A.I.E

C-348

ROBERT M. LITTLE
PROFESSIONAL SURVEYOR AND ENGINEER

67 Registered Professional Engineer, Ohio, 44907
Phone 419 / 746-1000

DESCRIPTION OF SURVEY FOR RANDY MARSHALL

PARCEL THREE

PART OF NE 1/4 SECTION 1
TOWNSHIP 20 RANGE 18
WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 1, Township 20, Range 18, and being more particularly described as follows:

Starting at a P.K. nail, set, marking the northeast corner of said northeast quarter of Section 1 in Chew Road, T.H. 314;

Thence Due South a distance of 680.00 feet to an iron pin, set and capped, marking the TRUE POINT OF BEGINNING of lands herein described, after passing an iron pin, found, at 30.00 feet, said course being with the east line of said quarter;

Thence continuing Due South a distance of 640.00 feet to an iron pin, set and capped, marking the southeast corner of lands conveyed to Marshall and Yirga in Official Record Volume 335 Page 281, said course being with the east line of said quarter;

Thence South 89° 42' 07" West a distance of 150.00 feet to an iron pin, set and capped, said course being with the south line of said Marshall and Yirga lands;

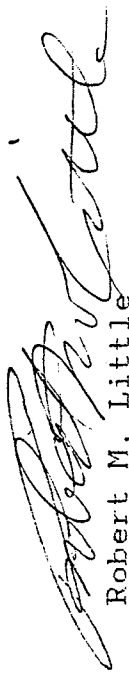
Thence Due North a distance of 640.00 feet to an iron pin, set and capped, said course being with the east line of a 30 foot ingress-egress easement described in said Marshall and Yirga conveyance.

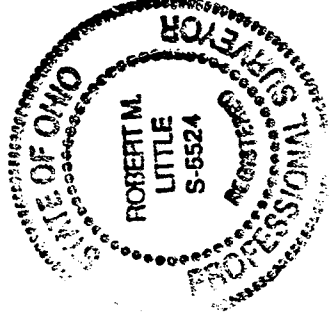
Thence North 89° 42' 07" East a distance of 150.00 feet to the point of beginning, said course being with the south line of lands conveyed to Beery in Deed Volume 908 Page 644.

Containing 2.204 acres of land, more or less, but subject to an easement for Chew Road and all other easements of record.

Together with an existing easement for ingress and egress through and across a 30 foot strip of land immediately adjacent to the west line of said parcel, thence running northerly to Chew Road.

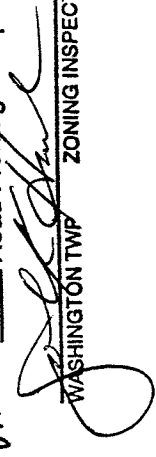
Bearing basis: The east line of said quarter, called Due South.


Robert M. Little
Registered Surveyor # Ohio 5524
April 17, 1995




APPROVED


This is to certify that the attached survey meets the VA R 95-019 Road Frontage Requirement.


WASHINGTON TWP ZONING INSPECTOR DATE 6-27-95

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.

SIGNED:  SECRETARY, CITY PLANNING COMMISSION;
DATE: 6-29-95

"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
 INITIAL
6-29-95 DATE

C-348

BEFORE THE BOARD OF ZONING APPEALS OF
WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

: CASE NO. 95-019

IN THE MATTER OF THE
VARIANCE OF RANDALL E. MARSHALL : DECISION ON APPLICATION
AND SHAWN C. YIRGA. : FOR A VARIANCE

:
:
:

WHEREAS, Randall E. Marshall and Shawn C. Yirga have requested a variance from the Township's requirement that a residential parcel front on sixty (60) feet of a public road, and

WHEREAS, applicant's property is land locked except for a thirty (30) feet easement, and

WHEREAS, the parcel already has existing residences constructed contrary to the Townships sixty (60) feet road frontage requirement, and

WHEREAS, applicants did not create this situation, their proposal includes all land in their possession and applicants will not make any further subdivision of their land, and

WHEREAS, there was no objection by adjoining landowners, and WHEREAS, applicants through their attorney acknowledged the easement

is not a public road and that the Township cannot be required to maintain the easement, otherwise known as Sweet Briar Drive.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF APPEALS OF WASHINGTON TOWNSHIP, RICHLAND COUNTY, STATE OF OHIO.

That a variance of the sixty (60) feet frontage requirement for the 5.544 acre parcel located in Section 1, Range 18 of Washington Township and owned by Randall E. Marshall and Shawn C. Yirga shall be and is granted because two (2) other residences are already constructed using the thirty (30) feet easement as their only means of access to the public road, the applicants did not create this situation, the property is otherwise land locked and no further subdivision of the parcel is promised by the applicants. In granting the variance the Board does so finding that literal enforcement of the requirement of residential property front on an improved road would result in an unnecessary hardship and should be waived in the interest of substantial justice.

This variance shall apply only to the allowance of one (1) single family dwelling and its accessory uses to each of the three (3) parcels presented to the Board, that no further land splits shall be permitted, that no extensions of the easement to allow access other than to Chew Road shall be permitted and the understanding by applicants that the thirty (30) feet easement, otherwise known as Sweet Briar Drive is not a public road and for which the Board of Township Trustees of Washington Township is not responsible for its maintenance.

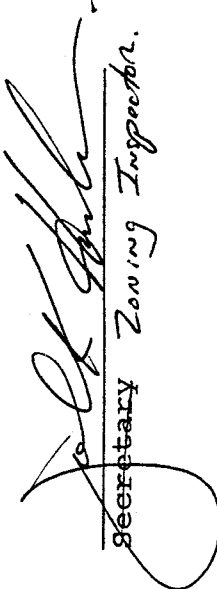
Mr. Dave Arbansky moved the adoption of the foregoing resolution, Mr. Carol Mowery seconded the motion.

Upon the roll call the vote was as follows:

	Yea	Nay
<u>ANN WAOMAN.</u>	✓	_____
<u>Dean Wells.</u>	✓	_____
<u>CARL Mowry</u>	✓	_____
<u>DAVID ARBAUGH.</u>	✓	_____
<u>Don Restille.</u>	<u>Assend.</u>	_____

Approved this 27 day of June, 1995.

ATTEST:


 Secretary Zaring Inspector.