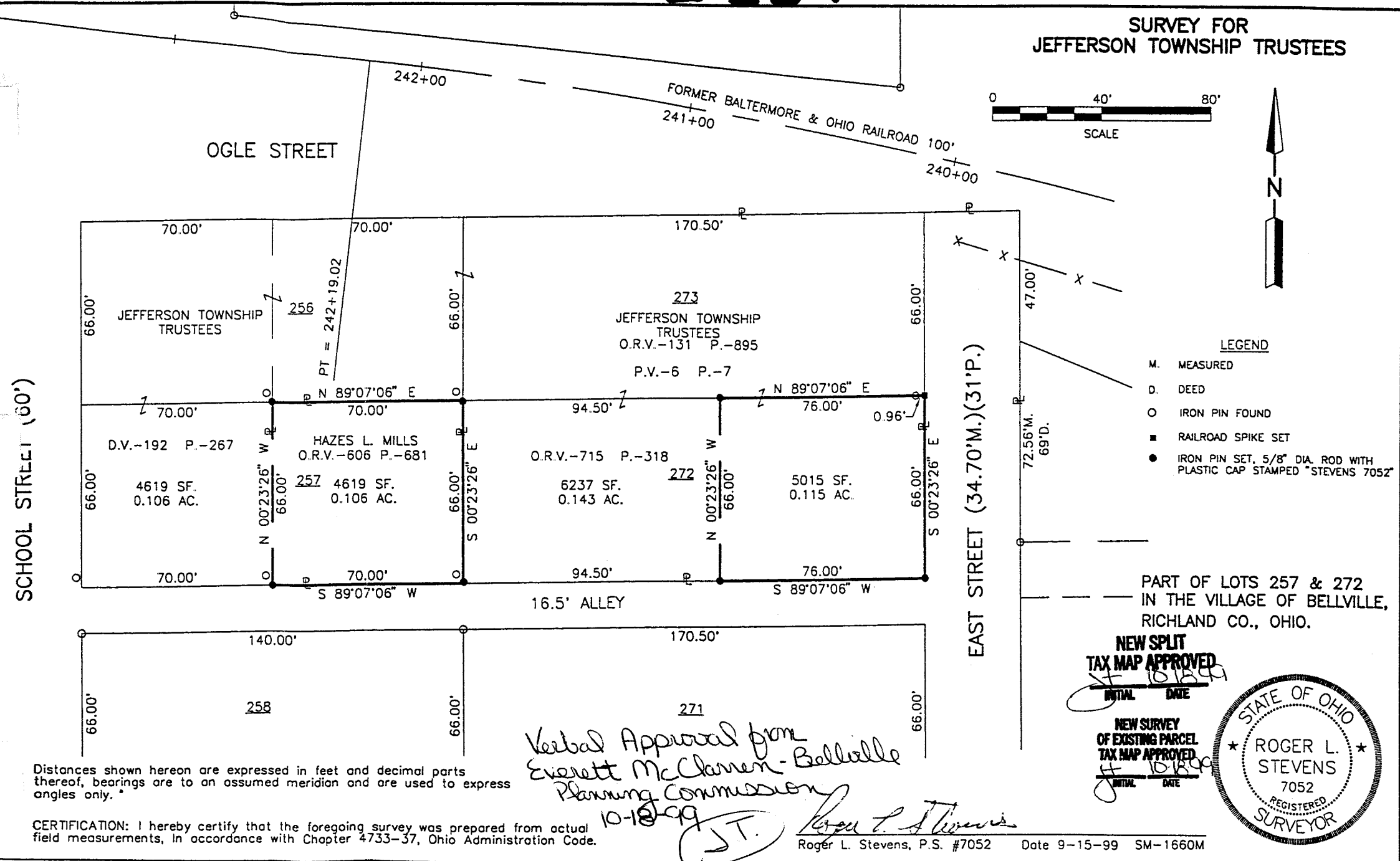


# L-257

## SURVEY FOR JEFFERSON TOWNSHIP TRUSTEES



- LEGEND**
- M. MEASURED
  - D. DEED
  - O IRON PIN FOUND
  - RAILROAD SPIKE SET
  - IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

PART OF LOTS 257 & 272  
IN THE VILLAGE OF BELLVILLE,  
RICHLAND CO., OHIO.

**NEW SPLIT  
TAX MAP APPROVED**

INITIAL DATE

**NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED**

INITIAL DATE



*Verbal Approval from  
Everett McClaren - Bellville  
Planning Commission  
10-18-99*

*J.T.*

*Roger L. Stevens*

Roger L. Stevens, P.S. #7052 Date 9-15-99 SM-1660M

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administration Code.

**SURVEYOR'S DESCRIPTION FOR  
JEFFERSON TOWNSHIP TRUSTEES**

**EAST PART OF LOT 272**

Situated in the Village of Bellville, County of Richland, State of Ohio and being the east part of lot 272 of the consecutively numbered lots in said Village as recorded in plat volume 6, page 7 and being more particularly described as follows:

Beginning at an iron pin set in the southeast corner of said lot 272, said iron pin also being in the west line of East Street and the north line of an alley 16.50 feet in width;

Thence S 89° 07' 06" W, 76.00 feet along the south line of said lot 272 also being along the north line of said alley to an iron pin set;

Thence N 00° 23' 26" W, 66.00 feet to an iron pin set in the north line of said lot 272;

Thence N 89° 07' 06" E, 76.00 feet along said north line to a railroad spike set in the northeast corner of said lot, said railroad spike also being in said west line of East Street;

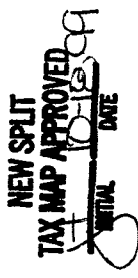
Thence S 00° 23' 26" E, 66.00 feet along the east line of said lot 272 also being along said west line of East Street to the place of beginning, and containing 5,015 square feet, more or less, and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in September 1999 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

L-257



**EAST PART OF LOT 257**

Situated in the Village of Bellville, County of Richland, State of Ohio and being the east part of lot 257 of the consecutively numbered lots in said Village as recorded in plat volume 6, page 7 and being more particularly described as follows:

Beginning at an iron pin set in the southeast corner of said lot 257, said iron pin also being in the north line of an alley 16.50 feet in width;

Thence S 89° 07' 06" W, 70.00 feet along the south line of said lot 257 also being along the north line of said alley to an iron pin set in the southeast corner of a parcel of land conveyed to Jefferson Township Trustees by deed volume 192, page 267;

Thence N 00° 23' 26" W, 66.00 feet along the east line of said land of Jefferson Township Trustees to an iron pin set in the north line of said lot 257;

Thence N 89° 07' 06" E, 70.00 feet along said north line of said lot 257 to an iron pin set in the northeast corner of said lot;

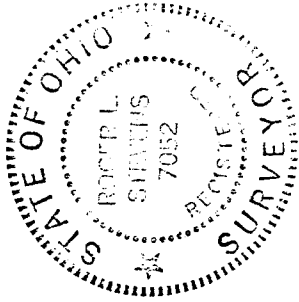
Thence S 00° 23' 26" E, 66.00 feet along the east line of said lot 257 to the place of beginning, and containing 4,619 square feet, more or less, and subject to all legal highways and easements of record.


Bearings are to an assumed meridian and are used to express angles only.

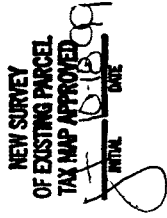
All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in September 1999 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

**L-257**



  
Roger L. Stevens  
Registered Surveyor No. 7052  
SM-1660K



The Bellville Planning Commission met Monday, August 23, 1999 at 7 p.m. for their regular meeting. Present were Everett McClarren, Chairman Bill Smith, Carolyn, Zoning Inspector John Smith, Chris & Dick Kuhn, Dr. Harnish, Chuck Whatman, Fritz Acker-man and Gary Schroeder.

Mr. Schroeder is with Seckel Group and was here representing the Ramada Limited. The Ramada is planning to add two (2) meeting rooms on the northwest side of the building - 1,680 square feet - a one story addition. Because of the Der Dutchman sign at the corner of the building, Mr. Schroeder is concerned about set backs. He was advised to check any existing lease for the sign. He was also advised to show the plans to our village Engineer and Codes and Permits, since it is a commercial building. He will then fill out the permit for the addition.

Fritz Ackerman was here representing the Jefferson Township Trustees. They have purchased lot 272 from Eva Amsbaugh at the corner of East & Ogle Streets. They are requesting a lot split, with the house on a lot 74' x 66' and the other lot 96' x 66'. They plan to sell the lot with the house on it. There would be 24' from the back of the house to the end of the lot. The Trustees plan to put up a retaining wall along the north/south line and possibly along the alley. The wall will be whatever meets the requirements of the commission. They will have the area surveyed. A motion was made by Everett, seconded by Carolyn, to waive any fees. <sup>split the lot.</sup> Motion carried.

Chuck Whatman has sold, by auction, 18.817 acres of the Maxine Pearl property to Michael Hamilton. He is asking to split the parcel for a 1 acre lot where the house is located, which has yet to be sold. A motion was made by Everett, seconded by Bill, to split the parcel. Motion carried.

Dr. Jerry Harnish is asking for a variance to put a storage building on the southeast corner of his parking lot at his office building located at 110 Main St. A motion was made by Bill, seconded by Everett, that the storage building is a permitted use with a 2' set back from the south property line. The maximum time limit for the building is four (4) years. Motion carried. It was recommended that the building be painted to match the doctor's office.

Chris & Dick Kuhn raised several issues concerning the Soccer League use of property. Concerns were fire lanes, dust control, green belt or fence on the west side of the property, trash and litter in the area, and heavy traffic on Durbin Avenue as cars exit the League parking lot. A letter will be sent to Dave Whatman with these concerns.

Chairman Smith called the meeting to order. The minutes of the July 6, July 26 and August 16 meetings were approved by motion of Bill and second by Carolyn.

OLD BUSINESS:

A letter from Solicitor Burton and an ordinance to amend our zoning ordinance to repeal exclusion of Industrialized Units and regular Manufactured Homes were thoroughly discussed. A motion was made by Everett, seconded by Carolyn, to recommend passage by Council. Motion carried. Permits can now be approved if plans meet all OBBC codes. We will check to see if we can add: Stick Built; Industrialized Unit; or Manufactured Home to our zoning permit application.

John Smith has been informed that Frank Haring has requested Mr. Walker do all the paper work for soil removal on Mr. Haring's property. John has been in touch with Flood Management concerning this issue.

There being no further business to discuss, motion to adjourn was made by Everett, seconded by Bill.

Respectfully Submitted,

*Carolyn Studenmund*

Carolyn Studenmund, secretary

*Dr. Jerry Harnish*

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