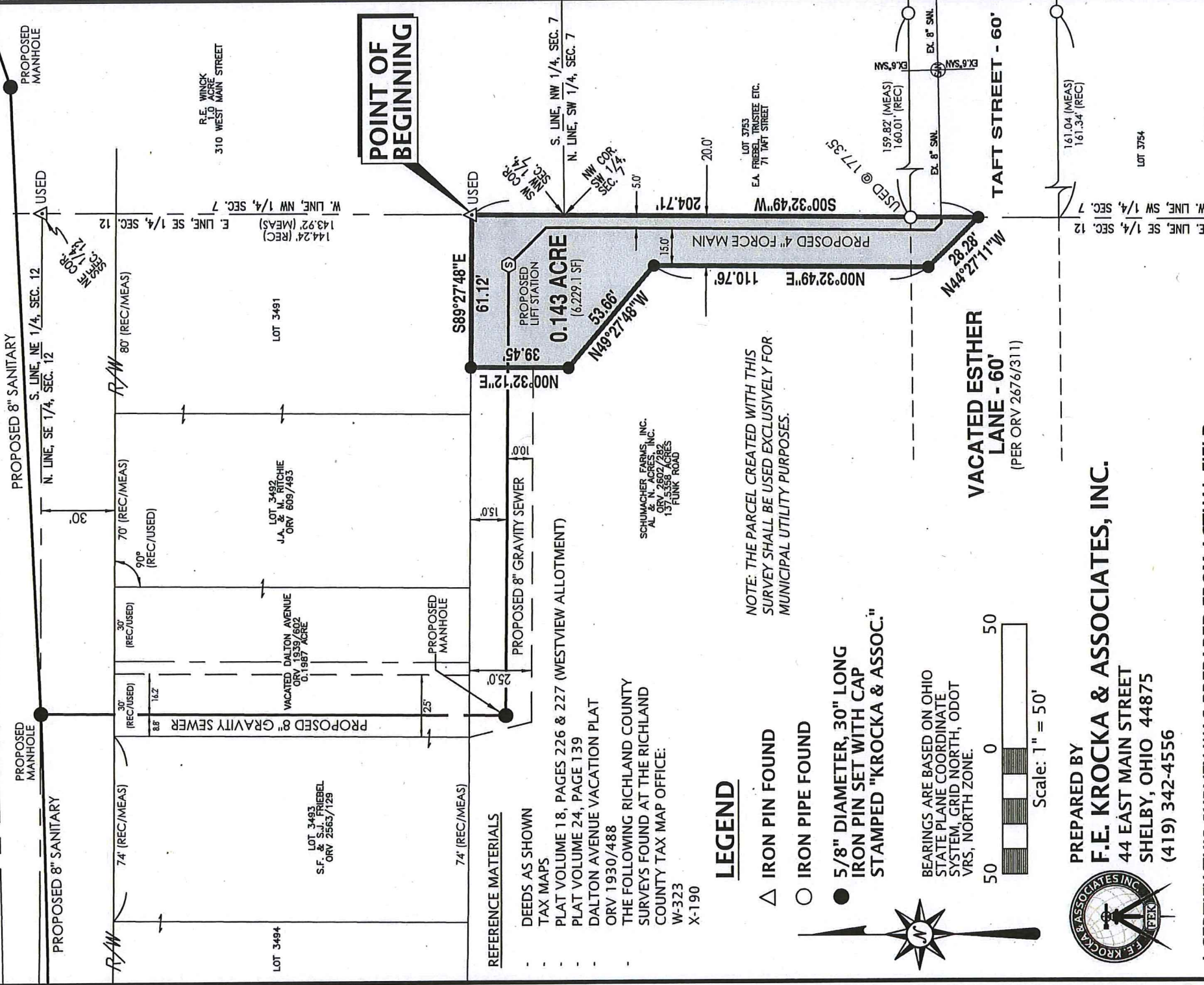


PLAT OF BOUNDARY SURVEY
 PART OF THE SOUTHEAST QUARTER OF SECTION TWELVE (12)
 & PART OF VACATED ESTHER LANE
 TOWNSHIP TWENTY-ONE NORTH (21N), RANGE TWENTY EAST (20E)
 SHARON TOWNSHIP, RICHLAND COUNTY, OHIO

ACREAGE BREAKDOWN
 PART OF VACATED ESTHER LANE 0.008 ACRE (348.1 SF)
 PART OF THE SE 1/4, SEC. 12 0.135 ACRE (5,881 SF)
 TOTAL 0.143 ACRE (6,229.1 SF)

WEST MAIN STREET (S.R. 39 & 96)



REFERENCE MATERIALS

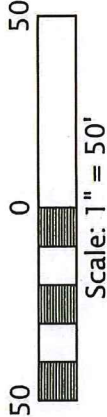
- DEEDS AS SHOWN
- TAX MAPS
- PLAT VOLUME 18, PAGES 226 & 227 (WESTVIEW ALLOTMENT)
- PLAT VOLUME 24, PAGE 139
- DALTON AVENUE VACATION PLAT ORV 1930/488
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:
 W-323
 X-190

LEGEND

- △ IRON PIN FOUND
- IRON PIPE FOUND
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, GRID NORTH, ODOT VRS, NORTH ZONE.



NOTE: THE PARCEL CREATED WITH THIS SURVEY SHALL BE USED EXCLUSIVELY FOR MUNICIPAL UTILITY PURPOSES.



PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
 44 EAST MAIN STREET
 SHELBY, OHIO 44875
 (419) 342-4556

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter

NATHAN W. SAUTTER
 OHIO REGISTERED SURVEYOR NO. 8252
 DATE: JANUARY 25, 2019



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 2-12-19
 INITIAL DATE

SEE ATTACHED
 VARIANCE DATED 2-12-19
 LL-29



F. E. Krocka & Associates, Inc.
Engineering and Surveying
44 East Main Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION
PART OF THE SOUTHEAST QUARTER, SECTION TWELVE (12)
& PART OF VACATED ESTHER LANE
TOWNSHIP TWENTY-ONE NORTH (21N), RANGE TWENTY EAST (20E)
SHARON TOWNSHIP, RICHLAND COUNTY, OHIO

DESCRIPTION: Being part of the Southeast Quarter of Section Twelve (12) and part of vacated Esther Lane, Township Twenty-One North (21N), Range Twenty East (20E), Sharon Township, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being an iron pin found at the southeast corner of Lot 3491 in Westview Allotment, Plat Volume 18, Pages 226 and 227, said point also being on the east line of the Southeast Quarter of Section 12;

1. thence S00°32'49"W, along the east line of the Southeast Quarter of Section 12 and passing for reference an iron pipe found at 177.35 feet on the north right-of-way line of Taft Street (60 feet in width), a total distance of 204.71 feet to an iron pin set;
2. thence N44°27'11"W, a distance of 28.28 feet to an iron pin set;
3. thence N00°32'49"E, a distance of 110.76 feet to an iron pin set;
4. thence N49°27'48"W, a distance of 53.66 feet to an iron pin set;
5. thence N00°32'12"E, a distance of 39.45 feet to an iron pin set on the south line of Lot 3491;
6. thence S89°27'48"E, along the south line of Lot 3491, a distance of 61.12 feet to the real point of beginning,

and containing 0.143 acre (6,229.1 square feet) {0.008 acre (348.1 square feet) in part of vacated Esther Lane and 0.135 acre (5,881 square feet) in part of the Southeast Quarter of Section 12}, more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on Ohio State Plane Coordinate System, Grid North, ODOT VRS, North Zone.

Note: The parcel created in this instrument shall be used exclusively for municipal utility purposes.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: January 25, 2019



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL 2-12-19 DATE

SEE ATTACHED
VARIANCE DATED 2-12-19
LL-29

VARIANCE RESOLUTION 2019-01

OF THE ZONING, SUBDIVISION AND LAND USE COMMITTEE
OF THE RICHLAND COUNTY REGIONAL PLANNING COMMISSION:

WHEREAS, the applicant desires to subdivide parcel situated in the Township of Sharon, County of Richland, State of Ohio and being Parcel 044-47-026-10-000

WHEREAS, the proposed new parcel is 0.143 acres (6229.1 sf) and does not comply with the Subdivision Regulations for Richland County, Ohio in that it:

1. Does not meet the specifications of Section 400.2, Item 1B requiring the provision of each lot with the width to be no less than sixty (60) feet outside the street right of way.
2. Does not meet the specifications of Section 400.2, Item 1D requiring the provision of each lot with frontage and access on a public or private street

WHEREAS, based on the facts as presented, the Committee finds that:

1. The request is for the minimum necessary to provide a public utility.
2. The parcel created is to be used exclusively for Municipal utility purposes
3. The request would not be detrimental to the public interest and would not impair the intent of the regulations, the desirable development of the neighborhood or community, the Comprehensive Plan or the applicable Zoning Ordinances.

NOW THEREFORE BE IT RESOLVED THAT the Zoning, Subdivision and Land Use Committee of the Richland County Regional Planning Commission:

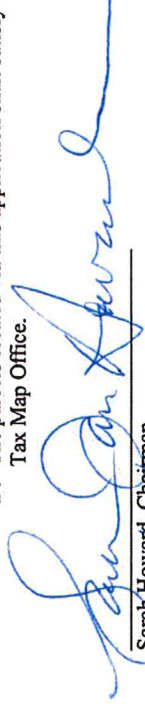
Grants a variance to the portions of the Subdivision Regulations for Richland County, Ohio which require that the subdivided lot have road frontage and lot width not less sixty (60) feet.

The variances are granted with the following conditions.

1. The deed description shall contain the following statements:

The grantee, his heirs and assigns do hereby covenant and agree that:

- A. It is understood that this parcel has been created through a variance of the Subdivision Regulations for Richland County, Ohio which severely limits the potential for future subdivision of this land.
- B. The parcel created shall be used exclusively for municipal utility purposes
- C. No subdivision of this land will be proposed that is not in full compliance with applicable subdivision regulations.
- D. The parcels created via this application shall satisfy the requirements of the Richland County Tax Map Office.



Sarah Howard, Chairman

2/12/19

Date