



NORTH



BASIS OF BEARING IS STATE PLANE  
GRID NORTH NAD 83 (2011), GEOID  
18A, OHIO NORTH ZONE.

**LEGEND**

- SSM = SANITARY SEWER MAIN
- SSL = SANITARY SEWER LINE
- ☀ = DRILL HOLE SET IN CONCRETE
- = IRON PIN FOUND
- ⊗ = 5/8" IRON PIN SET WITH CAP
- ⊗ = STAMPED "CRAIG 8195"

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

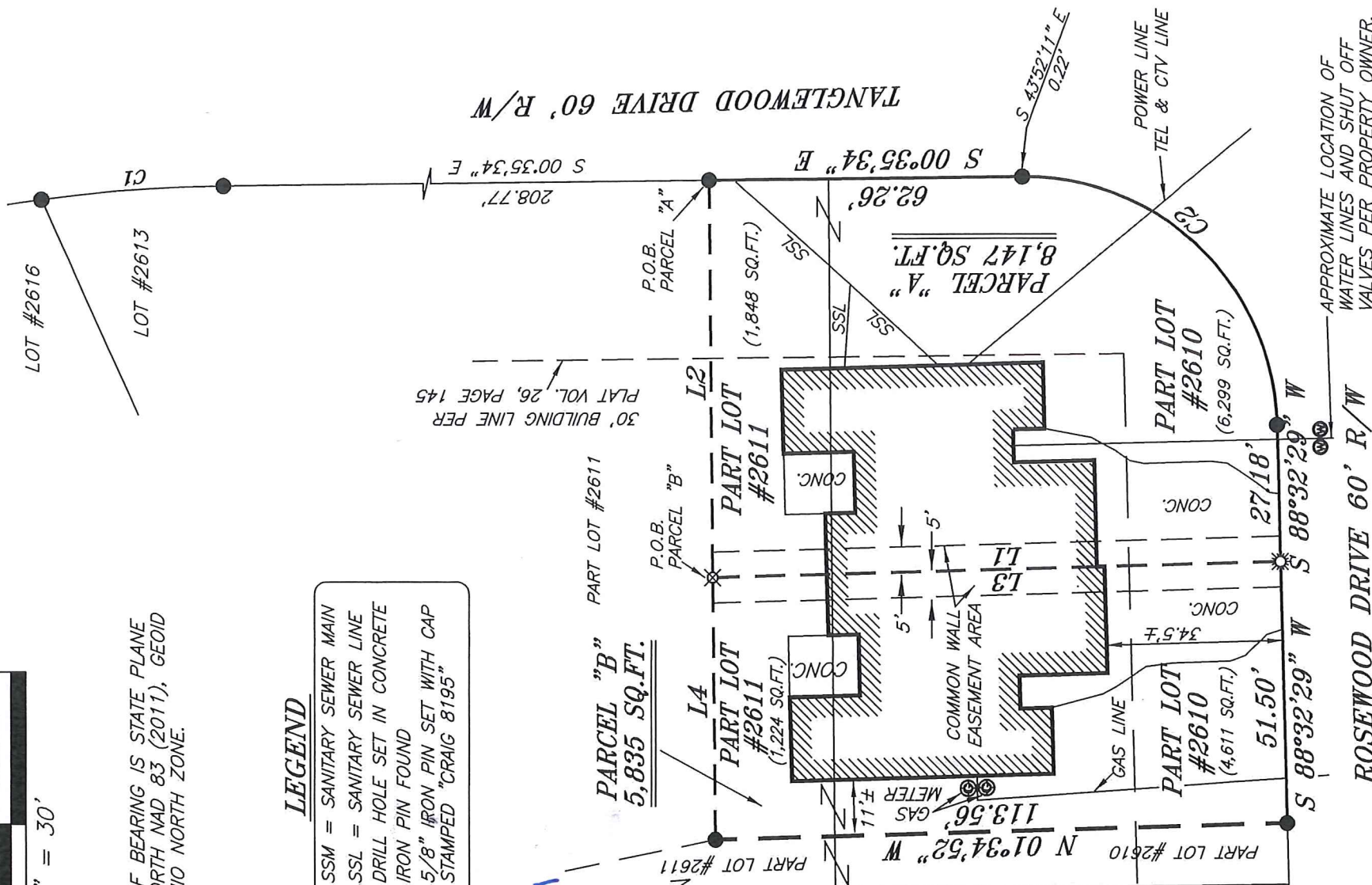
EAK 2-23-21

INITIAL DATE  
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 2-23-21

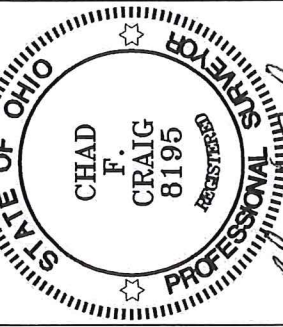
INITIAL DATE  
NN-63  
SEE ATTACHED  
FOR VARIANCE  
AND ZONING  
APPROVAL

PART LOT #2609



APPROXIMATE LOCATION OF  
WATER LINES AND SHUT OFF  
VALVES PER PROPERTY OWNER.

CURVE	RADIUS	ARC LENGTH	CHORD DISTANCE	CHORD BEARING	CENTRAL ANGLE
C1	273.52'	36.10'	36.07'	S 04°14'12" E	07°33'41"
C2	50.00'	77.80'	70.16'	S 43°50'29" W	89°08'34"



*Chad F. Craig*

SURVEY BY:  
CHAD F. CRAIG P.S.#8195  
for SEILER & CRAIG SURVEYING INC.  
270 PARK AVENUE WEST  
MANSFIELD, OHIO 44902  
(419) 525-3644  
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

LINE	BEARING	DISTANCE
L1	N 01°31'12" W	112.79'
L2	N 89°23'56" E	78.14'
L3	S 01°31'12" E	112.79'
L4	N 89°23'57" E	51.63'

SURVEY PLAT FOR  
FOX  
PART LOTS #2610 & #2611  
CITY OF ONTARIO  
RICHLAND COUNTY, OHIO  
DATE: JANUARY 11, 2021 SCALE: 1"=30'  
ROSEWOOD\_DR\_FOX\_2021

**SURVEY DESCRIPTION  
PARCEL "A"**

PART LOTS #2610 & #2611  
CITY OF ONTARIO,  
RICHLAND COUNTY, OHIO

Situated in the City of Ontario, County of Richland, State of Ohio and being known as Part Lots #2610 and #2611 of the consecutively numbered lots in said city and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northeast corner of Lot #2613, Thence, with the east line of said lot and with a curve to the right having a central angle of 07 degrees 33 minutes 41 seconds, a radius of 273.52 feet, an arc length of 36.10 feet, a chord bearing of South 04 degrees 14 minutes 12 seconds East and a chord distance of 36.07 feet to an iron pin found, Thence, South 00 degrees 35 minutes 34 seconds East with the east line of said lot and the southerly prolongation thereof 208.77 feet to an iron pin found on the east line of Lot #2611, said iron pin being the place of beginning of the parcel herein described;

Thence, South 00 degrees 35 minutes 34 seconds East with the east line of said lot and the southerly prolongation thereof 62.26 feet to a point on the east line of Lot #2610 and being referenced by an iron pin found on a bearing of South 43 degrees 52 minutes 11 seconds East and at a distance of 0.22 feet;

Thence, with a curve to the right having a central angle of 89 degrees 08 minutes 34 seconds, a radius of 50.00 feet, an arc length of 77.80 feet, a chord bearing of South 43 degrees 50 minutes 29 seconds West and a chord distance of 70.18 feet to an iron pin found on the south line of said Lot #2610;

Thence, South 88 degrees 32 minutes 29 seconds West with the south line of said lot 27.18 feet to a drill hole set in concrete;

Thence, North 01 degree 31 minutes 12 seconds West 112.79 feet to an iron pin set;

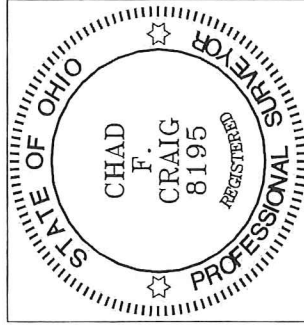
Thence, North 89 degrees 23 minutes 56 seconds East 78.14 feet to the place of beginning, containing a total of 8,147 square feet, of which 6,299 square feet are located in part Lot #2610 and 1,848 square feet are located in part Lot #2611, according to survey by Chad F. Craig P.S. 8195 on January 11, 2021 but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.

Subject to a 5 foot wide common wall easement over the westerly 5 feet of the herein described parcel.

Together with a 5 foot wide common wall easement over a strip of land 5 feet in width and lying directly west of the west line of the herein described parcel.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 2-23-21  
INITIAL DATE  
NN-63

  
Chad F. Craig P.S. #8195  
Seiler and Craig Surveying, Inc.



**SURVEY DESCRIPTION  
PARCEL "B"**

PART LOTS #2610 & #2611  
CITY OF ONTARIO,  
RICHLAND COUNTY, OHIO

Situated in the City of Ontario, County of Richland, State of Ohio and being known as Part Lots #2610 and #2611 of the consecutively numbered lots in said city and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northeast corner of Lot #2613, Thence, with the east line of said lot and with a curve to the right having a central angle of 07 degrees 33 minutes 41 seconds, a radius of 273.52 feet, an arc length of 36.10 feet, a chord bearing of South 04 degrees 14 minutes 12 seconds East and a chord distance of 36.07 feet to an iron pin found, Thence, South 00 degrees 35 minutes 34 seconds East with the east line of said lot and the southerly prolongation thereof 208.77 feet to an iron pin found on the east line of Lot #2611, Thence, South 89 degrees 23 minutes 56 seconds West 78.14 feet to an iron pin set, said iron pin being the place of beginning of the parcel herein described;

Thence, South 01 degree 31 minutes 12 seconds East 112.79 feet to a drill hole set in concrete on the south line of Lot #2610;

Thence, South 88 degrees 32 minutes 29 seconds West with said south line 51.50 feet to an iron pin found;

Thence, North 01 degree 34 minutes 52 seconds West 113.56 feet to an iron pin found;

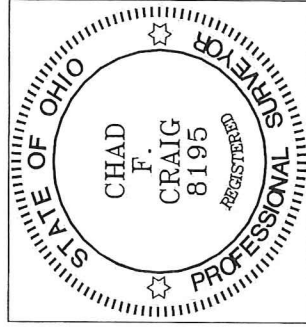
Thence, North 89 degrees 23 minutes 57 seconds East 51.63 feet to the place of beginning, containing a total of 5,835 square feet, of which 4,611 square feet are located in part Lot #2610 and 1,224 square feet are located in part Lot #2611, according to survey by Chad F. Craig P.S. 8195 on January 11, 2021 but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.

Subject to a 5 foot wide common wall easement over the easterly 5 feet of the herein described parcel.

Together with a 5 foot wide common wall easement over a strip of land 5 feet in width and lying directly east of the east line of the herein described parcel.



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK** 2-23-21  
INITIAL DATE  
NN-63

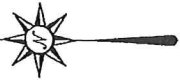
A handwritten signature in black ink that reads "Chad F. Craig".

Chad F. Craig P.S. #8195  
Seiler and Craig Surveying, Inc.



SCALE: 1" = 30'

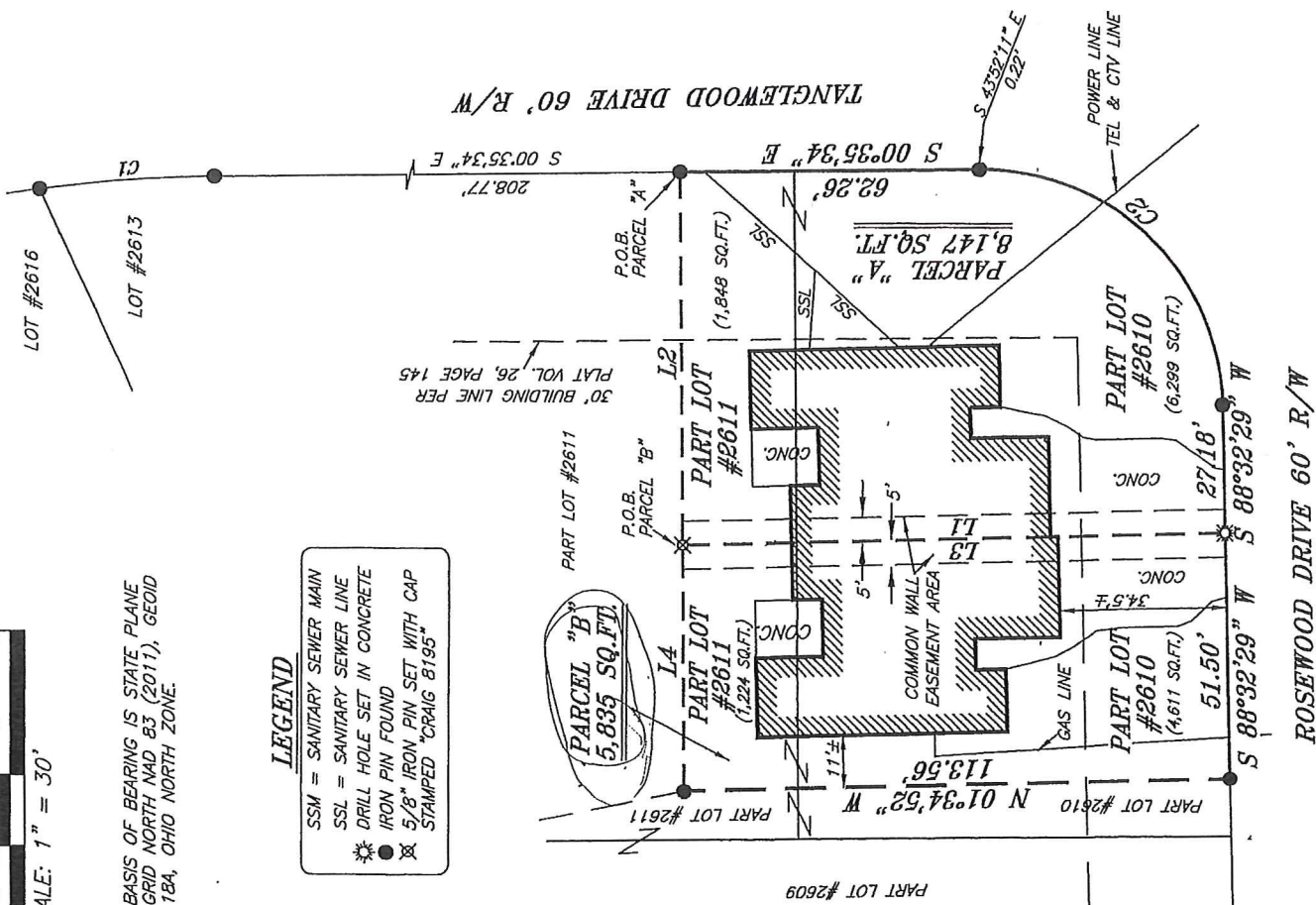
NORTH



BASIS OF BEARING IS STATE PLANE  
GRID NORTH NAD 83 (2011), GEOID  
184, OHIO NORTH ZONE.

**LEGEND**

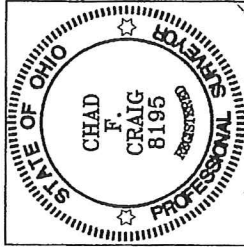
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APPROVED  
ONTARIO PLANNING COMMISSION  
DATE 02/23/21  
SIGNATURE *[Signature]*

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	273.52'	56.10'	36.07'	S 04°14'12" E	07°39'41"
C2	50.00'	77.80'	70.18'	S 43°50'29" W	89°08'34"

LINE	BEARING	DISTANCE
L1	N 01°31'12" W	112.79'
L2	N 89°25'58" E	78.14'
L3	S 01°31'12" E	112.79'
L4	N 89°23'57" E	51.63'



*[Signature]*

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SURVEY PLAT FOR

FOX

PART LOTS #2610 & #2611  
CITY OF ONTARIO  
RICHLAND COUNTY, OHIO

DATE: JANUARY 11, 2021 SCALE: 1" = 30'

ROSEWOOD\_DR\_FOX\_2021

BEFORE THE PLANNING COMMISSION OF THE CITY OF ONTARIO, OHIO  
REQUEST FOR VARIANCE

Joel Fox \_\_\_\_\_ DATE: 02/12/21  
NAME \_\_\_\_\_  
3890 Horizon Dr. \_\_\_\_\_ FEE: N/A  
ADDRESS \_\_\_\_\_  
Ontario, Oh 44903 \_\_\_\_\_ PERMIT #: AV- 21-02-01  
CITY AND STATE \_\_\_\_\_

THE UNDERSIGNED REQUEST A VARIANCE FOR PROPERTY LOCATED AT  
1932 Rosewood Dr \_\_\_\_\_ AND \_\_\_\_\_  
ZONED R-2 \_\_\_\_\_ DISTRICT FOR THE FOLLOWING PURPOSE:  
Reduce the lot size requirement from 7500 SF to 5835 SF  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE SECTION OF THE ZONING ORDINANCE TO BE VARIED IS Section 1145.15(c)  
THE UNDUE HARDSHIP OR PRACTICAL DIFFICULTIES WHICH JUSTIFY THIS VARIANCE ARE  
AS FOLLOWS:  
The orientation of the building on the corner lot having 35 ft setbacks on each road front forced  
the center line of the zero lot line to the west making the west lot non-conforming. The east side  
of the zero lot line exceeds the square footage requirement because of this.  
\_\_\_\_\_

APPROVED \_\_\_\_\_  
ONTARIO PLANNING COMMISSION APPLICANT  
DATE 02/23/21 \_\_\_\_\_  
SIGNATURE [Signature] \_\_\_\_\_