

SURVEY FOR DAVID & JUDY HEDRICK

KENNETH L. & KARIN J. STARBUCK
O.R.V.-2918 P.-618

THOMAS F. & KAREN K. WAPPNER
D.V.-867 P.-694

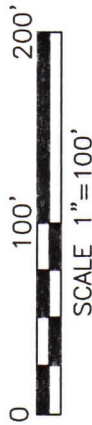
DAVID M. & JUDY A HEDRICK
O.R.V.-911 P.-504

DAVID M. HEDRICK, II &
JUDY A. HEDRICK
O.R.V.-424 P.-886

PART OF THE NW. 1/4
OF SEC. 23, T-20, R-18,
WASHINGTON TWP.,
RICHLAND CO., OHIO.

LEGEND

- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- △ METAL FENCE POST FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"



Approved according
to R.C. 711.131

Elaine A. Kieffer 7-19-23

Sign Date

ATTACHED VARIANCE
2023-01

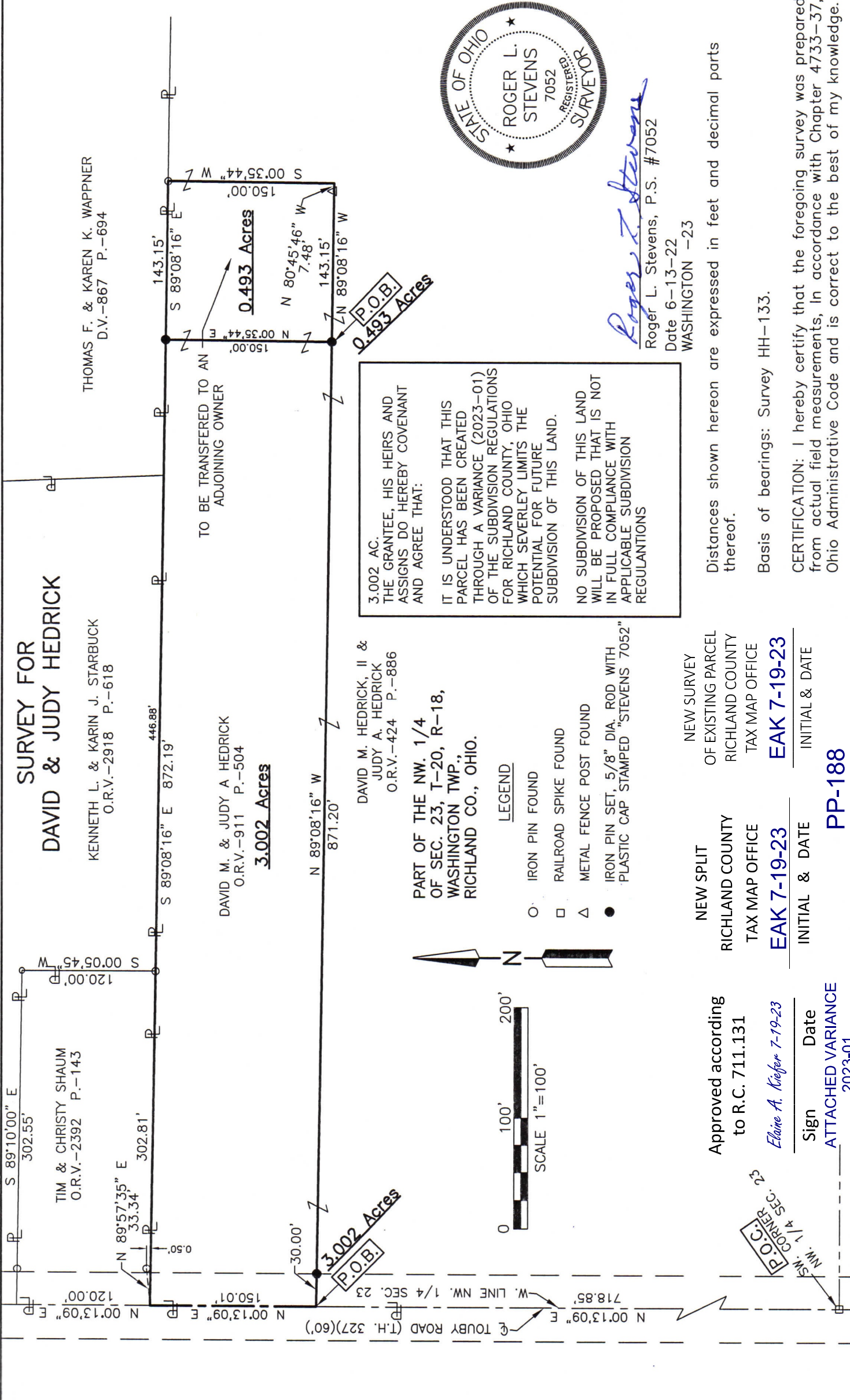
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 7-19-23

INITIAL & DATE

PP-188

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 7-19-23

INITIAL & DATE



TO BE TRANSFERRED TO AN
ADJOINING OWNER

P.O.B.
0.493 Acres

3.002 AC.
THE GRANTEE, HIS HEIRS AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT:

IT IS UNDERSTOOD THAT THIS PARCEL HAS BEEN CREATED THROUGH A VARIANCE (2023-01) OF THE SUBDIVISION REGULATIONS FOR RICHLAND COUNTY, OHIO WHICH SEVERELY LIMITS THE POTENTIAL FOR FUTURE SUBDIVISION OF THIS LAND.

NO SUBDIVISION OF THIS LAND WILL BE PROPOSED THAT IS NOT IN FULL COMPLIANCE WITH APPLICABLE SUBDIVISION REGULATIONS



Roger L. Stevens

Roger L. Stevens, P.S. #7052

Date 6-13-22

WASHINGTON -23

Distances shown hereon are expressed in feet and decimal parts thereof.

Basis of bearings: Survey HH-133.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code and is correct to the best of my knowledge.

**SURVEYOR'S DESCRIPTION FOR
DAVID & JUDY HEDRICK**

3.002 Acres

Situated in the Township of Washington, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 23, Township 20, Range 18 and being more particularly described as follows:

Commencing at a railroad spike found in the southwest corner of said Northwest Quarter, said railroad spike also being in the centerline of Touby Road (T.H. 327)(60');

Thence N 00° 13' 09" E, 718.85 feet along the west line of said Northwest Quarter, also being along said centerline of Touby Road (T.H. 327)(60') to a point being a northwest corner of a parcel of land conveyed to David M. Hedrick, II and Judy A. Hedrick by official records volume 424, page 886, said point being referenced by an iron pin set S 89° 08' 16" E, 30.00 feet from said point and being the **true place of beginning**;

Thence with following **FOUR** courses:

- 1) **N 00° 13' 09" E, 150.01 feet** and continuing along said west line of said Northwest Quarter and along said centerline of Touby Road (T.H. 327)(60') to a point being the southwest corner of a parcel of land conveyed to Tim and Christy Shaum by official records volume 2392, page 143, said point being referenced by an iron pin found N 89° 57' 35" E, 33.34 feet from said point;
- 2) **S 89° 08' 16" E, 872.19 feet** along the south line of said land of Tim and Christy Shaum, also along the south line of a parcel of land conveyed to Kenneth L. and Karin J. Starbuck by official records volume 2918, page 618 and along the south line of a parcel of land conveyed to Thomas F. and Karen K. Wappner by deed volume 867, page 694 to an iron pin set and passing through an iron pin found at 302.81 feet;
- 3) **S 00° 35' 44" W, 150.00 feet** to an iron pin set in the north line of said land of David M. Hedrick, II and Judy A. Hedrick;
- 4) **N 89° 08' 16" W, 871.20 feet** along said north line of said land of David M. Hedrick, II and Judy A. Hedrick to the **true place of beginning**, passing through previously referenced iron pin set at 841.20 feet and containing **3.002 acres**, more or less, and subject to all legal highways and easements of record.

The grantee, his heirs and assigns do hereby covenant and agree that: It is understood that this parcel has been created through a variance (2023-01) of the subdivision regulations for Richland County, Ohio which severely limits the potential for future subdivision of this land.

No subdivision of this land will be proposed that is not in full compliance with applicable subdivision regulations

Basis of bearings: Survey HH-133.

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

According to a survey made in June 2022 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 7-19-23

INITIAL & DATE

**.493 AC PARCEL MUST
TRANSFER BEFORE
THIS PARCEL**



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
WASHINGTON-23C

SEE ATTACHED VARIANCE 2023-1
THIS MUST BE RECORDED WHEN
THIS PARCEL TRANSFERS

0.493 Acre

Situated in the Township of Washington, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 23, Township 20, Range 18 and being more particularly described as follows:

Commencing at a railroad spike found in the southwest corner of said Northwest Quarter, said railroad spike also being in the centerline of Touby Road (T.H. 327)(60');

Thence N 00° 13' 09" E, 718.85 feet along the west line of said Northwest Quarter, also being along said centerline of Touby Road (T.H. 327)(60') to a point being a northwest corner of a parcel of land conveyed to David M. Hedrick, II and Judy A. Hedrick by official records volume 424, page 886, said point being referenced by an iron pin set S 89° 08' 16" E, 30.00 feet from said point;

Thence S 89° 08' 16" E, 871.20 feet along said north line of said land of David M. Hedrick, II and Judy A. Hedrick by to an iron pin set, said iron pin being the **true place of beginning**;

Thence with following **FOUR** courses:

- 1) **N 00° 35' 44" E, 150.00 feet** to an iron pin set in the south line of a parcel of land conveyed to Thomas F. and Karen K. Wappner by deed volume 867, page 694;
- 2) **S 89° 08' 16" E, 143.15 feet** along said south line of said land of Thomas F. and Karen K. Wappner to an iron pin found in a northwest corner of said land of David M. Hedrick, II and Judy A. Hedrick;
- 3) **S 00° 35' 44" W, 150.00 feet** along a west line of said land of David M. Hedrick, II and Judy A. Hedrick to a point being an interior corner of said land, said point being referenced by metal fence post found N 80° 45' 46" W, 7.48 feet from said point;
- 4) **N 89° 08' 16" W, 143.15 feet** along a north line of said land of David M. Hedrick, II and Judy A. Hedrick to the **true place of beginning** and containing **0.493 acre**, more or less, and subject to all legal highways and easements of record.

The grantee, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Basis of bearings: Survey HH-133.

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

According to a survey made in June 2022 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
WASHINGTON-23C

NEW SPLIT
RICHLAND COUNTY
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PP-188

VARIANCE RESOLUTION 2023-01

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 Washington, County of Richland, State of Ohio and being Parcel 054-38-155-01-001

WHEREAS, the proposed new remainder parcel is 3.003 acres 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 I. C. Lot Depth, requiring the provision that no lot depth shall exceed three and one-half (3 1/2) times the lot width where the side lot lines intersect with the street right of way.

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

1. The request is for the minimum necessary to allow for transfer to a neighboring property owner
2. The parcel being split is a non-conforming parcel with a lot depth exceeding three- and one-half times lot width.
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 depth shall not exceed three and one-half (3 1/2) times the lot width where the side lot lines intersect with the street right of way.

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. No subdivision of this land will be proposed that is not in full compliance with applicable subdivision regulations.
- C. The parcels created via this application shall satisfy the requirements of the Richland County Tax Map Office.



Marc Milliron, Chairman

7-12-23

Date