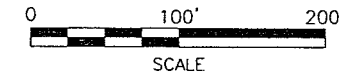
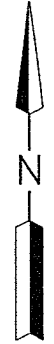


SURVEY FOR TERRY L. & ELLEN K. EICHAR

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
MLB 8-18-05
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
MLB 8-18-05
INITIAL DATE



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

APPROVED
This is to certify that the attached survey meets the 60' Road Frontage Requirement.

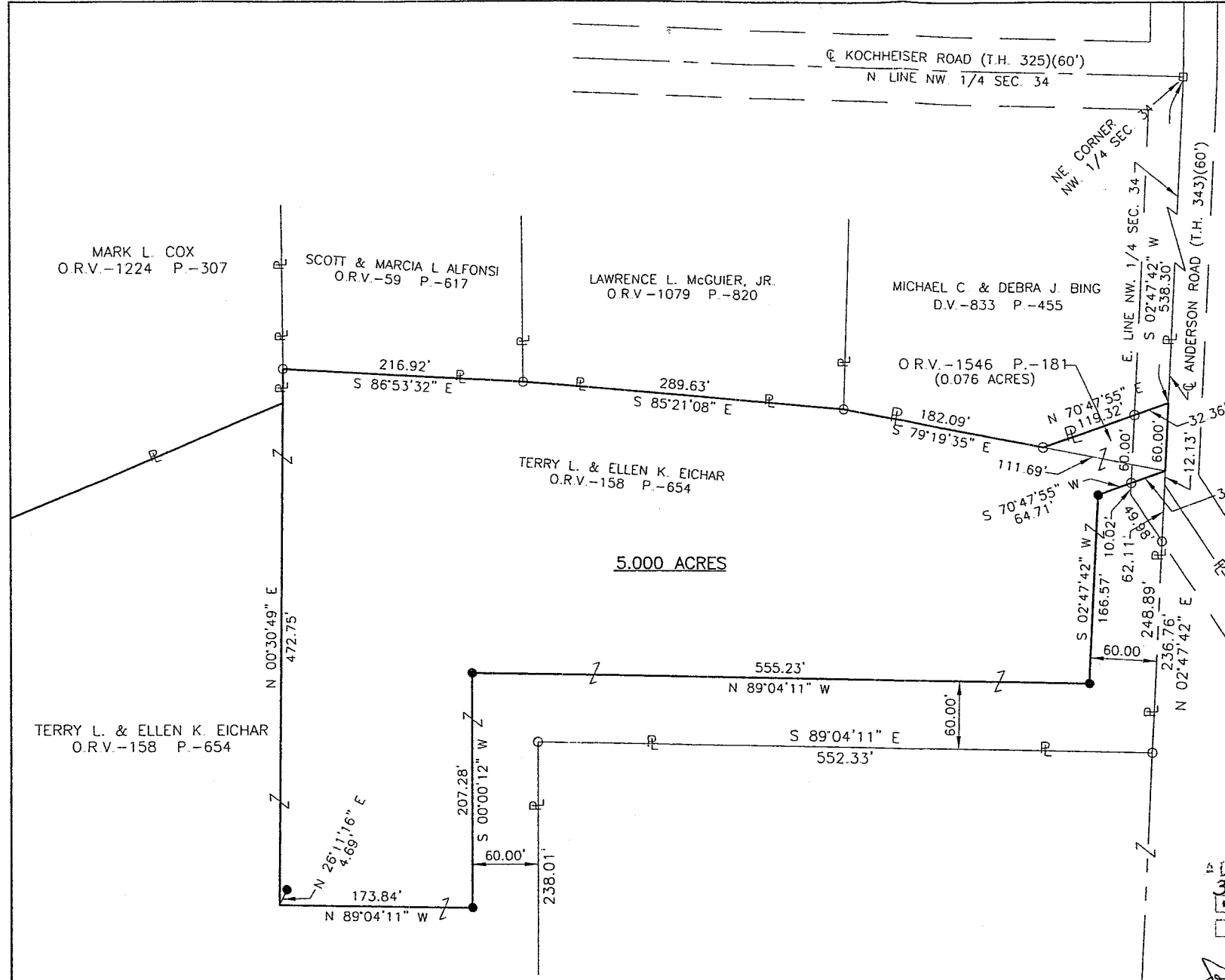
[Signature] 08-15-05
Zoning Inspector Washington Township DATE
VAR 048-05 GRANTED

ADDRESS ASSIGNMENT
3940 ANDERSON ROAD
 NEW ADDRESS
 PRESENT ADDRESS

[Signature] 8-15-05
Washington Zoning Inspector Date



[Signature]
Roger L. Stevens, P.S. #7052 Date 7-4-05 SM-1306



5.000 ACRES

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

Basis of Bearings: Survey V-69.

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

PART OF THE NW. 1/4 OF
SEC. 34, T-20, R-18,
WASHINGTON TWP., RICHLAND
CO., STATE OF OHIO.

V-203

FILE COPY

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

APPLICATION FOR A ROAD FRONTAGE
VARIANCE BY TERRY EICHAR

In the Matter of:

A Use Variance

.....

CONCLUSION OF FACT

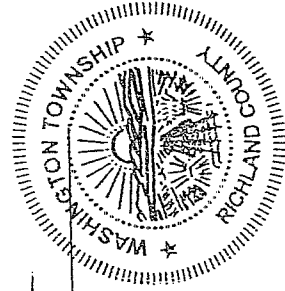
On May 10, 2005, the application of Terry Eichar for a Road Frontage Variance came on for hearing. The applicant had only a sixty (60) foot frontage and wished to subdivide a five-acre lot fronting on Anderson Road. Applicant proposed to purchase an additional sixty (60) feet from a neighbor gaining a total frontage of 120, which is 30 feet less than the required 150 feet for his two parcels. The Board found that the applicant had purchased his property in 1992 and build his residence thereon, which predates the current Township Zoning Resolution. The Board found that practical difficulties existed at his property due to his limited frontage and found that the criteria of Section 900.5(b) did apply.

FINAL ORDER

The Board unanimously finds that sufficient practical difficulties exist and grants an Area Variance allowing road frontage on his existing and proposed five (5) acre building lot to be sixty (60) feet in lieu of seventy-five (75) feet.

Ann Wadman
Ann Wadman, Chairman

ATTEST:
John Hurlow
John Hurlow, Zoning Inspector



**SURVEYOR'S DESCRIPTION FOR
TERRY L. & ELLEN K. EICHER**

5.000 Acre

Situated in the Township of Washington, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 34, Township 20, Range 18, and being more particularly described as follows:

Commencing at a railroad spike found in the northeast corner of said Northwest Quarter, said railroad spike also in the intersection of the centerline of right of way of Kochheiser Road (T.H. 325) and the centerline of right of way of Anderson Road (T.H. 343);

Thence S 02° 47' 42" W, 538.30 feet along the east line of said Northwest Quarter also being along said centerline of Anderson Road to point, said point being in the east line of a parcel of land conveyed to Michael C. and Debra J. Bing by deed volume 833, page 455, being in the northeasterly corner of a parcel of land conveyed to Terry L. and Ellen K. Eichar by official records volume 1546, page 181, being referenced by an iron pin found S 70° 47' 55" W, 32.36 feet from said point and being the true place of beginning;

Thence with the following **ELEVEN** courses:

- 1) S 02° 47' 42" W, 60.00 feet and continuing along said east line of said Northwest Quarter also being along said centerline of Anderson Road and being along the east line of said land of Terry L. and Ellen K. Eichar to a point being the southeasterly corner of said land;
- 2) S 70° 47' 55" W, 64.71 feet to an iron pin set and passing through an iron pin found at 32.36 feet;
- 3) S 02° 47' 42" W, 166.57 feet to an iron pin set;
- 4) N 89° 04' 11" W, 555.23 feet to an iron pin set;
- 5) S 00° 00' 12" W, 207.28 feet to an iron pin set;
- 6) N 89° 04' 11" W, 173.84 feet to a point, said point being referenced by an iron pin set N 26° 11' 16" E, 4.69 feet from said point;
- 7) N 00° 30' 49" E, 472.75 feet to an iron pin found in the southwest corner of a parcel of land conveyed to Scott and Marcia L. Alfonsi by official records volume 59, page 617;
- 8) S 86° 53' 32" E, 216.92 feet along the south line of said land of Scott and Marcia L. Alfonsi to an iron pin found in the southeast corner of said land, said iron pin also being in the southwest corner of a parcel of land conveyed to Lawrence L. and McGuier, Jr. by official records volume 1079, page 820;

S 85° 21' 08" E, 289.63 feet along the south line of said land of Lawrence L. and McGuier, Jr. to an iron pin found in the southeast corner of said land, said iron pin also being in the southwest corner of aforementioned land of Michael C. and Debra J. Bing;

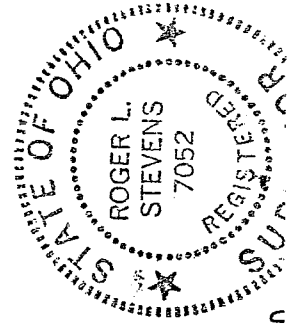
S 79° 19' 35" E, 182.09 feet along the southerly line of said land of Michael C. and Debra J. Bing to an iron pin found in the westerly corner of aforementioned land of Terry L. and Ellen K. Eichar;

N 70° 47' 55" E, 119.32 feet along the northerly line of said land of Terry L. and Ellen K. Eichar to the true place of beginning and containing 5.000 Acres, more or less, and subject to all legal highways and easements of record.

Basis of Bearings: Survey V-69.

According to a survey made in August 2005 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

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



APPROVED

This is to certify that the attached survey meets the *60 Road Frontage Requirement.

Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 SM-1306C

8-15-05
 Washington Township
 DAN
 *VAR. Granted 5-10-05

V-203