

**NORTH EAST QUARTER
SECTION 11 T-20 R-18
WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO**

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL: MLB DATE: 4/22/06

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL: MLB DATE: 4/22/06

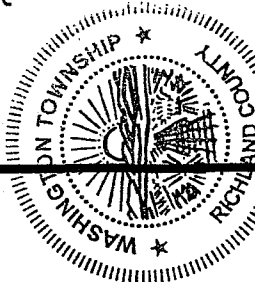
P. & K. YOUNG
ORV 1415 PG. 417
N 46°22'49" E
645.13'

2.71 ACRES

1845

9.81 ACRES

B. & D. BROWNEWELL
ORV 369 PG. 490
1903



ADDRESS ASSIGNMENT

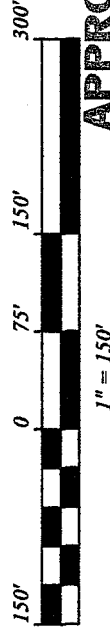
- NEW ADDRESS - 1.81 A
- PRESENT ADDRESS 2.71 A

[Signature] Washington Zoning Inspector Date 4.22.06

LEGEND:

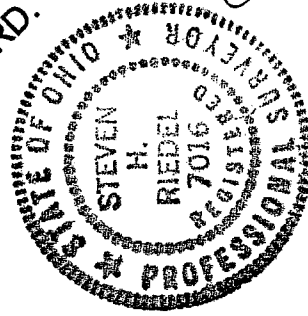
- - 5/8 INCH REBAR W/CAP
STAMPED "PS 7016" SET
- ▲ - SURVEY NAIL SET
- - EXISTING IRON PIN

Graphic Scale



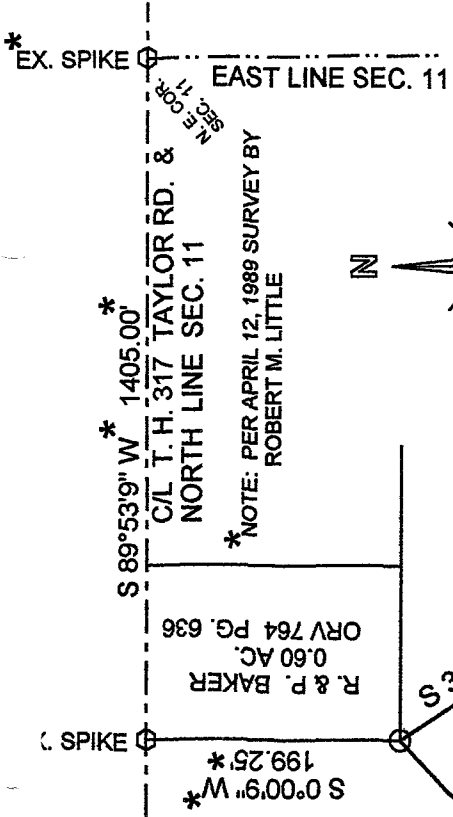
APPROVED

This is to certify that the attached survey meets the 75' Road Frontage Requirement.



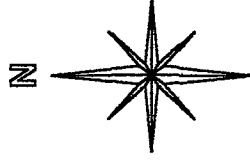
[Signature]

STEVEN H. RIEDEL
OHIO SURVEYOR 7016
APRIL 04, 2006
RWA11NEA



EAST LINE SEC. 11

* NOTE: PER APRIL 12, 1989 SURVEY BY ROBERT M. LITTLE



BASIS OF BEARINGS:
ORV 369 PG. 490

R. MCKEAN
18.242 AC.
ORV 852 PG. 129

S 38°58'17" E
472.80'

S 43°20'45" W
506.57'
D.R.V. 11 PG. 572
F. C. SWARTZ
1.714 AC.

MANSFIELD-WASHINGTON RD.
N 44°35'6" W
191.71'

C. H. 301
N 43°02'37" W
583.21'

30.00'
N 45°22'29" W
192.61'

S 45°49'11" W
602.36'

W-239

[Signature] Washington Zoning Inspector Date 4-22-06

W-239

COPY

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

IN THE MATTER OF: : CASE NO. CP-057-05

:
Revision of Conditional Use Permit
by Brian Brownwell

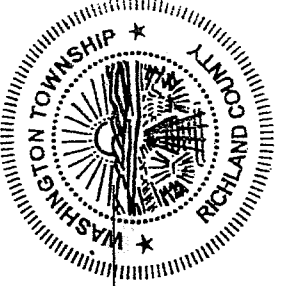
:
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CONCLUSION OF FACTS

On October 13, 2005, the application of Brian Brownwell for a revision of his property's Conditional Use Permit came on for hearing. He desired to split his existing parcel into a residential parcel and the other into the existing recreational use, which consists of the Sun Valley Swim Club and a soccer field. He expressed concern for personal liability for the recreational use and desired to separate it from his residence. The Board inquired about available parking for recreational uses and determined that the remaining area was adequate. No one appeared in opposition to the split.

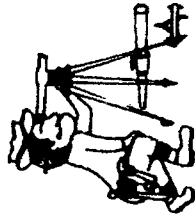
FINAL ORDER

The Board unanimously finds that no grounds exist to deny the application to divide the property as proposed as the same is granted. The Board further finds that it will be necessary that the recreational parcel retain sufficient area to meet the parking requirements of Section 600.3 and that any further division of the recreational property will require approval of this Board.



ATTEST:
John Nurlow
John Nurlow, Zoning Inspector

Ann Wadman
Ann Wadman, Chairperson



Phone (419) 683-1951

Riedel Land Surveying Company

712 N. Henry St.
Crestline, Ohio 44827

April 10, 2006
Brownwell Property (9.81 acres)
rwal1neb

Revised: April 17, 2006

Situated in the Township of Washington, County of Richland, State of Ohio and being part of the Northeast quarter of Section 11, T-20, R-18, and being more fully described as follows:

Commencing at an existing spike at the Northeast corner of Section 11;

thence running South 89 deg. 53 min. 09 sec. West along the centerline of Township Highway 317 (Taylor Road, also being the North line of Section 11) for 1405.00 feet to an existing spike;

thence turning and running South 00 deg. 00 min. 09 sec. West for 199.25 feet to a 5/8 inch rebar set;

thence turning and running South 32 deg. 26 min. 07 sec. East for 190.24 feet to a 5/8 inch rebar set and the place of beginning;

thence continuing South 32 deg. 26 min. 07 sec. East for 310.02 feet to an existing iron pin;

thence turning and running South 38 deg. 58 min. 17 sec. East for 472.80 feet to an existing iron pin;

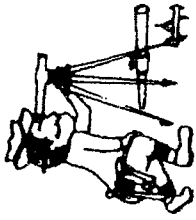
thence turning and running South 43 deg. 20 min. 45 sec. West (passing a 5/8 inch rebar set at 485.30 feet) for a total distance of 506.57 feet to the centerline of County Highway 301 (Mansfield-Washington Road);

thence turning and running North 44 deg. 35 min. 06 sec. West along said centerline for 191.71 feet to a survey nail set;

thence turning and running North 43 deg. 02 min. 37 sec. West along said centerline for 583.21 feet to a survey nail set;

thence turning and running North 45 deg. 22 min. 29 sec. West along said centerline for 21.46 feet;

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Phone (419) 683-1951

Riedel Land Surveying Company

712 N. Henry St.
Crestline, Ohio 44827

Brownwell Property continued (9.81 acres)

thence turning and running North 45 deg. 49 min. 11 sec. East (passing a 5/8 inch rebar set at 30.00 feet) for a total distance of 602.36 feet to the place of beginning.

All 5/8 inch rebars set have a plastic cap stamped "PS 7016".

The above described parcel has a calculated area of 9.81 acres of land according to a survey made on April 04, 2006 by Steven H. Riedel, Ohio surveyor 7016.

Prior Deed: Volume 876 page 666
Basis of Bearings: ORV 369 page 490

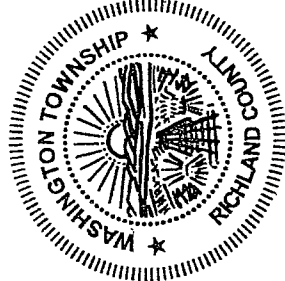
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

MHC
INITIAL *Headly*
DATE

APPROVED

This is to certify that the attached survey meets the 22 Road Frontage Requirement.

Steven H. Riedel
Zoning Inspector Washington Township DATE 4-22-06

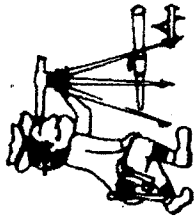


ADDRESS ASSIGNMENT

- NEW ADDRESS *1903 Mans-Was. Rd.*
- PRESENT ADDRESS

Steven H. Riedel
Washington Zoning Inspector Date 4-22-06

W-257



Riedel Land Surveying Company

712 N. Henry St.
Crestline, Ohio 44827

Phone (419) 683-1951

April 10, 2006
Brownwell Property (2.71 acres)
rwalinea

Revised: April 17, 2006

Situated in the Township of Washington, County of Richland, State of Ohio and being part of the Northeast quarter of Section 11, T-20, R-18, and being more fully described as follows:

Commencing at an existing spike at the Northeast corner of Section 11;

thence running South 89 deg. 53 min. 09 sec. West along the centerline of Township Highway 317 (Taylor Road, also being the North line of Section 11) for 1405.00 feet to an existing spike;

thence turning and running South 00 deg. 00 min. 09 sec. West for 199.25 feet to a 5/8 inch rebar set and the place of beginning;

thence turning and running South 32 deg. 26 min. 07 sec. East for 190.24 feet to a 5/8 inch rebar set;

thence turning and running South 45 deg. 49 min. 11 sec. West (passing a 5/8 inch rebar set at 572.36 feet) for a total distance of 602.36 feet to the centerline of County Highway 301 (Mansfield-Washington Road);

thence turning and running North 45 deg. 22 min. 29 sec. West along said centerline for 192.61 feet;

thence turning and running North 46 deg. 22 min. 49 sec. East (passing an existing iron pin at 30.00 feet) for a total distance of 645.13 feet to the place of beginning.

All 5/8 inch rebars set have a plastic cap stamped "PS 7016".

The above described parcel has a calculated area of 2.71 acres of land according to a survey made on April 04, 2006 by Steven H. Riedel, Ohio surveyor 7016.

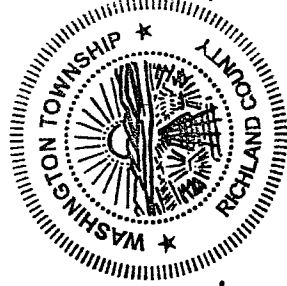
Prior Deed: Volume 876 page 666
Basis of Bearings: ORV 369 page 490

ADDRESS ASSIGNMENT

- NEW ADDRESS
- PRESENT ADDRESS

1845 MANS WASH RD 7-22-06.

Steven H. Riedel
Washington Zoning Inspector Date



APPROVED

This is to certify that the attached survey meets the 2s Road Frontage Requirement.

Steven H. Riedel
Zoning Inspector Washington Township

DATE

4-22-06.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP, OFFICE

INITIAL MLB DATE 4-22-06

W-239