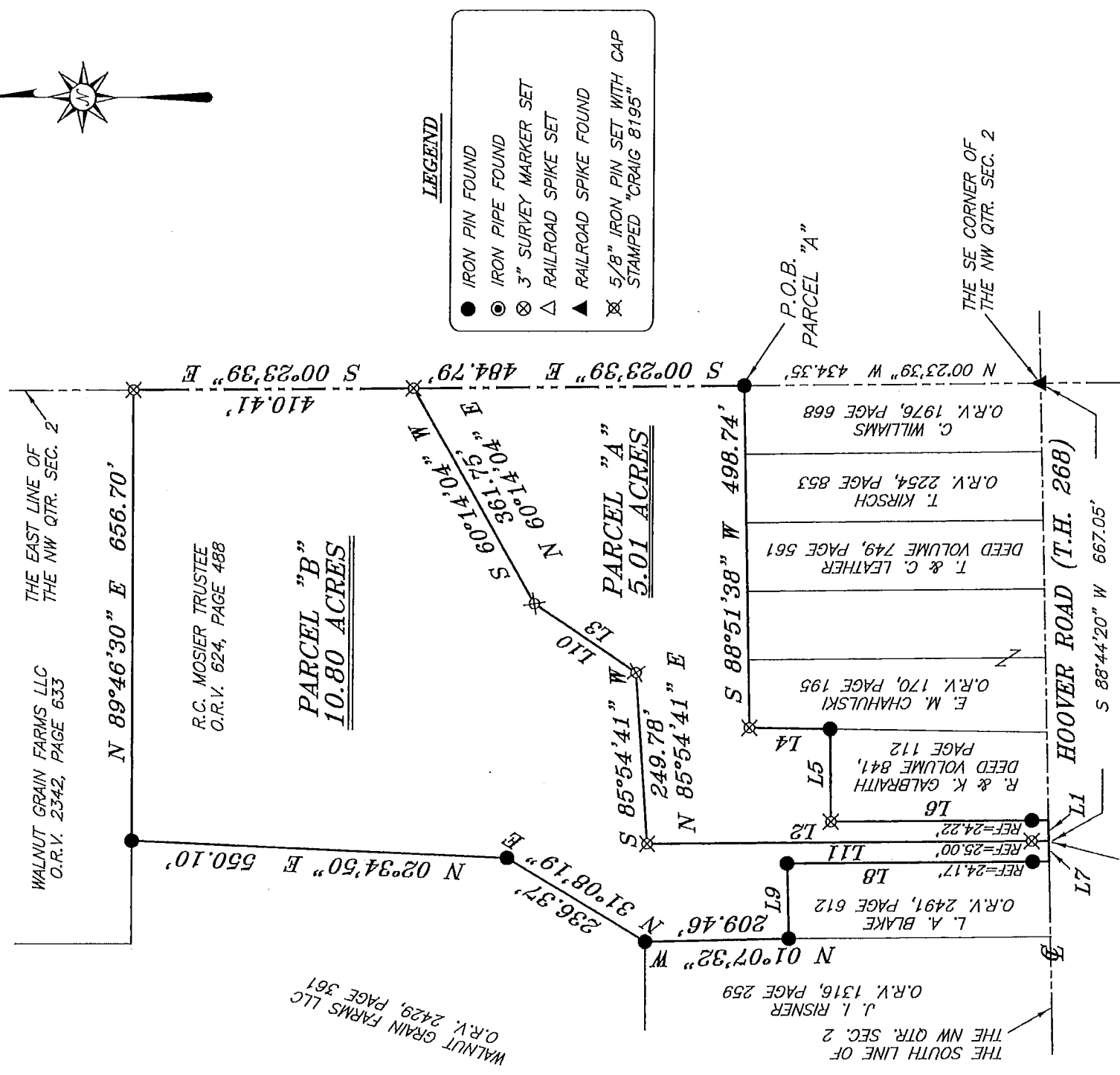




BASIS OF BEARING IS STATE PLANE  
GRID NORTH MAD 83 (2011), GEOID  
124, OHIO NORTH ZONE.

**NORTH**



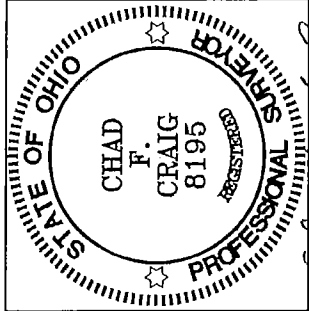
**LEGEND**

- IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

LINE	BEARING	DISTANCE
L1	S 88°44'20" W	30.02'
L2	N 00°18'45" W	587.51'
L3	N 34°02'48" E	179.69'
L4	S 00°56'34" W	118.08'
L5	S 89°16'33" W	135.04'
L6	S 00°18'44" E	318.67'
L7	S 88°44'20" W	30.02'
L8	N 00°18'45" W	383.89'
L9	S 88°29'31" W	109.77'
L10	S 34°02'48" W	179.69'
L11	S 00°18'45" E	587.51'

**NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE**

**EAK 10-10-17**  
INITIAL DATE



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 10-10-17**  
INITIAL DATE

FOR MADISON TWP AND  
REGIONAL PLANNING  
APPROVAL SEE ATTACHED  
JJ-307

*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

SURVEY PLAT FOR	
MOSIER	
PART NW QTR. SEC. 2, T-21, R-18	
MADISON TOWNSHIP	
RICHLAND COUNTY, OHIO	
DATE: AUGUST 14, 2017	SCALE: 1"=200'
HOOVER_RD_725	

**SEILER & CRAIG SURVEYING, INC.**

*Chad F. Craig, P.S.  
270 Park Avenue West  
Mansfield, Ohio 44902  
Phone: 419-525-3644  
Email: seilerandcraig@seilerandcraig.com*

**SURVEY DESCRIPTION  
PARCEL "A"**

**PART OF THE NW QUARTER OF SECTION 2  
MADISON TOWNSHIP  
RICHLAND COUNTY, OHIO**

Situated in the Township of Madison, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 2, of Township 21 North, Range 18 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of the northwest quarter of Section 2, the same being the centerline of Hoover Road (T.H. 268); Thence, North 00 degrees 23 minutes 39 seconds West with the east line of said quarter section, 434.35 feet to an iron pin found and accepted as marking the northeast corner of a parcel currently owned by C. Williams (O.R.V. 1976, Page 668), and being the place of beginning of the parcel herein described:

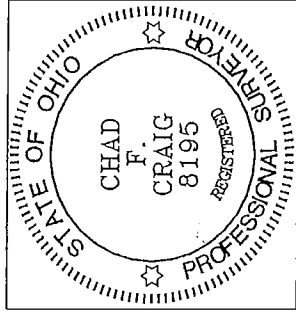
Thence, the following ten (10) courses and distances:

1. South 88 degrees 51 minutes 38 seconds West with the north line of said Williams parcel and the westerly prolongation thereof, 498.74 feet to an iron pin set on the northwest corner of a parcel currently owned by E.M. Chahulski (O.R.V. 170, Page 195)
2. South 00 degrees 56 minutes 34 seconds West with the west line of said Chahulski parcel, 118.08 feet to an iron pin found and accepted as marking the northeast corner of a parcel currently owned by R. and K. Galbraith (D.V. 841, Page 112)
3. South 89 degrees 16 minutes 33 seconds West with the north line of said Galbraith parcel, 135.04 feet to an iron pin set on the northwest corner thereof
4. South 00 degrees 18 minutes 44 seconds East with the west line of said Galbraith parcel, passing through an iron pin found for reference at 294.45 feet, a total distance of 318.67 feet to a point on the south line of said quarter section and in said centerline
5. South 88 degrees 44 minutes 20 seconds West with said south line and said centerline, 30.02 feet to a point referenced by an iron pin set on a bearing of North 00 degrees 18 minutes 45 seconds West and at a distance of 25.00 feet
6. North 00 degrees 18 minutes 45 seconds West, passing through said reference pin, a total distance of 587.51 feet to an iron pin set
7. North 85 degrees 54 minutes 41 seconds East 249.78 feet to an iron pin set
8. North 34 degrees 02 minutes 48 seconds East 179.69 feet to an iron pin set
9. North 60 degrees 14 minutes 04 seconds East 361.75 feet to an iron pin set on the east line of said quarter section

10. South 00 degrees 23 minutes 39 seconds East with said east line, 484.79 feet to the place of beginning, containing 5.01 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on August 14, 2017, but subject to all easements 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 12A, Ohio North Zone and are intended to be used for angular determination only.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 10-10-17  
INITIAL DATE  
JJ-307

A handwritten signature in black ink, appearing to read "Chad F. Craig".

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

**SEILER & CRAIG SURVEYING, INC.**

*Chad F. Craig, P.S.  
270 Park Avenue West  
Mansfield, Ohio 44902  
Phone: 419-525-3644  
Email: seilerandcraig@seilerandcraig.com*

**SURVEY DESCRIPTION  
PARCEL "B"**

**PART OF THE NW QUARTER OF SECTION 2  
MADISON TOWNSHIP  
RICHLAND COUNTY, OHIO**

Situated in the Township of Madison, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 2, of Township 21 North, Range 18 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of the northwest quarter of Section 2, the same being a point in the centerline of Hoover Road (T.H. 268); Thence, South 88 degrees 44 minutes 20 seconds West with the south line of said quarter section and said centerline, 667.05 feet to a point referenced by an iron pin set on a bearing of North 00 degrees 18 minutes 45 seconds West and at a distance of 25.00 feet, said point being the place of beginning of the parcel herein described;

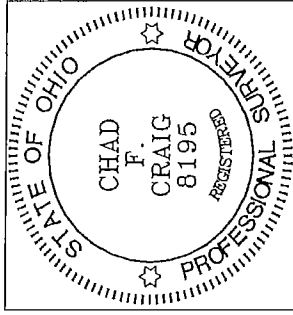
Thence, the following twelve (12) courses and distances:

1. South 88 degrees 44 minutes 20 seconds West with said south line and said centerline, 30.02 feet to a point, said point being the southeast corner of a parcel currently owned by L.A. Blake (O.R.V. 2491, Page 612) and referenced by an iron pin found on a bearing of North 00 degrees 18 minutes 45 seconds West and at a distance of 24.17 feet
2. North 00 degrees 18 minutes 45 seconds West with the east line of said Blake parcel, passing through said reference pin, a total distance of 383.89 feet to an iron pin found on the northeast corner thereof
3. South 88 degrees 29 minutes 31 seconds West with the north line of said Blake parcel, 109.77 feet to an iron pin found on the east line of a parcel currently owned by J.I. Risner (O.R.V. 1316, Page 259)
4. North 01 degree 07 minutes 32 seconds West with said east line, 209.46 feet to an iron pin found on the northeast corner thereof, the same being the southeast corner of a parcel currently owned by Walnut Grain Farms LLC (O.R.V. 2429, Page 361)
5. North 31 degrees 08 minutes 19 seconds East with the east line of said Walnut Grain Farms parcel, 236.37 feet to an iron pin found
6. North 02 degrees 34 minutes 50 seconds East with said east line, 550.10 feet to an iron pin found on the northeast corner thereof, the same being a point on the south line of a parcel currently owned by Walnut Grain Farms LLC (O.R.V. 2342, Page 633)
7. North 89 degrees 46 minutes 30 seconds East with said south line, 656.70 feet to an iron pin set on the east line of said quarter section
8. South 00 degrees 23 minutes 39 seconds East with said east line, 410.41 feet to an iron pin set
9. South 60 degrees 14 minutes 04 seconds West 361.75 feet to an iron pin set
10. South 34 degrees 02 minutes 48 seconds West 179.69 feet to an iron pin set

- 11. South 85 degrees 54 minutes 41 seconds West 249.78 feet to an iron pin set
- 12. South 00 degrees 18 minutes 45 seconds East, passing through an iron pin set for reference at 562.51 feet, a total distance of 587.51 feet to the place of beginning, containing 10.80 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on August 14, 2017, but subject to all easements 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 12A, Ohio North Zone and are intended to be used for angular determination only.



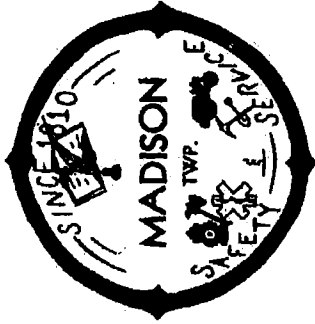
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 10-10-17  
INITIAL DATE

JJ-307

*Chad F. Craig*

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



Permit Number 17-073  
Office Assigned

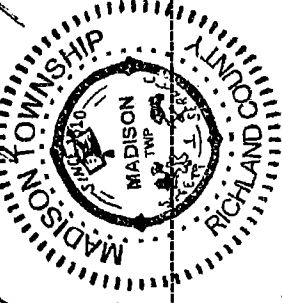
MADISON TOWNSHIP  
RICHLAND COUNTY, OHIO  
ZONING EXEMPTION CERTIFICATE

Please note: Applicants must apply for any required permits from Richland County Codes and Permits before starting project.

Name of Applicant: ROCKIE C. MOSIER Address: 727 HOOPER ROAD  
MANSEFIELD, OH 44905  
Telephone Number: (419) 524-5241 MANSEFIELD, OH 44905  
Fax Number: NONE City, State & Zip Code  
E-Mail: MOSIERMANDRZ@AOL.COM  
Name of Landowner: ROCKIE C MOSIER REVOCABLE TRUST ROCKIE MOSIER, TRUSTEE  
Location of Project: 727 HOOPER RD MANSEFIELD, OH 44905

X Proposed Use or Project: Zoning inspector error in 1998 when he allowed a 2nd home built on one parcel, or it was granted by Zoning Board of Appeals

Applicant's Signature: Rockie C Mosier  
Please Sign, Do Not Print



TO BE FILLED OUT BY ZONING OFFICE

Reason for Exemption: Land is being split now so each house is on its own parcel however the footage is split between both parcels (30.2') which doesn't meet the minimum. The driveway will have an easement  
Date Approved: 9/20/2017 APPROVED Wynne A McNamee  
Inspector:

This exemption only applies to permits from Madison Township and does not apply to any permits from Richland County Codes and Permits or any other jurisdiction.

VARIANCE RESOLUTION 2017-02

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 Madison, County of Richland, State of Ohio and being Parcel 025-09-035-11-005.

WHEREAS, the proposed parcels do not comply with the Subdivision Regulations for Richland County, Ohio in that it:

WHEREAS, the proposed Parcel A is 11+- acres; and

1. Does not meet the specifications of Section 400.2, Item 1B requiring the width of the lot at no point be less than 60' outside 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 provide relief to the property owner.
2. The request involves existing non-conforming development with two residences built on a single parcel with access through a common driveway and minimum 60-foot frontage
3. The request involves providing the maximum road frontage to the acreage possible in the situation.
4. 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.

WHEREAS, the proposed Parcel B is 5.01 acres; and

1. The proposed subdivision does not meet the specifications of Section 400.2, Item 1B requiring that no lot width shall be less than 60' outside the right-of way.

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

1. The request is for the minimum necessary to provide relief to the property owner.
2. The request involves existing non-conforming development with two residences built on a single parcel with access through a common driveway and minimum 60-foot frontage
3. The request involves providing the maximum road frontage to the acreage possible in the situation.
4. 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 lots have road frontage and the width of the lot at no point be less than 60'

The variances are granted with the following conditions.

1. The lots splits are configured such that each lot created is more than 5 acres.
2. Lots created from at no point be less than 30' in width

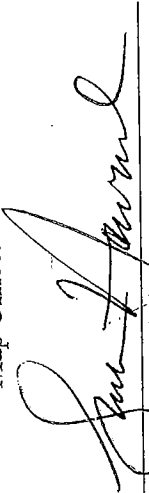
1. The deed description shall contain the following statements:

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.

  
Sara Fleward, Chairman

10/4/17  
Date



**CENTERLINE EASEMENT DESCRIPTION**  
**(15' WIDE)**

PART OF THE NW QUARTER OF SECTION 2  
MADISON TOWNSHIP  
RICHLAND COUNTY, OHIO

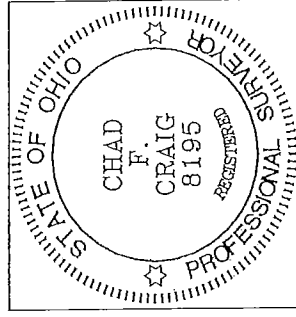
Situated in the Township of Madison, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 2, of Township 21 North, Range 18 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of the northwest quarter of Section 2, the same being a point in the centerline of Hoover Road (T.H. 268); Thence, South 88 degrees 44 minutes 20 seconds West with the south line of said quarter section and said centerline, 658.55 feet to a point, the place of beginning of the centerline of a 15' wide easement;

Thence, the following seven courses and distances:

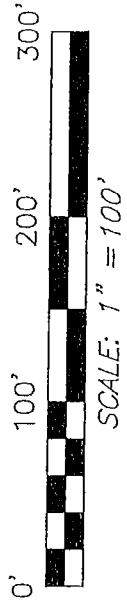
1. North 02 degrees 06 minutes 46 seconds East 323.24 feet to a point
2. North 50 degrees 12 minutes 26 seconds East 72.73 feet to a point
3. North 12 degrees 46 minutes 25 seconds East 159.98 feet to a point
4. North 53 degrees 32 minutes 49 seconds East 67.86 feet to a point
5. North 73 degrees 40 minutes 37 seconds East 95.75 feet to a point
6. North 51 degrees 23 minutes 01 second East 80.97 feet to a point
7. North 08 degrees 21 minutes 51 seconds East 94.94 feet to the terminus of said easement according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on August 14, 2017, but subject to all easements and highways of record.

Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 12A, Ohio North Zone and are intended to be used for angular determination only.



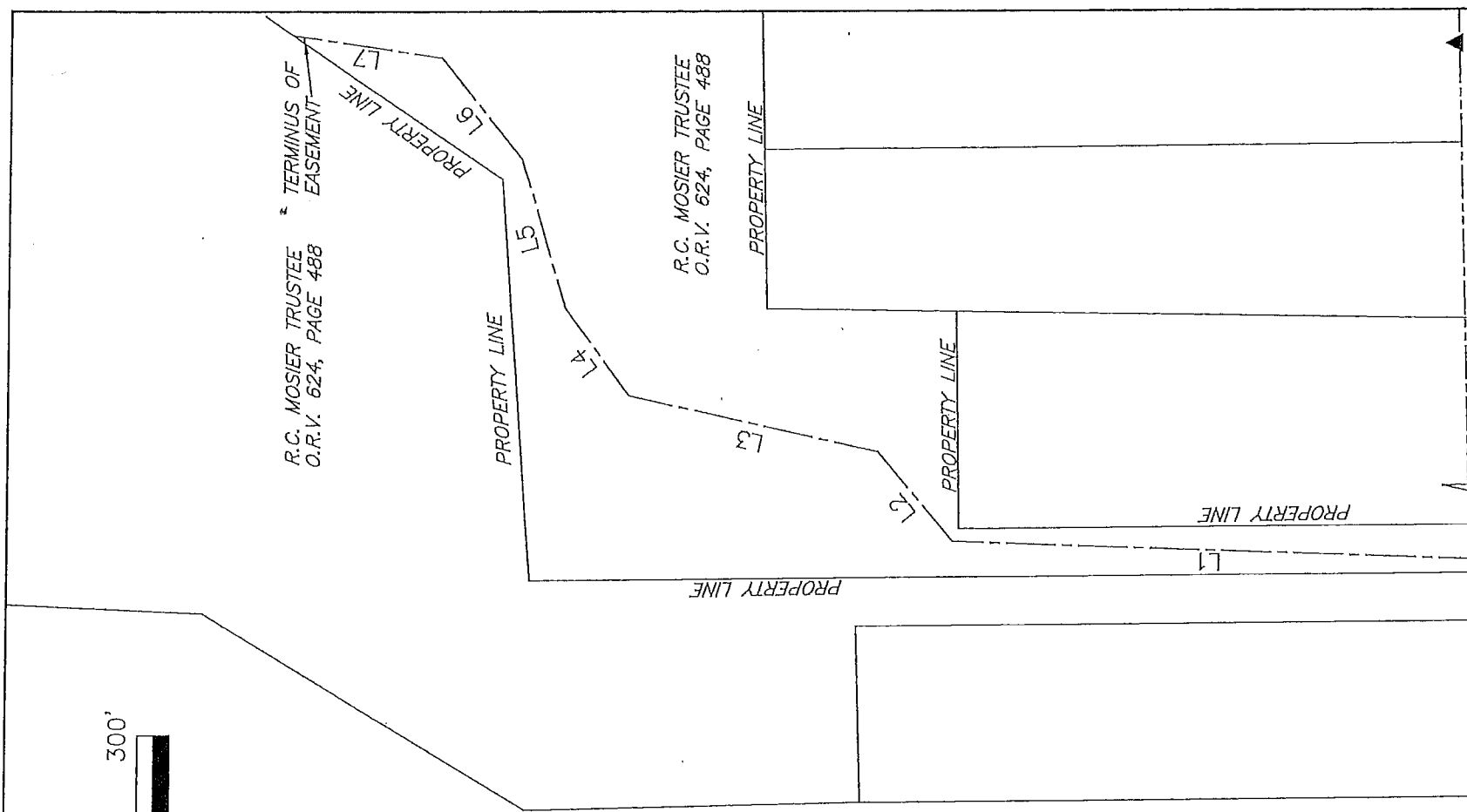
A handwritten signature in black ink that reads "Chad F. Craig".

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

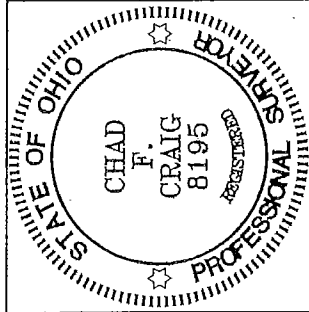


LINE	BEARING	DISTANCE
L1	N 02°06'46" E	323.24'
L2	N 50°12'26" E	72.73'
L3	N 12°46'25" E	159.98'
L4	N 53°32'49" E	67.86'
L5	N 73°40'37" E	95.75'
L6	N 51°23'01" E	80.97'
L7	N 08°21'51" E	94.94'

NORTH



HOVER ROAD (T.H. 268)  
S 88°44'20" W 658.55'



*Chad F. Craig*

DRAWN BY: CHAD F. CRAIG P.S. 8195  
FOR SEILER & CRAIG SURVEYING INC.  
270 PARK AVENUE WEST  
MANSFIELD, OHIO 44902  
(419) 525-3644  
seilerandcraig@seilerandcraig.com

BASIS OF BEARING IS STATE PLANE  
GRID NORTH NAD 83 (2011), GEOID  
12A, OHIO NORTH ZONE.

EASEMENT PLAT FOR  
MOSIER

PART NW QTR. SECTION 2, T-21, R-18  
MADISON TOWNSHIP  
RICHLAND COUNTY, OHIO

DATE: AUGUST 14, 2017 SCALE: 1"=100'  
HOOVER\_RD\_725\_EASEMENT