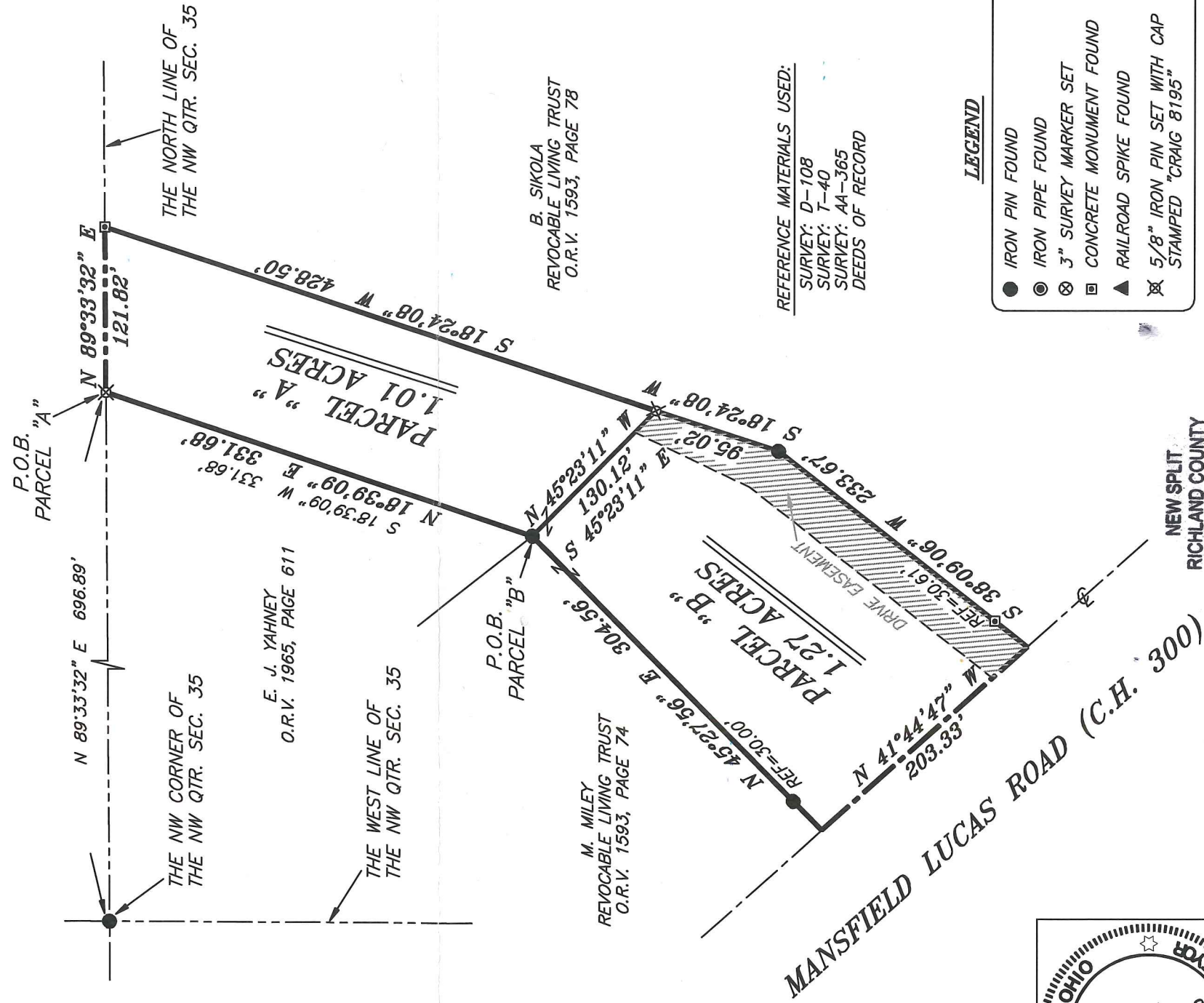




NORTH



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



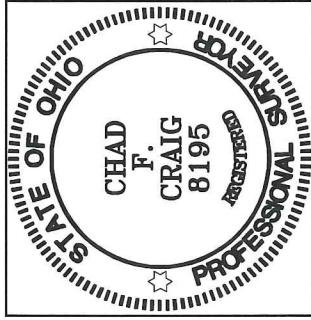
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL DATE
EAK 2-3-20

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL DATE
EAK 2-3-20

INITIAL DATE
MM-24



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
MILEY

PART NW QTR. SEC. 35, T-21, R-18
MADISON TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: JANUARY 30, 2019 SCALE: 1"=100'

MANSFIELD_LUCAS_RD_625

NORTH

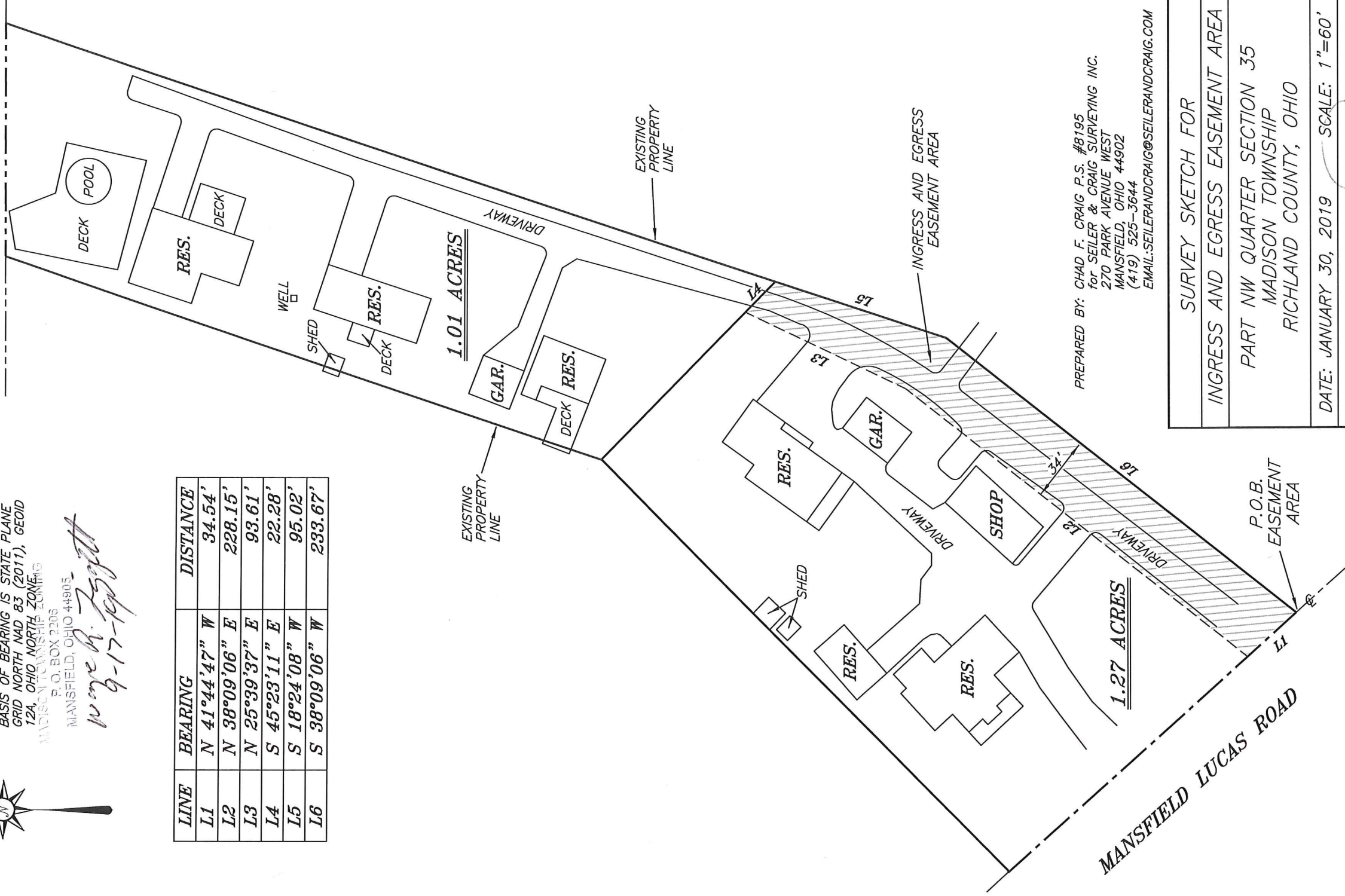


BASIS OF BEARING IS STATE PLANE
GRID NORTH MAD 83 (2011), GEOD
12A, OHIO NORTH ZONE
MADISON TOWNSHIP ZONING

P. O. BOX 2206
MANSFIELD, OHIO 44805

Wayne H. Foyt
9-17-1998

LINE	BEARING	DISTANCE
L1	N 41°44'47" W	34.54'
L2	N 38°09'06" E	228.15'
L3	N 25°39'37" E	93.61'
L4	S 45°23'11" E	22.28'
L5	S 18°24'08" W	95.02'
L6	S 38°09'06" W	233.67'



PREPARED 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 SKETCH FOR
 INGRESS AND EGRESS EASEMENT AREA
 PART NW QUARTER SECTION 35
 MADISON TOWNSHIP
 RICHLAND COUNTY, OHIO
 DATE: JANUARY 30, 2019 SCALE: 1"=60'
 MANSFIELD_LUCAS_RD_625_EASE

SURVEY DESCRIPTION
PARCEL "A"

PART OF THE NW QUARTER OF SECTION 35
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 35, of Township 21 North, Range 18 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwest corner of the northwest quarter of Section 35, thence, North 89 degrees 33 minutes 32 seconds East with the north line of said quarter section, 696.89 feet to an iron pin set on the northeast corner of a parcel currently owned by E. J. Yahney (O.R.V. 1965, Page 611) and being the place of beginning of the parcel herein described;

Thence, continuing North 89 degrees 33 minutes 32 seconds East along the said north line, 121.82 feet to a concrete monument found and accepted as marking the northwest corner of a parcel currently owned by B. Sikola, Revocable Living Trust (O.R.V. 1593, Page 78);

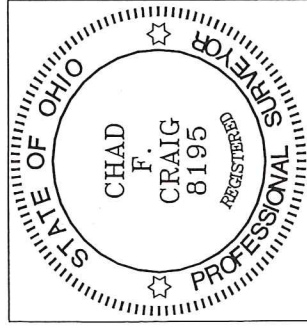
Thence, South 18 degrees 24 minutes 08 seconds West with the west line of said Sikola parcel, 428.50 feet to an iron pin set;

Thence, North 45 degrees 23 minutes 11 seconds West 130.12 feet to an iron pin found and accepted as marking the northeast corner of a parcel currently owned by M. Miley, Revocable Living Trust (O.R.V. 1593, Page 74), the same marking the southeast corner of said Yahney parcel;

Thence, North 18 degrees 39 minutes 09 seconds East, with the east line of said Yahney parcel, 331.68 feet to the place of beginning, containing 1.01 acres, according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 30, 2019, 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 12A, Ohio North Zone and are intended to be used for angular determination only.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL 2-3-20 DATE
MM-24

Chad F. Craig

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

MADISON TOWNSHIP ZONING
P. O. BOX 2206
MANSFIELD, OHIO 44905

Walter R. Figgel

9-17-19

*3 HOUSES TOTENE NOW ON
1, 2, + 3 MILEY DRIVE
MANV. : OAW 44807*

**SURVEY DESCRIPTION
PARCEL "B"**

PART OF THE NW QUARTER OF SECTION 35
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 35, of Township 21 North, Range 18 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwest corner of the northwest quarter of Section 35, thence, North 89 degrees 33 minutes 32 seconds East with the north line of said quarter section, 696.89 feet to an iron pin set on the northeast corner of a parcel currently owned by E. J. Yahney (O.R.V. 1965, Page 611); Thence, South 18 degrees 39 minutes 09 seconds West with the east line of said Yahney parcel, 331.68 feet to an iron pin found, said point being the southeast corner of said Yahney parcel, the same being the northeast corner of a parcel currently owned by M. Miley, Revocable Living Trust (O.R.V. 1593, Page 74) and being the place of beginning of the parcel herein described;

Thence, South 45 degrees 23 minutes 11 seconds East 130.12 feet to an iron pin set on the west line of a parcel currently owned by B. Sikola, Revocable Living Trust (O.R.V. 1593, Page 78);

Thence, South 18 degrees 24 minutes 08 seconds West, with the west line of said Sikola parcel, 95.02 feet to an iron pin set on an interior corner of said parcel;

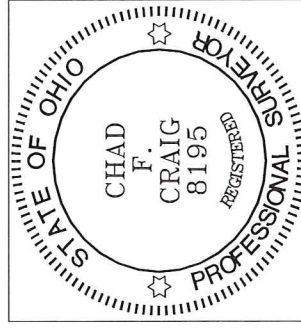
Thence, South 38 degrees 09 minutes 06 seconds West with said west line, passing through a concrete monument found at 203.06 feet, a total distance of 233.67 feet to a point in the centerline of Mansfield Lucas Road (C.H. 300);

Thence; North 41 degrees 44 minutes 47 seconds West, a distance of 203.33 feet with said centerline, to a point, said point being the southeast corner of said Miley parcel, and referenced by an iron pin found on a bearing of North 45 degrees 27 minutes 56 seconds East and at a distance of 30.00 feet,

Thence, North 45 degrees 27 minutes 56 seconds East, passing through said reference pin, a total distance of 304.56 feet to the place of beginning, containing 1.27 acres, according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 30, 2019, 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 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 2-3-20
INITIAL DATE
MM-24

MADISON TOWNSHIP ZONING
P. O. BOX 2206
MANSFIELD, OHIO 44905

Wayne R. Foyt
9-17-19

Chad F. Craig

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

EASEMENT DESCRIPTION

PART OF THE NW QUARTER OF SECTION 35
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 35, of Township 21 North, Range 18 West, and being more particularly described as follows:

Beginning for the same at a point in the centerline of Mansfield Lucas Road (C.H. 300), said point being the southeast corner of a 1.27 acre parcel, and referenced by a concrete monument found at a bearing of North 38 degrees 09 minutes 06 seconds East and at a distance of 30.61 feet, said point being the point of beginning of the easement herein described;

Thence, North 41 degrees 44 minutes 47 seconds West along said centerline 34.54 feet;

Thence, North 38 degrees 09 minutes 06 seconds East 228.15 feet to a point;

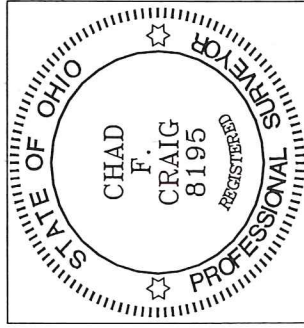
Thence, North 25 degrees 39 minutes 37 seconds East 93.61 feet to a point;

Thence, South 45 degrees 23 minutes 11 seconds East 22.28 feet to an iron pin;

Thence, South 18 degrees 24 minutes 08 seconds West 95.02 feet to an iron pin;

Thence, South 38 degrees 09 minutes 06 seconds West, passing through said concrete monument at 203.06 for a total distance of 233.67 feet to a terminus point according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 30, 2019, but subject to all easements, right of ways 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.

MADISON TOWNSHIP ZONING
P. O. BOX 2206
MANSFIELD, OHIO 44905

9-17-19
Wayne R. Ziegler



RICHLAND COUNTY REGIONAL PLANNING

Dec 11/18

August 01, 2018

Mazell Miley, Trust
625 Mansfield-Lucas Road
Mansfield, Ohio 44907

On March 27, 2018 you filed an "Application for Subdivision Variance" with the Richland County Regional Planning Commission. The variance request pertains to Parcel ID Number 0250904318000; located in Madison Township. **Based on the recommendation of it Zoning, Subdivision and Land Use Committee, the Richland County Regional Planning Commission has approved this variance at its regular meeting held on July 24, 2018.**

Official approval is for a variance to the portions of the Subdivision Regulations for Richland County, Ohio which require that the subdivision of land shall be such as to provide each new lot with frontage and access on a public street as defined in these regulations. This action will facilitate the creation of two separate parcels with the rear parcel containing three homes on the property .

The variance is granted with the following conditions:

1. The new lot will need to conform to the lot size, width, depth and the minimum building, setback lines of the Township zoning regulations unless a variance is granted by the Township for the same.
2. An easement will be recorded to the rear parcel to allow access on Mansfield Lucas Road for ingress and egress
3. Water and sanitary sewer disposal facilities shall be provided for each parcel as required by the Mansfield-Richland County health department.

The deed descriptions for the rear parcel shall contain the following statements:

The grantee, his heirs and assigns do hereby covenant and agree that:

- 1) 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.
- 2) No subdivision of this land will be proposed in the future.

It is also a condition that the parcels created via this variance shall satisfy the requirements of the Richland County Tax Map Office.

Please be certain to coordinate this variance with Madison Township zoning officials and Tax map office. If you have any questions, or require any additional information, please do not hesitate to contact this office.

Sincerely,

Jotika Shetty
Executive Director / Secretary

Copy: Madison Township Zoning Inspector
Richland Public Health
Richland County Tax Map Office