

LINE	BEARING	DISTANCE
L-1	S 00°35'59" W	30.00'
L-2	N 00°39'06" E	30.00'

JOHN L. HALE
ORV. 2786, PG. 481

JOHN L. HALE
ORV. 2995, PG. 5795

NEW SPLIT

RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-12-26

ROGER E. FULK AND DEBORAH J. FULK, TRUSTEES
OF THE ROGER & DEBORAH FULK REVOCABLE
LIVING TRUST DATED MARCH 28, 2012
ORV. 2313, PG. 810

INITIAL & DATE

ATTACHED 2 VARIANCES MUST
BE RECORDED WITH DEED
SS-209

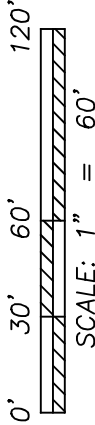
Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are to an assumed meridian and are used to express angles only.

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

By: 
Nathaniel B. Ramsey, P.S. #8396
For Ramsey Surveying

08/03/2026
Date



- LEGEND**
- IRON PIPE FOUND
 - ∅ IRON PIN FOUND
 - △ MAGNAIL SPIKE FOUND
 - ✕ MAGNAIL SPIKE SET
 - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"



RAMSEY SURVEYING
Professional Land Surveying Services
283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596 FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

**SURVEY MADE FOR PROPERTY
TRANSFER**

**PART OF THE NORTHWEST QUARTER
OF SECTION 20, WELLES TOWNSHIP
T-24 N, R-17 W
RICHLAND COUNTY, OHIO**

DRAWN SPS	CHECKED NBR	SCALE 1" = 60'	JOB NO: SM-6456	DATE 08/03/2026
				SHEET 1 OF 1

NE Corner
NW 1/4
Sec. 20
P.O.C.

E. Line NW 1/4 Sec. 20
S 00°35'59" W 1258.43'

P.O.B.
REF=25.00'
REF=24.86'

S 89°22'10" E 594.26'

0.4093 ACRES
(17828.07 Sq. Ft.)

N 89°22'10" W 594.28'



RAMSEY SURVEYING

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

LEGAL DESCRIPTION

August 3, 2026

Situated in the Township of Weller, County of Richland, State of Ohio: being a part of the Northwest Quarter of Section 20, Township 24-North, Range 17-West, and being a portion of the parcel conveyed to John L. Hale by official record volume 2995, page 5795, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northeast corner of said Quarter, said iron pin also being on the centerline of McNaul Road-(T.H. 249)(40' R/W);

Thence, **South 00 degrees 35 minutes 59 seconds West, 1258.43 feet** along the east line of said Quarter, said centerline of McNaul Road, to a Magnail spike set being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

1. **South 00 degrees 35 minutes 59 seconds West, 30.00 feet** continuing along the east line of said Quarter, said centerline of McNaul Road, to a railroad spike found in the northeast corner of a parcel conveyed to Roger E. Fulk and Deborah J. Fulk, Trustees of the Roger & Deborah Fulk Revocable Living Trust dated March 28, 2012 by official record volume 2313, page 810;
2. **North 89 degrees 22 minutes 10 seconds West, 594.28 feet** along the north line of said Fulk parcel to an iron pipe found in the southeast corner of a parcel conveyed to John L. Hale by official record volume 2786, page 481, and passing through an iron pin found for reference at 24.86 feet;
3. **North 00 degrees 39 minutes 06 seconds East, 30.00 feet** along the east line of said Hale parcel to an iron pin set;
4. **South 89 degrees 22 minutes 10 seconds East, 594.26 feet** to the **Place of Beginning**, and passing through an iron pin set for reference at 569.26 feet, containing 0.4093 of an acre (17,828.07 Sq. Ft.), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are to an assumed meridian and are used to express angles only.

Iron pins set are 5/8" rebar with plastic cap stamped "Ramsey S-8396"

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument 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.

According to a survey made August 2026 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-12-26
INITIAL & DATE


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6456_Legal.docx



**ATTACHED 2 VARIANCES MUST
BE RECORDED WITH DEED**

SS-209



07/14/2026

John Hale
3695 McNaul Road,
Mansfield, Ohio 44903

Dear Mr. Hale,

We are pleased to inform you that the Regional Planning Commission has reviewed your application and granted a variance to your property from the Richland County Subdivision Regulations, to create a new parcel of 30' width to access parcel 0512017413001 by subdividing PP # 0512018408000.

Enclosed with this letter is the variance resolution. Any conditions in the variance should be complied with and recorded with the deed and instrument of conveyance.

Also, please be informed

1. It is your responsibility to comply with the applicable Township zoning, tax map and health department requirements.
2. Have the variance resolution recorded with the deed description.

Sincerely

A handwritten signature in blue ink that reads "Jofika Shetty".

Jofika Shetty
Executive director

VARIANCE RESOLUTION 2026-01

OF THE ZONING, SUBDIVISION AND LAND USE COMMITTEE
OF THE RICHLAND COUNTY REGIONAL PLANNING COMMISSION:

WHEREAS, the applicant desires to sell parcel #0512018408000 situated at 3695 Mcnaul Road in the Township of Weller, County of Richland, State of Ohio, Sect 20, Twp 24, Range 14; and described on a Survey Plat O-113, Dated September 8, 2001 performed by James D. Mawhorr.

Whereas this sale would landlock the adjoining parcel #0512017413001 described on a Survey Plat MM-055, held in common ownership and having a deed restriction requiring that the parcel have frontage meeting zoning and subdivision regulations from an adjoining parcel under common ownership,

WHEREAS, the applicant proposed a parcel split from parcel #0512018408000 for a new parcel with 30' lot width and frontage to access parcel #0512017413001 to be held in common ownership,

WHEREAS, the applicant has received a variance from Weller Township to reduce the lot width from 200 feet to thirty (30) feet,

WHEREAS, this is less than the minimum 60' frontage required by parcel #0512017413001 to comply with the Subdivision Regulations for Richland County,

WHEREAS, based on the facts as presented, the Committee on behalf of the Richland County Regional Planning Commission finds that to provide relief to the deed restriction of #0512017413001:

1. The request is for the minimum necessary to provide relief to the property owner.
2. The request involves a topographically constrained parcel.
3. The request states that the parcel will be used for Recreation purposes only.
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:

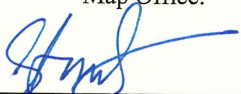
Grants a variance to the portions of the Subdivision Regulations for Richland County, Ohio, which require that the parcel #0512017413001 have a minimum 60 feet frontage on a road.

The variances are granted with the following conditions.

1. The deed description for the new parcel shall contain the following statements:

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

- A. It is understood that this parcel is not a buildable lot and 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. This parcel will not be sold separate from #0512017413001 unless both parcels are in full compliance with applicable subdivision regulations.
- C. No subdivision of this land will be proposed that is not in full compliance with applicable subdivision regulations.
- D. The parcels created via this application shall satisfy the requirements of the Richland County Tax Map Office.


Steve Risser, ZSL Chairman

07-14-2026
Date

PERMIT 1385

4-17-26

WELLER TOWNSHIP, RICHLAND COUNTY, OHIO

ZONING CERTIFICATE

VARIANCE

1. APPLICANT (OWNER) INFORMATION

Name John Lester Hale
Address 3695 McNaul Road
Phone Number (419) 566-4253

2. LOT INFORMATION

Identification No.(s) in County Records Parcel ID: 0512018408000

Sec/TWP/RNG: 20-24-17

Address or Location 3695 McNaul Road
Mansfield, Ohio 44903

Zoning District 051

* May be several contiguous lots with common ownership.

Septic Systems (Check one)

Private ☒
Public ☐

Water System (Check one)

Private ☒
Public ☐

Lot Area sq.ft. 17250

Lot Frontage (width) ft. 30

3. Description of Variance

Describe the particular Variance for which this application is made. This shall be within the limitations sanctioned by the Zoning Resolution for the zoning district involved.

Driveway access on South side of lot to
Connect To Currently owned parcel # 0512017413001 to be
Used as Recreational property on an unbuildable lot.
1102.4 MIN LOT WIDTH

4. Lot - Development Information As Includes The Variance

(N/A)

Prepare and submit herewith a separate application for a Permitted Use Zoning Certificate covering the development or additional development on the lot, including the entries that are at variance with the Zoning Resolution requirements.