Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 10-24-2026 Township: WASHINGTON

Amendment Title: 2026-MA01

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	☒	☑
Date of Request (stated in cover letter)	☒	☑
Description of Zoning Parcel Amendment Change(s)	☒	☑
Date of Public Hearing (stated in cover letter)	☒	☑
Township point of contact and contact information for zoning amendment (stated in cover letter)	☒	☑
Parcel Number(s)	☒	☑
Copy of Completed Zoning Amendment Application	☒	☑
Applicant's Name and contact information	☒	☑
Current Zoning	☒	☑
Proposed Zoning	☒	☑
Current Land Use	☒	☑
Proposed Land Use	☒	☑
Acreage	☒	☑
Copy of Zoning Text associated with proposed district(s)	☒	☑
Contiguous and adjoining Parcel Information, including Zoning District(s)	☒	☑
Any other supporting documentation submitted by applicant	☒	☑
Non-LUC Member Fee, If applicable	☐	☐

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St. Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Date of Request: Oct. 21, 2026
Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

RE: Zoning Map Amendment Application, Washington Township, Logan County, 2026-MA-02

Dear LUC, Regional Planning Commission Committee Members:

The Washington Township Zoning Commission will meet at 6:00 PM on Wednesday, November 23, 2026, at the township building located at 8870 CR 54, Lewistown, OH, 43331. An amendment to the zoning map will be discussed along with the LUC recommendation and voted on at that meeting. This zoning amendment packet was scanned and emailed to the LUC for review in their Nov. 12, 2026, meeting. The LUC will return their recommendation to the Planning Commission for review before their Nov. 23, 2026, meeting. The Planning Commission's recommendation will be presented in the Township meeting on Dec. 14, 2026, to be voted on by trustees. The map change is for four parcels 51-032-07-01-001-000, 51-02-07-07-01-002-000, 51-032-07-01-003-000 and 51-032-07-01-004-000. from a B-1, Service Business District to a R-2 Medium Density Residential District.

Description of Zoning Map Amendment
The proposed subdivision will consist of twenty-six (26) individual residential lots, each of which is planned to be larger than many existing lots located on Orchard Island. The development will further include a public drive to serve the lots, more than one acre of open space, and covered dock to provide for wavefront access and recreational opportunities for residents. These features have been incorporated to maintain the character of the area while providing attractive and orderly residential development.

Public Hearing.
The Zoning Commission will hold a work session that was open to the public at 6 PM on Wednesday Nov. 23, 2026, at the Washington Township Building at 7464 County Road 91, Lewistown, Ohio 43333. A public hearing notice was posted on our website and on the bulletin board outside on the front of the township building. I will be sending thirty-two (32) first-class hearing notices to all the adjoining property owners around these four parcels.

Point of Contact.
Please consider me the Township's point of contact for this matter. My contact information is below:
Gary L. Bias
Washington Township Zoning Inspector
Township cell: (937) 539-1879
Email: washtwpzoning@gmail.com

Attachments:

1. Checklist
2. Cover letter
3. Application
4. Adjoining property owners list
5. Proposed changes
6. Map of proposed development

Application # 2026-MA02

ZONING APPLICATION TO REZONE/REDISTRICT THE OFFICIAL ZONING MAP
WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO

The undersigned requests a zoning district change for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described on this application and any conditions or safeguards required by the Zoning Commission Board.

Name of Property Owner(s) The Orchard Reserve LLC

Mailing Address 8305 Blue Heron Cove, Huntsville, Ohio 43324

Phone Number(s) Home _____ Business _____ Cell 937-539-0395

Name of Applicant(s) TDH Law c/o Josh Stolly, Esq.

1111 Rush Avenue, Bellefontaine, Ohio 43311 Mailing Address

_____ Phone

Number(s) Home _____ Business 937-593-6065 Cell _____

Address of Property to be Reviewed 16.489 acres TR 253

Parcel #(s) 51-032-07-01-001-000, 51-032-07-01-002-000, 51-032-07-01-003-000, 51-032-07-01-004-000

Present Zoning District(s) B-1, Service Business District

Present Use(s) Vacant Land

Proposed Zoning District(s) R-2, Medium-Density Residential District Proposed

Use(s) Single-family dwelling

Supporting Information to be provided by the applicant: Attach a site plan for the proposed use, showing the location of building(s), parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, refuse and service areas, all with dimensions to the property lines. Also a copy of the property survey and deed are required. Attach a narrative statement relative to the above requirements and also explain the economic, noise, glare, any odor effects on the adjoining properties and the general compatibility with adjacent and other properties in the district.

Date 10/13/26 _____ Owner

Date 10/13/26 _____ Applicant

For Official Use Only

Date Filed 10-20-26 Date of Notice to Parties in Interest MAILED BY 10-17-26

Date of Notice in ~~Newspaper~~ WT WEBSITE & BULLETIN BOARD 10-21-2026 Payment Amount & Type CK# 64986 FOR $750.00

Narrative Statement in Support of Zoning Amendment

The applicant respectfully requests that approximately 16.489 acres of vacant land, located in Washington Township, currently zoned B-1 Service Business District, be rezoned to R-2 Medium Density Residential District. The proposed rezoning is intended to facilitate the development of a residential subdivision, together with associated infrastructure and amenities.

The proposed subdivision will consist of twenty-six (26) individual residential lots, each of which is planned to be larger than many of the existing lots located on Orchard Island. The development will further include a public drive to serve the lots, more than one acre of open space, and covered docks to provide waterfront access and recreational opportunities for residents. These features have been incorporated to maintain the character of the area while providing an attractive and orderly residential development.

The subject property is currently undeveloped and is situated within an area that is characterized almost exclusively by single-family residential development. The surrounding properties are not only developed with single-family homes but are also predominantly zoned R-2 Medium Density Residential District, the same zoning classification requested herein. As a result, approval of this application would create a consistent and uniform zoning pattern throughout the Orchard Island area by eliminating an isolated B-1 commercial zoning district within an otherwise residentially zoned and developed neighborhood.

The proposed residential development is also expected to have minimal impact on traffic, noise, lighting, and other neighborhood characteristics. The twenty-six (26) single-family residences will generate activity levels that are substantially similar to those already occurring throughout Orchard Island and will therefore not materially alter the existing character of the community. In contrast, development under the current B-1 Service Business District classification could permit commercial uses that generate greater traffic volumes, noise, lighting, and intensity of activity than what is proposed through this rezoning request. Consequently, the proposed residential use represents a less intensive and more compatible land use than many of the uses currently permitted under the existing zoning designation.

For these reasons, the proposed amendment from B-1 Service Business District to R-2 Medium Density Residential District is appropriate, compatible with surrounding land uses, and consistent with the existing zoning and development pattern of Orchard Island. The requested rezoning will promote orderly growth, provide zoning uniformity, and permit the reasonable development of currently vacant land in a manner that benefits both future residents and the surrounding community. Accordingly, the Applicant respectfully requests approval of the proposed zoning map amendment.

Printed:10/27/2026

Zoning Map Amendment 2026-MA02 Adjoining Parcels List, for The Orchard Reserve LLC on Orchard Island

Indicates 1st Class or Certified letters will be issued to these parcel owners

To Track Receipt go to USPS.com or call 1-800-222-1811

See Map	Parcel Number	Owner	Parcel Address	Mailing Address	Current Zoning	Zoning District	Auditor's Land Use Code	Comments
#1	51-032-07-01-003-000	The Orchard Reserve LLC	Orchard Ave, Lakeview, OH 43331	8305 Blue Heron Cove, Huntsville, OH 43324-9689	B-1	Service Business District	599-Other Residential Structures	
#2	51-032-07-01-001-000	The Orchard Reserve LLC	T R 253, Lakeview, OH 43331	8305 Blue Heron Cove, Huntsville, OH 43324-9689	B-1	Service Business District	599-Other Residential Structures	
#3	51-032-07-01-001-000	The Orchard Reserve LLC	T R 253, Lakeview, OH 43331	8305 Blue Heron Cove, Huntsville, OH 43324-9689	B-1	Service Business District	501-Residential Vacant Land-Unplatted 0-9.99 Acres	
#4	51-032-07-01-004-000	The Orchard Reserve LLC	T R 253, Lakeview, OH 43331	8305 Blue Heron Cove, Huntsville, OH 43324-9689	B-1	Service Business District	501-Residential Vacant Land-Unplatted 0-9.99 Acres	
#5	51-018-19-05-020-000	Branddon & Elizabeth Andrzejczak	9895 Fairview Ave., Lakeview, OH 43331	9895 Fairview Ave., Lakeview, OH 43331	R-2	Medium Density Residential District	511-Single Family Dwelling-Unplatted 0-9.99 Acres	
#6	51-018-19-05-018-000	James A, Gethen	9889 Fairview Ave., Lakeview, OH 43331	PO Box 458, Russells Point, OH 43348-0458	R-2	Medium Density Residential District	510-Single Family Dwelling	
#7	51-018-19-05-017-000	Philip W. & Nancy A. Ballinger	9883 Fairview Ave., Lakeview, OH 43331	3351 Abbey Rd., Columbus, OH 43321-1533	R-2	Medium Density Residential District	510-Single Family Dwelling	
#8	51-018-19-05-016-000	Daryl Joan Chambers	Fairview Ave., Lakeview, OH 43331	416 Stonehaven Rd., Kettering, OH 45429-1646	R-2	Medium Density Residential District	510-Single Family Dwelling	
#9	51-018-19-05-015-000	Daryl Joan Chambers	Fairview Ave., Lakeview, OH 43331	416 Stonehaven Rd., Kettering, OH 45429-1646	R-2	Medium Density Residential District	510-Single Family Dwelling	
#10	51-018-19-05-014-000	Daryl Joan Chambers	Forest Ave., Lakeview, OH 43331	416 Stonehaven Rd., Kettering, OH 45429-1646	R-2	Medium Density Residential District	500-Residential Vacant Land	

See Map	Parcel Number	Owner	Parcel Address	Mailing Address	Current Zoning	Zoning District	Auditor's Land Use Code	Comments
#11	51-018-19-06-010-001	Sharon K. Stayonovich/Sharon K. Curl	Walnut St.., Lakeview, OH 43331	4645 Slabtown Rd. Lima, Oh 45801-1413	R-2	Medium Density Residential District	500-Residential Vacant Land	
#12	51-032-06-04-001-000	The Orchard Reserve LLC	9831 Walnut St., Lakeview, OH 43331	8305 Blue Heron Cove, Huntsville, OH 43324-9689	R-2	Medium Density Residential District	500-Residential Vacant Land	
#13	51-032-06-04-026-000	Ronald M. Perkey	Maple St., Lakeview, OH 43331	8832 Maple St., Lakeview, OH 43331-9438	R-2	Medium Density Residential District	599-Other Residential Structures	
#14	51-032-06-09-001-000	SS Blackhawk LLC	9781 Fairview Ave., Lakeview, OH 43331	9411 Sassafras Rd., Lakeview, OH 43331-9728	R-2	Medium Density Residential District	510-Single Family Dwelling	
#15	51-032-06-09-023-000	I W Pusey Holding LLC	9767 Fairview Ave., Lakeview, OH 43331	PO Box 252, Russells Point, OH 43348-0252	R-2	Medium Density Residential District	510-Single Family Dwelling	
#16	51-032-06-10-001-000	Lisa & James Thompson	9739 Fairview Ave., Lakeview, OH 43331	4427 Clark Pl., Grove City, OH 43123-3538	R-2	Medium Density Residential District	510-Single Family Dwelling	
#17	51-032-06-10-021-000	Kelly Star Plikerd	8840 Auditorium St. Side., Lakeview, OH 43331	8840 Auditorium St., Lakeview, OH 43331-9443	R-2	Medium Density Residential District	500-Residential Vacant Land	
#18	51-032-06-14-001-000	Diane Groves	8839 Auditorium St. Ave., Lakeview, OH 43331	8839 Auditorium St. Ave., Lakeview, OH 43331-9443	R-2	Medium Density Residential District	500-Residential Vacant Land	
#19	51-032-07-02-014-000	The Orchard Reserve LLC	Center St., Lakeview, OH 43331	8305 Blue Heron Cove, Huntsville, OH 43324-9689	R-2	Medium Density Residential District	500-Residential Vacant Land	

See Map	Parcel Number	Owner	Parcel Address	Mailing Address	Current Zoning	Zoning District	Auditor's Land Use Code	Comments
#20	51-032-07-02-015-000	Portia Quisno	9661 Fairview Ave., Lakeview, OH 43331	605 Oakwood Ave., Oakwood, OH 45419-3338	R-2	Medium Density Residential District	510-Single Family Dwelling	
#21	51-032-07-02-016-000	I W Pusey Holding LLC	9655 Fairview Dr., Lakeview, OH 43331	PO Box 252, Russells Point, OH 43348-0252	R-2	Medium Density Residential District	510-Single Family Dwelling	
#22	51-032-07-02-017-000	I W Pusey Holding LLC	9655 Fairview Dr. Side., Lakeview, OH 43331	PO Box 727, Jackson Center, Oh 45334-0727	R-2	Medium Density Residential District	500-Residential Vacant Land	
#23	51-032-07-02-018-000	Timothy & Diane Gable	9639 Fairview Ave., Lakeview, OH 43331	8357 Road G, Leipsic, OH 45856-8901	R-2	Medium Density Residential District	510-Single Family Dwelling	
#24	51-032-07-02-019-000	Mary Caldwell	9631 Fairview Ave., Lakeview, OH 43331	7509 S R 287, Zanesfield. OH 43360-9718	R-2	Medium Density Residential District	510-Single Family Dwelling	
#25	51-032-07-02-020-000	David Pickering	9623 Fairview Ave., Lakeview, OH 43331	9623 Fairview Ave., Lakeview, OH 43331-9347	R-2	Medium Density Residential District	510-Single Family Dwelling	
#26	51-032-07-02-021-000	David Pickering	9623 Fairview Ave., Lakeview, OH 43331	9623 Fairview Ave., Lakeview, OH 43331-9347	R-2	Medium Density Residential District	510-Single Family Dwelling	
#27	51-032-07-03-013-000	Craig Tuttle	8751 Chautauqua Ave., Lakeview, OH 43331	5075 Highland Meadows Dr., Hilliard, OH 43026-9075	R-2	Medium Density Residential District	511-Single Family Dwelling-Unplatted 0-9.99 Acres	
#28	51-032-07-03-014-000	Robert & Aida Norman	8741 Chautauqua Ave., Lakeview, OH 43331	PO Box 645, Kenton, OH 43326-0645	R-2	Medium Density Residential District	511-Single Family Dwelling-Unplatted 0-9.99 Acres	

Printed:10/27/2026

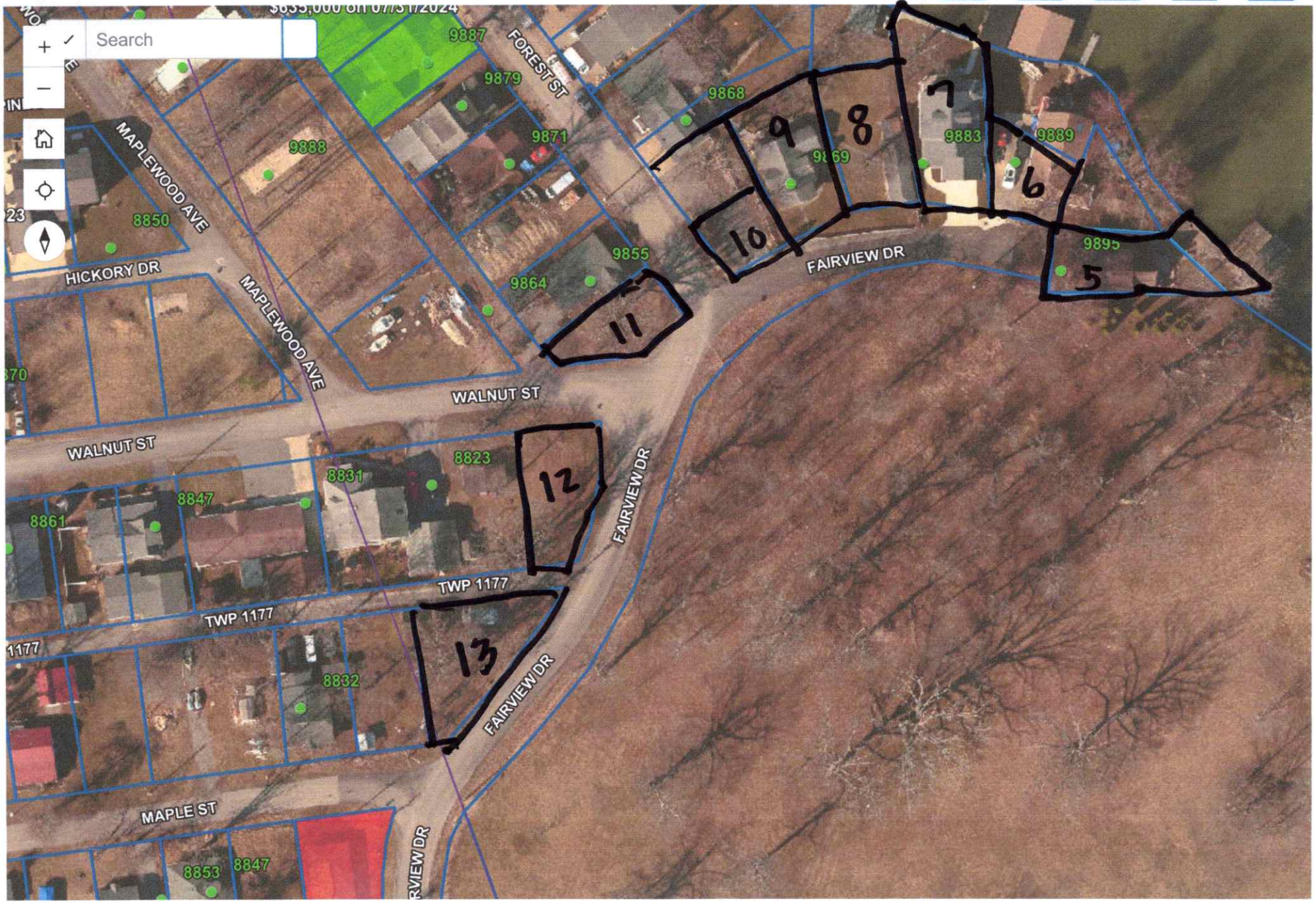
See Map	Parcel Number	Owner	Parcel Address	Mailing Address	Current Zoning	Zoning District	Auditor's Land Use Code	Comments
#29	51-032-07-03-015-000	Jean Meier	8731 Chautauqua Ave., Lakeview, OH 43331	8731 Chautauqua Ave., Lakeview, OH 43331-9346	R-2	Medium Density Residential District	510-Single Family Dwelling	
#30	51-032-07-03-016-000	Sharon Kendall	8721 Chautauqua Ave., Lakeview, OH 43331	484 Palo Verde Dr., Naples, FL 34119-1803	R-2	Medium Density Residential District	510-Single Family Dwelling	
#31	51-032-07-03-017-000	Brian & Suzanne Walter	8701 Chautauqua Ave., Lakeview, OH 43331	487 S. Wapakoneta Rd., Lima, Oh 45807-9404	R-2	Medium Density Residential District	510-Single Family Dwelling	
#32	51-032-07-03-018-000	Brian & Suzanne Walter	8701 Chautauqua Ave., Lakeview, OH 43331	487 S. Wapakoneta Rd., Lima, Oh 45807-9404	R-2	Medium Density Residential District	510-Single Family Dwelling	

Certified mail: 1st delivery is in person, if not home delivery notice is left, 2nd delivery tried in 5 days, 3rd delivery in 10 days & if not it's sent back to sender



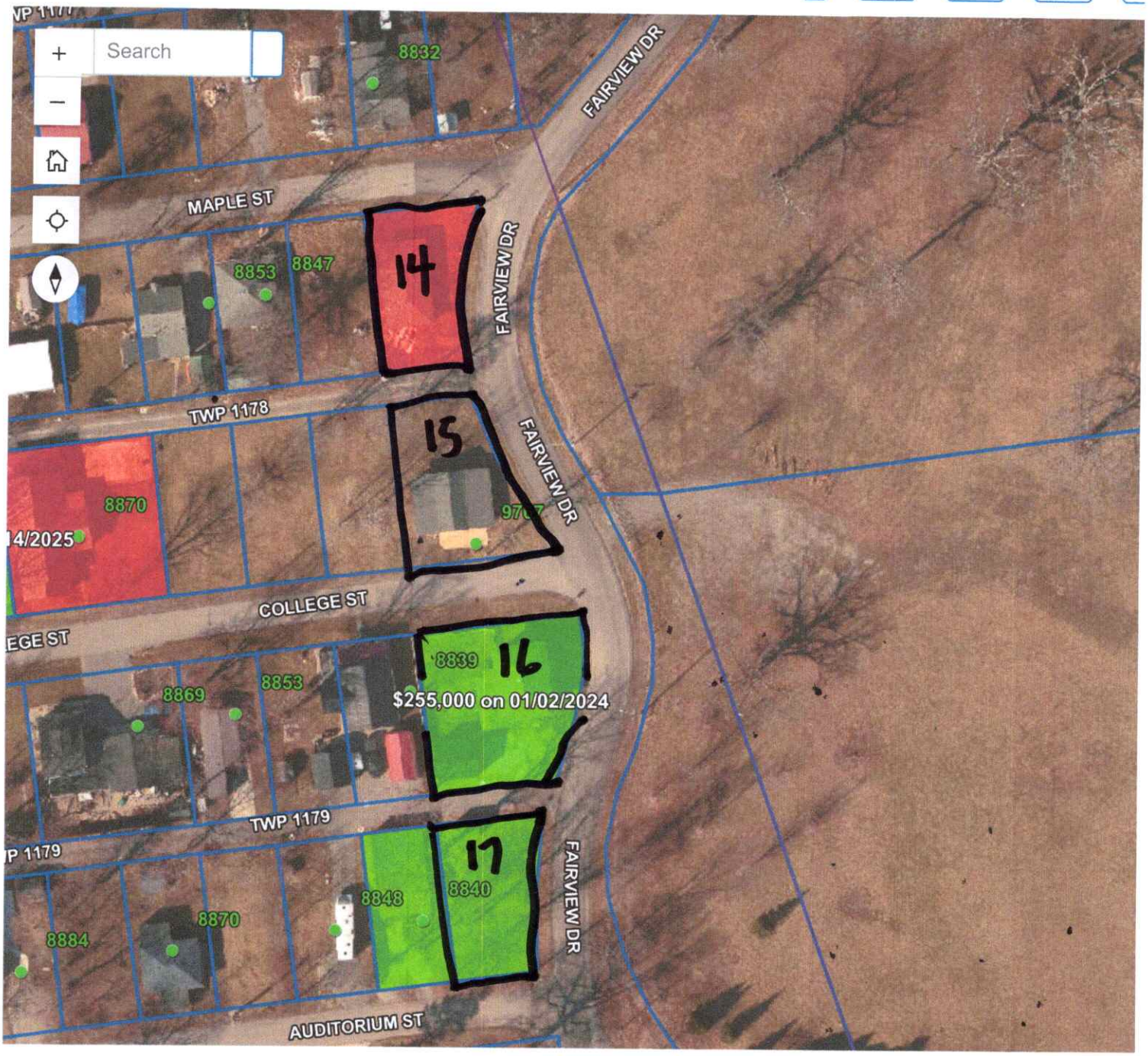
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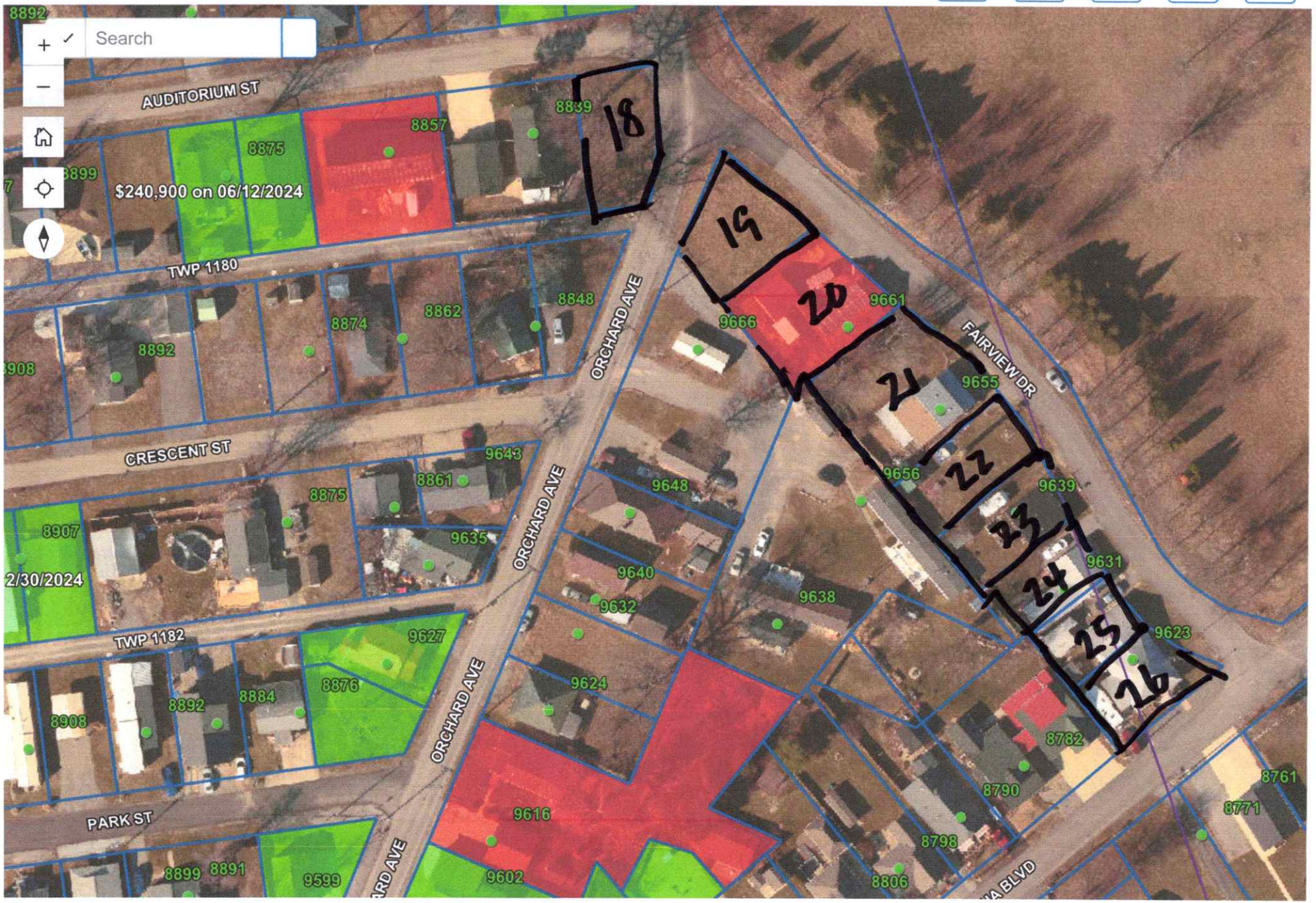
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Logan County, Ohio GIS | Scott C. Coleman,



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Logan County, Ohio GIS | Scott C. Coleman, P.E., P.S., County

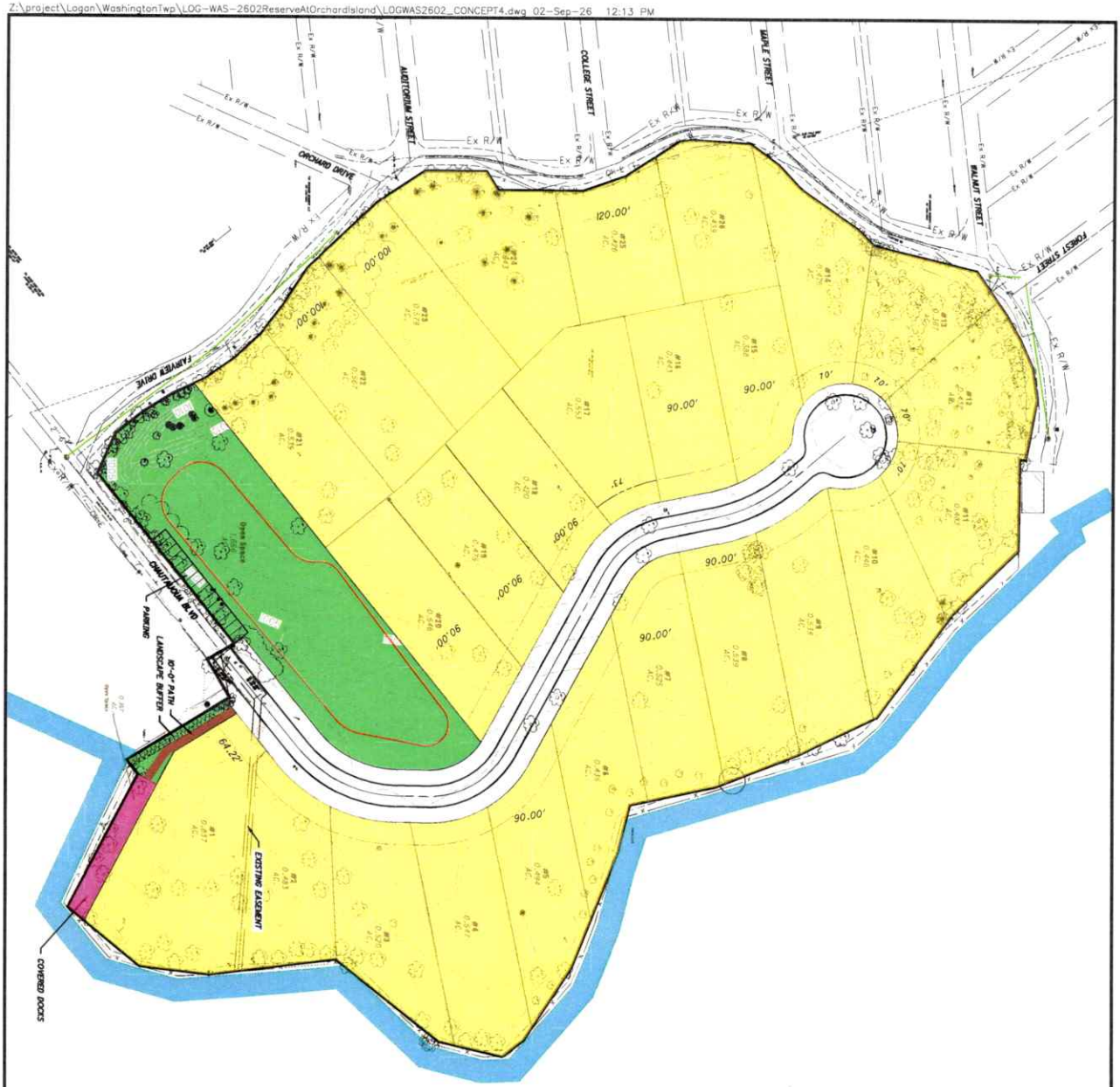


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SITE DATA:

TOTAL ACREAGE: 16.49 Ac.

SETBACKS:
FRONT: 25'
REAR: 30'
SIDE: 5'

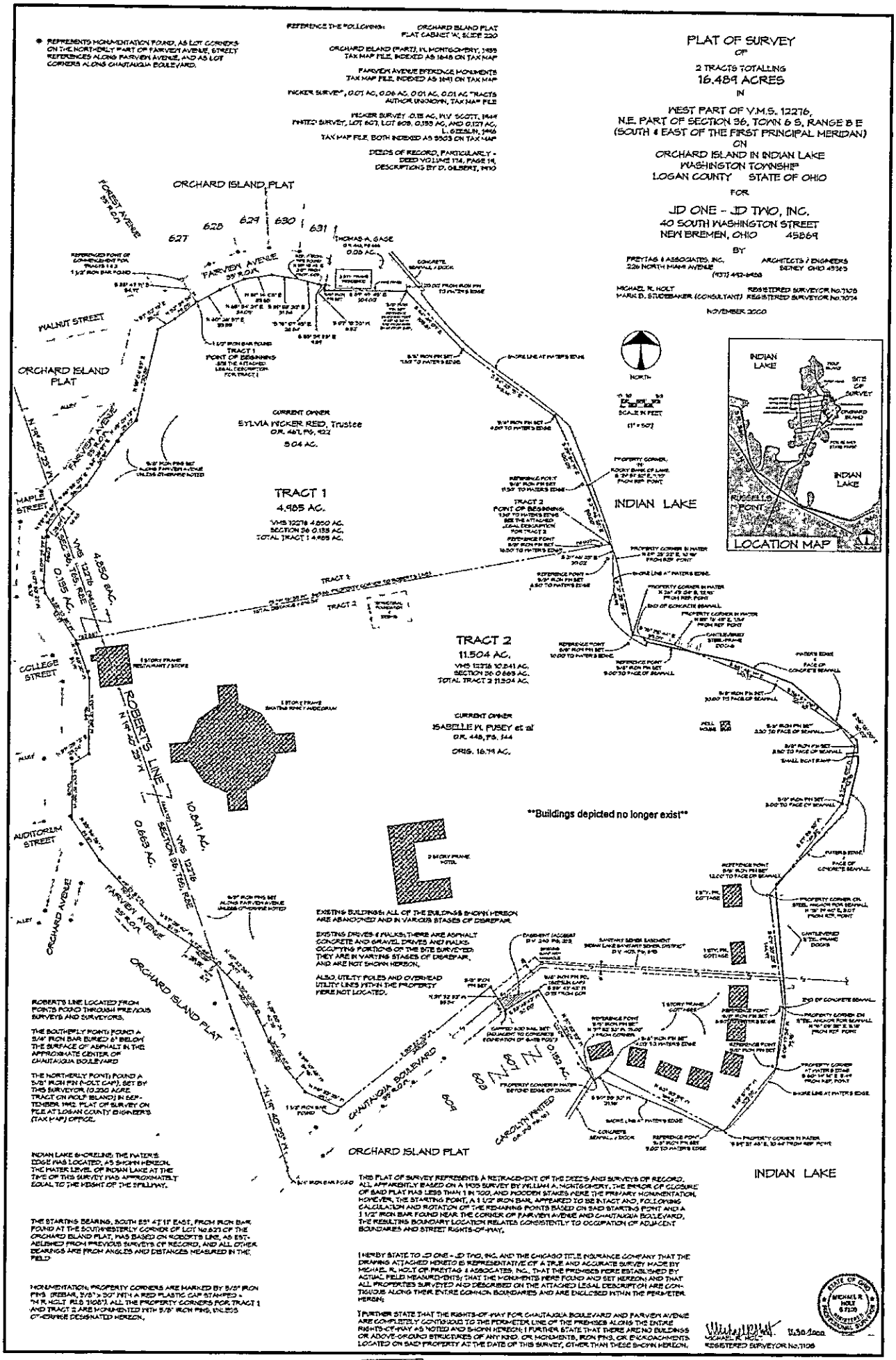
LOT COUNT: 26
64' MIN. FRONTAGE
0.387 MIN. ACREAGES

NEW STREETS: 968 LF

R/W WIDTH 60'

SCALE IN FEET
0 30 60 120

1 OF 1	SHEET NUMBER	REVISIONS:	**RESERVE AT ORCHARD ISLAND WASHINGTON TOWNSHIP CONCEPT PLAN**	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	Choice One Engineering
	DATE: 09-11-2026				
	PROJECT No.: LOGWAS2602				
	CHECKED BY: DJP				
	DRAWN BY: JEH				
	FILE NAME: DD3				



INDEXED ON MAP
4112

S-322

Transferred 7/22/2026
Fee (ORC 319.202) 10,000.00
Conveyance 10,000.00
Exempt
Deputy DB

Jack Reser, Auditor
Logan County, Ohio

202600003977 OR 1435 / p1056 - p1063
DEED CONVEY
Filed in Logan County, OH Fees: $87.00
Patricia Myers, Recorder 07/22/2026 02:31 PM

GENERAL WARRANTY DEED

OHIO NORTHERN UNIVERSITY, an Ohio nonprofit corporation, Grantor, for valuable consideration paid, grants with general warranty covenants, to THE ORCHARD RESERVE LLC, an Ohio limited liability company, its successors and assigns, the following real property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Prior Instrument Reference: Volume 1434, Page 3755, Official Records of the Logan County Recorder

SUBJECT TO any and all valid and enforceable easements, restrictions and conditions of record, and also excepting taxes and assessments which are to be prorated between the parties as of the date of this deed.

Executed this 22nd day of July, 2026.

OHIO NORTHERN UNIVERSITY

By: _____
Melissa J. Baumann, President

By: _____
Jason M. Broge, Vice President
for Financial Affairs

STATE OF OHIO, HARDIN COUNTY, SS:

This instrument was acknowledged before me this 22nd day of July, 2026, by Melissa J. Baumann, President, and Jason M. Broge, Vice President for Financial Affairs, of Ohio Northern University, an Ohio nonprofit corporation, on behalf of the corporation.

JOHN A. SCHWEMER
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C

_____
Notary Public

This instrument prepared by Thompson, Dunlap & Heydinger, Ltd.
1111 Rush Ave. P.O. Box 68, Bellefontaine, Ohio 43311

EXHIBIT "A"

TRACT I:

Situate on Orchard Island in Indian Lake, a 4.985 acres tract in the west part of V.M.S. 12276 and in the northeast part of Section 36, Town 6 South, Range 8 East, South and East of the First Principal Meridian, Washington Township, Logan County, State of Ohio, and being more particularly described as follows:

Commencing at a 1 ½" iron bar found at the southwesterly corner of Lot No.627 in the Plat of Orchard Island, as recorded in Plat Cabinet 'A', Slide 220 in the Logan County Recorder's office;

Thence, South 33° 47' 11" East, 34.77 feet to a 1 ½" iron bar found, said iron bar being on the southerly right-of-way line of Fairview Avenue and, also, the point of beginning of the tract herein described;

Thence, North 60° 26' 57" East, 33.85 feet along the southerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 65° 54' 29" East, 34.05 feet along the southerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 81° 14' 08" East, 35.65 feet along the southerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, South 81° 33' 20" East, 31.84 feet along the southerly right-of-way line of Fairview Avenue to a point, reference a 1" iron pipe found North 35° 13' 45" East, 2.07 feet;

Thence, South 76° 07' 45" East, 28.84 feet along the southerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, South 85° 59' 58" East, 9.39 feet along the southwesterly line of a 0.08 acre tract now owned by Thomas Gage, as recorded in Official Record 442, Page 636 of the records of Logan County, to a 5/8 inch iron pin set;

Thence, South 07° 13' 38" West, 6.82 feet along the southwesterly line of said 0.08 acre tract to a 5/8 inch iron pin set;

Thence, South 89° 45' 45" East, 104.00 feet along the southerly line of said 0.08 acre tract to a 5/8 inch iron pin set, said point being 20.00 feet from the water's edge of Indian Lake;

Thence, South 44° 49' 07" East, 103.81 feet to a 5/8 inch iron pin set, said point being 7.50 feet from the water's edge of Indian Lake;

Thence, South 54° 23' 15" East, 145.14 feet to a 5/8 inch iron pin set, said point being 4.00 feet from the water's edge of Indian Lake;

Thence, South 25° 59' 19" East, 100.03 feet to a point, reference a 5/8 inch iron pin set North 75° 51' 32" West, 7.70 feet, said reference point being 11.50 feet from the water's edge of Indian Lake;

Thence, South 21° 46' 23" East, 80.00 feet to a point, said point being 1.50 feet from the water's edge of Indian Lake;

Thence, South 79° 16' 55" West, 696.54 feet along the northerly line of the original 16.79 acres tract, now owned by Isabelle W. Pusey et al, as recorded in Official Record 448, Page 144 of the records of Logan County, to a 5/8 inch iron pin set on the easterly right-of-way line of Fairview Avenue, passing for reference a 5/8 inch iron pin set at 15.00 feet and, passing for reference the Robert's Line at 663.66 feet;

Thence, North 33° 22' 35" West, 72.77 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 07° 30' 21" West, 15.10 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 03° 21' 27" East, 66.03 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 35° 57' 51" East, 39.75 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set, passing for reference the Robert's Line at 25.07 feet;

Thence, North 46° 35' 05" East, 36.75 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 34° 26' 57" East, 80.39 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 45° 01' 12" East, 25.63 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 13° 04' 58" East, 120.36 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 57° 32' 12" East, 25.14 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 52° 59' 34" East, 35.05 feet along the easterly right-of-way line of Fairview Avenue to the point of beginning.

Containing 4.985 acres, more or less, with 4.850 acres, more or less, being in aforesaid V.M.S. 12276 and, 0.135 acre, more or less, being in aforesaid Section 36.

Being all of the Sylvia Wicker Reid, Trustee, 5.04 acres tract, as described in Official Record 467, Page 922 of the records of Logan County, Ohio.

The starting bearing, South 33° 47' 11" East, between the southwesterly corner of aforesaid Lot No.627 and the point of beginning is based on an assumed meridian (particularly from Robert's Line and previous surveys) and used only to denote angles.

The above description prepared by Michael R. Holt, Registered Surveyor No.7108, from a field survey performed by same on November 30, 2000. Reference the plat of survey on file in the Logan County Engineer/Tax Map Office.

Parcel Nos. 51-032-07-01-001-000 (0.135 acre) & 51-032-07-01-002-000 (4.850 acres)

TRACT II:
Situate on Orchard Island in Indian Lake, a 11.504 acres tract in the west part of V.M.S. 12276 and in the northeast part of Section 36, Town 6 South, Range 8 East, South and East of the First Principal Meridian, Washington Township, Logan County, State of Ohio, and being more particularly described as follows:

Commencing at a 1 ½" iron bar found at the southwesterly corner of Lot No.627 in the Plat of Orchard Island, as recorded in Plat Cabinet 'A', Slide 220 in the Logan County Recorder's office;

Thence, South 33° 47' 11" East, 34.77 feet to a 1 ½" iron bar found, said iron bar being on the southerly right-of-way line of Fairview Avenue;

Thence, North 60° 26' 57" East, 33.85 feet along the southerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 65° 54' 29" East, 34.05 feet along the southerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 81° 14' 08" East, 35.65 feet along the southerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, South 81° 33' 20" East, 31.84 feet along the southerly right-of-way line of Fairview Avenue to a point, reference a 1" iron pipe found North 35° 13' 45" East, 2.07 feet;

Thence, South 76° 07' 45" East, 28.84 feet along the southerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, South 85° 59' 58" East, 9.39 feet along the southwesterly line of a 0.08 acre tract now owned by Thomas Gage, as recorded in Official Record 442, Page 636 of the records of Logan County, to a 5/8 inch iron pin set;

Thence, South 07° 13' 38" West, 6.82 feet along the southwesterly line of said 0.08 acre tract to a 5/8 inch iron pin set;

Thence, South 89° 45' 45" East, 104.00 feet along the southerly line of said 0.08 acre tract to a 5/8 inch iron pin set, said point being 20.00 feet from the water's edge of Indian Lake;

Thence, South 44° 49' 07" East, 103.81 feet to a 5/8 inch iron pin set, said point being 7.50 feet from the water's edge of Indian Lake;

Thence, South 54° 23' 15" East, 145.14 feet to a 5/8 inch iron pin set, said point being 4.00 feet from the water's edge of Indian Lake;

Thence, South 25° 59' 19" East, 100.03 feet to a point, reference a 5/8 inch iron pin set North 75° 51' 32" West, 7.70 feet, said reference point being 11.50 feet from the water's edge of Indian Lake;

Thence, South 21° 46' 23" East, 80.00 feet to a point, said point being the point of beginning of the herein described tract, said point being 1.50 feet from the water's edge of Indian lake and, also, said point being the southeasterly corner of Sylvia Wicker Reid, Trustee, 5.04 acres tract, as recorded in Official Record 467, Page 922 of the records of Logan County, reference a 5/8 inch iron pin set South 79° 16' 55" West, 15.00 feet;

Thence, South 21° 46' 23" East, 20.02 feet to a point in Indian Lake, reference a 5/8 inch iron pin set South 89° 25' 22" West, 10.96 feet, said reference point being 6.50 feet from the water's edge;

Thence, South 12° 23' 25" East, 99.99 feet to a point in Indian Lake, reference a 5/8 inch iron pin set South 26° 45' 04" West, 12.98 feet, said reference point being 10.00 feet from the water's edge;

Thence, South 76° 35' 44" East, 55.07 feet to a point in Indian Lake, reference a 5/8 inch iron pin set South 33° 16' 43" West, 7.54 feet, said reference point being 5.00 feet from the face of a concrete seawall;

Thence, South 68° 46' 19" East, 140.17 feet to a 5/8 inch iron pin set, said point being 10.00 feet from the face of a concrete seawall;

Thence, South 56° 57' 06" East, 100.10 feet to a 5/8 inch iron pin set, said point being 2.30 feet from the face of a concrete seawall;

Thence, South 38° 18' 00" East, 30.02 feet to a 5/8 inch iron pin set, said point being 3.50 feet from the face of a concrete seawall;

Thence, South 12° 35' 08" West, 74.95 feet to a 5/8 inch iron pin set, said point being 8.00 feet from the face of a concrete seawall;

Thence, South 37° 56' 33" West, 149.83 feet to a point on a steel dock anchor, reference a 5/8 inch iron pin set South 73° 19' 48" West, 3.07 feet, said reference point being 12.00 feet from the face of a concrete seawall;

Thence, South 07° 20' 23" East, 144.97 feet to a point on a steel dock anchor, reference a 5/8 inch iron pin set South 76° 05' 28" West, 3.18 feet, said reference point being 6.50 feet from the face of a concrete seawall;

Thence, South 06° 17' 54" West, 79.96 feet to a point at the water's edge of Indian Lake, reference a 5/8 inch iron pin set North 60° 14' 14" West, 5.49 feet;

Thence, South 38° 51' 37" West, 105.88 feet to a point in Indian Lake, reference a 5/8 inch iron pin set North 59° 31' 48" West, 10.44 feet, said reference point being 5.00 feet from the nearest water's edge;

Thence, North 62° 30' 59" West, 169.81 feet to a 5/8 inch iron pin set, said point being 14.00 feet from the water's edge;

Thence, South 50° 38' 30" West, 21.18 feet to a point in Indian Lake near the edge of a concrete seawall / dock;

Thence, North 31° 32' 32" West, 137.09 feet along the northeasterly line of a 0.152 acre tract now owned by Carolyn Whited, as recorded in Official Record

250, Page 187 of the records of Logan County, to a point, reference a 5/8 inch iron pin set at 15.00 feet;

Thence, South 58° 48' 42" West, 50.00 feet to a 60D nail set (Holt cap) adjacent to concrete foundation of gate post, reference a 5/8 inch iron pin (Geeslin cap) at 0.15 feet;

Thence, North 31° 32' 32" West, 35.34 feet along the northeasterly end of Chautauqua Boulevard to a 5/8 inch iron pin set;

Thence, South 50° 32' 30" West, 248.23 feet along the westerly right-of-way line of Chautauqua Boulevard to a 1 ½ inch iron bar found at the corner of Chautauqua Boulevard and Fairview Avenue;

Thence, North 66° 33' 25" West, 49.14 feet along the northerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 39° 10' 46" West, 39.98 feet along the northerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 32° 02' 33" West, 40.48 feet along the northerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 25° 00' 24" West, 40.78 feet along the northerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 35° 10' 38" West, 40.28 feet along the northerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 43° 22' 56" West, 39.97 feet along the northerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 52° 44' 24" West, 40.26 feet along the northerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set, passing for reference the Robert's Line at 2.11 feet;

Thence, North 57° 25' 40" West, 51.15 feet along the northerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 43° 31' 57" West, 110.32 feet along the northerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 33° 56' 36" West, 63.87 feet along the northerly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set near the northeasterly corner of the

intersection of Fairview Avenue and Auditorium Street;

Thence, North 00° 15' 28" West, 70.03 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 57° 23' 12" East, 25.34 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 00° 13' 28" West, 96.64 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set;

Thence, North 19° 48' 20" West, 51.19 feet along the easterly right-of-way line of Fairview Avenue to a 5/8 inch iron pin set, said point being at the southwesterly corner of the aforesaid 5.04 acres tract;

Thence, North 79° 16' 55" East, 696.54 feet along the southerly line of said 5.04 acres tract to the point of beginning, passing for reference the Robert's Line at 32.88 feet, and passing for reference a 5/8 inch iron pin set at 681.54 feet.

Containing 11.504 acres, more or less, with 10.841 acres, more or less being in aforesaid V.M.S. 12276 and, 0.663 acre, more or less, being in aforesaid Section 36.

Being all of the remainder of Isabelle W. Pusey et al original 16.79 acres tract, as recorded in Official Record 448, Page 144 of the records of Logan County, Ohio.

The starting bearing, South 33° 47' 11" East, between the southwesterly corner of aforesaid Lot No.627 and a point on the northerly line of the aforesaid 5.04 acres tract, is based on an assumed meridian (particularly from Robert's Line and previous surveys) and used only to denote angles.

The above description prepared by Michael R. Holt, Registered Surveyor No.7108, from a field survey performed by same on November 30, 2000. Reference the plat of survey on file in the Logan County Engineer/Tax Map Office.

Parcel Nos. 51-032-07-01-003-000 (10.841 acres) & 51-032-07-01-004-000 (0.663 acres)

DESCRIPTION CHECKED
LOGAN CO. ENGINEER
BY JSP (JLB) 7/22/2026

202600003977
THOMPSON DUNLAP HEYDINGER LTD
PICKUP

Official Schedule of District Regulations
Washington Township, Logan County, Ohio

Zoning District
R-2 Medium-density Residential District

Permitted Uses (Accessory uses and essential services are included)
Single-family dwelling; public use; quasi-public use.

Conditional Uses (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)
Manufactured or mobile home park; dwelling, multi-family; non-commercial recreation; home occupation; storage facility.

Planned Unit Development (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Appeals)
Residential; commercial; public and quasi-public uses.
(Individually or in combination)

Minimum Lot Size (Square feet per dwelling)
With on-site sewage treatment: Prohibited
With group or central sewage treatment: 5,400
Road Frontage Width (feet): 60'

Maximum Percentage of Lot Coverage (Principal and Accessory Buildings)
50%

Minimum Floor Area (Square feet)
1000 Square Feet

Maximum Height of Principal Buildings
Stories – 2; Feet – 35

Minimum Yard Dimensions/Setbacks Measured from Survey Pins (feet)
Front – 15'; One side yard – 4'; Sum of Side Yards – 10'; Rear – 15'

Accessory Buildings
Maximum height (feet) – 20'; minimum distance to side lot line – 4; minimum distance to rear lot line – 5'; minimum distance to front lot line – 15'
School bus shelters would be an exception to this front line distance and they must
Be at least 20' from the lot line.

Minimum (mandatory) Off-street parking Space (two per unit)
One-half housing unit in multi-family structure.

Minimum (mandatory) Off-street loading Space
None

Zoning District
R-2 Medium-density Residential District

Signs Permitted
Yes, under Article VIII

Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)
Dwelling conversion: permitted as per Section 522.
Mobile housing units and semi-trailers shall not be permitted or used as storage units.
"Dwelling manufactured (not permanently sited) or mobile homes" are not permitted in the R-2 District unless they are in a manufactured or mobile home park.
Agriculture is prohibited to the extent permitted by ORC 519.21.

Official Schedule of District Regulations
Washington Township, Logan County, Ohio

Zoning District
B-1 Service Business District

Permitted Uses (Accessory uses and essential services are included)
Service business; drive-in business; eating and drinking establishments; commercial recreation; Veterinary animal hospital or (clinic, kennel); transient lodgings; single family dwelling (See Section 250 for Zoning Regulations); medical marijuana dispensary; public use; quasi-public use.

Conditional Uses (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)
Retail business; offices; wholesale and warehousing; food processing; printing and publishing; transport terminals; signs and advertising structures; public service facility; storage facility.

Planned Unit Development (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Appeals)
Commercial; industrial; residential; public and quasi-public uses.
(Individually or in combination)

Minimum Lot Size (Square feet per structure)
With on-site sewage treatment: Prohibited
With group or central sewage treatment: 15,000
Road Frontage Width (feet): 100'

Maximum Percentage of Lot Coverage (Principal and Accessory Buildings)
50%

Minimum Floor Area (Square feet)
200 square feet

Maximum Height of Principal Buildings
Stories – 2; 35-Feet

Minimum Yard Dimensions/Setbacks Measured from Survey Pins (feet)

Front – 50'; Sum of Side Yards – 4'; Rear – 30'

Accessory Buildings
Maximum height (feet) – 20'; minimum distance to side lot line – 4'; minimum distance to rear lot line – 4', minimum distance to front lot line – 50'

Minimum (mandatory) Off-street parking Space (one for each unit)
200 sq. ft. of retail or service floor area.

Minimum (mandatory) Off-street loading Space
5,000 sq. ft. of floor area

Zoning District
B-1 Service Business District

Signs Permitted
Yes, under Article VIII

Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)
Non-residential use cannot be conducted any closer than 40' from any residential district, except that the minimum yard requirements may be reduced to seventy (75) percent of the requirement if acceptable landscaping or screening approved by the Zoning Inspector is provided.
Agriculture is prohibited to the extent permitted by ORC 519.21.

ARTICLE II
ESTABLISHMENT OF DISTRICTS

Section 200 District Types.
The township is hereby divided into seven districts as follows: Rural District, Low Density Residential District, Medium Density Residential District, Service Business District, Local Business District, Light Manufacturing District, and Heavy Manufacturing District.

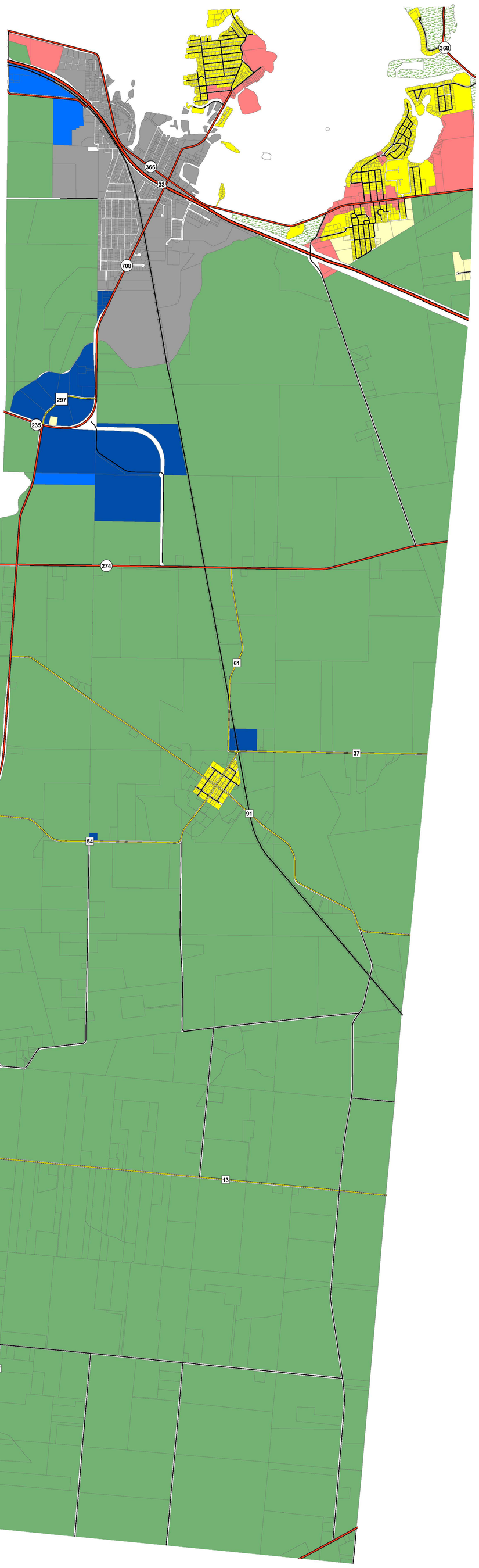
Section 210 Rural District (U - 1).
The intention of the rural district is to provide land, which is suitable or used for agriculture, conservation, very low-density residence and public and quasi-public purpose. Very low-density residential land use refers to farm housing unit and isolated residential developments not requiring a plat under the County subdivision regulations. It is further the attempt of the rural district to discourage the scattering of residential subdivisions and commercial and industrial development. Some residential, commercial, and industrial development may be permitted as conditional uses under Section 601 and as planned unit development under Article VI. On-site water and sewer facilities are permitted provided such facilities comply with the County and State health regulations.

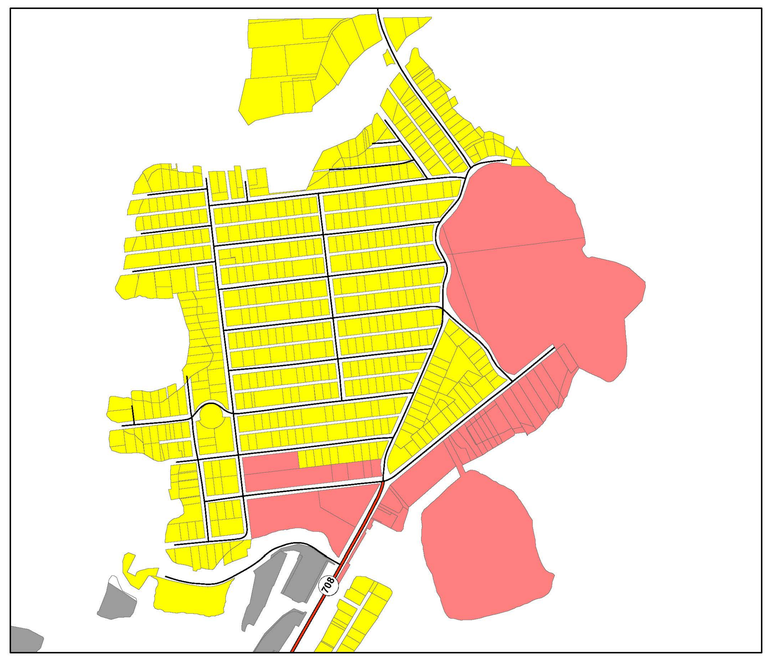
Section 220 Low Density Residential District (R - 1).
The purpose of the low-density residential district is to provide land for single family housing units not to exceed four families per acre. Manufactured homes (not permanently sited), mobile homes, and multi-family housing units are permitted only under the planned unit development approach. Commercial and industrial development is prohibited.
Group or central water and sewer facilities are required if more than one residence is planned on less than 40,000 square feet. (See Official Schedule of District Regulations.)

Section 230 Medium Density Residential District (R - 2).
The purpose of the medium density residential district is to provide land for single- and multi-family housing units not to exceed eight families per acre. Manufactured or mobile home parks are permitted under Section 410 and in accordance with Article VII. Commercial development is prohibited unless introduced under the planned unit development approach. Group or central water and sewer facilities are required.

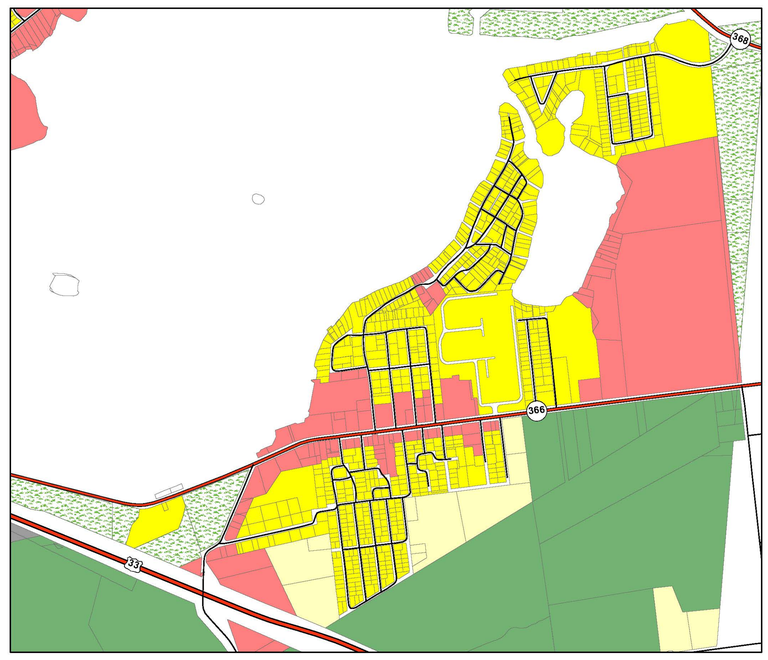
Section 250 Service Business District (B - 1).
The purpose of the service business district is to provide land for sales, service and repair establishments which require highway orientation or large tracts of land not normally available in central and local business districts; do not contribute to the design of a unified business center; depend on drive-in business; and require a location along or near major thoroughfares and intersections. General retail and office businesses are permitted as a conditional use. Residential, commercial, and industrial development may be introduced under the planned unit development approach. Group or central water and sewer facilities are required. All Single-Family Dwellings in this B-1 District must meet R-2, Medium-Density Residential District Regulations.

Washington Township Zoning Map





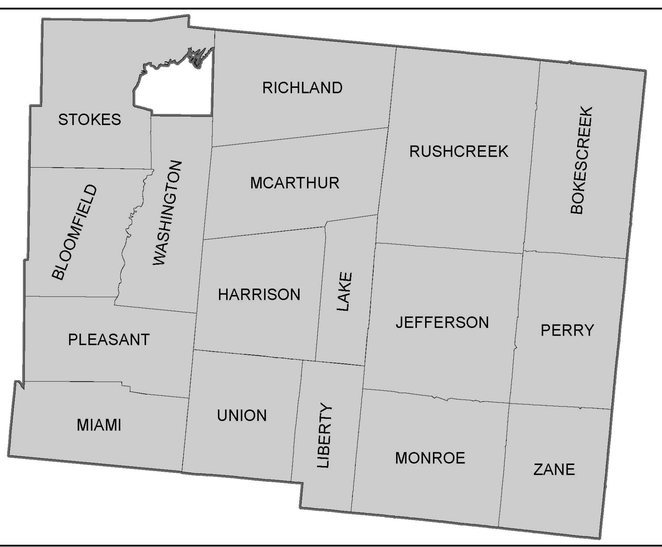
Orchard Island



NE Washington Twp.



Lewistown



Roads

- US Route
- State Route
- County Road
- Township Road
- Municipal Road
- Railroad

Zoning Districts

- Parcels, August 2018

Zoning

- B-1
- M-1
- M-2
- ODNR
- R-1
- R-2
- Russells Point
- U-1

Logan-Union-Champaign Regional Planning Commission
9676 E. Foundry St.
East Liberty, OH 43319
(937) 666-3431

Map Created: 03/03/2009
Map Revised:12/09/2018 (BJB)

This is to certify that this is the Official Zoning Map referred to in Section 300 of the Zoning Resolution of the Township of Washington, Logan County, Ohio

Originally adopted June 8th, 1972. Amendments adopted on the following dates:
July 12th, 2010 November 1st, 2010 November 28th, 2011
November 30th, 2015 October 8th, 2018

Chairman,
Washington Township
Board of Trustees

Washington Township
Fiscal Officer