

**Morrow County Regional Planning Commission  
Minor Subdivision (Lot Split)  
Application Form**

Full name of person the lot split is for:

First Name: LARRY

Last Name: RIFFE

**Attachments Required with Application:**

☐ Plat/Survey    ☐ Legal Description    ☐ Deed (if available)    ☐ Tax Map    ☐ Soils Map

Address/Location of property(s) being split:

Street: 1052 CR 194

City: MT VERNON

State: OHIO Zip: 43050

Phone Number: (740) 817 0425  
Area Code      Number

Township Property is located: (Check One)

☐ Bennington    ☐ Congress    ☐ Lincoln  
☐ Canaan    ☐ Franklin    ☐ North Bloomfield  
☐ Cardington    ☐ Gilead    ☐ Perry  
☐ Chester    ☐ Harmony    ☐ Peru

Full name of current property owner:

First Name: LARRY

Last Name: RIFFE

Property Information:

|                |             |   |   |   |   |
|----------------|-------------|---|---|---|---|
| Parcel:        | 1           | 2 | 3 | 4 | 5 |
| Acres          | 1.592       |   |   |   |   |
| Road Frontage: | 239         |   |   |   |   |
|                | (# of feet) |   |   |   |   |

Current  
Lot Use (see list): R  
Proposed  
Lot Use (see list): R

Development Types: R-Residential  
A-Agriculture  
C-Commercial  
I-Industrial

☒ South Bloomfield  
☐ Troy  
☐ Washington  
☐ Westfield

Name of School District property is located in: (Check One)

☐ Cardington    ☐ Mt. Gilead    ☐ Galion    ☐ Buckeye Valley  
☒ Highland    ☐ Northmor    ☐ Lexington    ☐ River Valley

N35-001-00-202-00

Fire/Safety District (if known): (Check One)

☐ Elm Valley    ☒ Centerburg    ☐ First Consolidated    ☐ Iberia    ☐ Big Walnut  
☐ Cardington    ☐ Edison    ☐ Fredericktown    ☐ Johnsville    ☐ Mt. Gilead    ☐ Troy

Date Application was completed and paperwork submitted for review: Month 3 Date 15 Year 2024

Name and phone number of person to call once paperwork has been stamped:

Name: LARRY RIFFE  
Address: 5379 CASTLE Rd  
ALEXANDRIA OHIO 43001  
Phone Number: (740) 817 0425

Fee Amount Paid: (\$250.00 per lot)

\$ 250.00

Cash ☒

Date: 3-12-24

Check #:

124 888

Make check payable to: Morrow County Planning Office

MORROW COUNTY REGIONAL PLANNING STAFF PER OHIO REVISED CODE  
HAS UP TO SEVEN DAYS TO REVIEW ALL PROPERTY INFORMATION  
SUBMITTED WITH THIS FORM.

VOLUME 41 PAGE 47  
MORROW COUNTY ENGINEER



# Tracy & Mills, Surveyors

Thomas M. Tracy, P.S. 1941-2002  
David R. Mills, P.S. 7157  
Amy Bernicken, P.S. 8571

## LEGAL DESCRIPTION FOR:

Larry L. & Diane S. Riffe

1.592 ACRE

February, 2024

The following real estate, situate in the Northwest Quarter of Section 11, Township 6 North, Range 15 West, South Bloomfield Township, U.S.M.L., Morrow County, Ohio and being described as follows:

Commencing at a 5/8" iron pin found at the southwest corner of said Northwest Quarter;

Thence along the south line of said Northwest Quarter and the south line of grantor's 62.798 acre tract (Larry L. and Diane S. Riffe, O.R. 1058, Pg. 34), South 85° 38' 54" East, passing through a 5/8" iron pin found at 2714.45 feet, a total distance of 2744.67 feet to the east line of said Northwest Quarter and the centerline of County Road 194;

Thence along the east line of said Northwest Quarter, the centerline of County Road 194, and the east line of grantor's 62.798 acre tract, North 03° 06' 29" East, 560.21 feet to the southeast corner and beginning point of the tract herein described;

Thence North 86° 53' 31" West, passing through a 5/8" iron pin set at 25.11 feet, a total distance of 303.13 feet to a 5/8" iron pin set;

Thence North 03° 06' 29" East, 197.18 feet to a 5/8" iron pin set;

Thence North 77° 23' 45" East, 154.11 feet to a 5/8" iron pin set;

Thence South 86° 53' 36" East, passing through a 5/8" iron pin set at 124.72 feet, a total distance of 154.78 feet to the east line of said Northwest Quarter, the centerline of County Road 194, and the east line of grantor's 62.798 acre tract;

Thence along the east line of said Northwest Quarter, said centerline, and the east line of grantor's 62.798 acre tract, South 03° 06' 29" West, 238.91 feet to the point of beginning, containing 1.592 acre, as surveyed in February, 2024 by Tracy & Mills,

# Tracy & Mills, Surveyors

Thomas M. Tracy, P.S. 1941-2002  
David R. Mills, P.S. 7157  
Amy Bernicken, P.S. 8571

Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, Amy Bernicken, Ohio Professional Surveyor #8571.

North based on the south line of the Northwest Quarter of Section 11 per Survey Volume 26, Page 370.

Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy & Mills.

Part of Parcel Number N35-001-00-202-00. Official Record 1058, Page 34.



Amy Bernicken, Surveyor No. 8571  
Date: February 13, 2024



10 East Vine Street • PO Box 642 • Mount Vernon, Ohio 43050 • 740-397-8324 • Fax 740-397-5910