

# Lot/Plat Vacation Application Delaware County, Ohio

(for unincorporated areas only)

RPC Number 11-25

Sec. \_\_\_\_\_ Ph. \_\_\_\_\_ Pt. \_\_\_\_\_

|                  |                              |                                     |
|------------------|------------------------------|-------------------------------------|
| SUBDIVISION NAME | HOPPER'S SUBDIVISION Lot 795 | (circle one) Residential Commercial |
| TOWNSHIP         | LIBERTY                      | Vacation                            |

|                       |                  |                      |        |                           |
|-----------------------|------------------|----------------------|--------|---------------------------|
| APPLICANT/<br>CONTACT | Name             | MEGAN SCHAFFERNOCKER | Phone  | (614) 203-1306            |
|                       | Address          | 1149 HIGH GROVE DR.  | E-mail | mschaffernocker@gmail.com |
|                       | City, State, Zip | COLUMBUS, OH 43235   |        |                           |

|                   |                  |                                                 |        |                           |
|-------------------|------------------|-------------------------------------------------|--------|---------------------------|
| PROPERTY<br>OWNER | Name             | SK HOMES RUTHERFORD LLC<br>MEGAN SCHAFFERNOCKER | Phone  | (614) 203-1306            |
|                   | Address          | 4130 RUTHERFORD RD.                             | E-mail | mschaffernocker@gmail.com |
|                   | City, State, Zip | POWELL, OH 43065                                |        |                           |

|                       |                  |                          |        |                     |
|-----------------------|------------------|--------------------------|--------|---------------------|
| SURVEYOR/<br>ENGINEER | Name             | JEFFREY GREEN            | Phone  | (330) 464-9009      |
|                       | Address          | 2700 ORCHARD PARK ST. NW | E-mail | psurv7578@gmail.com |
|                       | City, State, Zip | CANTON, OH 44718         |        |                     |

|         |                                                                |                    |
|---------|----------------------------------------------------------------|--------------------|
| DETAILS | Is the request for the entire plat to be vacated? (circle one) | (Yes) (No)         |
|         | Total Number of Lots and Acreage to be vacated                 | 1 LOT 2.670 ACRES  |
|         | Parcel # of lot(s)                                             | 319-240-01-062-000 |

|                                                              |                                     |                                                                                                                             |
|--------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| SUBMISSION<br>REQUIREMENTS<br>(Sub. Regs. Section<br>102.06) | <input checked="" type="checkbox"/> | Original Survey of the land to be vacated (max size 8.5" x 14")                                                             |
|                                                              | <input type="checkbox"/>            | Original Legal Description with Map Dept. green stamp                                                                       |
|                                                              | <input type="checkbox"/>            | PDF of Survey and Legal Description, e-mailed to <a href="mailto:smatlack@co.delaware.oh.us">smatlack@co.delaware.oh.us</a> |
|                                                              | <input checked="" type="checkbox"/> | Printed copy of the affected plat (max size 11" x 17")                                                                      |
|                                                              | <input type="checkbox"/>            | Fee - <del>\$400</del> 500                                                                                                  |

Megan Schaffernocker 4/24/25  
Owner (or agent for owner) and Date

Delaware County Regional Planning Commission, 109 N. Sandusky Street, Delaware, OH 43015 (740) 833-2260

Effective 05/01/22

RECEIVED  
MAY 05 2025

Del. Co. Regional  
Planning Commission



Lot 795 HOPPER'S SUBDIVISION (2.670 ACRE TRACT)

SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF DELAWARE, STATE OF OHIO. BEING PART OF FARM LOT 5, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, BEING (A 2.670 ACRE TRACT) LOT 795 OF HOPPER'S SUBDIVISION AS DESCRIBED IN PLAT BOOK 14, PAGE 85, DELAWARE COUNTY RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. AS BEING CONVEYED TO SK HOMES RUTHERFORD LLC IN O.R. 2088 Page 140;

(PARCEL NUMBER 31924001062000)

COMMENCING AT THE CENTERLINE INTERSECTION OF STEITZ ROAD (C.R. 125) AND RUTHERFORD ROAD (C.R.122) THENCE ALONG THE CENTERLINE OF RUTHERFORD ROAD SOUTH 86°54'49" EAST 1852.95 FEET TO THE SOUTHEAST CORNER OF A 2.030 ACRE TRACT AS CONVEYED TO ALI ALSHAHAL IN O.R. 1802 PG. 2749, THENCE LEAVING SAID CENTERLINE WITH THE EAST LINE OF SAID 2.030 ACRE TRACT NORTH 2°30'25"EAST, 30 FEET TO A FOUND 5/8" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 795 AND BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING WITH SAID EAST LINE, **NORTH 2°30'25" EAST 460.78 FEET**, TO A FOUND 5/8" REBAR, BEING THE NORTHEAST CORNER OF SAID 2.030 ACRE TRACT AND BEING IN THE SOUTH LINE OF A 23.110 ACRE TRACT AS CONVEYED TO GLENDA BODINE AND GLENN MILLER IN O.R. 2003 PG. 2622;

THENCE WITH THE SOUTHERLY LINE OF SAID 23.110 ACRE TRACT, **SOUTH 86°39'29" EAST 252.80 FEET**, TO A FOUND 5/8" REBAR, BEING THE NORTHWEST CORNER OF LOT 796 OF SAID SUBDIVISION AND BEING OWNED BY KASSEL HOLDINGS LLC IN O.R. 2021 PG. 2689;

THENCE WITH THE WESTERLY LINE OF SAID LOT 796, **SOUTH 2°30'25" WEST 459.65 FEET** TO A FOUND 5/8" REBAR, BEING THE SOUTHWEST CORNER OF SAID LOT 796 AND BEING IN THE NORTH RIGHT OF WAY LINE OF SAID RUTHERFORD ROAD;

THENCE WITH THE NORTHERLY RIGHT OF WAY LINE, **NORTH 86°54'49" WEST 252.79 FEET** TO THE **TRUE POINT OF BEGINNING** AND CONTAINING **2.670** ACRE MORE OR LESS. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

This description was prepared by Green Land Surveying Company, LLC from an actual field survey of the premises in December 2024. A Plat of survey is attached hereto and made a part hereof.

BASIS OF BEARING IS THE CENTERLINE OF RUTHERFORD ROAD AS BEING SOUTH 86°54'49" EAST AND WAS DETERMINED THROUGH G.P.S. OBSERVATION UTILIZING THE ODOT RTN, NORTH ZONE (3401), NAD83 AND SHOULD BE USED TO DENOTE ANGLES ONLY.

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Green S#7578.

04/15/2025

*Jeffrey V. Green*

April 14, 2025

Jeffrey V. Green, Registered Surveyor No. S-7578

**Lot 795 HOPPER'S SUBDIVISION (2.670 ACRE TRACT)**

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THENCE CONTINUING WITH SAID EAST LINE, **NORTH 2°30'25" EAST 460.78 FEET**, TO A FOUND 5/8" REBAR, BEING THE NORTHEAST CORNER OF SAID 2.030 ACRE TRACT AND BEING IN THE SOUTH LINE OF A 23.110 ACRE TRACT AS CONVEYED TO GLENDA BODINE AND GLENN MILLER IN O.R. 2003 PG. 2622;

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This description was prepared by Green Land Surveying Company, LLC from an actual field survey of the premises in December 2024. A Plat of survey is attached hereto and made a part hereof.

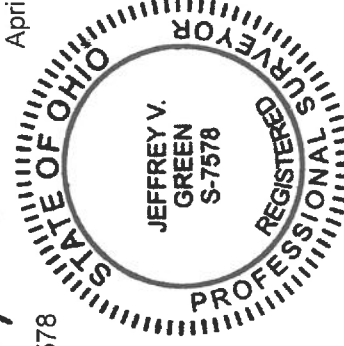
BASIS OF BEARING IS THE CENTERLINE OF RUTHERFORD ROAD AS BEING SOUTH 86°54'49" EAST AND WAS DETERMINED THROUGH G.P.S. OBSERVATION UTILIZING THE ODOT RTN, NORTH ZONE (3401), NAD83 AND SHOULD BE USED TO DENOTE ANGLES ONLY.

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*Jeffrey V. Green* *04/15/2025*

Jeffrey V. Green, Registered Surveyor No. S-7578

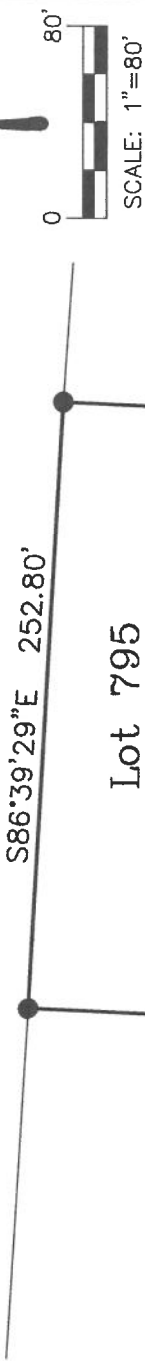
April 14, 2025



PLAT OF LOT 795

SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF DELAWARE, STATE OF OHIO. BEING PART OF FARM LOT 5,  
SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS. BEING (A 2.670 ACRE TRACT) LOT 795  
HOPPER'S SUBDIVISION AS DESCRIBED IN PLAT BOOK 14, PAGE 85 & 86, DELAWARE COUNTY RECORDERS OFFICE.  
(Parcel No. 31924001062000)

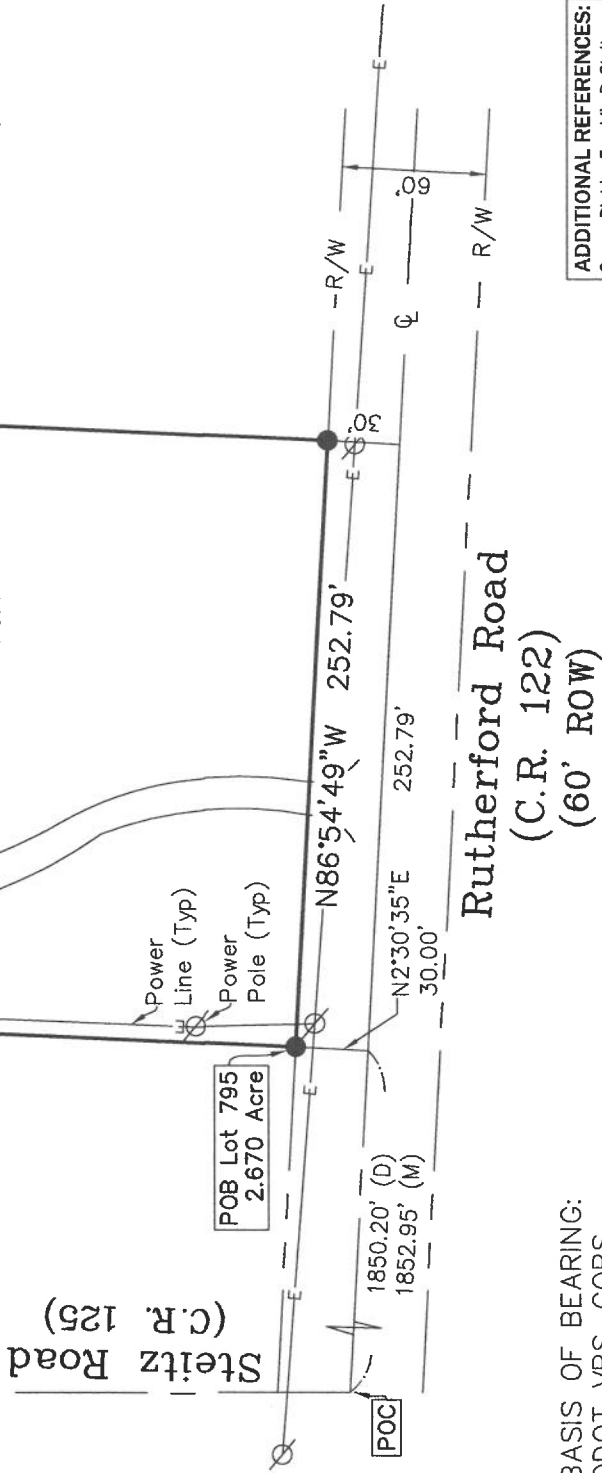
Glenda Bodine &  
Glenn Miller  
8349 Steitz Rd  
PID: 31924001049000  
OR. 2003 Pg. 2622  
(23.110 Acre)



Lot 795  
SK Homes Rutherford LLC  
4130 Rutherford Rd.  
PID: 31924001062000  
OR 2088 Pg. 430  
(2.670 Acre)

Ali Alshahal  
4160 Rutherford Rd  
PID: 31924001061000  
OR 1802 Pg. 2749  
(2.030 Acre)

Lot 796  
Hassel Holdings LLC  
4078 Rutherford Rd  
PID: 31924001063000  
OR 2021 Pg. 2689  
(2.340 Acre)



BASIS OF BEARING:  
ODOT VRS-CORS

Basis of Bearing is the centerline of  
Rutherford Road as being North 86°54'49"  
East and was determined through G.P.S.  
Observation utilizing the ODOT RTN, North  
Zone, NAD83 and should be used to denote  
angles only.

*Jeffrey V. Green* 04/15/25



ADDITIONAL REFERENCES:  
Survey Plat by: Franklin D. Stults  
#4873 dated 3/9/1978

ALL MONUMENTS FOUND ARE 5/8"  
REBAR UNLESS OTHERWISE NOTED

LEGEND

- MONUMENT FOUND
- SET REBAR w/CAP
- △ CALCULATED POINT

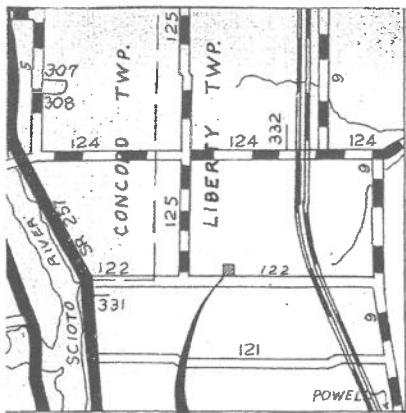
0000.00 EXISTING SPOT ELEVATION  
0000.00 PROPOSED SPOT ELEVATION

Jeffrey V. Green S-7578 April 14, 2025

2700 Orchard Park St. NW,  
Canton, Ohio 44718  
(330) 464-9009  
www.greenlandsurveyingllc.com

GREEN LAND  
SURVEYING

FOR:  
SK HOMES RUTHERFORD LLC  
PLAT OF LOT 795  
Project No.: GA-25-01-009  
File Name: 25-01-009 Lot 795 4130  
Rutherford Rd.dwg



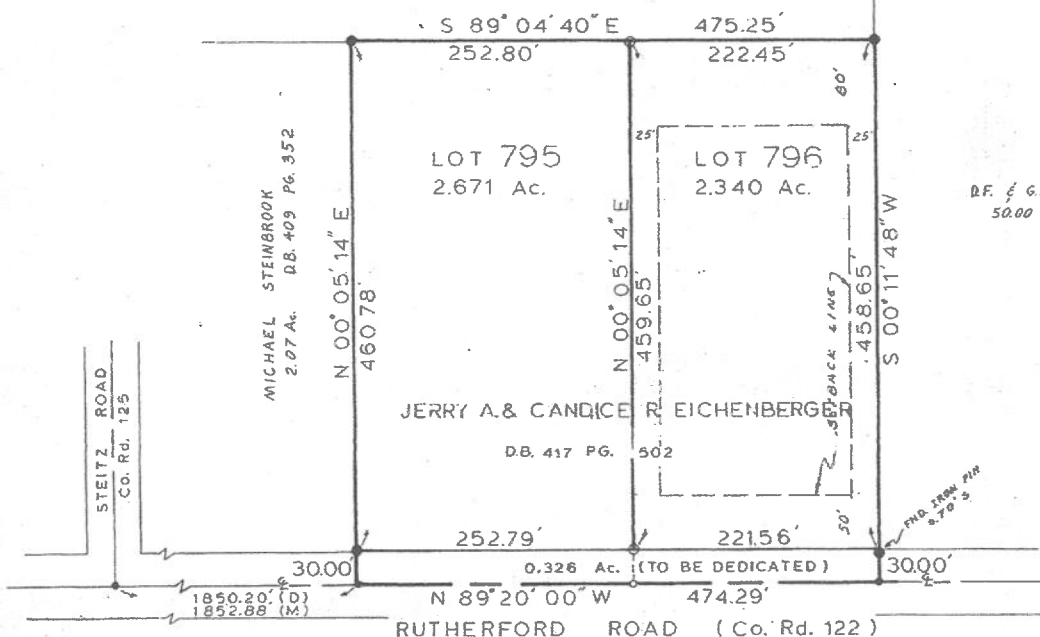
# HOPPER'S SUBDIVISION

1/2

HOPPER'S SUBDIVISION

GENNA E. MILLER  
24.80 Ac. D.B. 323 Pg. 74

D.F. & G.H. EXTENKAMPER  
50.00 Ac. D.B. 307 Pg. 556



- IRON PIN FOUND
- R.R. SPK. FOUND
- 1/8" O.D. I.P. SET
- R.R. SPK. SET

JALE TALEBI  
24.60 Ac. D.B. 385 Pg. 207

NO BUILDING PERMIT SHALL BE ISSUED FOR EASTERLY LOT UNTIL CONSTRUCTION OF THE POND AND GRADING IS COMPLETED IN CONFORMANCE WITH THE GRADING PLAN ON FILE WITH DELAWARE CO. BUILDING INSPECTOR.

NOTE: MIN. FLOOR ELEVATION FOR RESIDENCE ON EAST LOT TO CONFORM WITH GRADING PLAN OR AS APPROVED BY BUILDING INSPECTOR.

We hereby certify that the above plat was prepared from an actual survey and to the best of our knowledge is correct.

*Franklin D. Stults*  
Registered Surveyor No. 4873

Date *Mar. 9, 1978*

## STULTS and ASSOCIATES, INC.

15 West Central Ave.  
Delaware, Ohio

118 South State St.  
Marion, Ohio

PHONE (614) 363-6782  
(614) 363-4124

PHONE (614) 382-0332

Engineering - Surveying

TITLE  
HOPPER'S SUBDIVISION  
DELAWARE COUNTY OHIO  
LOT 5 LIBERTY TOWNSHIP  
SECTION 2 TOWNSHIP 3 NORTH  
RANGE 19 WEST

DRAWN BY: F.C. DATE: March 9, 1978  
APPROVED BY: SCALE: 1" = 100'

DRAWING NUMBER



# HOPPER'S SUBDIVISION

2/2

SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF DELAWARE, STATE OF OHIO, BEING A PART OF FARM LOT 5, SECTION 2, TOWNSHIP 3, RANGE 19, U.S.M. LANDS BEING A SUBDIVISION OF 5.337 ACRES OUT OF AN ORIGINAL 5.337 ACRE TRACT OWNED BY JERRY A. EICHENBERGER & AS DESCRIBED IN DB 417 PG 502 DEL CO. RECORDERS CANDICE R. EICHENBERGER

WE, THE UNDERSIGNED JERRY A. & CANDICE R. EICHENBERGER DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR HOPPER'S SUBDIVISION AND THAT ALL ROADS, DRIVES, EASEMENTS AND RIGHTS OF WAYS SHOWN HERE ON AND NOT DEDICATED ARE HEREBY DEDICATED FOR PUBLIC USE 0.326 ACRES TO BE DEDICATED

Stephen P. Martin  
witness

Jerry A. & Candice R. Eichenberger  
land owners

STATE OF OHIO, COUNTY OF DELAWARE

Before me a notary public in and for said county and state personally appeared JERRY A. & CANDICE R. EICHENBERGER who acknowledged the signing of the foregoing instrument to be their own free act and deed.

In witness whereof I have hereunto set my hand and affixed my seal THIS 14th DAY OF May 1979 MY COMMISSION EXPIRES lifetime

Stephen P. Martin  
notary public

APPROVED THIS 24th DAY OF MAY 1979

APPROVED THIS 24th DAY OF MAY 1979

APPROVED THIS 24th DAY OF MAY 1979

APPROVED THIS 29th DAY OF MAY 1979

APPROVED THIS 29th DAY OF MAY 1979

Merle Lawrence  
delaware

James W. Whitney  
county

Dean Miller  
commissioners

TRANSFERRED THIS 30th DAY OF May 1979

David R. Thomas  
delaware county auditor

NO 90946

RECORDED THIS 30 DAY OF May 1979 at 9:12 AM

IN PLAT BOOK 14 PAGE 85 + 16 FEE 5.00

Worthy Conant  
delaware county recorder

**STULTS and ASSOCIATES, INC.**  
15 West Central Ave. Delaware, Ohio  
118 South State St. Marion, Ohio  
PHONE (614) 363-8792  
Engineering - Surveying

374