



RPC# 23-26 ZON

For Office Use Only

Application#: HTZC 26-06

Date Received: 8-3-26

Hearing Date/Time: 9-8-26

@ 7:50pm

Harlem Township Zoning Commission
3883 S St. Rt. 605, Galena, Ohio, 43021

www.harlemtwp.com

Application for Amendment of Township Zoning Map

Note: All information on Page 1 shall be completed by the applicant. Information is to be typed or printed with black ink.

Application will be received only at a meeting of the Harlem Township Zoning Commission – as posted on the Harlem Township website.

Name of Owner(s): Riga and Family LLC

Mailing Address: 5676 State Route 521, Suite A

City, State, Zip: Delaware, Ohio 43015

Telephone (Home): 614-893-8205

Telephone (Work): 614-893-8205

Subdivision Name if applicable: N/A

Parcel ID: 31622001092010

Current Zoning District: AR-1

Proposed Zoning District: FR-1

Current Use: Residential

Proposed Use: Residential

Gross Acreage to be Rezoned: 5.984

Net Acreage to be Rezoned: 5.702

Property Legal Description: Applicant shall include a complete legal description and matching surveyor's rendition of the property. Such LEGAL DESCRIPTION shall include a copy of the deed and if the landowner(s) are not present a power of attorney for rezoning of said land. This data shall be submitted on additional sheets and attached to this application.

Property Owners and Map: Use the Neighboring Properties Worksheet to identify the names and addresses of all property owners on file at the Delaware County Treasurer or Auditor's Office that are ADJACENT, ADJOINING, CONTIGUOUS TO, OR ACROSS FROM the property that is to be rezoned.

All applications for a change in zoning shall contain 11" x 17" maps showing all properties contiguous, adjoining, adjacent, and across from the applicant's property, keyed to a separate list with the County Parcel ID Number for each property and the name(s) and address(es) of all property owners and/or trustees. The name(s) and address(es) given must be the address of the owners of the property appearing on the County Auditor's current tax list. Maps smaller than 11" x 17" may be submitted as part of an application for a change in zoning if they are fully legible.

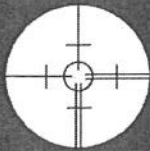
The undersigned certifies that this application and attachments thereto contain all information required by the Zoning Commission Procedural Guidelines and that all information contained herein is true and accurate and is submitted to induce the amendment of the zoning map. Applicants agree to be bound by the provisions of Harlem Township Zoning Resolution, Delaware County.

Garrett Gandee, Attorney for
Riga and Family LLC

Applicant Written name: _____ Applicant Written Name: _____

Applicant Signature: [Signature] Applicant Signature: _____

NOTE: A Rezoning Application shall include all applicable fees required at time of submittal in accordance to the current Harlem Township Schedule of Zoning Fees. All payments must be made online prior to submitting an application. A receipt for the payment must be submitted with the application.



Scioto Land Surveying Service

**A
CIVIL
SOLUTIONS
COMPANY**

173 North Sandusky Street

Delaware, Ohio 43015

740.369.7577

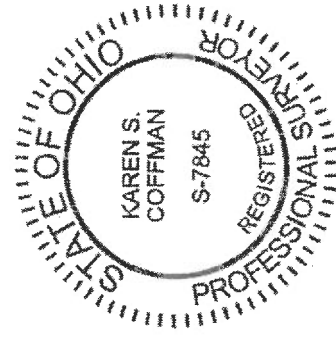
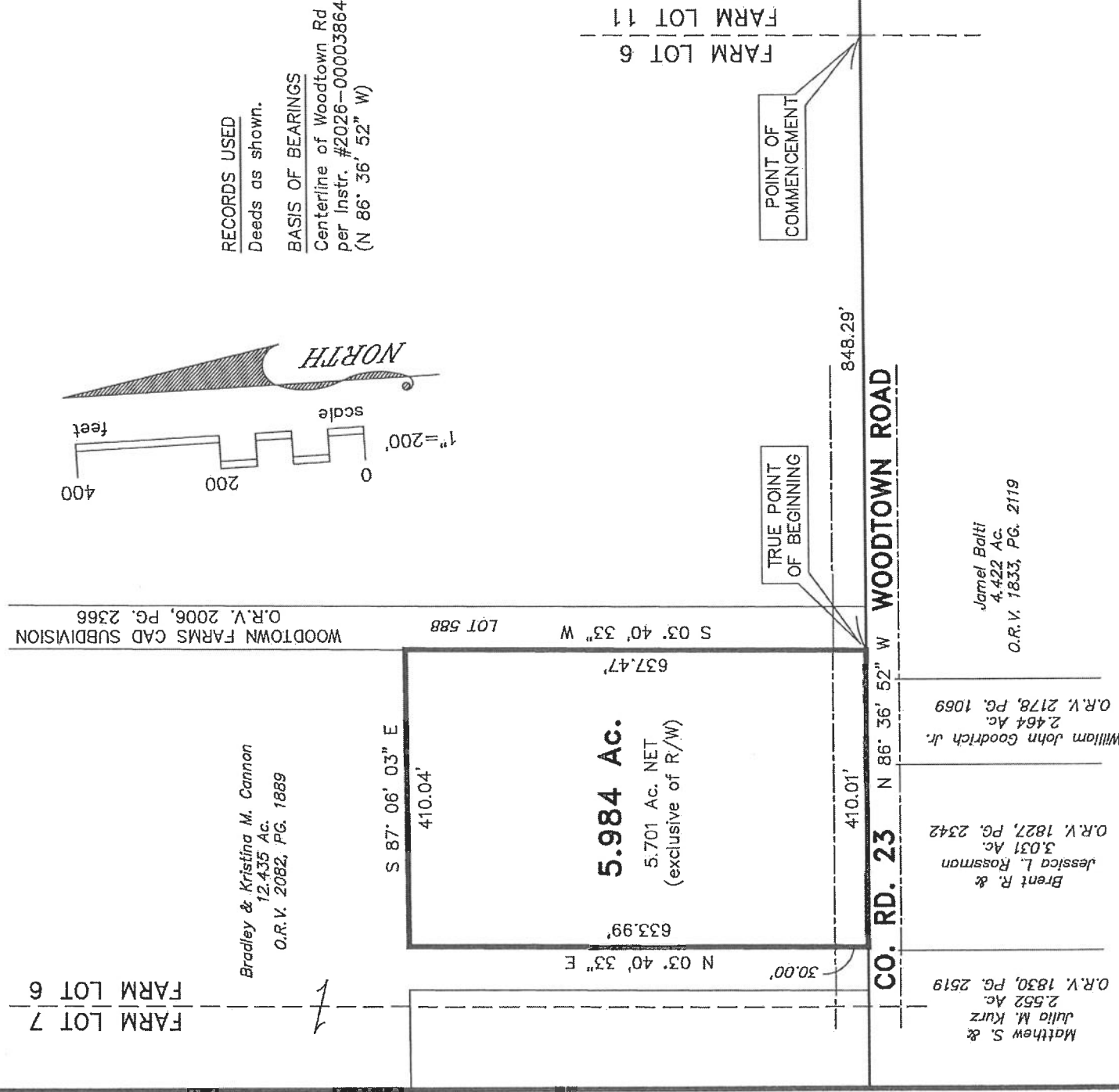
kcoffman@civilsolutions.net

ZONING EXHIBIT FOR

RIGA & FAMILY LLC

PART OF FARM LOT 6, QUARTER-TOWNSHIP 2, TOWNSHIP 3, RANGE 16, U.S.M.L.
HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO

**ORIGINAL 5.984 Ac.
INSTRUMENT #2026-00003864**

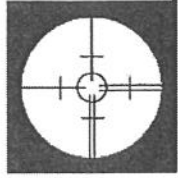


THIS DRAWING IS FOR ZONING PURPOSES ONLY, BASED ON THE DEEDS OF RECORD,
AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO
ADMINISTRATIVE CODE.

K S Coff
KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

MARCH 28, 2026

DATE OF SURVEY



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173 North Sandusky Street

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Description of a 5.984 acre tract for
Riga and Family LLC
For Zoning Purposes

March 28, 2026

Situated in the Township of Harlem, County of Delaware, State of Ohio, being part of Farm Lot 6 in Quarter-Township 2, Township 3, Range 16 of the United States Military Lands, being all of a 5.984 acre tract conveyed to Riga and Family LLC in Instrument #2026-00003864 and being more particularly described as follows:

COMMENCING at the intersection of the centerline of County Road 23 (Woodtown Road) and the west line of Farm Lot 11;

thence along the said centerline of County Road 23 **North 86° 36' 52" West 848.29 feet** to a southwest corner of WOODTOWN FARMS CAD SUBDIVISION, recorded in Official Records Volume 2006, Page 2366, being the **TRUE POINT OF BEGINNING** of the following described tract;

thence continuing along the said centerline of County Road 23 **North 86° 36' 52" West 410.01 feet** to the southeast corner of a 12.435 acre tract conveyed to Bradley and Kristina M. Cannon in Official Records Volume 2082, Page 1889;

thence along an east line of the said 12.435 acre tract
North 03° 40' 33" East 633.99 feet;

thence along a south line of the said 12.435 acre tract
South 87° 06' 03" East 410.04 feet to the west line of
Lot 588 in the aforesaid WOODTOWN FARMS CAD SUBDIVISION;

thence along a west line of the said subdivision, and Lot 588 therein,
South 03° 40' 33" West 637.47 feet to the **TRUE POINT OF BEGINNING**;

containing 5.984 acres, more or less;

there being 5.701 net acres, exclusive of the existing road right-of-way;

This description is for zoning purposes only and is not a boundary survey pursuant to Chapter 4733-37 of the Administrative Code of the State of Ohio. Basis of bearings is the centerline of County Road 23 (Woodtown Road) (N86°36'52"W)
per Instrument #2026-00003864.

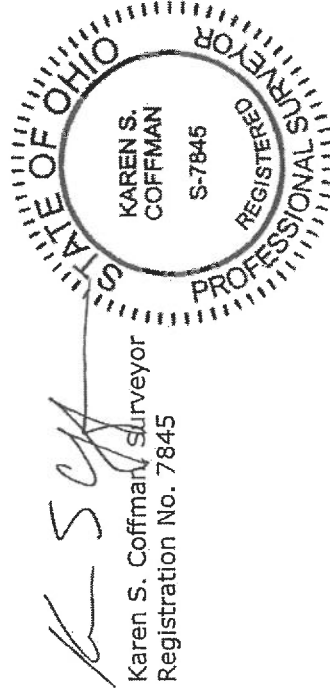


EXHIBIT A

Situated in the Township of Harlem, County of Delaware, State of Ohio, being part of Farm Lot 6 in Quarter-Township 2, Township 3, Range 16 of the United States Military Lands, being part of the 13.013 acre tract conveyed to SMILEABIT LLC in Official Records Volume 1821, Page 1639 and being more particularly described as follows:

COMMENCING at a MAG nail found at the intersection of the centerline of County Road 23 (Woodtown Road) and the west line of Farm Lot 11;

thence along the said centerline of County Road 23 **North 86° 36' 52" West 848.29 feet** to a MAG nail set, being the southwest corner of a 34.188 acre tract (Parcel 5) conveyed to 365LAND LLC in Official Records Volume 1807, Page 2442, being the **TRUE POINT OF BEGINNING** of the following described tract;

thence continuing along the said centerline of County Road 23 **North 86° 36' 52" West 410.01 feet** to a MAG nail set;

thence **North 03° 40' 33" East 633.99 feet** to an iron bar set (passing an iron bar set at 30.00 feet);

thence **South 87° 06' 03" East 410.04 feet** to an iron bar set, being on the west line of the aforesaid 34.188 acre tract;

thence along the said west line of the 34.188 acre tract **South 03° 40' 33" West 637.47 feet** to the **TRUE POINT OF BEGINNING** (passing a 5/8" iron bar found (GHE) at 607.47 feet);

containing 5.984 acres, more or less;

subject to all easements, restrictions, and rights-of-way, if any, of record;

Surveyed by Karen S. Coffman, Surveyor, Registration Number 7845 on December 14, 2021. Basis of bearings is the centerline of County Road 23 (Woodtown Road) (N86°36'52"W) per Official Records Volume 1807, Page 2442. All iron bars set are 5/8" in diameter with a plastic cap marked "SLSS PS 7845".

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bawseman
Delaware County Engineer



Melissa Jordan, Delaware County Recorder
 Type: DEED Pg: 1 of 2
 Rec: 2/12/2026 08:36 AM Fee: \$39.00
 SHADE & SHADE BOX
2026-00003864 (Drop Box)

Delaware County
 The Grantor Has Complied With
 Section 319.202 Of The R.C.
 DATE 12/2020 Transfer Tax Paid 1290.00
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
 Delaware County Auditor By EM

GENERAL WARRANTY DEED

(Statutory Form, Sections 5302.05 - .06, Ohio Revised Code)

SMILEABIT LLC, an Ohio limited liability company, for valuable consideration paid, grants, with general warranty covenants, to **Riga And Family LLC, an Ohio limited liability company**, the real estate described in Exhibit A attached hereto, together with all appurtenances thereto.

Parcel No.: 316-220-01-092-010

Tax-Mailing Address: 5676 State Route 521, Suite A, Delaware, Ohio 43015

This deed is executed by the Grantor and accepted by the Grantee subject to all legal highways, and subject to and with all restrictions, easements, conditions, limitations, and reservations of record, zoning restrictions which have been imposed thereon, and except for taxes and assessments.

For prior instrument reference, see deed recorded in O.R. Vol. 1932, Page 1017, Recorder's Office, Delaware County, Ohio.

The Grantor has hereunto executed this deed this 30 day of January, 2026.

SMILEABIT LLC

By: 
 Timothy W. Dickens, Manager

STATE OF OHIO
 COUNTY OF DELAWARE, ss.

The foregoing instrument was acknowledged before me on this 30 day of January, 2026, by Timothy W. Dickens, Manager of SMILEABIT LLC, an Ohio limited liability company, on behalf of the company.



MATTHEW F. KEAR
 Attorney at Law
 Notary Public, State of Ohio
 My Commission Expires 12/14/2026
 Sec 147.03 RC


 NOTARY PUBLIC

This instrument was prepared by Matthew F. Kear, Attorney at Law, 236 West Central Avenue, Delaware, Ohio 43015.