

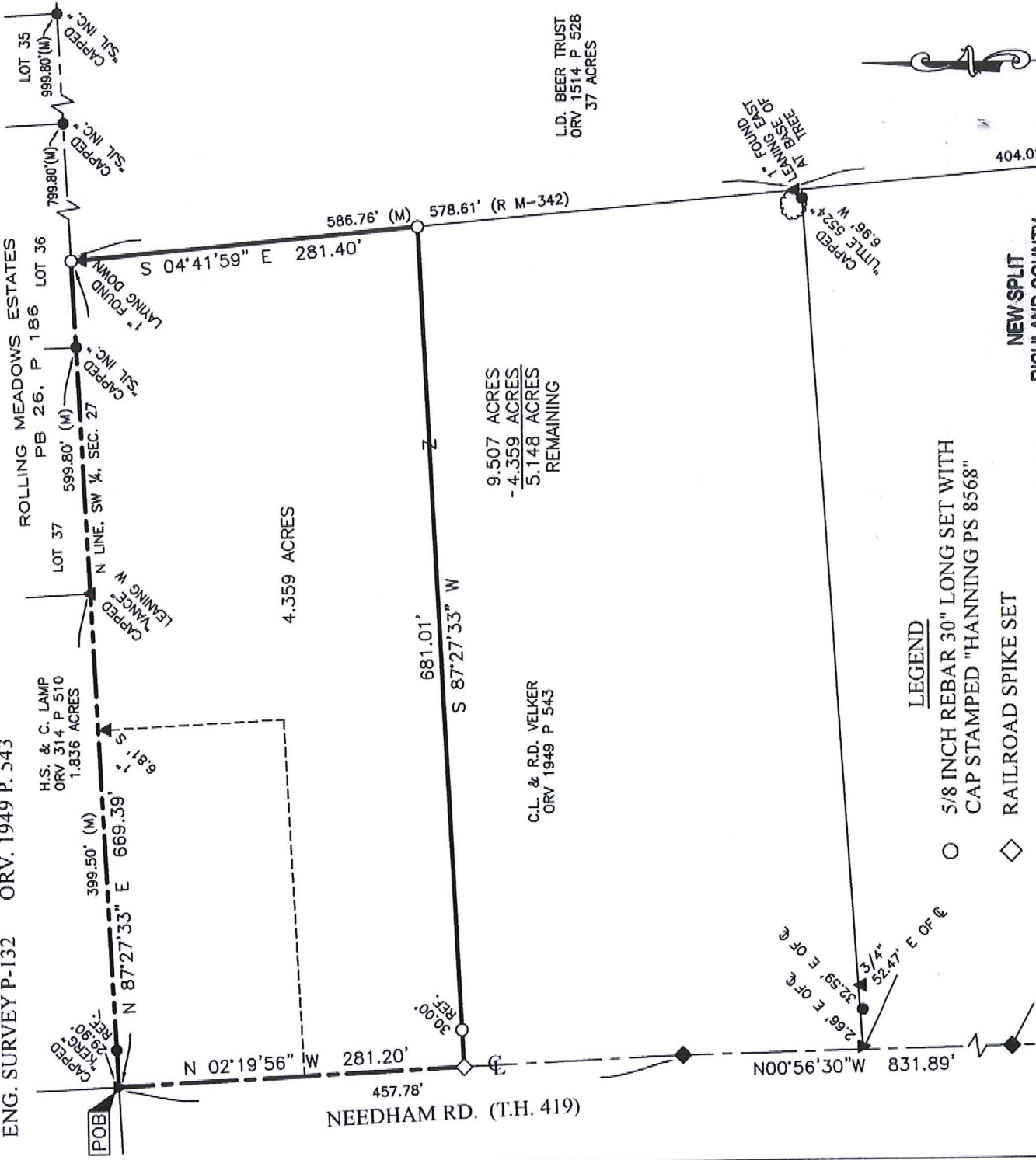
PLAT OF PROPERTY SURVEY FOR
CHERYL VELKER

PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SEVEN (27)
 TOWNSHIP TWENTY (20), RANGE NINETEEN (19)
 TROY TOWNSHIP, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED USING
 DOCUMENTS OF RECORD AND PRIOR PLATS
 OF SURVEY INCLUDING:

- ENG. SURVEY C-149 ENG. SURVEY R-218
- ENG. SURVEY E-4 ENG. SURVEY CC-163
- ENG. SURVEY M-342 ENG. SURVEY II-289
- ENG. SURVEY M-342A P.B. 26, P. 186
- ENG. SURVEY P-132 ORV. 1949 P. 543

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED ON
 RICHLAND COUNTY ENGINEER SURVEY E-4.



LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH
CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
- ▲ IRON PIPE FOUND
- ◆ RAILROAD SPIKE FOUND
- ▼ PK NAIL FOUND
- (M) MEASURED
- (R) RECORD

VERBAL APPROVAL
 TROY TWP ZONING
 MATT THAYER 12-3-19
 EAK.

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 12-3-19
 INITIAL DATE
 LL-358

Approved according
 to R.C. 711.131
 EAK 12-3-19
 Sign Date



CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT AND THE
 FIELD SURVEY THAT IT REPRESENTS ARE TRUE TO THE BEST OF
 MY KNOWLEDGE, INFORMATION, AND BELIEF.
 PREPARED BY

HANNING SURVEYING, LLC.
 2565 TAPPAN DR., ONTARIO, OHIO 44906
 (419) 528-8118

Matthew T. Hanning

MATTHEW T. HANNING
 OHIO REGISTERED SURVEYOR NO. 8568
 DATE: NOVEMBER 9, 2019

**DESCRIPTION OF 4.359 ACRE PARCEL
CHERYL VELKER**

Situated in the State of Ohio, County of Richland, Township of Troy, lying in the Southwest Quarter of Section Twenty-Seven, Township Twenty, Range Nineteen, containing 4.359 acres of a 9.507 acre tract conveyed to C.L. & R.D. Velker by deed of record in Official Record Volume 1949, Page 543 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a PK nail found in the intersection of the north line of said Southwest Quarter and the centerline of Needham Road (T.H. 419);

thence North 87°27'33" East, with the north line of said Southwest Quarter, a distance of 669.39 feet to an iron pin set on the northwesterly corner of a 37 acre tract conveyed to L.D. Beer Trust by deed of record in Official Record 1514, Page 528, passing a capped "Kerg" iron pin found, a distance of 29.90 feet, passing a capped "Vance" iron pipe found, a distance of 399.50 feet, passing a capped "SJL Inc." iron pin found, a distance of 599.80 feet;

thence South 04°41'59" East, with a westerly line of said 37 acre tract, a distance of 281.40 feet to an iron pin set on a westerly line of said 37 acre tract line;

thence South 87°27'33" West, a distance of 681.01 feet to a railroad spike set on the centerline of Needham Road (T.H. 419), passing an iron pin set, a distance of 651.01 feet;

thence North 02°19'56" West, with the centerline of Needham Road (T.H. 419), a distance of 281.20 feet to the **POINT OF BEGINNING**, containing 4.359 total acres of land, more or less;

Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top bearing "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey E-4.

Prior Deed References: ORV 1949, P 543

The above description was prepared by me, Matthew T. Hanning, Registered Surveyor No. 8568 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in November 2019.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: November 9, 2019



VERBAL APPROVAL TROY
TOWNSHIP ZONING
MATT THAYER 12-3-19
EAK.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL
12-3-19 DATE

Approved according
to R.C. 711.131

EAK Sign
12-3-19 Date

LL-358



Environmental Division
 555 Lexington Ave.
 Mansfield, OH 44907
 (419)774-4520 phone
 (419)774-0845 fax

Lot Split Application

Review by Richland Public Health (RPH) is required for any lot split that does not have an associated sanitary sewer tap, a sewage treatment system that will remain on lot, and/or where potential buildable lots may be created with no access to sanitary sewer system.

Richland Public Health will assess existing sewage treatment system(s) to ensure proper function, establish that space remains on the lot(s) for replacement of existing sewage treatment(s), assign required area for installation of sewage treatment system(s) on new lots, and determine that any split does not encroach on required isolation distances.

Applicant Information

Name	CHERYL VELKER	Date	11/18/19
Mailing Address	2322 EDMONTON RD	City	Columbus OH
Email	clvelker@aol.com	State	OH
		Phone	614-537-2443
		Zip	43229

Site Information

Site Address	3623 NEEDHAM RD		
City	LEXINGTON	State	OH
Zip	44904	Township	Troy
Parcel #(s)	0472602915000	Total Acreage (Before Lot Splits)	9.507

Acreage Per Lot(s):

Lot 1:	4.359	Existing Home (check if yes)	<input checked="" type="checkbox"/>	Combining to Another Lot?	<input type="checkbox"/>
Lot 2:	5.148		<input type="checkbox"/>		<input type="checkbox"/>
Lot 3:			<input type="checkbox"/>		<input type="checkbox"/>
Lot 4:			<input type="checkbox"/>		<input type="checkbox"/>
Lot 5:			<input type="checkbox"/>		<input type="checkbox"/>

All newly created lots under five (5) acres will be required to have a soil evaluation conducted by an approved Soil Evaluator.

All newly created lots that are 5 acres or greater, will not be required to have a soil evaluation conducted by an approved Soil Evaluator unless a building location has been determined on the new lot.

A septic permit will not be issued for a lot until a soil evaluation has been conducted by an approved Soil Evaluator.

As required by Ohio Administrative Code (OAC) 3701-29-08, the following information must be submitted with this application prior to review:

- (1) Soil Evaluation Report for each lot in accordance with OAC 3701-29-07.
- (2) Staked or marked locations of proposed lot corners/property lines.
- (3) A survey prepared for each lot by a Registered Surveyor

Yes EXEMPT
 Yes Existing
 Yes

Yes

(4) Scaled site drawing including: (a) acreage of each proposed lot and land area; (b) proposed lot lines with detail of site conditions including vegetation and drainage; (c) site information including easements, utilities, structures, wells, foundations, roads, drainage features, water bodies. (include: future buildings, landscaping, pools, etc)

Yes

(5) Identification of one or more sewage treatment system type(s) that might be feasible for each lot.
existing *Septic system*

Please submit this completed form, the above required documents and payment of \$75.00 per each new lot either by mail or in person to: Richland Public Health, 555 Lexington Avenue, Mansfield, OH 44907 (Checks payable to: Richland Public Health).

This evaluation does not indicate specific sewage treatment system type(s) to be installed on the lot(s). A site review for permit must be approved by RPH to determine exact specifications, type, and size of system. This evaluation is not a guarantee of system approval or type and applies to only those site conditions known at the time of inspection and documents submitted for review. The review is limited to the site conditions at time of inspection and documents submitted for review.

Applicant Signature <i>Cheng Vollen</i>	Date <i>11/18/19</i>
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OFFICE USE ONLY

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature]</i> , R.S.	Date of Approval <i>11/26/2019</i>
<input type="checkbox"/> Disapproved	Sanitarian Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

Comments:

Fee Paid	<i>75.00</i>
Date Paid	<i>11-19-19</i>
Receipt #	<i>RK1228</i>
Recorded By	<i>[Signature]</i>
Date Recorded	<i>11-19-19</i>

