

LEGEND

- IRON PIN/PIPE FOUND
- ◆ STONE FOUND
- △ RAILROAD SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"



Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By: *Nathaniel B. Ramsey* 03/07/2021
 Nathaniel B. Ramsey, P.S. #8396 Date
 For Ramsey Surveying

RAMSEY SURVEYING
 Professional Land Surveying Services
 283 Eby Road
 Shiloh, Ohio 44878
 TEL (419) 512-2596 FAX (419) 522-0399
 EMAIL nramsey@ramsey-surveying.com

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE SOUTHWEST QUARTER OF SECTION 13, WELLS TOWNSHIP T-22 N, R-18 W RICHLAND COUNTY, OHIO

DATE 1/22	ORDER NO.	SCALE 1" = 200'	DATE 03/07/2021
JOB NO: SM-5528			SHEET 1 OF 1

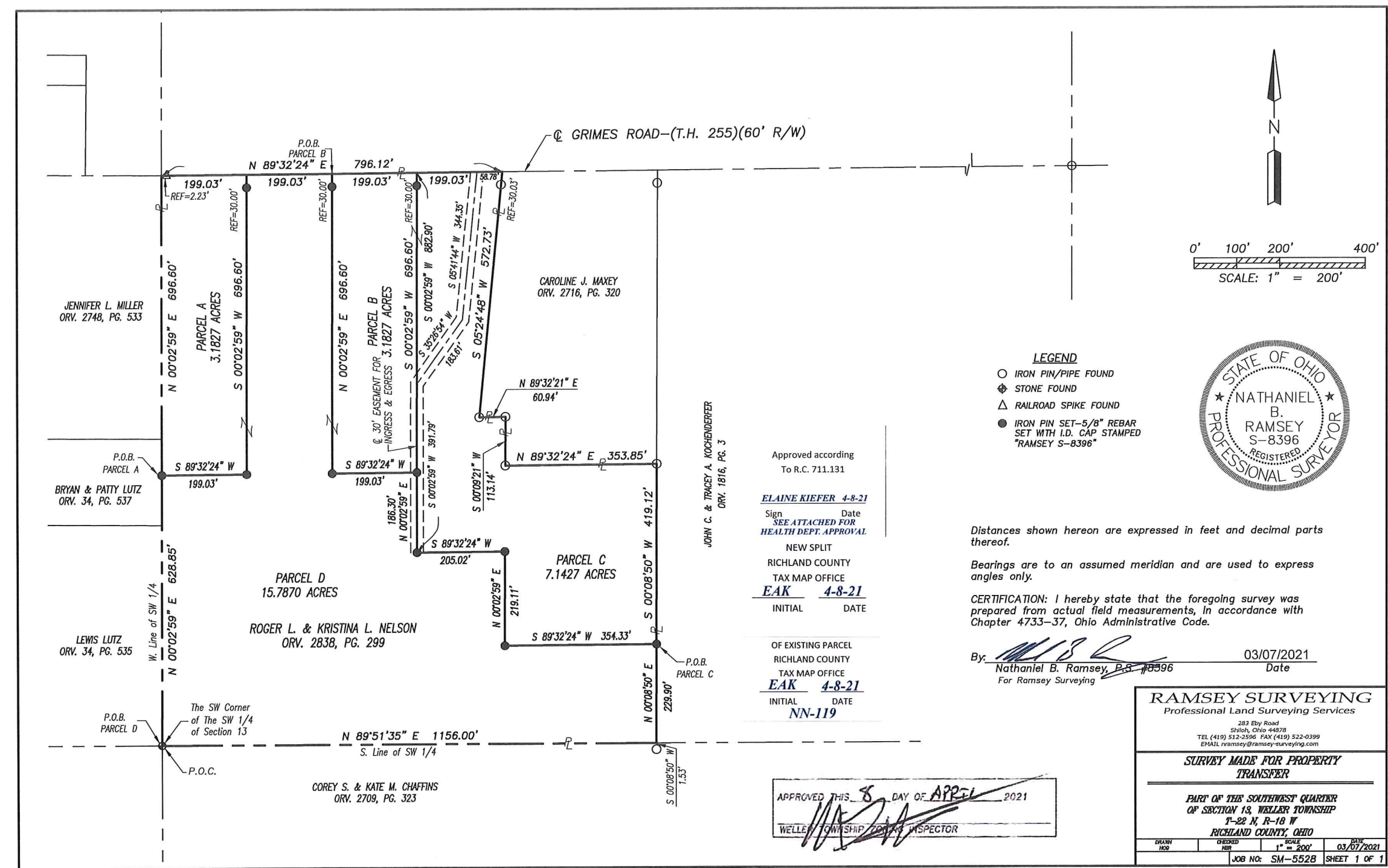
Approved according To R.C. 711.131

ELAINE KIEFER 4-8-21
 Sign Date
 SEE ATTACHED FOR HEALTH DEPT. APPROVAL
 NEW SPLIT
 RICHLAND COUNTY TAX MAP OFFICE
EAK 4-8-21
 INITIAL DATE

OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
EAK 4-8-21
 INITIAL DATE
NN-119

JOHN C. & TRACEY A. KOCHENDERFER
 ORV. 1816, PG. 3

APPROVED THIS 8 DAY OF APRIL 2021
 WELLS TOWNSHIP ZONING INSPECTOR



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March 07, 2021

LEGAL DESCRIPTION
PARCEL A

Situated in the Township of Weller, County of Richland, State of Ohio; being a part the Southwest Quarter of Section 13, Township 22-North, Range 18-West, and being a portion of lands conveyed to Roger L. and Kristina L. Nelson by official record volume 2838, page 299, being more particularly described as follows:

Commencing at a stone found and accepted as being the Southwest corner of said Quarter;

Thence, **North 00 degrees 02 minutes 59 seconds East, 628.85 feet** along the west line of said Quarter to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **North 00 degrees 02 minutes 59 seconds East, 696.60 feet** continuing along said west line of southwest Quarter to a point on the centerline of Grimes Road-(T.H. 255)(60' R/W);
2. **North 89 degrees 32 minutes 24 seconds East, 199.03 feet** along said centerline of Grimes Road to a point, passing through a railroad spike found for reference at 2.23 feet;
3. **South 00 degrees 02 minutes 59 seconds West, 696.60 feet** traversing aforementioned Nelson parcel to an iron pin set, passing through an iron pin set for reference at 30.00 feet;
4. **South 89 degrees 32 minutes 24 seconds West, 199.03 feet** traversing said Nelson parcel to the **Place of Beginning** containing 3.1827 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on an assumed meridian and are used to express angles only.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in March 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.




Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5528 legal parcel A

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-8-21
INITIAL DATE
NN-119

RAMSEY SURVEYING
Professional Land Surveying Services

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Shiloh, Ohio 44878
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FAX (419) 522-0399
EMAIL tramsey@ramsey-surveying.com

March 07, 2021

**LEGAL DESCRIPTION
PARCEL B**

Situated in the Township of Weller, County of Richland, State of Ohio; being a part the Southwest Quarter of Section 13, Township 22-North, Range 18-West, and being a portion of lands conveyed to Roger L. and Kristina L. Nelson by official record volume 2838, page 299, being more particularly described as follows:

Commencing at a stone found and accepted as being the Southwest corner of said Quarter;

Thence, **North 00 degrees 02 minutes 59 seconds East, 1325.45 feet** along the west line of said Quarter to a point on the centerline of Grimes Road -(T.H. 255)(60' R/W);

Thence, **North 89 degrees 32 minutes 24 seconds East, 398.06 feet** along said centerline of Grimes Road, passing through a railroad spike found for reference at 2.23 feet, to a point being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **North 89 degrees 32 minutes 24 seconds East, 199.03 feet** continuing along said centerline of Grimes Road to a point;
2. **South 00 degrees 02 minutes 59 seconds West, 696.60 feet** traversing aforementioned Nelson parcel to an iron pin set, passing through an iron pin set for reference at 30.00 feet;
3. **South 89 degrees 32 minutes 24 seconds West, 199.03 feet** traversing aforementioned Nelson parcel to an iron pin set;
4. **North 00 degrees 02 minutes 59 seconds East, 696.60 feet** traversing said Nelson parcel to the **Place of Beginning**, passing through an iron pin set for reference at 666.60 feet, containing 3.1827 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on an assumed meridian and are used to express angles only.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in March 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Subject To and Together With an easement 30 feet in width for ingress and egress over the above described parcel, the centerline of said easement being described as follows:

Commencing at the northwest corner of a parcel conveyed to Caroline J. Maxey by official record volume 2716, page 320;

Thence, **South 89 degrees 32 minutes 24 seconds West, 58.78 feet** along the centerline of Grimes Road-(T.H. 255)(60' R/W) to the **Place of Beginning**;

Thence, **South 05 degrees 41 minutes 44 seconds West, 344.35 feet** to a point;

Thence, **South 35 degrees 26 minutes 54 seconds West, 183.61 feet** to a point;

Thence, **South 00 degrees 02 minutes 59 seconds West, 391.79 feet** to a point being the south terminus of said centerline of said easement.




Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5528 legal parcel B

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-8-21
INITIAL DATE
NN-119

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March 07, 2021

LEGAL DESCRIPTION PARCEL C

Situated in the Township of Weller, County of Richland, State of Ohio; being a part the Southwest Quarter of Section 13, Township 22-North, Range 18-West, and being a portion of lands conveyed to Roger L. and Kristina L. Nelson by official record volume 2838, page 299, being more particularly described as follows:

Commencing at a stone found and accepted as being the Southwest corner of said Quarter;

Thence, **North 89 degrees 51 minutes 35 seconds East, 1156.00 feet** along the South line of said Quarter to a point in the southwest corner of a parcel conveyed to John C. and Tracey A. Kochenderfer by official record volume 1816, page 3, referenced by an iron pin found South 00 degrees 08 minutes 50 seconds West, 1.53 feet;

Thence, **North 00 degrees 08 minutes 50 seconds East, 229.90 feet** along said west line of Kochenderfer parcel to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **TEN** Courses:

1. **South 89 degrees 32 minutes 24 seconds West, 354.33 feet** traversing aforementioned Nelson parcel to an iron pin set;
2. **North 00 degrees 02 minutes 59 seconds East, 219.11 feet** traversing said Nelson parcel to an iron pin set;
3. **South 89 degrees 32 minutes 24 seconds West, 205.02 feet** traversing said Nelson parcel to an iron pin set;
4. **North 00 degrees 02 minutes 59 seconds East, 882.90 feet** traversing said Nelson parcel to a point on the centerline of Grimes Road-(T.H. 255)(60' R/W), passing through an iron pin set at 186.30 feet and 852.90 feet;
5. **North 89 degrees 32 minutes 24 seconds East, 199.03 feet** along said centerline of Grimes Road to a point being the northwest corner of a parcel conveyed to Caroline J. Maxey by official record volume 2716, page 320;
6. **South 05 degrees 24 minutes 48 seconds West, 572.73 feet** along a west line of said Maxey parcel to an iron pin found in a southwest corner thereof, passing through an iron pin found at 30.03 feet;
7. **North 89 degrees 32 minutes 21 seconds East, 60.94 feet** along a south line of said Maxey parcel to an iron pin found in an interior corner thereof;
8. **South 00 degrees 09 minutes 21 seconds West, 113.14 feet** along a west line of said Maxey parcel to an iron pin found in a southwest corner thereof;
9. **North 89 degrees 32 minutes 24 seconds East, 353.85 feet** along a south line of said Maxey parcel to an iron pin found in the southeast corner thereof, said iron pin also being on the aforementioned west line of said Kochenderfer parcel;

10. **South 00 degrees 08 minutes 50 seconds West, 419.12 feet** along the west line of said Kochenderfer parcel to the **Place of Beginning** containing 7.1427 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on an assumed meridian and are used to express angles only.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in March 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Subject To and Together With an easement 30 feet in width for ingress and egress over the above described parcel, the centerline of said easement being described as follows:

Commencing at the northwest corner of a parcel conveyed to Caroline J. Maxey by official record volume 2716, page 320;

Thence, South 89 degrees 32 minutes 24 seconds West, 58.78 feet along the centerline of Grimes Road-(T.H. 255)(60' R/W) to the **Place of Beginning**;

Thence, South 05 degrees 41 minutes 44 seconds West, 344.35 feet to a point;

Thence, South 35 degrees 26 minutes 54 seconds West, 183.61 feet to a point;

Thence, South 00 degrees 02 minutes 59 seconds West, 391.79 feet to a point being the south terminus of said centerline of said easement.



A handwritten signature in black ink, appearing to read "NBR", written over a horizontal line.

Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5528 legal parcel C

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-8-21
INITIAL DATE
NN-119

RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596
FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

March 07, 2021

**LEGAL DESCRIPTION
PARCEL D**

Situated in the Township of Weller, County of Richland, State of Ohio; being a part the Southwest Quarter of Section 13, Township 22-North, Range 18-West, and being a portion of lands conveyed to Roger L. and Kristina L. Nelson by official record volume 2838, page 299, being more particularly described as follows:

Beginning for the same at a stone found and accepted as being the Southwest corner of said Quarter;

Thence, the following **TWELVE** Courses:

1. **North 00 degrees 02 minutes 59 seconds East, 628.85 feet** along the West line of said Quarter to an iron pin set;
2. **North 89 degrees 32 minutes 24 seconds East, 199.03 feet** traversing aforementioned Nelson parcel to an iron pin set;
3. **North 00 degrees 02 minutes 59 seconds East, 696.60 feet** traversing said Nelson parcel to a point on the centerline of Grimes Road- (T.H. 255)(60' R/W), passing through an iron pin set for reference at 666.60 feet;
4. **North 89 degrees 32 minutes 24 seconds East, 199.03 feet** along said centerline of Grimes Road to a point;
5. **South 00 degrees 02 minutes 59 seconds West, 696.60 feet** traversing aforementioned Nelson parcel to an iron pin set, passing through an iron pin set for reference at 30.00 feet;
6. **North 89 degrees 32 minutes 24 seconds East, 199.03 feet** traversing said Nelson parcel to an iron pin set;
7. **South 00 degrees 02 minutes 59 seconds West, 186.30 feet** traversing said Nelson parcel to an iron pin set;
8. **North 89 degrees 32 minutes 24 seconds East, 205.02 feet** traversing said Nelson parcel to an iron pin set;
9. **South 00 degrees 02 minutes 59 seconds West, 219.11 feet** traversing said Nelson parcel to an iron pin set;
10. **North 89 degrees 32 minutes 24 seconds East, 354.33 feet** to an iron pin set on the west line of a parcel conveyed to John C. and Tracey A. Kochenderfer by official record volume 1816, page 3;
11. **South 00 degrees 08 minutes 50 seconds West, 229.90 feet** along the west line of said Kochenderfer parcel to a point on the South line of the aforementioned Southwest Quarter, referenced by an iron pin found South 00 degrees 08 minutes 50 seconds West, 1.53 feet;
12. **South 89 degrees 51 minutes 35 seconds West, 1156.00 feet** along said South line of said Quarter to the **Place of Beginning** containing 15.7870 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on an assumed meridian and are used to express angles only.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in March 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Subject To and Together With an easement 30 feet in width for ingress and egress over the above described parcel, the centerline of said easement being described as follows:

Commencing at the northwest corner of a parcel conveyed to Caroline J. Maxey by official record volume 2716, page 320;

Thence, **South 89 degrees 32 minutes 24 seconds West, 58.78 feet** along the centerline of Grimes Road-(T.H. 255)(60' R/W) to the **Place of Beginning**;

Thence, **South 05 degrees 41 minutes 44 seconds West, 344.35 feet** to a point;

Thence, **South 35 degrees 26 minutes 54 seconds West, 183.61 feet** to a point;

Thence, **South 00 degrees 02 minutes 59 seconds West, 391.79 feet** to a point being the south terminus of said centerline of said easement.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 4-8-21

INITIAL DATE

NN-119



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5528 legal parcel D





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

RECEIVED
 MAR 24 2021

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	ROGER L. NELSON		Date	3-22-2021	
Mailing Address	2071 TULLIPWOOD DR	City	MANSFIELD	State	OH
Email	gjoninosroger@outlook.com		Phone	419 688-0666	
		Zip	44906		

Site Information

Site Address	Grimes Road				
City	Mansfield	State	Ohio	Zip	44903
				Township	Weller
Parcel #(s)	0512020206000		Total Acreage (Before Lot Splits)	29.295 Ac.	

Acreage Per Lot(s):

Lot 1: 3.1827 Ac. Existing Home Combining to Another Lot?

Lot 2: 3.1827 Ac. Existing Home Combining to Another Lot?

Lot 3: 7.1427 Ac. Existing Home Combining to Another Lot?

Lot 4: 15.7870 Ac. Existing Home Combining to Another Lot?

Lot 5: _____ Existing Home Combining to Another Lot?

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. Yes
- (2) Staked or marked locations of proposed lot corners/property lines. Yes
- (3) A survey prepared for each lot by a Registered Surveyor 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. Yes

Please submit this completed form, the above required documents and payment of \$100.00 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>Roger J Nelson</i>	Date 3-22-2021
--	-------------------

----- OFFICE USE ONLY -----

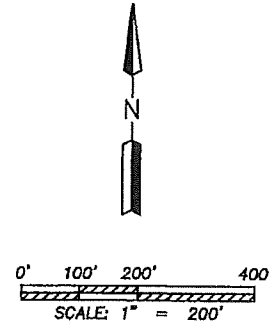
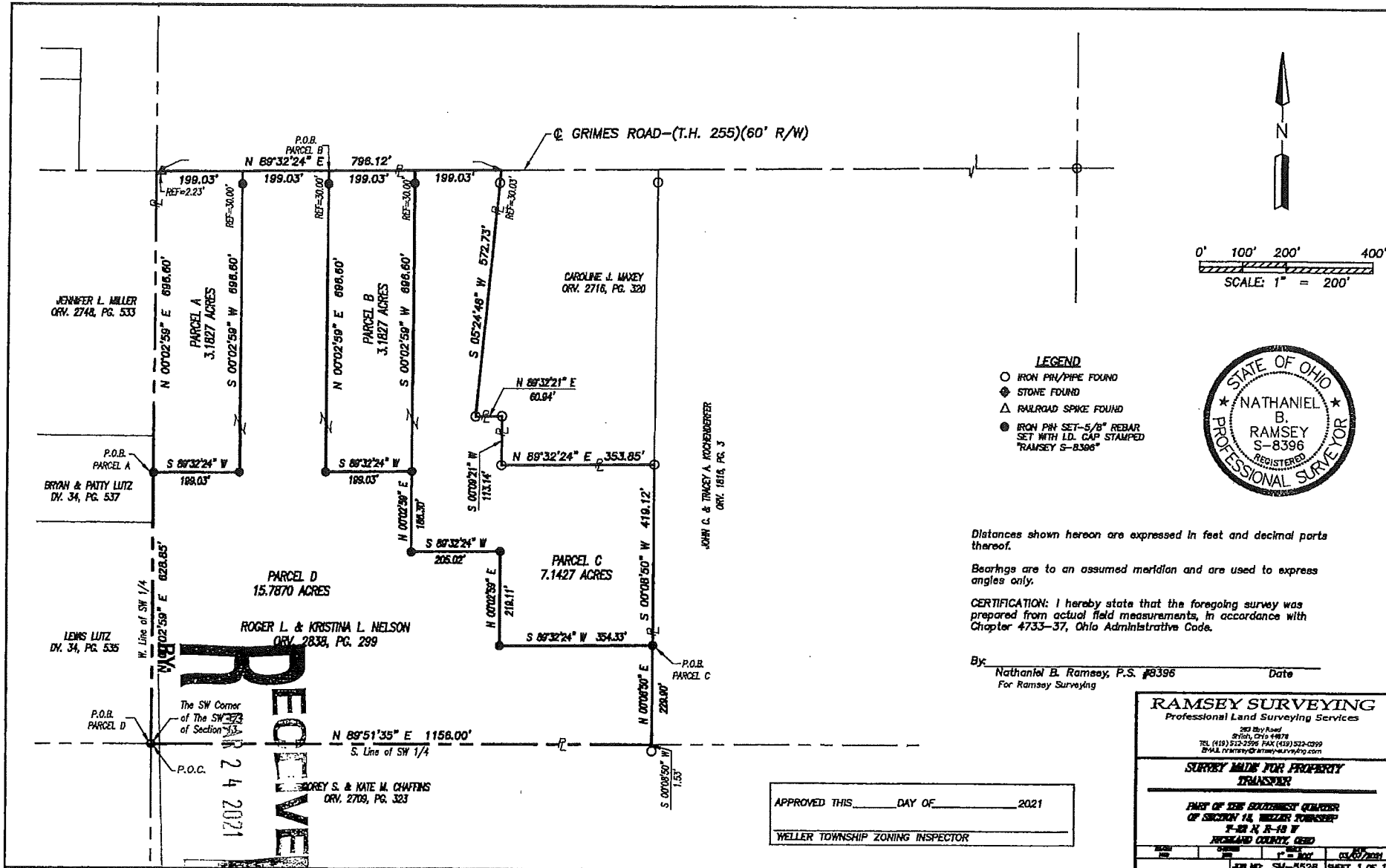
Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>Michelle J. Sif</i>	Date of Approval 3/31/2021
<input type="checkbox"/> Disapproved	Sanitarian Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

Comments:
AREAS DESIGNATED FOR INSTALLATION OF SEPTIC SYSTEM AND THE REPLACEMENT SHALL BE UNDISTURBED AND PROTECTED FROM DAMAGE OR DISTURBANCE. LOT 1 AND LOT 2 WERE REVIEWED SINCE THEY ARE UNDER 5 ACRES.

Fee Paid	150 VH 6701 / 50 CC BK 2784
Date Paid	3-24-21
Receipt #	BK-2757
Recorded By	<i>MAH</i>
Date Recorded	3-24-21

RECEIVED
MAR 24 2021
BY: *[Signature]*
Updated 09/17/2018



- LEGEND**
- IRON PIN/PIPE FOUND
 - ◆ STONE FOUND
 - △ RAILROAD SPIKE FOUND
 - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"



Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By: Nathaniel B. Ramsey, P.S. #8396 Date _____
For Ramsey Surveying

RECEIVED
24 2021

APPROVED THIS _____ DAY OF _____ 2021
WELLER TOWNSHIP ZONING INSPECTOR

RAMSEY SURVEYING
Professional Land Surveying Services
223 Bay Road
Silo, Ohio 44878
TEL (419) 512-2556 FAX (419) 512-0399
EMAIL: nramsey@ramseysurveying.com

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 12, RANGE 10, R-10 W, HIGHLAND COUNTY, OHIO

DATE	SCALE	COLOR
NOV 2021	1" = 200'	BLACK/WHITE
JOB NO: SM-5528		SHEET 1 OF 1