

THE NW CORNER OF THE NE QTR. SEC. 5

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 4-20-21**

INITIAL DATE  
**VERBAL APPROVAL BY: MIKE SWITZER**  
**INTERIM MIFFLIN TWP. ZONING**  
**INSPECTOR 4-20-21**  
**SEE ATTACHED FOR HEALTH DEPT.**  
**APPROVAL**  
**NN-140**

T. J. HUNT &  
 D. M. ABIGAIL  
 O.R.V. 2566, PAGE 7

THE NORTH LINE OF THE NE QTR. SEC. 5

BASIS OF BEARING IS STATE PLANE GRID NORTH NAD 83 (2011), GEOID 18A, OHIO NORTH ZONE.

ENGLAND STATION ENTERPRISES LLC  
 O.R.V. 2726, PAGE 602

REFERENCES:  
 SURVEY Y-324  
 SURVEY O-63  
 SURVEY F-1-90  
 SURVEY BY JUSTIN A. SEILER  
 DATED 12/18/1972 & 6/14/1988



R. & M. FREED  
 O.R.V. 2729, PAGE 20

Approved according  
 To R.C. 711.131

**ELAINE KIEFER 4-20-21**  
 Sign Date

**LEGEND**

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

*Chad F. Craig*

SURVEY BY: CHAD F. CRAIG P.S. #8195  
 for SEILER & CRAIG SURVEYING INC.  
 270 PARK AVENUE WEST  
 MANSFIELD, OHIO 44902  
 (419) 525-3644  
 EMAIL: SEILERANDCRAIG@SEILERANDCRAIG.COM

SURVEY PLAT FOR	
ENGLAND STATION ENTERPRISES LLC	
PART NE QTR. SEC. 5, T-23, R-17 MIFFLIN TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: APRIL 1, 2021	SCALE: 1"=200'
WINDSOR_RD_MEYER_A_B_C	

**SURVEY DESCRIPTION  
PARCEL "A"**

PART OF THE NE QUARTER OF SECTION 5  
MIFFLIN TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 5, of Township 23 North, Range 17 West, and being more particularly described as follows:

Commencing at a point marking the northwest corner of the northeast quarter of Section 5, said point being in the centerline of Windsor Road (C.H. 148) and being referenced by an iron pipe found on a bearing of South 00 degrees 26 minutes 21 seconds East and at a distance of 30.00 feet; Thence South 89 degrees 04 minutes 38 seconds East with the north line of said quarter section and said centerline for a distance of 363.60 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 25 minutes 05 seconds East and at a distance of 30.00 feet, said point marking the northeast corner of a parcel currently owned by T.J. Hunt & D.M. Abigail (O.R.V. 2566, P. 7), said point being the place of beginning of the parcel herein described;

Thence, continuing South 89 degrees 04 minutes 38 seconds East with said quarter section line and said centerline 330.00 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 25 minutes 05 seconds East and at a distance of 30.00 feet;

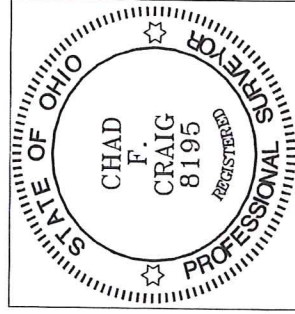
Thence, South 00 degrees 25 minutes 05 seconds East passing through said iron pin set for a total distance of 524.93 feet to an iron pin set marking the northeast corner of a parcel currently owned by R. & M. Freed (O.R.V. 2729, P. 20);

Thence, South 89 degrees 29 minutes 57 seconds West with the north line of said Freed parcel 329.91 feet to an iron pipe found on the north line of said Freed parcel and marking the southeast corner of said Hunt parcel;

Thence, North 00 degrees 25 minutes 05 seconds West with the east line of said Hunt parcel, passing through an iron pin set at 503.13 feet for a total distance of 533.13 feet to the place of beginning, containing 4.01 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on April 1, 2021, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK INITIAL     4-20-21 DATE

NN-140

A handwritten signature in blue ink that reads "Chad F. Craig".

Chad F. Craig P.S.#8195  
for Seiler & Craig Surveying, Inc.

**SURVEY DESCRIPTION  
PARCEL "B"**

PART OF THE NE QUARTER OF SECTION 5  
MIFFLIN TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 5, of Township 23 North, Range 17 West, and being more particularly described as follows:

Commencing at a point marking the northwest corner of the northeast quarter of Section 5, said point being in the centerline of Windsor Road (C.H. 148) and being referenced by an iron pipe found on a bearing of South 00 degrees 26 minutes 21 seconds East and at a distance of 30.00 feet; Thence South 89 degrees 04 minutes 38 seconds East with the north line of said quarter section and said centerline for a distance of 693.60 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 25 minutes 05 seconds East and at a distance of 30.00 feet, said point being the place of beginning of the parcel herein described;

Thence, continuing South 89 degrees 04 minutes 38 seconds East with said quarter section line and said centerline 204.32 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 03 minutes 42 seconds West and at a distance of 30.00 feet;

Thence, South 00 degrees 03 minutes 42 seconds West passing through said iron pin set for reference for a total distance of 674.35 feet to an iron pin set;

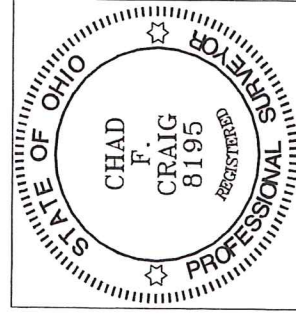
Thence, South 87 degrees 54 minutes 11 seconds West 194.34 feet to an iron pin set on the east line of a property currently owned by R. & M. Freed (O.R.V. 2729, P. 20);

Thence, North 01 degree 58 minutes 47 seconds West with the east line of said Freed parcel, 159.93 feet to an iron pin set marking the northeast corner of said parcel;

Thence, North 00 degrees 25 minutes 05 seconds West passing through an iron pin set at 494.93 feet for a total distance of 524.93 feet to the place of beginning, containing 3.13 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on April 1, 2021, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 4-20-21  
INITIAL DATE  
NN-140

A handwritten signature in blue ink, appearing to read "Chad F. Craig".

Chad F. Craig P.S. #8195  
for Seiler & Craig Surveying, Inc.

**SURVEY DESCRIPTION  
PARCEL "C"**

PART OF THE NE QUARTER OF SECTION 5  
MIFFLIN TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 5, of Township 23 North, Range 17 West, and being more particularly described as follows:

Commencing at a point marking the northwest corner of the northeast quarter of Section 5, said point being in the centerline of Windsor Road (C.H. 148) and being referenced by an iron pipe found on a bearing of South 00 degrees 26 minutes 21 seconds East and at a distance of 30.00 feet; Thence South 89 degrees 04 minutes 38 seconds East with the north line of said quarter section and said centerline for a distance of 897.92 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 03 minutes 42 seconds West and at a distance of 30.00 feet, said point being the place of beginning of the parcel herein described;

Thence, continuing South 89 degrees 04 minutes 38 seconds East with said quarter section line and said centerline 204.32 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 55 minutes 58 seconds West and at a distance of 30.00 feet;

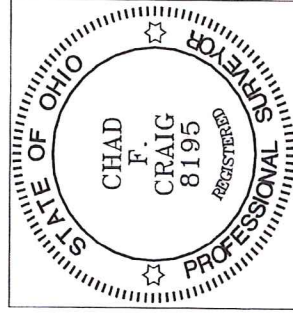
Thence, South 00 degrees 55 minutes 58 seconds West passing through said iron pin set for a total distance of 664.03 feet to an iron pin set;

Thence, South 87 degrees 54 minutes 11 seconds West 194.34 feet to an iron pin set;

Thence, North 00 degrees 03 minutes 42 seconds East passing through an iron pin set at 644.35 feet for a total distance of 674.35 feet to the place of beginning, containing 3.06 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on April 1, 2021, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK      4-20-21  
INITIAL      DATE

NN-140

  
Chad F. Craig P.S.#8195  
for Seiler & Craig Surveying, Inc.



300



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	England Station Enterprises LLC (Dan Meyer)		Date	3/19/2021
Mailing Address	City	State	Zip	
1228 Township Road 753	Ashland	Ohio	44805	
Email	Phone			
dcmeyermasonry@gmail.com	(419)685-4519			

### Site Information

Site Address	Windsor Road		
City	State	Zip	Township
Mansfield	OH	44905	Mifflin
Parcel #(s)	Total Acreage (Before Lot Splits)		
0211700310000	44.45		

### Acreage Per Lot(s):

Lot 1: 4.01 Existing Home  Combining to

Lot 2: 3.13 (check if yes)  Another Lot?

Lot 3: 3.06

Lot 4: \_\_\_\_\_

Lot 5: \_\_\_\_\_

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

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. Yes

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>Quincy</i>	Date 3-25-21
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OFFICE USE ONLY

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>M. Hill</i>	Date of Approval 4-8-2021
<input type="checkbox"/> Disapproved	Sanitarian Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

Comments:

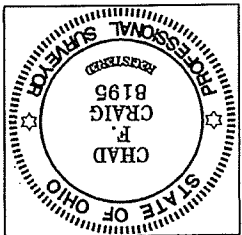
AREAS DESIGNATED FOR INSTALLATION OF SEPTIC SYSTEM AND THE REPLACEMENT AREA SHALL BE UNDISTURBED AND PROTECTED FROM DAMAGE OR DISTURBANCE.

Fee Paid	225.00 via 8357 / \$ 75.00 cc - BK 2783
Date Paid	3-31-21
Receipt #	BK 2780
Recorded By	<i>M.A.C.</i>
Date Recorded	3-31-21



# PRELIMINARY

SURVEY BY: CHAD F. CRAIG P.S. #8195  
 for SELER & CRAIG SURVEYING INC.  
 270 PARK AVENUE WEST  
 MANSFELD, OHIO 44902  
 (419) 525-3644  
 EMAIL: SEILERANDCRAIG@SEILERANDCRAIG.COM

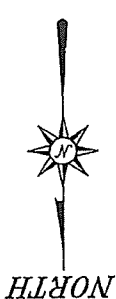


SURVEY PLAT FOR  
 ENGLAND STATION ENTERPRISES LLC  
 PART NE QTR. SEC. 5, T-23, R-17  
 MIFFLIN TOWNSHIP  
 RICHLAND COUNTY, OHIO  
 DATE: APRIL 1, 2021  
 SCALE: 1"=200'  
 WINDSOR RD. MEYER, A.B.C.

- LEGEND**
- IRON PIN FOUND
  - ⊙ IRON PIPE FOUND
  - ⊗ 3" SURVEY MARKER SET
  - ▽ RAILROAD SPIKE SET
  - ▲ RAILROAD SPIKE FOUND
  - ✕ 5/8" IRON PIN SET WITH CAP
  - ✕ STAMPED "CRAIG 8195"

REFERENCES:  
 SURVEY Y-324  
 SURVEY O-63  
 SURVEY F-1-90  
 SURVEY BY JUSTIN A. SELER  
 DATED 12/18/1972 & 6/14/1988

ENGLAND STATION  
 ENTERPRISES LLC  
 O.R.V. 2726, PAGE 602  
 BASIS OF BEARING IS STATE PLANE  
 GRID NORTH NAD 83 (2011), GEOID  
 184, OHIO NORTH ZONE.



WINDSOR ROAD (C.H. 148)  
 THE NE QTR. SEC. 5  
 THE NW CORNER OF  
 THE NE QTR. SEC. 5

