

LOT SPLIT for Chad Pawlikowski and Patricia Pawlikowski

SE QUARTER of SECTION 29, T-22-N, R-18-W
FRANKLIN TOWNSHIP, RICHLAND COUNTY, OHIO

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK **5-12-21**

INITIAL DATE

NN-172

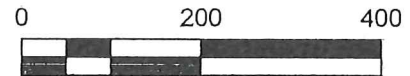
Approved according
To R.C. 711.131

Elaine A. Kiefer 5-12-21

Sign Date

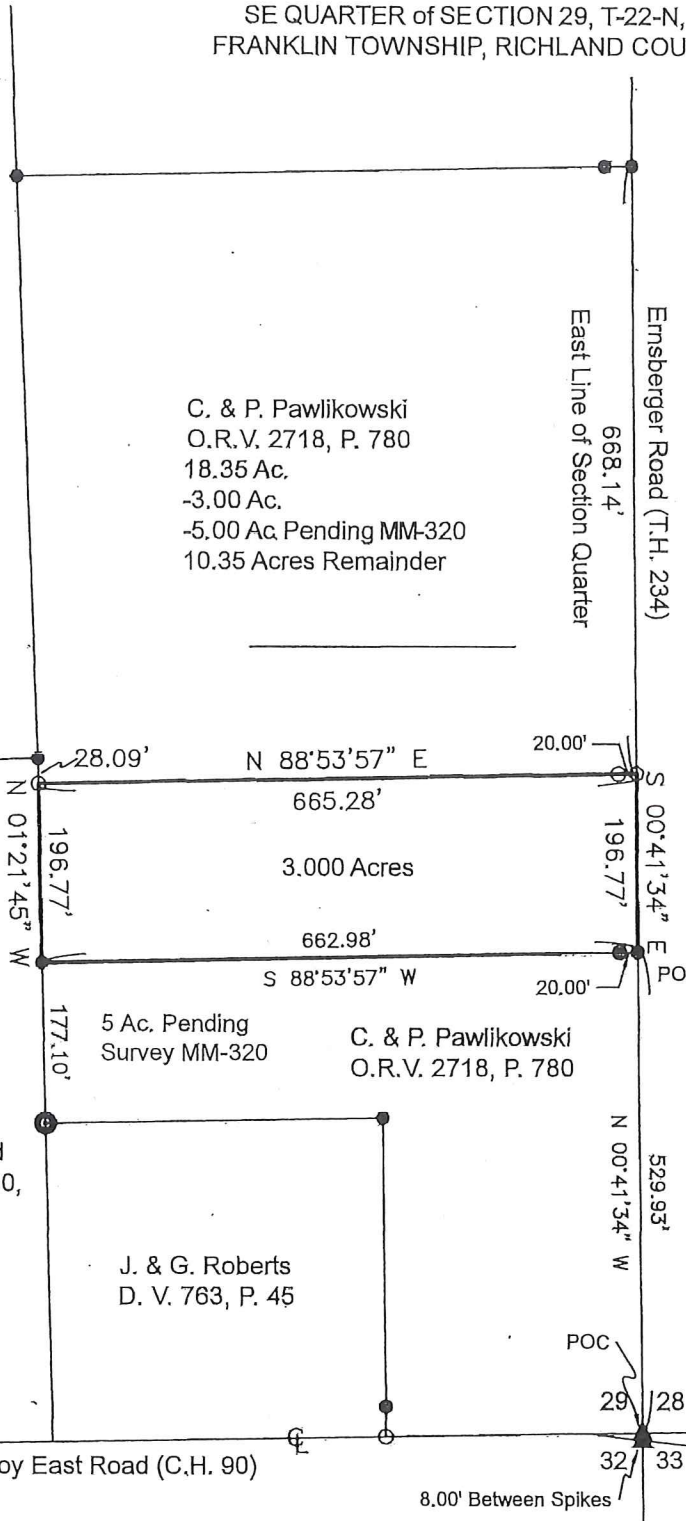
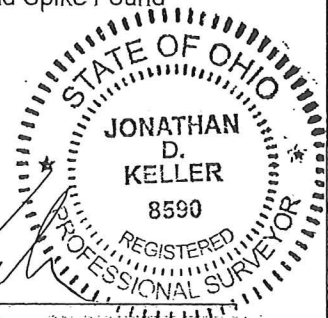
**VERBAL APPROVAL FROM
JOE KOSOSKY FRANKLIN
TWP. ZONING INSPECTOR 5-12-21**

**SEE ATTACHED FOR HEALTH
DEPT. APPROVAL**



LEGEND

- Iron Bar Found
- ⊙ Iron Pipe Found
- 5/8" Rebar with Yellow Cap Marked "KELLER 8590" Set
- 3" Long Magnetic Survey Marker
- Spike Found
- 3" Long Magnetic Survey Marker
- Spike Set
- ▲ Railroad Spike Found



The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT VRS Network in February, 2021.

REFERENCES

Survey by J. Keller dated 9/26/2020
Survey by C. Craig dated May 2012
Deeds as Noted on Plat

Jonathan D. Keller P.S. #8590
Survey Completed February, 2021
Plat February 22, 2021



KELLER SURVEYING

Description of a 3.000 Acre Parcel

Situated in the Southeast Quarter of Section 29, Township 22-N, Range 18-W, Franklin Township, Richland County, Ohio and being a part of a record 18.35 acre parcel conveyed to Chad Pawlikowski and Patricia Pawlikowski by Official Record Volume 2718, Page 780 and bounded and described as follows:

Commencing for reference at a railroad spike found at the southeast corner of the Southeast Quarter of said Quarter Section,

Thence along the easterly line of the Southeast Quarter of Section 29 North 00 Degrees 41 Minutes 34 Seconds West for a distance of 529.93 feet to a 3 inch long magnetic survey marker spike found on the easterly line of said Quarter Section and in Ernsberger Road, said spike being the point of beginning for the parcel herein described;

Thence **South 88 Degrees 53 Minutes 57 Seconds West**, and passing a 5/8" rebar with yellow cap stamped "KELLER 8590" found at a distance of 20.00 feet, for a total distance of **662.98 feet** to a 5/8" rebar with yellow cap stamped "KELLER 8590" found on the easterly line of a parcel of land conveyed to Paul S. Herold by Official Record Volume 1580, Page 307;

Thence along the easterly line of said Herold parcel **North 01 Degree 21 Minutes 45 Seconds West** for a distance of **196.77 feet** to a capped iron bar set on the easterly line of said Herold parcel;

Thence **North 88 Degrees 53 Minutes 57 Seconds East** for a distance of **665.28 feet** to 3 inch long magnetic survey marker spike set in Ernsberger Road, said spike being referenced by a capped iron bar set westerly on line at a distance of 20.00 feet;

Thence along the easterly line of said Southeast Quarter of Section 29 **South 00 Degrees 41 Minutes 34 Seconds East** for a distance of **196.77 feet** to a 3 inch long magnetic survey marker spike found in Ernsberger Road, which is the point of beginning, enclosing an area of 3.000 acres, more or less, but subject to legal highways, restrictions or easements, if any, of record. This description was prepared from a field survey by Jonathan D. Keller, P.S. as represented in a Survey Plat dated February 22, 2021.

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT VRS Network in February 2021.

All capped iron bars set are a 5/8 inch iron bar, 30 inches in length, with a yellow plastic cap marked "KELLER 8590".

Jonathan D. Keller, P.S. 8590 • February 22, 2011



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

Lot Split Application

BY: _____

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 Chad and Patricia Pawlikowski		Date 4/29/21	
Mailing Address 3551 Ernsberger Rd	City Mansfield	State OH	Zip 44903
Email paw1873@outlook.com	Phone 4195452511 or 4195450593		

Site Information

Site Address 175 Ernsberger Rd			
City Mansfield	State OH	Zip 44903	Township Franklin
Parcel #(s) 0114012118000		Total Acreage (Before Lot Splits) 18.35	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: 10.35	<input type="checkbox"/>	<input type="checkbox"/>
Lot 2: 3	<input type="checkbox"/>	<input type="checkbox"/>
Lot 3: 5	<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. 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>Chris P. ...</i>	Date 4/29/21
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----- OFFICE USE ONLY -----

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature]</i>	Date of Approval 5-7-2021
<input type="checkbox"/> Disapproved	Sanitarian Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

Comments: Lot 2 reviewed since it is under 5 acres. Information provided with the lot split application did not indicate any potential or existing utility easements. Areas designated for installation of septic system and the replacement area shall be undisturbed and protected from damage or disturbance. Note: Test hole 2 appears to be approx. 6' over the property line to the south. The indicated soil representation area is on part of this lot as well as part of the lot to the south.

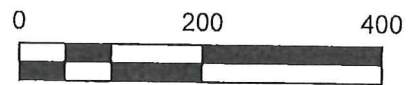
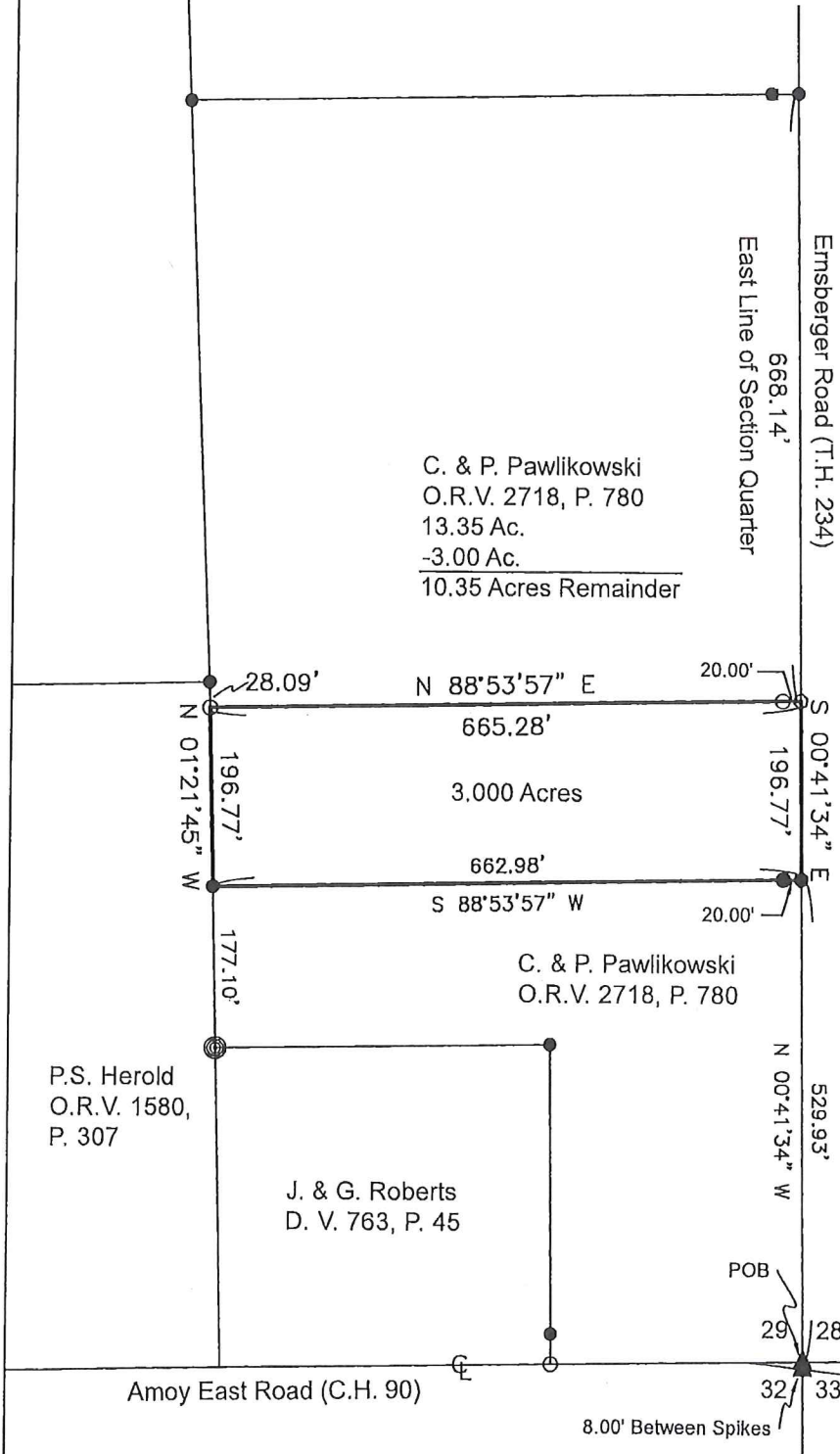
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Date Paid	4-29-21
Receipt #	BK 2871
Recorded By	<i>[Signature]</i>
Date Recorded	4-29-21

RECEIVED
APR 29 2021
BY: _____

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SE QUARTER of SECTION 29, T-22-N, R-18-W
FRANKLIN TOWNSHIP, RICHLAND COUNTY, OHIO

DRAFT



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Section 29, 28, 32, 33
RECEIVED
 MAY 05 2021
 BY: _____

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