

**SURVEYOR'S DESCRIPTION FOR
WILLIAM STEVEN & ANN D. MCKINLEY**

1.500 Acres

Situated in the Village of Bellville, Township of Jefferson, County of Richland, State of Ohio, being part of the Northeast and Northwest Quarters of Section 5, Township 19, Range 18 and being more particularly described as follows:

Commencing at a railroad spike found in the intersection of the centerline of S.R. 97 and the centerline of Spayde Road (T.H. 352)(60');

Thence N 86° 59' 01" E, 109.02 feet along said centerline of Spayde Road (T.H. 352)(60') to a mag nail found in the easterly right of way line of Richland County Bikeway, said mag nail also being in the easterly line of a parcel of land conveyed to the Board of Park Commissions, by deed volume 907, page 624, and being the **true place of beginning**;

Thence with the following **FIVE** courses:

- 1) **N 86° 59' 01" E, 333.76 feet** and continuing along said centerline of Spayde Road (T.H. 352)(60') to a mag nail found in the northwesterly corner of a 3.203 acre parcel of land conveyed to William Steven and Ann D. McKinley by official records volume 2800, page 489;
- 2) **S 29° 10' 55" E, 33.43 feet** along the westerly line of said land of William Steven and Ann D. McKinley to an iron pin found;
- 3) **S 10° 03' 31" E, 199.83 feet** to an iron pin set;
- 4) **N 87° 43' 58" W, 270.72 feet** to an iron pin set in said easterly right of way line of Richland County Bikeway said iron pin also being in said easterly line of said land of the Board of Park Commissions;
- 5) **N 29° 58' 08" W, 228.18 feet** along said easterly right of way line of Richland County Bikeway also being along said easterly line of said land of the Board of Park Commissions to the **true place of beginning**, passing through an iron pin found at 194.52 feet and containing **1.500 acres**, more or less, of which 1.035 acres are in the Northeast Quarter of Section 5 and 0.465 acre is in the Northwest Quarter of Section 5, and subject to all legal highways and easements of record.

Basis of bearings: Survey MM-153.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in March 2021 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK **5-25-21**
 INITIAL DATE



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 SM-1804A2

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK **5-25-21**
 INITIAL DATE
**1.916 AC MUST TRANSFER
 BEFORE THIS PARCEL
 NN-194**

1.916 Acres

Situated in the Village of Bellville, Township of Jefferson, County of Richland, State of Ohio, being part of the Northeast and Northwest Quarters of Section 5, Township 19, Range 18 and being more particularly described as follows:

Commencing at a railroad spike found in the intersection of the centerline of S.R. 97 and the centerline of Spayde Road (T.H. 352)(60');

Thence N 86° 59' 01" E, 109.02 feet along said centerline of Spayde Road (T.H. 352)(60') to a mag nail found in the easterly right of way line of Richland County Bikeway, said mag nail also being in the easterly line of a parcel of land conveyed to the Board of Park Commissions, by deed volume 907, page 624;

Thence S 29° 58' 08" E, 228.18 feet along said easterly right of way line of Richland County Bikeway also being along said easterly line of said land of the Board of Park Commissions to an iron pin set, said iron pin being the **true place of beginning**, and passing through an iron pin found at 33.66 feet;

Thence with the following **FIVE** courses:

- 1) **S 87° 43' 58" E, 270.72 feet** to an iron pin set;
- 2) **N 10° 03' 31" W, 199.83 feet** to an iron pin found in the westerly line of a 3.203 acre parcel of land conveyed to William Steven and Ann D. McKinley by official records volume 2800, page 489;
- 3) **S 29° 10' 55" E, 135.04 feet** along the westerly line of said land of William Steven and Ann D. McKinley to an iron pin found;
- 4) **S 00° 15' 42" E, 595.66 feet** along the west line of said land of William Steven and Ann D. McKinley to a point being in said easterly right of way line of Richland County Bikeway, said point also being in said easterly line of said land of the Board of Park Commissions and being referenced by an iron pin found S 82° 56' 17" W, 1.33 feet from said point;
- 5) **N 29° 58' 08" W, 608.92 feet** along said easterly right of way line of Richland County Bikeway also being along said easterly line of said land of the Board of Park Commissions to the **true place of beginning**, and containing **1.916 acres**, more or less, of which 1.882 acres are in the Northeast Quarter of Section 5 and 0.034 acre is in the Northwest Quarter of Section 5, and subject to all legal highways and easements of record.

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Basis of bearings: Survey MM-153.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in March 2021 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK **5-25-21**
INITIAL DATE
NN-194



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
SM-1804A2

Larry Weirich <villageadmin@bellvilleohio.net>

Thu 4/22/2021 4:57 AM

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To:

- You

Cc:

- Teri Brenkus

Good Morning Steve,

The village has no problem with you boring under 97. We will need to see some type of plans as to where the boring will take place. Your contractor can provide this to us. Also there is a street opening permit required for any work taking place in our right of way. The permit has no cost, we have it to make sure any work that is performed is completed properly and by our guidelines. I hope this helps with the tax map office. If not have Elaine give me a call.

Take care,

Larry Weirich

Get [Outlook for iOS](#)

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SM

Steve McKinley

Wed 4/21/2021 6:52 AM

Hi Larry. Odot tells me that the village is the proper entity to give me permission to bore underneath 97 to access county sewer. The county told me I needed to get permission from odot and odot told me that it's outside their jurisdiction and under the jurisdiction



**RICHLAND COUNTY
DIVISION OF WASTEWATER**

Amanda Miller, Director

1740 Fleming Falls Road
Mansfield, Ohio 44903

Phone: (419) 774 - 4002
Fax: (419) 774 - 4003

May 20, 2021

Re: Intent to Serve
Elaine Kiefer
Tax Map Supervisor
Richland County Ohio

At this time, no formal plan has been submitted. A brief phone conversation with the owner has indicated a residential home would be built on one of the parcels.

Per your request, there is sufficient sanitary sewer availability for residential development of the amended parcels (current parcel numbers 015-35-110-35-000 and 015-35-110-34-000) per the approval from the Village of Bellville and survey information you shared with our office.

Richland County Wastewater intends to serve and issue permits for the sites, once a formal sanitary lateral connection plans is submitted for review in accordance with Sanitary Regulations.

Please do not hesitate to contact me with any further questions. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Amanda L Miller".

Amanda Miller
Director
Richland County Wastewater