

SECTION LINE AND CENTERLINE OF R/W ARE NOT ONE IN THE SAME

1" REBAR IN MONUMENT BOX N 01°09'39" W, 2.91' OF SEC CORNER RIC-97-19.63/19.67

NE CORNER OF THE NE QTR SEC 23

# MAP OF SURVEY

NE QUARTER OF SECTION 23  
T-21-N; R-17-W  
WORTHINGTON TOWNSHIP  
RICHLAND COUNTY, OHIO

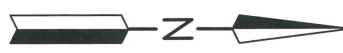
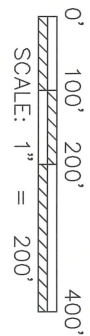
LARRY W. FORBES  
O.R. V-2704, P-874

SEE ATTACHED FOR HEALTH DEPT. APPROVAL

NEW SURVEY	NEW SPLIT
OF EXISTING PARCEL	RICHLAND COUNTY
RICHLAND COUNTY	RICHLAND COUNTY
TAX MAP OFFICE	TAX MAP OFFICE
INITIAL <b>EAK</b>	INITIAL <b>EAK</b>
DATE <b>9-10-21</b>	DATE <b>9-10-21</b>
<b>NN-353</b>	

## LEGEND

- ☒ R/W MONUMENT FOUND
- ▲ RAILROAD SPIKE FOUND
- CAPPED PIN FOUND WITH I.D. CAP MARKED "STEVENS"
- (UNLESS NOTED)
- ☐ MONUMENT BOX
- 5/8" REBAR SET WITH I.D. CAP MARKED "SJL INC"
- \* ○ ALL REFERENCE PINS SET @ 30.00'



REFERENCE SURVEY:  
RIC-97-19.63/19.67 PLANS  
F-2-54, H-290, W-253

BASIS OF BEARING:

THE BEARINGS AS SHOWN HEREON ARE RELATIVE TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM

SE CORNER OF THE NE QTR SEC 23

## HILDEBRANT ROAD T.R. 380



**SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.**  
Consulting Engineers & Surveyors  
909 South Main Street  
Mansfield, Ohio 44907  
TEL (419) 756-7302 FAX (419) 756-0867 EMAIL sjl@sjl-inc.com

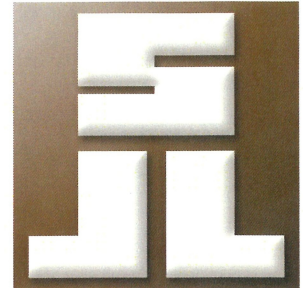
Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.



By: *Jason J. Lingenfelter* 9-10-21  
JASON J. LINGENFELTER, P.S. #8499 DATE

DRAWN JUL	CHECKED	1" SCALE = 200'	DATE SEPT. 10, 2021
DWG NO: SM-2545	JOB NO: SM-2545	SHEET 1 OF 1	

**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



Boundary description of a 1.274 acre parcel

SM-2545

Situated in the Township of Worthington, T-21N; R-17W, Northeast Quarter of Section 23,  
County of Richland, and State of Ohio:

Known as being the lands conveyed to Brandon L. & Kaylie J. Yarger and Ryan A. & Jilyssa L.  
Pfeifer in Volume 2898; Page 497 of Richland County Official Records and further bounded and  
described as follows:

Commencing at a point in State Route 97 witnessed by a  $\frac{3}{4}$  inch rebar found S 01° 10' 52" E,  
25.00 feet being the northwest corner of the Northeast Quarter of Section 23;

Thence S 89° 50' 13" E, 150.00 feet along the section line, the Grantor's northerly line and with  
State Route 97 to a point witnessed by a capped rebar set S 01° 10' 52" E, 30.00 feet and being  
the principal place of beginning:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 89° 50' 13" E, 300.00** feet along the section line, the Grantor's northerly line and with  
State Route 97 to a point witnessed by a capped rebar set S 01° 10' 52" E, 30.00 feet;
2. **S 01° 10' 52" E, 185.00** feet to a capped rebar set;
3. **N 89° 50' 13" W, 300.00** feet to a capped rebar set;
4. **N 01° 10' 52" W, 185.00** feet to the principal place of beginning and containing within  
said bounds **1.274** acres of land, more or less, and subject to all legal highways and  
easements of record.

Continued on Page 2


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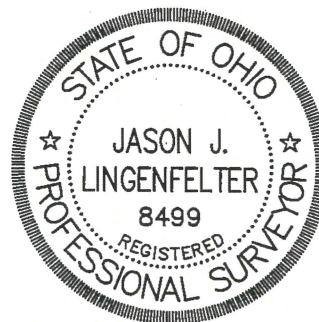
Page 2 (Description of 1.274 ac.)

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in July of 2021.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Richland County Survey Records Volume   NN  ; Page   353   for survey.

  
\_\_\_\_\_  
Jason J. Lingenfelter, P.S. #8499  
September 10, 2021

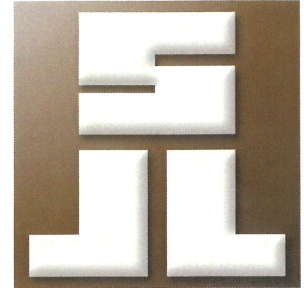


NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK    9-10-21  
INITIAL      DATE  
  NN-353  

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**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



Boundary description of a 19.363 acre parcel

SM-2545

Situated in the Township of Worthington, T-21N; R-17W, Northeast Quarter of Section 23,  
County of Richland, and State of Ohio:

Known as being the lands conveyed to Brandon L. & Kaylie J. Yarger and Ryan A. & Jilyssa L.  
Pfeifer in Volume 2898; Page 497 of Richland County Official Records and further bounded and  
described as follows:

Beginning at a point in State Route 97 witnessed by a ¾ inch rebar found S 01° 10' 52" E, 25.00  
feet being the northwest corner of the Northeast Quarter of Section 23;

THENCE WITH THE FOLLOWING TWELVE (12) COURSES:

1. **S 89° 50' 13" E, 150.00** feet along the section line, the Grantor's northerly line and with  
State Route 97 to a point witnessed by a capped rebar set S 01° 10' 52" E, 30.00 feet;
2. **S 01° 10' 52" E, 185.00** feet to a capped rebar set;
3. **S 89° 50' 13" E, 300.00** feet to a capped rebar set;
4. **N 01° 10' 52" W, 185.00** feet to a point on the section line and in State Route 97  
witnessed by a capped rebar set S 01° 10' 52" E, 30.00 feet;
5. **S 89° 50' 13" E, 315.49** feet along the section line, the Grantor's northerly line and with  
State Route 97 to a point witnessed by a capped rebar set S 01° 10' 52" E, 30.00 feet;
6. **S 01° 10' 52" E, 561.34** feet to a capped rebar set;

Continued on Page 2

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Page 2 (Description of 19.363 ac.)

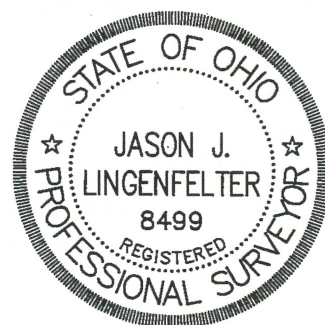
7. S 89° 50' 13" E, 218.46 feet to a capped rebar set;
8. S 01° 10' 52" E, 262.07 feet to a capped rebar set;
9. N 89° 50' 13" W, 546.92 feet to a capped rebar set;
10. S 01° 10' 52" E, 484.18 feet to a capped rebar set;
11. N 89° 50' 13" W, 437.03 feet along the Grantor's southerly line and the northerly line of the lands conveyed to Robert L. & Corinne M. Bieri, (O.R. V-40, P-161), to a capped rebar set on the westerly line of said quarter;
12. N 01° 10' 52" W, 1307.60 feet along the quarter section line and the Grantor's westerly line to the principal place of beginning and containing within said bounds 19.363 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in July of 2021.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Richland County Survey Records Volume NN; Page 353 for survey.

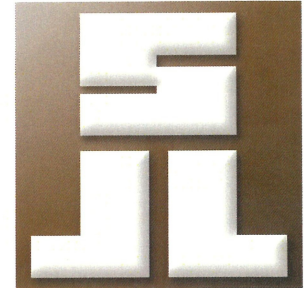
  
\_\_\_\_\_  
Jason J. Lingenfelter, P.S. #8499  
September 10, 2021



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**    **9-10-21**  
\_\_\_\_\_  
INITIAL                  DATE  
**NN-353**

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**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



Boundary description of a 19.396 acre parcel

SM-2545

Situated in the Township of Worthington, T-21N; R-17W, Northeast Quarter of Section 23, County of Richland, and State of Ohio:

Known as being the lands conveyed to Brandon L. & Kaylie J. Yarger and Ryan A. & Jilyssa L. Pfeifer in Volume 2898; Page 497 of Richland County Official Records and further bounded and described as follows:

Commencing at a point in State Route 97 witnessed by a  $\frac{3}{4}$  inch rebar found S 01° 10' 52" E, 25.00 feet being the northwest corner of the Northeast Quarter of Section 23;

Thence S 89° 50' 13" E, 765.49 feet along the section line, the Grantor's northerly line and with State Route 97 to a point witnessed by a capped rebar set S 01° 10' 52" E, 30.00 feet and being the principal place of beginning:

THENCE WITH THE FOLLOWING EIGHT (8) COURSES:

1. **S 89° 50' 13" E, 569.78** feet along the section line, the Grantor's northerly line and with State Route 97 to a point witnessed by a  $\frac{5}{8}$  inch rebar found S 01° 04' 02" E, 26.92 feet;
2. **S 01° 04' 02" E, 1307.54** feet along the Grantor's easterly line and the westerly line of the lands conveyed to Larry W. Forbes, (O.R. V-2704, P-874), to a  $\frac{3}{4}$  inch pinch top iron pipe found;
3. **N 89° 50' 13" W, 895.64** feet along the Grantor's southerly line and the northerly line of the lands conveyed to Robert L. & Corinne M. Bieri, (O.R. V-40, P-161), to a capped rebar set;

Continued on Page 2

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Ph. (419) 756-7302 Fax (419) 756-0867 Email: sjl@sjl-inc.com*

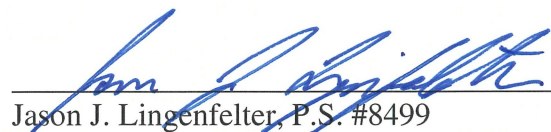
Page 2 (Description of 19.396 ac.)

4. N 01° 10' 52" W, 484.18 feet to a capped rebar set;
5. S 89° 50' 13" E, 546.92 feet to a capped rebar set;
6. N 01° 10' 52" W, 262.07 feet to a capped rebar set;
7. N 89° 50' 13" W, 218.46 feet to a capped rebar set;
8. N 01° 10' 52" W, 561.34 feet to the principal place of beginning and containing within said bounds 19.396 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in July of 2021.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Richland County Survey Records Volume NN; Page 353 for survey.

  
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Jason J. Lingenfelter, P.S. #8499  
September 10, 2021



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**     **9-10-21**  
INITIAL     DATE  
**NN-353**

909 South Main Street Mansfield, Ohio 44907  
Ph. (419) 756-7302 Fax (419) 756-0867 Email: sjl@sjl-inc.com





**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 Brandon Yarger		Date 7.20.21	
Mailing Address 3782 state route 97	City Butler	State OH	Zip 44822
Email byarger87@yahoo.com	Phone 4196310470		

### Site Information

Site Address 3782 state route 97			
City Butler	State OH	Zip 44822	Township Worthington
Parcel #(s) 0491202613001		Total Acreage (Before Lot Splits) 40	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>1.239 1.274 ME</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 2: <u>19.397 19.363 ME</u>	<input type="checkbox"/>	<input type="checkbox"/>
Lot 3: <u>19.397 19.369 ME</u>	<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:

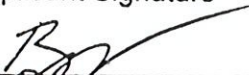
- (1) Soil Evaluation Report for each lot in accordance with OAC 3701-29-07. Yes
- (2) Staked or marked locations of proposed lot corners/property lines. Yes
- (3) A survey prepared for each lot by a Registered Surveyor Yes

(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

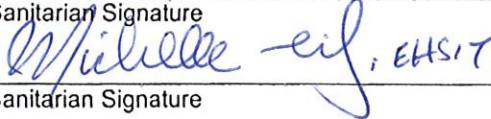
Please submit this completed form, the above required documents and payment of **\$100.00 per each new lot** either by mail or in person to: Richland Public Health, 555 Lexington Avenue, Mansfield, OH 44907 (Checks payable to: Richland Public Health).

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 	Date 7-21-21
--	-----------------

OFFICE USE ONLY

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Sanitarian Signature 	Date of Approval 9-7-2021
<input type="checkbox"/> Disapproved	Sanitarian Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

Comments:

INFORMATION PROVIDED WITH THE LOT SPLIT APPLICATION DID NOT INDICATE ANY POTENTIAL OR EXISTING UTILITY EASEMENTS. AREAS DESIGNATED AS SEPTIC REPLACEMENT AREAS SHALL BE UNDISTURBED AND PROTECTED FROM DAMAGE OR DISTURBANCE.

Fee Paid	100. <sup>00</sup> - <i>cc</i>
Date Paid	7-21-21
Receipt #	BK3061
Recorded By	<i>rad</i>
Date Recorded	<i>rad</i>

