

FUNK ROAD (C.H. 180)

NW CORNER  
NW QUARTER  
SECTION 24

LERCH RACING LLC  
ORV 2594, PAGE 571

NE CORNER  
NW QUARTER  
SECTION 24

S 89°25'37" E 1630.50'

6" METAL  
PIPE FOUND

WEST LINE  
NW QUARTER  
SECTION 24

**PARCEL "A"**  
**34.02 ACRES**  
(27.27 AC.)

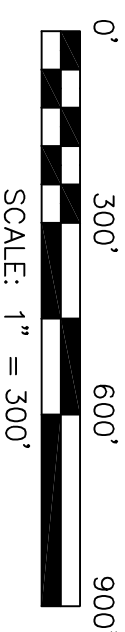
(27.27 AC.)

ALAN W. & SHEILA A. BIGLIN  
ORV 720, PAGE 006

(6.75 AC.)

M. & L. RIETSCHLIN  
O.R.V. 2698, PAGE 860

Approved according  
To R.C. 711.131  
*Elaine A. Kufes 12-1-21*  
Sign Date



NORTH

BASIS OF BEARING IS STATE PLANE  
GRID NORTH MAD 83 (2011), GEOID  
184, OHIO NORTH ZONE.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE INITIAL DATE  
**EAK 12-1-21 EAK 12-1-21**

**VERBAL APPROVAL BY GREG WASILEWSKI**  
**SHARON ZONING INSPECTOR 11-30-21**  
**SEE ATTACHED FOR HEALTH DEPT. APPROVAL**  
**NN-437**

**LEGEND**

- IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ SURVEY MARKER FOUND
- ⊙ MAG NAIL SPIKE FOUND
- ⊕ CONCRETE POST FOUND
- ▲ RAILROAD SPIKE FOUND
- ⊛ SURVEY MARKER FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

N 01°00'18" E  
805.40'  
REF=30.00' REF=30.00'

N 80°23'23" W 615.35'  
VERNON WEST ROAD (T.H. 179)  
430.50'

M. & L. RIETSCHLIN  
ORV 2698, PAGE 860

SOUTH LINE  
NW QUARTER  
SECTION 24

SW CORNER  
NW QUARTER  
SECTION 24

P.O.B. "B"

**PARCEL "B"**  
**3.55 ACRES**  
(2.27 AC.)

(2.27 AC.)

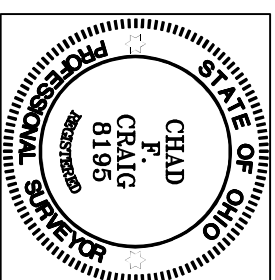
SE CORNER  
NW QUARTER  
SECTION 24

S 23°41'49" E  
0.66'

VERNON WEST ROAD (T.H. 179)

STATE ROUTE 61

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



LINE	BEARING	DISTANCE
L1	S 01°20'16" W	331.60'
L2	N 89°11'37" W	389.60'
L3	N 25°30'37" W	360.84'

SURVEY PLAT FOR  
PROPERTY TRANSFER

PART NW QTR. SECTION 24, T-21, R-20  
SHARON TOWNSHIP  
RICHLAND COUNTY, OHIO

DATE: NOVEMBER 4, 2021 SCALE: 1"=300'  
VERNON\_WEST\_RD\_5154\_SPLIT

**SURVEY DESCRIPTION  
PARCEL A**

PART OF THE NW QUARTER OF SECTION 24  
SHARON TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Sharon, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 24, of Township 21 North, Range 20 West, and being more particularly described as follows:

Beginning for the same at a point marking the intersection of the west line of said quarter with the centerline of Vernon West Road (T.H. 179) and being referenced by an iron pin set on a bearing of North 01 degree 00 minutes 18 seconds East and at a distance of 30.00 feet, Thence, North 01 degree 00 minutes 18 seconds East with the west line of said quarter and passing through said iron pin set, a total distance of 805.40 feet to an iron pin set marking the southwest corner of a parcel currently owned by Lerch Racing LLC (ORV 2594, Page 571);

Thence, South 89 degrees 25 minutes 37 seconds East with the south line of said Lerch parcel 1630.50 feet to a 6 inch metal pipe found marking the northwest corner of a parcel currently owned by M. & L. Rietschlin (ORV 2698, Page 860);

Thence, South 01 degree 20 minutes 16 seconds West with the west line of said Rietschlin parcel 976.40 feet to a concrete post found;

Thence, South 89 degrees 57 minutes 44 seconds West passing through a iron pin set at a distance of 542.71 feet, a total distance of 552.71 feet to a point in the centerline of said road;

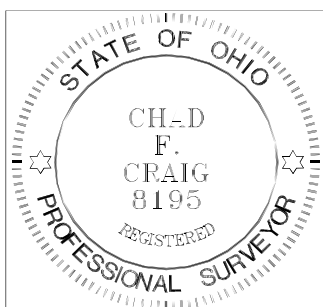
Thence, North 25 degrees 30 minutes 37 seconds West 97.16 feet to an iron pin found;

Thence, South 89 degrees 36 minutes 23 seconds West 420.50 feet to a survey marker found in the centerline of said road;

Thence, North 80 degrees 23 minutes 23 seconds West with said centerline 615.35 feet to the place of beginning, containing 34.02 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on November 4, 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 SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**      **12-1-21**  
INITIAL      DATE  
**NN-437**

A handwritten signature in cursive script that reads "Chad F. Craig".

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

**SURVEY DESCRIPTION  
PARCEL B**

PART OF THE NW QUARTER OF SECTION 24  
SHARON TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Sharon, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 24, of Township 21 North, Range 20 West, and being more particularly described as follows:

Commencing at a point marking the intersection of the west line of said quarter with the centerline of Vernon West Road (T.H. 179) and being referenced by an iron pin set on a bearing of North 01 degree 00 minutes 18 seconds East and at a distance of 30.00 feet, Thence, South 80 degrees 23 minutes 23 seconds West with said centerline 615.35 feet to a survey marker found, Thence, North 89 degrees 36 minutes 23 seconds East with said centerline and the easterly prolongation thereof 420.50 feet to an iron pin found, Thence, South 25 degrees 30 minutes 37 seconds East 97.16 feet to a point referenced by an iron pin set on a bearing of North 89 degrees 57 minutes 44 seconds East and at a distance of 10.00 feet; the place of beginning for the parcel herein described;

Thence, North 89 degrees 57 minutes 44 seconds East 552.71 feet to a concrete post found on the west line of a parcel currently owned by M.& L. Rietschlin (ORV 2698, Page 860);

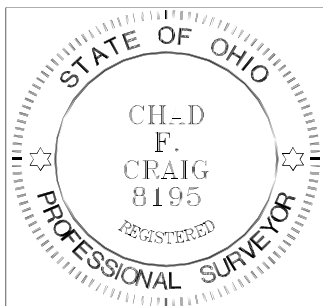
Thence, South 01 degree 20 minutes 16 seconds West with the west line of said Rietschlin parcel and passing through a concrete post found at a distance of 301.60 feet, a total distance of 331.60 feet to a point in the centerline of said road, the same as being the south line of said quarter;

Thence, North 89 degrees 11 minutes 37 seconds West with said south line and the westerly prolongation of said centerline 389.60 feet to a point referenced by an iron pin found on a bearing of South 23 degrees 41 minutes 49 seconds East and at a distance of 0.66 feet;


Thence, North 25 degrees 30 minutes 37 seconds West 360.84 feet to the place of beginning, containing 3.55 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on November 4, 2021, but subject to all easements, right of ways and highways of record.

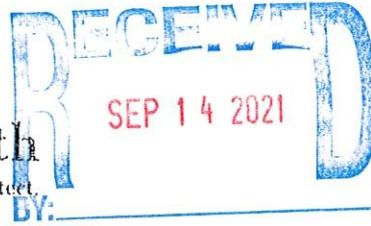
Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

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**      **12-1-21**  
INITIAL      DATE  
**NN-437**

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



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 <i>SUTTER BROS</i>		Date <i>8-18-21</i>	
Mailing Address <i>8051 REMLINGER RD</i>	City <i>CRESTLINE</i>	State <i>OHio</i>	Zip <i>44827</i>
Email <i>RONALD.SUTTER56@GMAIL</i>	Phone <i>419-544-1898</i>		

### Site Information

Site Address <i>5154 VERNON WEST RD</i>			
City <i>SHELBY</i>	State <i>OHio</i>	Zip <i>44875</i>	Township <i>SHARON</i>
Parcel #(s) <i>044 700 412 000</i> <i>044 700 413 000</i>		Total Acreage (Before Lot Splits) <i>37.7 AC.</i>	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>3.55</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 2: _____	<input type="checkbox"/>	<input type="checkbox"/>
Lot 3: _____	<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.

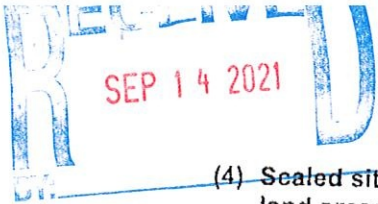
All newly created lots that are 5 acres or greater, will not be required to have a soil evaluation conducted by an approved Soil Evaluator unless a building location has been determined on the new lot.

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.
- (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 \$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
<i>Alan Bush Sheila Biglin</i> <i>Scott Bros Ron</i>	8/24/21

OFFICE USE ONLY

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature]</i>	Date of Approval 11/19/2021
<input type="checkbox"/> Disapproved	Sanitarian Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

Comments:

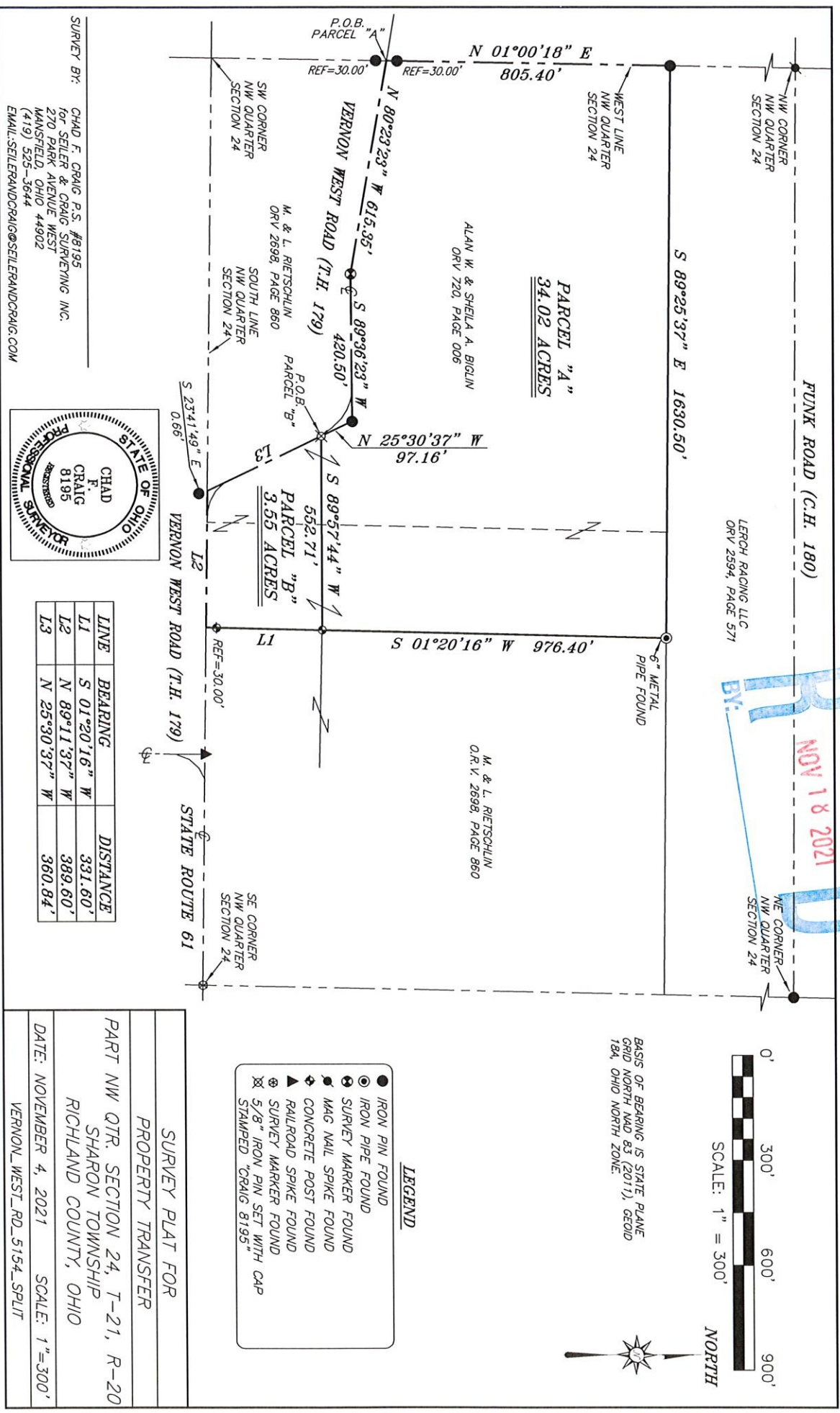
*Replacement area for septic should be protected from traffic.*

Fee Paid	\$ 100.00
Date Paid	9-14-21
Receipt #	BK 1181
Recorded By	ham
Date Recorded	

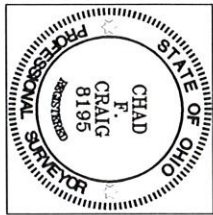
RECEIVED

NOV 18 2021

BY: \_\_\_\_\_



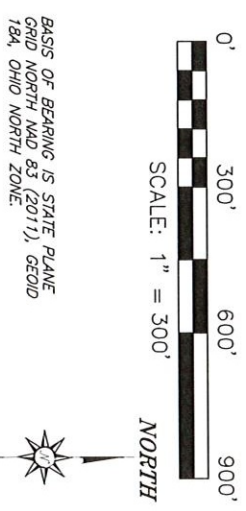
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 SHARON TOWNSHIP  
 RICHLAND COUNTY, OHIO  
 DATE: NOVEMBER 4, 2021 SCALE: 1"=300'  
 VERNON\_WEST\_RD\_5154\_SPLIT

- LEGEND**
- IRON PIN FOUND
  - ⊙ IRON PIPE FOUND
  - ⊕ SURVEY MARKER FOUND
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  - ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"



HEALTH DEPT. MAP