

**LEGEND**

- IRON PIN FOUND
- MONUMENT BOX FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"



**SURVEY FOR  
JAMES & SUE CULLER**

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code and is correct to the best of my knowledge.

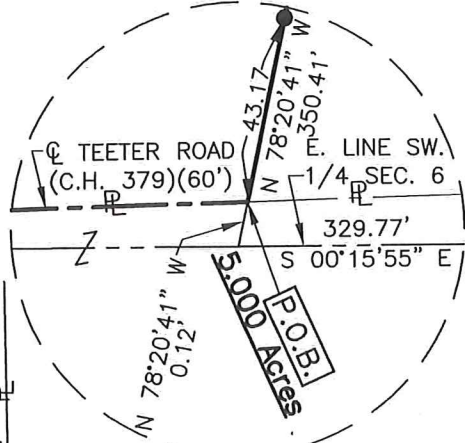
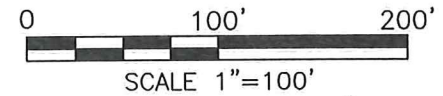


JAMES CULLER &  
SUE L. SNIVELY  
O.R.V.-485 P.-351

(4.653 Acres)

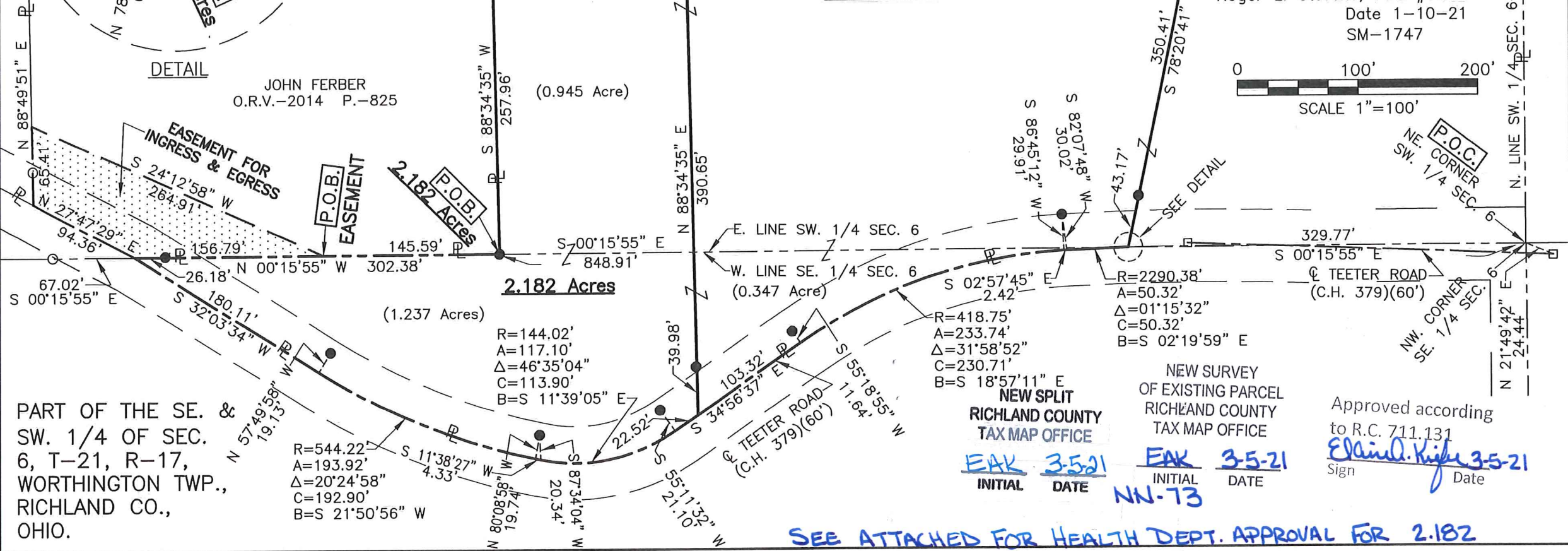
**5.000 Acres**

*Roger L. Stevens*  
Roger L. Stevens, P.S. #7052  
Date 1-10-21  
SM-1747



**DETAIL**

JOHN FERBER  
O.R.V.-2014 P.-825



**2.182 Acres**

(1.237 Acres)

R=544.22'  
A=193.92'  
Δ=20°24'58"  
C=192.90'  
B=S 21°50'56" W

R=144.02'  
A=117.10'  
Δ=46°35'04"  
C=113.90'  
B=S 11°39'05" E

R=418.75'  
A=233.74'  
Δ=31°58'52"  
C=230.71'  
B=S 18°57'11" E

R=2290.38'  
A=50.32'  
Δ=01°15'32"  
C=50.32'  
B=S 02°19'59" E

PART OF THE SE. &  
SW. 1/4 OF SEC.  
6, T-21, R-17,  
WORTHINGTON TWP.,  
RICHLAND CO.,  
OHIO.

NEW SURVEY  
NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 3-5-21**  
INITIAL DATE

**EAK 3-5-21**  
INITIAL DATE

**NN-73**

Approved according  
to R.C. 711.131  
*Eldred K. High*  
Sign Date

**SEE ATTACHED FOR HEALTH DEPT. APPROVAL FOR 2.182**



Roger L. Stevens

January 10, 2021

**SURVEYOR'S DESCRIPTION FOR  
JAMES & SUE CULLER**

**5.000 Acres**

Situated in the Township of Worthington, County of Richland, State of Ohio, being part of the Southeast and Southwest Quarters of Section 6, Township 21, Range 17 and being more particularly described as follows:

**Commencing** at a point being the northwest corner of said Southeast Quarter, said point also being in the northeast corner of said Southwest Quarter and being referenced by a monument box found N 21° 49' 42" E, 24.44 feet from said point;

Thence S 00° 15' 55" E, 329.77 feet along the west line of said Southeast Quarter, also being along the east line of said Southwest Quarter to a point, said point being referenced by an iron pin set N 78° 20' 41" W, 43.29 feet from said point;

Thence N 78° 20' 41" W, 0.12 feet to a point being in the centerline of Teeter Road (C.H. 379)(60') said point being referenced by an iron pin set N 78° 20' 41" W, 43.17 feet from said point and being **the true place of beginning**;

Thence with the following **NINE** courses:

- 1) **Southerly** along said centerline of Teeter Road (C.H. 379)(60') on a **curve to the left having a radius of 2,290.38 feet, an arc length of 50.32 feet, a delta angle of 01° 15' 32"**, a **chord length of 50.32 feet and a chord bearing of S 02° 19' 59" E** to a point of tangency, said point being referenced by an iron pin set S 82° 07' 48" W, 30.02 feet from said point;
- 2) **S 02° 57' 45" E, 2.42 feet** and continuing along said centerline of Teeter Road (C.H. 379)(60') to a point of curve, said point being referenced by an iron pin set S 86° 45' 12" W, 29.91 feet from said point;
- 3) **Southerly** and continuing along said centerline of Teeter Road (C.H. 379)(60') on a **curve to the left having a radius of 418.75 feet, an arc length of 233.74 feet, a delta angle of 31° 58' 52"**, a **chord length of 230.71 feet and a chord bearing of S 18° 57' 11" E** to a point of tangency, said point being referenced by an iron pin set S 55° 18' 55" W, 11.64 feet from said point;
- 4) **S 34° 56' 37" E, 103.32 feet** and continuing along said centerline of Teeter Road (C.H. 379)(60') to a point, said point being referenced by an iron pin set S 88° 34' 35" W, 39.98 feet from said point;
- 5) **S 88° 34' 35" W, 390.65 feet** to an iron pin set and passing through previously referenced iron pin set at 39.98 feet;
- 6) **S 00° 23' 51" W, 160.27 feet** to a point being in the north line of a parcel of land conveyed to John Ferber by official records volume 2014, page 825 and passing through an iron pin found at 160.05 feet;
- 7) **S 88° 34' 35" W, 259.53 feet** along said north line of said land of John Ferber to an iron pin set;
- 8) **N 15° 53' 32" E, 626.76 feet** to an iron pin set;
- 9) **S 78° 20' 41" E, 350.41 feet to the true place of beginning**, passing through previously referenced iron pin set at 307.24 feet and containing **5.000 acres**, more or less, of which 0.347 acre is in the Southeast Quarter of Section 6 and 4.653 acres are in the Southwest Quarter of Section 6 and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

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

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



*Roger L. Stevens*

Roger L. Stevens  
Registered Surveyor No. 7052  
SM-1747Y1

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 3-5-21  
INITIAL DATE  
NN-73



**2.182 Acres**

Situated in the Township of Worthington, County of Richland, State of Ohio, being part of the Southeast and Southwest Quarters of Section 6, Township 21, Range 17 and being more particularly described as follows:

**Commencing** at a point being the northwest corner of said Southeast Quarter, said point also being in the northeast corner of said Southwest Quarter and being referenced by a monument box found N 21° 49' 42" E, 24.44 feet from said point;

Thence S 00° 15' 55" E, 848.91 feet along the west line of said Southeast Quarter, also being along the east line of said Southwest Quarter to an iron pin set in the northeast corner of a parcel of land conveyed to John Ferber by official records volume 2014, page 825, said iron pin being **the true place of beginning**;

Thence with the following **NINE** courses:

- 1) **S 88° 34' 35" W, 257.96 feet** along the north line of said land of John Ferber to a point, said point being referenced by an iron pin found N 00° 23' 51" E, 0.22 feet from said point;
- 2) **N 00° 23' 51" E, 160.27 feet** to an iron pin set and passing through previously referenced iron pin found at 0.22 feet;
- 3) **N 88° 34' 35" E, 390.65 feet** to a point being in the centerline of Teeter Road (C.H. 379)(60') and passing through an iron pin set at 350.67 feet;
- 4) **S 34° 56' 37" E, 22.52 feet** along said centerline of Teeter Road (C.H. 379)(60') to a point, said point being referenced by an iron pin set S 55° 11' 32" W, 21.10 feet from said point;
- 5) **Southeasterly** and continuing along said centerline of Teeter Road (C.H. 379)(60') on a **curve to the right having a radius of 144.02 feet, an arc length of 117.10 feet, a delta angle of 46° 35' 04", a chord length of 113.90 feet and a chord bearing of S 11° 39' 05" E** to a point of tangency, said point being referenced by an iron pin set S 87° 34' 04" W, 20.34 feet from said point;
- 6) **S 11° 38' 27" W, 4.33 feet** and continuing along said centerline of Teeter Road (C.H. 379)(60') to a point, said point being referenced by an iron pin set N 80° 08' 58" W, 19.74 feet from said point;
- 7) **Southwesterly** and continuing along said centerline of Teeter Road (C.H. 379)(60') on a **curve to the right having a radius of 544.22 feet, an arc length of 193.92 feet, a delta angle of 20° 24' 58", a chord length of 192.90 feet and a chord bearing of S 21° 50' 56" W** to a point of tangency, said point being referenced by an iron pin set N 57° 49' 58" W, 19.13 feet from said point;
- 8) **S 32° 03' 34" W, 180.11 feet** and continuing along said centerline of Teeter Road (C.H. 379)(60') to a point being in the west line of said Southeast Quarter, said point also being along the east line of said Southwest Quarter and being referenced by an iron pin set N 00° 15' 55" W, 26.18 feet from said point;
- 9) **N 00° 15' 55" W, 302.38 feet** along said west line of said Southeast Quarter, also being along said east line of said Southwest Quarter to the **true place of beginning**, passing through previously referenced iron pin set at 26.18 feet and containing **2.182 acres**, more or less, of which 1.237 acres are in the Southeast Quarter of Section 6 and 0.945 acre is in the Southwest Quarter of Section 6 and subject to all legal highways and easements of record.

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

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



*Roger L. Stevens*  
Roger L. Stevens

Registered Surveyor No. 7052  
SM-1747Y1

Approved according

to R.C. 711.134

Sign *Ellino Q. Kujala*  
Date 3-5-21

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL **EAK** DATE **3-5-21**  
SIGNATURE **NN-73**

**EASEMENT FOR INGRESS & EGRESS**

Grantor John Ferber grants to grantees their heirs and assigns an easement for ingress and egress over his property recorded in official records volume 2014, page 825, said easement being described as follows:

Situated in the Township of Worthington, County of Richland, State of Ohio, being part of the Southwest Quarter of Section 6, Township 21, Range 17 and being more particularly described as follows:

**Commencing** at a point being the northeast corner of said Southwest Quarter, said point also being referenced by a monument box found N 21° 49' 42" E, 24.44 feet from said point;

Thence S 00° 15' 55" E, 994.50 feet along the east line of said Southwest Quarter to a point being **the true place of beginning**;

Thence with the following **FOUR** courses:

- 1) S 24° 12' 58" W, 264.91 feet to a point being in the south line of said land of John Ferber;
- 2) N 88° 49' 51" E, 65.41 feet along said south line of said land of John Ferber to a point being the southeasterly corner of said land, said point also being in the centerline of Teeter Road (C.H. 379)(60') ;
- 3) N 27° 47' 29" E, 94.36 feet along said centerline of Teeter Road (C.H. 379)(60') to a point being in the east line of said Southwest Quarter;
- 4) N 00° 15' 55" W, 156.79 feet along said east line of said Southwest Quarter to the **true place of beginning**.

Bearings are to an assumed meridian and are used to express angles only.

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



A handwritten signature in black ink, appearing to read "Roger L. Stevens".

Roger L. Stevens  
Registered Surveyor No. 7052  
SM-1747Y1





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	Jim Collier		Date	2 5 21
Mailing Address	City	State	Zip	44813
4794 Teefer Rd	Belleville	Ohio		
Email	Phone			
Jim@NewHope.rocks	419 842 2919			

### Site Information

Site Address	4794 Teefer Rd			
City	State	Zip	Township	
Belleville	Ohio	44813	Worthington	
Parcel #(s)	Total Acreage (Before Lot Splits)			
049-12-042-10-000 52A	53.54			

### Acreege Per Lot(s):

Existing Home Combining to  
 (check if yes) Another Lot?

Lot 1: 21/82	<input 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 <i>Jim Cady</i>	Date 2 5 21
--	----------------

----- OFFICE USE ONLY -----

**Final Lot Split Consideration:**

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature]</i>	Date of Approval 02/16/2021
<input type="checkbox"/> Disapproved	Sanitarian Signature <i>[Signature]</i>	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

Comments: *Identified Primary and Secondary Treatment Area for onsite Sanitary Sewage Treatment System as to be protected from disturbance.*

Fee Paid	100.00 ✓ # 1817
Date Paid	2-5-21
Receipt #	BK2107
Recorded By	<i>[Signature]</i>
Date Recorded	2-5-21

**RECEIVED**  
FEB 05 2021  
BY: *[Signature]*

Updated 09/11/2019