

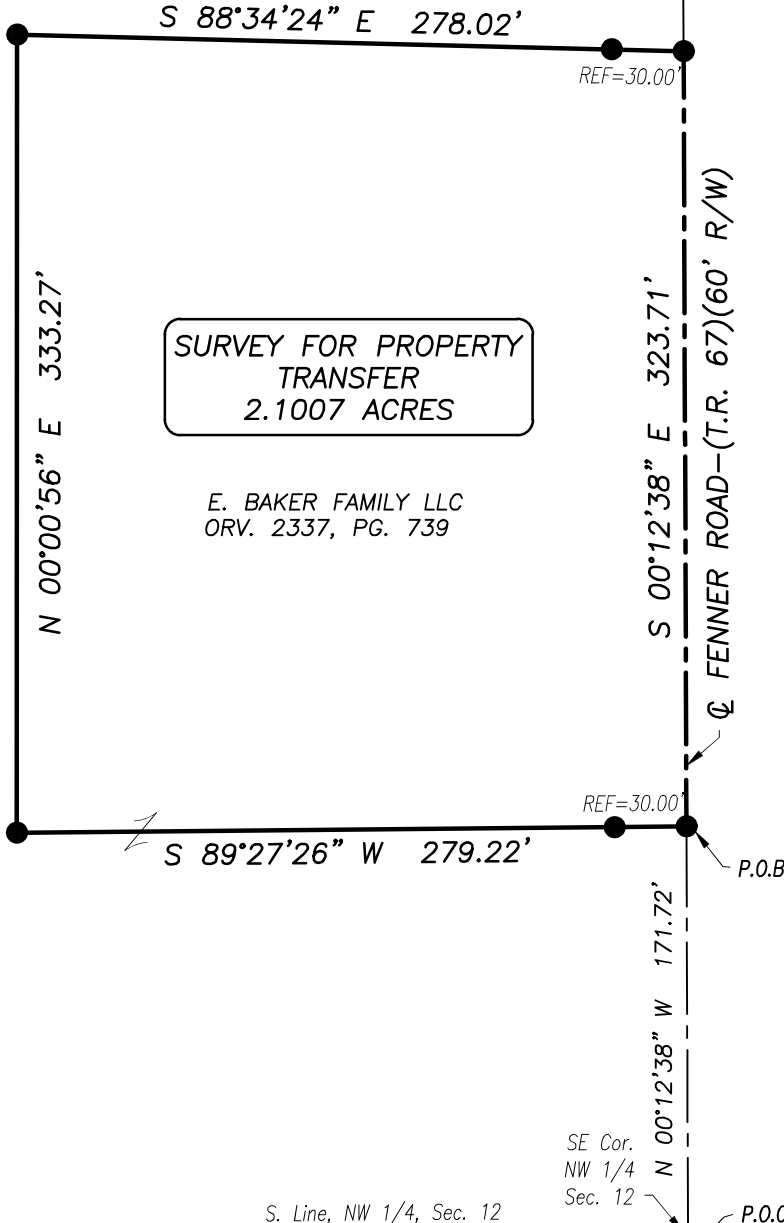
NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 EAK 6-7-23

Approved according  
 to R.C. 711.131

*Elaine A. Kiefer 6-7-23*

INITIAL & DATE Sign Date  
 SEE ATTACHED FOR HEALTH DEPT. APPROVAL

PP-130



SURVEY FOR PROPERTY  
 TRANSFER  
 2.1007 ACRES

E. BAKER FAMILY LLC  
 ORV. 2337, PG. 739



**LEGEND**

- IRON PIPE FOUND
- △ RAILROAD SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

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 state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By: *Nathaniel B. Ramsey* 05/12/2023  
 Nathaniel B. Ramsey, P.S. #8396 Date  
 For Ramsey Surveying

**RAMSEY SURVEYING**  
 Professional Land Surveying Services  
 283 Eby Road  
 Shiloh, Ohio 44878  
 TEL (419) 512-2596 FAX (419) 522-0399  
 EMAIL nramsey@ramsey-surveying.com

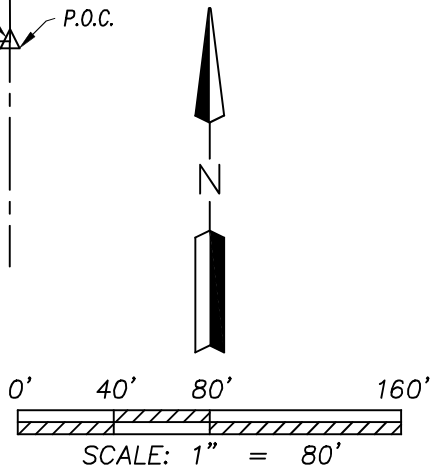
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**SURVEY MADE AT FOR PROPERTY TRANSFER**

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**PART OF THE NORTHWEST QUARTER OF SECTION 12, PLYMOUTH TOWNSHIP T-22 N, R-20 W RICHLAND COUNTY, OHIO**

DRAWN NBR	CHECKED NBR	SCALE 1" = 80'	DATE 5/12/2023
JOB NO: SM-5814		SHEET 1 OF 1	



**LEGAL DESCRIPTION**

May 12, 2023

**Situated** in the Township of Plymouth, County of Richland, State of Ohio and being part of the Northwest Quarter of Section 12 Township 22-North, Range 20-West and being a portion of the lands conveyed to E. Baker Family LLC by official record volume 2337, page 739 and being more particularly described as follows:

**Commencing** at a railroad spike found and accepted as marking the southeast corner of said Quarter and being on the centerline of Fenner Road-(T.R. 67)(60' R/W);

Thence, **North 00 degrees 12 minutes 38 seconds West, 171.72 feet** along the East line of said Quarter, said centerline of Fenner Road to an iron pin set being the **Place of Beginning** of the parcel described herein;

Thence, the following **FOUR** courses:

1. **South 89 degrees 27 minutes 26 seconds West, 279.22 feet** traversing aforementioned E. Baker Family LLC parcel to an iron pin set, passing through an iron pin set for reference at 30.00 feet;
2. **North 00 degrees 00 minutes 56 seconds East, 333.27 feet** traversing said E. Baker Family LLC to an iron pin set;
3. **South 88 degrees 34 minutes 24 seconds East, 278.02 feet** traversing said E. Baker Family LLC to an iron pin set on the east line of the aforementioned Quarter, the aforementioned centerline of Fenner Road, and passing through an iron pin set for reference at 248.02 feet;
4. **South 00 degrees 12 minutes 38 seconds East, 323.71 feet** along the east line of said Quarter, and said centerline of Fenner Road to the **Place of Beginning**, containing 2.1007 acres more or less and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.


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

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in May, 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 6-7-23**

INITIAL & DATE  
**PP-130**

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5814\_Legal.docx





**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 Kelly Baker Shifferly trustee		Date 05/05/2023	
Mailing Address 309 Sylvan Drive	City Delaware	State OH	Zip 43015
Email jshifferly309@gmail.com	Phone 740-972-1832		

### Site Information

Site Address 7785 FENNER RD, PLYMOUTH 44865			
City PLYMOUTH	State OH - Ohio	Zip 44865	Township Plymouth Township
Parcel #(s) 0345512906003		Total Acreage (Before Lot Splits) 38.115	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>2.1007</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. | Yes <input checked="" type="checkbox"/> |
| (2) Staked or marked locations of proposed lot corners/property lines.     | Yes <input checked="" type="checkbox"/> |
| (3) A survey prepared for <u>each lot</u> by a Registered Surveyor         | Yes <input checked="" type="checkbox"/> |

(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. *mound* Yes

Please submit this completed form, the above required documents and payment of **\$75.00 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>KELLY SHIFFRIN</i>	Date 05/05/2023
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----- OFFICE USE ONLY -----

**Final Lot Split Consideration:**

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature]</i> J.EHS	Date of Approval 5/26/2023
<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 EASEMENTS AND/OR UTILITY EASEMENTS.*

Areas designated for installation and/or replacement of a sewage treatment system shall be undisturbed and protected from damage or disturbance. OAC 3701-29-15(P)(1)

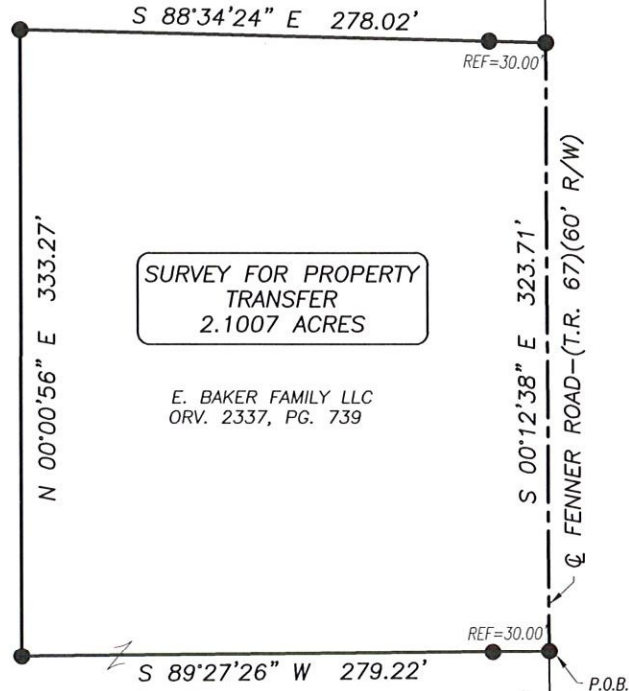
Fee Paid	<i>250.00 CC -</i>
Date Paid	<i>5-8-23</i>
Receipt #	<i>BK4104</i>
Recorded By	<i>MAD</i>
Date Recorded	<i>5-8-23</i>

*Geopermits*



Updated 04/12/2021

# HEALTH DEPT. MAP



SURVEY FOR PROPERTY TRANSFER  
2.1007 ACRES

E. BAKER FAMILY LLC  
ORV. 2337, PG. 739

**RECEIVED**  
MAY 19 2023  
BY: \_\_\_\_\_



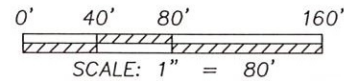
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