

NORTH



BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

Approved according
to R.C. 711.131

Elaine A. Kiefer 7-6-23

Sign Date
NEW SPLIT

RICHLAND COUNTY
TAX MAP OFFICE

EAK 7-6-23

INITIAL & DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 7-6-23

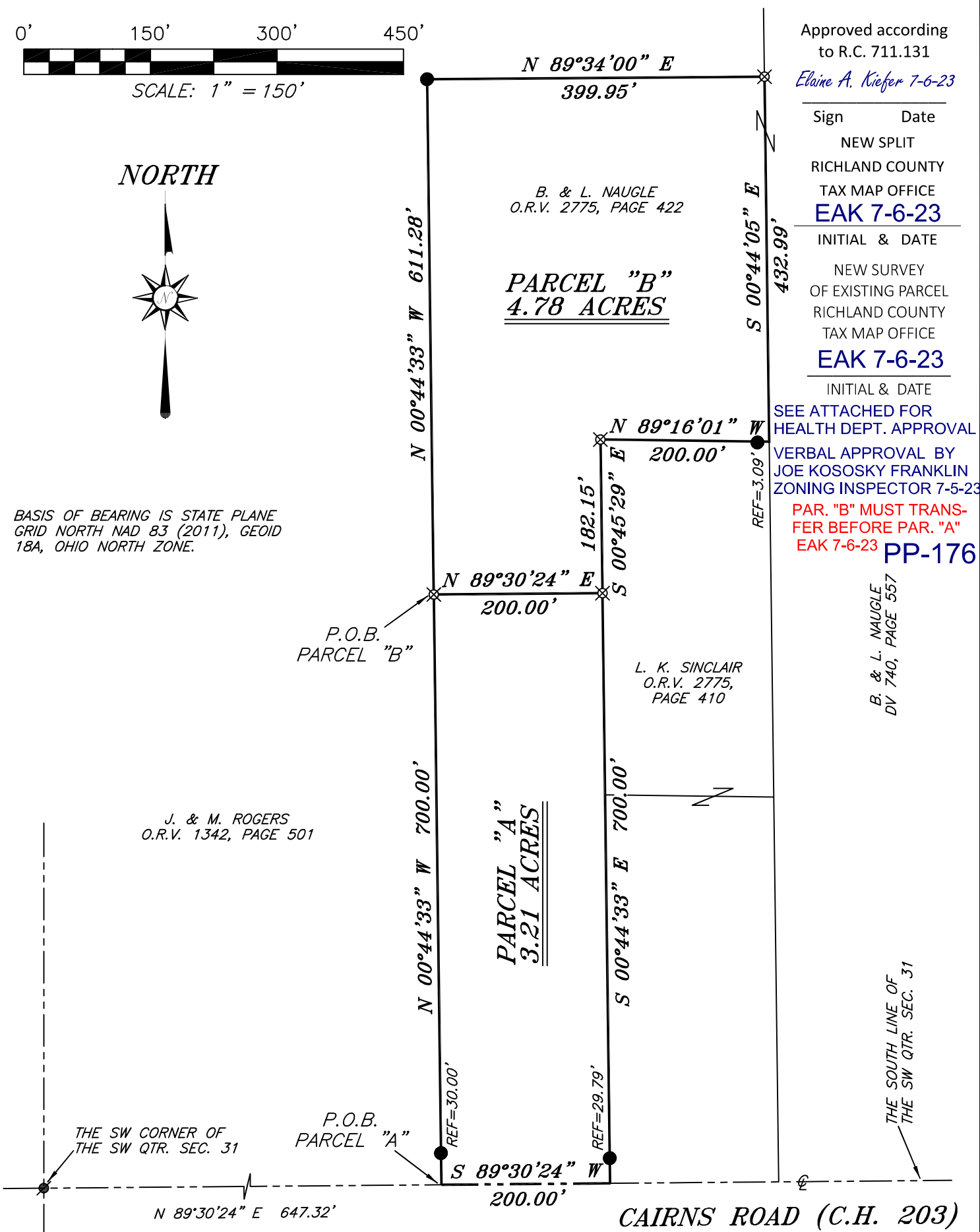
INITIAL & DATE

SEE ATTACHED FOR
HEALTH DEPT. APPROVAL

VERBAL APPROVAL BY
JOE KOSOSKY FRANKLIN
ZONING INSPECTOR 7-5-23

PAR. "B" MUST TRANSFER BEFORE PAR. "A"
EAK 7-6-23 PP-176

*B. & L. NAUGLE
DV 740, PAGE 557*



*J. & M. ROGERS
O.R.V. 1342, PAGE 501*

*L. K. SINCLAIR
O.R.V. 2775,
PAGE 410*

THE SW CORNER OF
THE SW QTR. SEC. 31

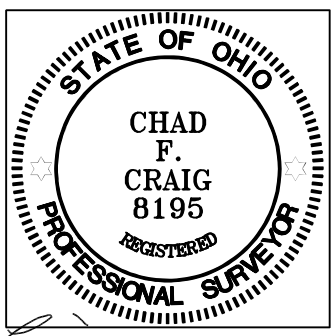
P.O.B.
PARCEL "A"

THE SOUTH LINE OF
THE SW QTR. SEC. 31

CAIRNS ROAD (C.H. 203)

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ MAG NAIL SPIKE FOUND
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP
STAMPED "CRAIG 8195"



Chad F. Craig

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

SURVEY PLAT FOR PROPERTY TRANSFER	
PART SW QTR. SEC. 31, T-22, R-18 FRANKLIN TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: APRIL 26, 2023	SCALE: 1"=120'
CAIRNS_RD_NAUGLE	

**SURVEY DESCRIPTION
PARCEL "A"**

PART OF THE SW QUARTER OF SECTION 31
FRANKLIN TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Franklin, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 31 Township 22 North, Range 18 West, and being more particularly described as follows:

Commencing at a Mag Nail spike found and accepted as marking the southwest corner of said quarter, and being a point in the centerline of Cairns Road (C.H. 203), Thence, North 89 degrees 30 minutes 24 seconds East with the south line of said quarter and with said centerline 647.32 feet to a point referenced by an iron pin found on a bearing of North 00 degrees 44 minutes 33 seconds West and at a distance of 30.00 feet, said point marking the southeast corner of a parcel currently owned by J. & M. Rogers (ORV 1342, Page 501), said point being the place of beginning for the parcel herein described;

Thence, North 00 degrees 44 minutes 33 seconds West with the east line of said Rogers parcel and passing through said iron pin found, a total distance of 700.00 feet to an iron pin set;

Thence, North 89 degrees 30 minutes 24 seconds East 200.00 feet to an iron pin set on the west line of a parcel currently owned by L.K. Sinclair (ORV 2775, Page 410);

Thence, South 00 degrees 44 minutes 33 seconds East with the west line of said Sinclair parcel and passing through an iron pin found for reference at a distance of 670.21 feet, a total distance of 700.00 feet to a point on the south line of said quarter and in said centerline;

Thence, South 89 degrees 30 minutes 24 seconds West with the south line of said quarter and with said centerline 200.00 feet to the place of beginning, containing 3.21 acres, according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on April 26, 2023, 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 7-6-23

INITIAL & DATE

**PARCEL B (4.78 AC.) MUST
TRANSFER BEFORE THIS PARCEL**

PP-176

A handwritten signature in black ink that reads "Chad F. Craig".

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

SURVEY DESCRIPTION
PARCEL "B"
PART OF THE SW QUARTER OF SECTION 31
FRANKLIN TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Franklin, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 31 of Township 22 North, Range 18 West, and being more particularly described as follows:

Commencing at a Mag Nail spike found and accepted as marking the southwest corner of said quarter, and being a point in the centerline of Cairns Road (C.H. 203), Thence, North 89 degrees 30 minutes 24 seconds East with the south line of said quarter and with said centerline 647.32 feet to a point referenced by an iron pin found on a bearing of North 00 degrees 44 minutes 33 seconds West and at a distance of 30.00 feet, said point marking the southeast corner of a parcel currently owned by J. & M. Rogers (ORV 1342, Page 501), Thence, North 00 degrees 44 minutes 33 seconds West with the east line of said Rogers parcel and passing through said iron pin found, a total distance of 700.00 feet to an iron pin set and being the place of beginning of the parcel herein described;

Thence, continuing North 00 degrees 44 minutes 33 seconds West with the east line of said Rogers parcel 611.28 feet to an iron pin found on a corner common with said Rogers parcel;

Thence, North 89 degrees 34 minutes 00 seconds East with a line common to said Rogers parcel 399.95 feet to an iron pin set on the west line of a parcel currently owned by B. & L. Naugle (DV 740, P. 557);

Thence, South 00 degrees 44 minutes 05 seconds East with the west line of said Naugle parcel 432.99 feet to a point referenced by an iron pin found on a bearing of North 89 degrees 16 minutes 01 second West and at a distance of 3.09 feet, said point being the northeast corner of a parcel currently owned by L.K. Sinclair (O.R.V. 2775, P. 410);

Thence, North 89 degrees 16 minutes 01 second West with the north line of said Sinclair parcel and passing through said iron pin found, a total distance of 200.00 feet to an iron pin set on the northwest corner of said Sinclair parcel;

Thence, South 00 degrees 45 minutes 29 seconds East with the west line of said Sinclair parcel 182.15 feet to an iron pin set;

Thence, South 89 degrees 30 minutes 24 seconds West 200.00 feet to the place of beginning, containing 4.78 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on April 26, 2023 but subject to all easements, right of ways and highways of record.

The grantees, his 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 under applicable zoning 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.

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 7-6-23

INITIAL & DATE
PP-176

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

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	Barry Naugle		Date	06/15/23	
Mailing Address	1474 Cairns Rd	City	Mansfield	State	Ohio
				Zip	44903
Email	oldtractorman@zoominternet.net		Phone	419-961-1980	

Site Information

Site Address	Cairns Rd				
City	Mansfield	State	Ohio	Zip	44903
				Township	Franklin
Parcel #(s)	0114012215003		Total Acreage (Before Lot Splits)	8	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>8</u> 3.21 ^{me}	<input type="checkbox"/>	<input type="checkbox"/>
Lot 2: <u>8</u> 4.78	<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
3 BEARONS
- (5) Identification of one or more sewage treatment system type(s) that might be feasible for each lot. Yes
SAND MOUNDS

Please submit this completed form, the above required documents and payment of **\$250.00 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>Boyle Naylor</i>	Date <i>06/15/23</i>
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----- OFFICE USE ONLY -----

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Environmental Health Specialist/In Training Signature <i>M. Miller, EHS</i>	Date of Approval <i>6/23/2023</i>
<input type="checkbox"/> Disapproved	Environmental Health Specialist/In Training Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Environmental Health Specialist/In Training Signature	Date of Exempt Status

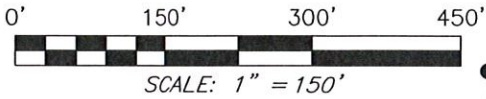
Comments:

DRIVEWAY PLACEMENT IS LIMITED BY AREAS DESIGNATED FOR SEWAGE TREATMENT. ENSURE DRIVEWAY PLACEMENT ADHERES TO ALL NECESSARY ISOLATION DISTANCES. 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) INFORMATION PROVIDED WITH THE LOT SPLIT APPLICATION DID NOT INDICATE ANY POTENTIAL OR EXISTING EASEMENTS AND/OR UTILITY EASEMENTS.

Fee Paid	<i>6-15-23 - 250</i>
Date Paid	<i>6-15-23 cash</i>
Receipt #	<i>50020</i>
Recorded By	<i>MLA</i>
Date Recorded	<i>6-15-23</i>



Updated 09/11/2019



HEALTH DEPT. MAP

B. & L. NAUGLE
O.R.V. 2775, PAGE 422

PARCEL "B"
4.78 ACRES

BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.



P.O.B.
PARCEL "B"

L. K. SINCLAIR
O.R.V. 2775,
PAGE 410

B. & L. NAUGLE
DV 740, PAGE 557

J. & M. ROGERS
O.R.V. 1342, PAGE 501

PARCEL "A"
3.21 ACRES

P.O.B.
PARCEL "A"

THE SOUTH LINE OF
THE SW QTR. SEC. 31

THE SW CORNER OF
THE SW QTR. SEC. 31

N 89°30'24" E 647.32'

S 89°30'24" W 200.00'

CAIRNS ROAD (C.H. 203)

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⦿ MAG NAIL SPIKE FOUND
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
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