

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 8-9-23

Approved according
 to R.C. 711.131
Elaine A. Kiefer 8-9-23

INITIAL & DATE Sign Date

VERBAL APPROVAL BY GREG WASILEWSKI
SHARON ZONING INSPECTOR 8-9-23

SEE ATTACHED FOR HEALTH DEPT. APPROVAL
PP-210

O. & K. NIESE
 O.R.V. 3003, PAGE 1779

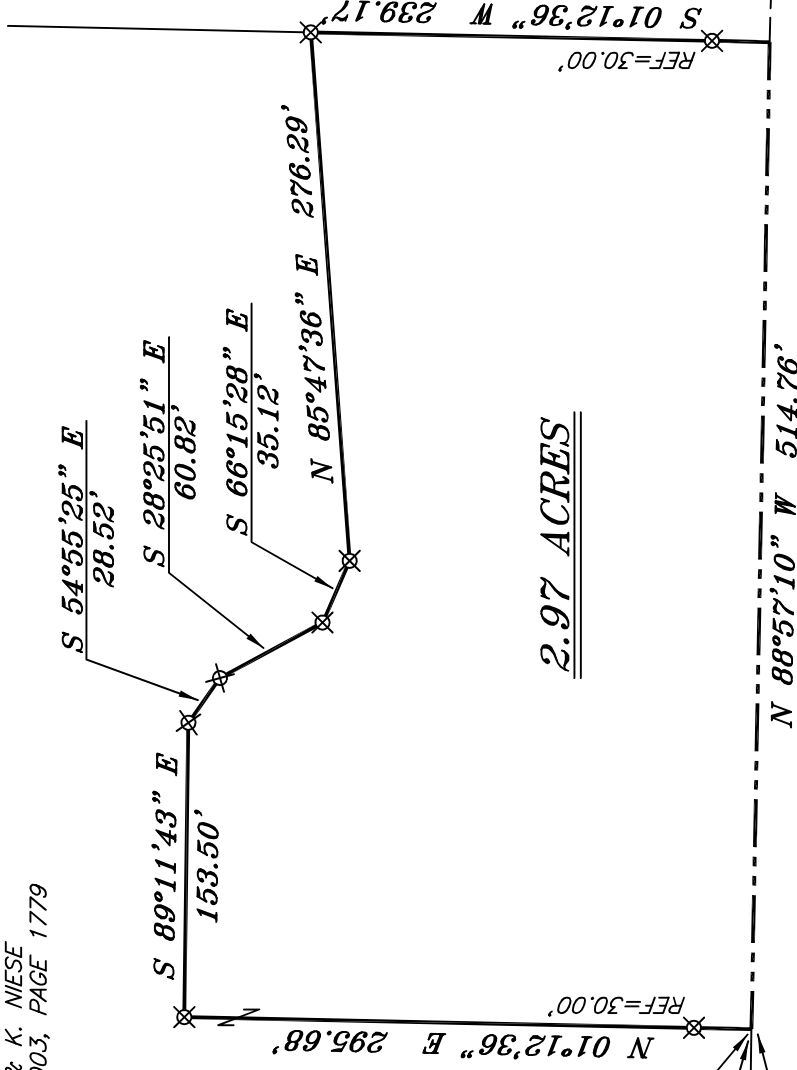
NORTH



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

A. & B. METZGER FAMILY FARMS LLC
 O.R.V. 1955, PAGE 220

THE SOUTH LINE OF
 THE NE QTR. SEC. 24

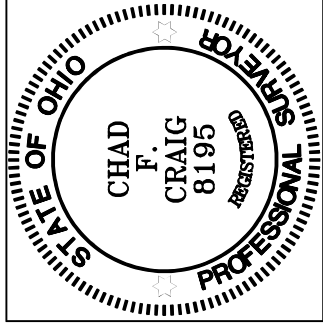


2.97 ACRES

SHELBY-GALLON ROAD (ST. RT. 61)

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"



SURVEY PLAT FOR
PROPERTY TRANSFER
PART NE QTR. SEC. 24, T-21, R-20 SHARON TOWNSHIP RICHLAND COUNTY, OHIO
DATE: JULY 17, 2023 SCALE: 1"=100'
ST_RT_61_4926

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 DESCRIPTION

**PART OF THE NE 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 Northeast quarter of Section 24 of Township 21 North, Range 20 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southwest corner of said quarter and being a point in the centerline of Shelby Galion Road (State Route 61), Thence, South 88 degrees 57 minutes 10 seconds East with the south line of said quarter and with said centerline, 813.79 feet to a point referenced by an iron pin set on a bearing of North 01 degree 12 minutes 36 seconds East and at a distance of 30.00 feet, said point being the place of beginning of the parcel herein described;

Thence, North 01 degree 12 minutes 36 seconds East passing through said iron pin set, a total distance of 295.68 feet to an iron pin set;

Thence, South 89 degrees 11 minutes 43 seconds East 153.50 feet to an iron pin set;

Thence, South 54 degrees 55 minutes 25 seconds East 28.52 feet to an iron pin set;

Thence, South 28 degrees 25 minutes 51 seconds East 60.82 feet to an iron pin set;

Thence, South 66 degrees 15 minutes 28 seconds East 35.12 feet to an iron pin set;

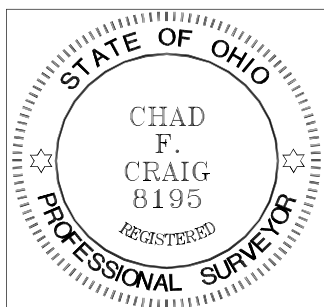
Thence, North 85 degrees 47 minutes 36 seconds East 276.29 feet to an iron pin set on the west line of a parcel currently owned by A. & B. Metzger Family Farms LLC (ORV 1955, Page 220);

Thence, South 01 degree 12 minutes 36 seconds West with the west line of said Family Farm parcel passing through an iron pin set for reference at 209.17 feet, a total distance of 239.17 feet to a point on the south line of said quarter and said centerline;

Thence, North 88 degrees 57 minutes 10 seconds West with said south line and said centerline 514.76 feet to the place of beginning, containing 2.97 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on July 17, 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 SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-9-23

INITIAL & DATE
PP-210

A handwritten signature in black ink 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 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 Owen Niese		Date July 5th 2023	
Mailing Address 5786 gwirtz Rd.	City shelby	State OH	Zip 44875
Email charlesmillerauctioneer@yahoo.com - real estate broker	Phone 419-295-5549 - real Estate broker		

Site Information

Site Address 4926 State Route 61 S.			
City shelby	State OH	Zip 44875	Township Sharon
Parcel #(s) 0444700415000		Total Acreage (Before Lot Splits) 40 Acres	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>2.75 Acres</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
- (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 **\$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>Owen Niese</i> <small>dotloop verified 07/05/23 12:55 PM EDT VG6H-HORI-HPQE-WIBB</small>	Date July 5th 2023
---	--------------------

OFFICE USE ONLY

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Environmental Health Specialist/In Training Signature <i>Sybil Wael, EHS-IT</i>	Date of Approval <i>7/25/23</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

Information provided with the application did not indicate any comments: potential or existing easements and/or utility easements. see drawing of new split in place of certified survey for now. Awaiting a survey to be complete by Sieler & Craig surveying. Please contact Charles Miller - (seller's Real estate Broker for more information) 419-295-5549

Fee Paid	<i>250.00</i>
Date Paid	<i>7-5-23</i>
Receipt #	<i>15845 TC</i>
Recorded By	<i>RLLH</i>
Date Recorded	<i>7-5-23</i>

RECEIVED
JUL 05 2023
BY: _____

Areas designated for replacement and/or installation of a sewage treatment system shall be undisturbed and protected from damage Updated 09/11/2019

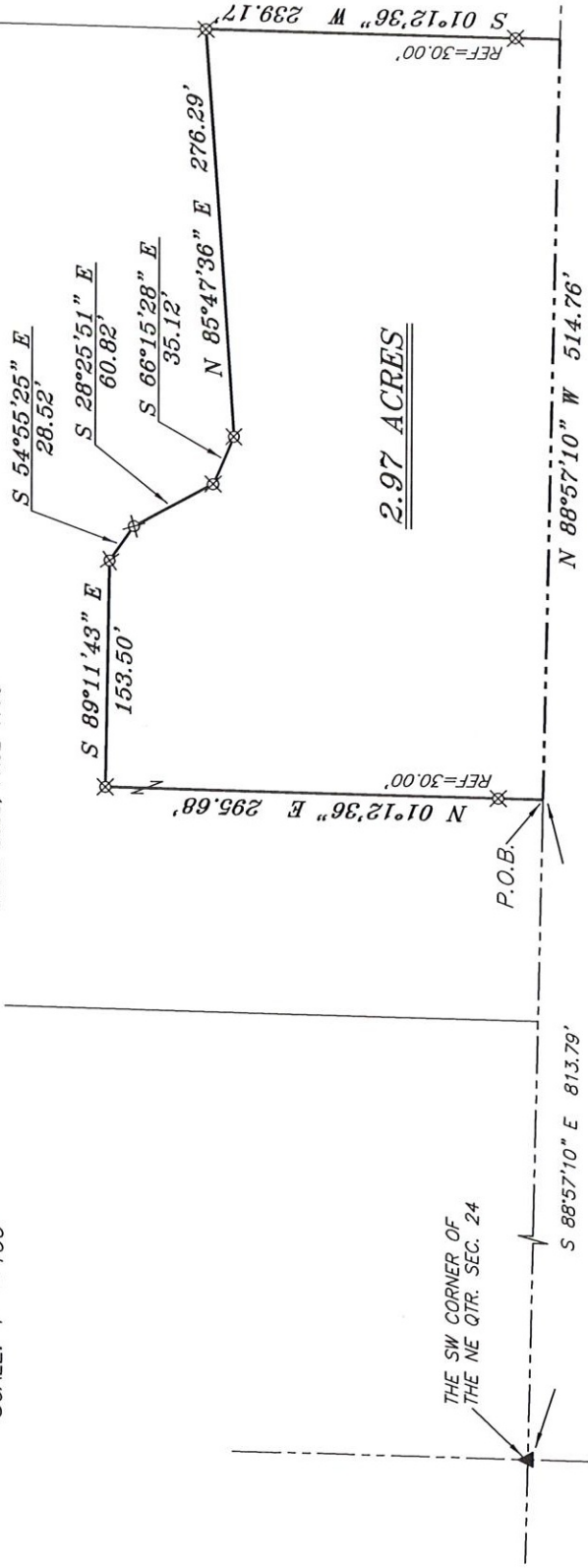
or disturbance (OAC 3701-29-15(P)(1)). Due to the existing septic system not having adequate secondary treatment that complied with OAC 3701-29, the existing system will need to be replaced within 1 year of approval. Homeowner (Owen Niese) and real estate broker (Charles Miller) are both aware of this.

HEALTH DEPT. MAP



O. & K. NIESE
O.R.V. 3003, PAGE 1779

NORTH



2.97 ACRES

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

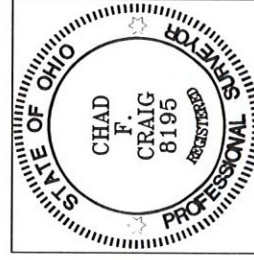
A. & B. FAMILY FARMS LLC
O.R.V. 1955, PAGE 220

THE SW CORNER OF
THE NE QTR. SEC. 24

SHELBY-GALION ROAD (ST. RT. 61)

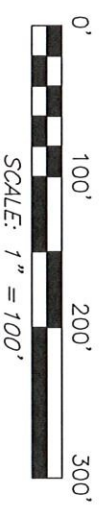
LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP
STAMPED "CRAIG 8195"



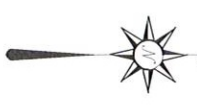
SURVEY BY:
CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL: SEILERANDCRAIG@SEILERANDCRAIG.COM

SURVEY PLAT FOR
PROPERTY TRANSFER
PART NE QTR. SEC. 24, T-21, R-20 SHARON TOWNSHIP RICHLAND COUNTY, OHIO
DATE: JULY 17, 2023 SCALE: 1"=100'
ST_RT_61_4926



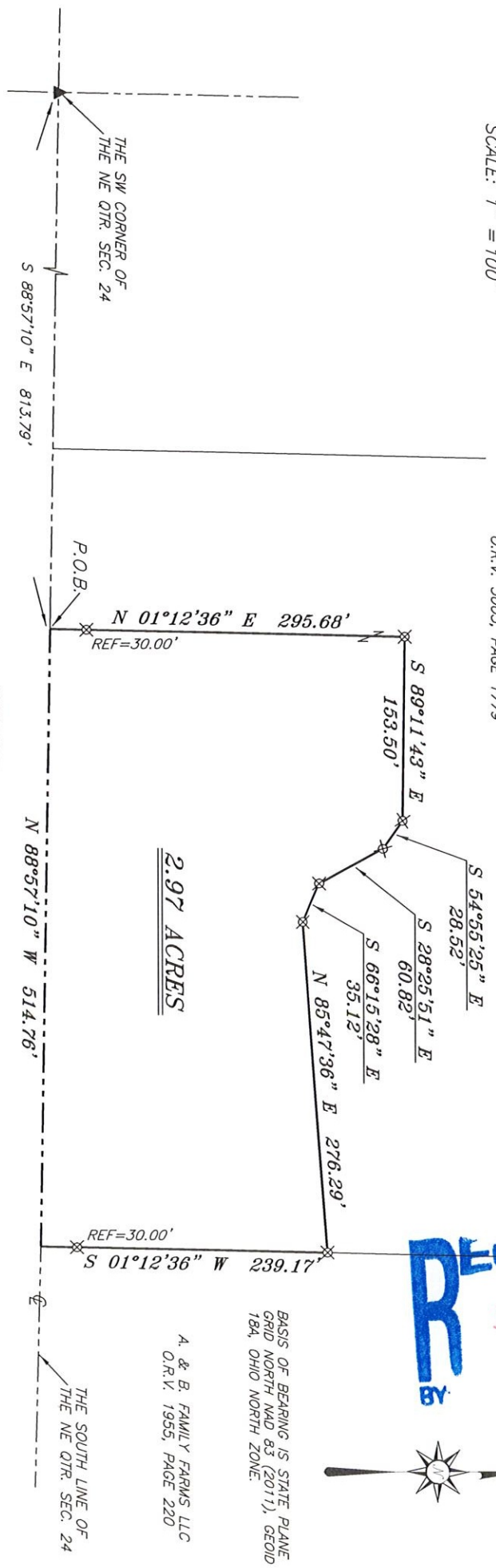
O. & K. NIESE
O.R.V. 3003, PAGE 1779

NORTH



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

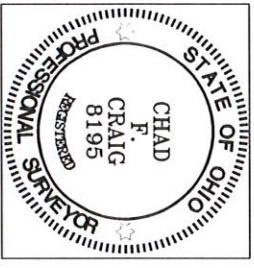
A. & B. FAMILY FARMS LLC
O.R.V. 1955, PAGE 220



SHELBY-GALION ROAD (ST. RT. 61)

LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"



SURVEY BY:
CHAD F. CRAIG P.S. #8195
for SELER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 523-3644
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

SURVEY PLAT FOR	
PROPERTY TRANSFER	
PART NE QTR. SEC. 24, T-21, R-20	
SHARON TOWNSHIP	
RICHLAND COUNTY, OHIO	
DATE: JULY 17, 2023	SCALE: 1"=100'
ST_RT_61_4926	