

2.099 ACRES
 KELLER FARMS II, LLC
 ORV. 2997, PG. 473

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 9-5-23

Approved according
 to R.C. 711.131
Elaine A. Kiefer 9-5-23

INITIAL & DATE

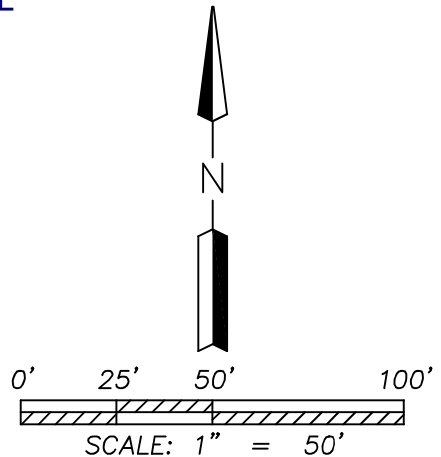
Sign

Date

VERBAL APPROVAL BY MATT THAYER
 TROY TWP ZONING INSPECTOR 9-5-23
 SEE ATTACHED FOR HEALTH DEPT. APPROVAL

PP-234

- LEGEND**
- IRON PIN 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*
 Nathaniel B. Ramsey, P.S. #8396
 For Ramsey Surveying

05/15/2023
 Date

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

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE NORTHWEST QUARTER OF SECTION 33, TROY TOWNSHIP T-20 N, R-19 W RICHLAND COUNTY, OHIO

DRAWN HCG	CHECKED NBR	SCALE 1" = 50'	DATE 05/15/2023
JOB NO: SM-5831			SHEET 1 OF 1

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LEGAL DESCRIPTION

May 15, 2023

Situated in the Township of Troy, County of Richland, State of Ohio; being a part of the Northwest Quarter of Section 33, Township 20-North, Range 19-West, being the lands conveyed to Keller Farms II, LLC by official record volume 2997, page 473 and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northeast corner of said Quarter, said railroad spike also being on the centerline of St. James Road-(T.R. 36)(60' R/W);

Thence, **South 89 degrees 56 minutes 10 seconds West, 736.64 feet** along the north line of said Quarter and said centerline of St. James Road to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **South 02 degrees 30 minutes 16 seconds West, 362.45 feet** traversing aforementioned Keller Farms II, LLC parcel to an iron pin set;
2. **South 89 degrees 56 minutes 06 seconds West, 252.50 feet** traversing said Keller Farms II, LLC parcel to an iron pin set;
3. **North 02 degrees 30 minutes 16 seconds East, 362.45 feet** traversing said Keller Farms II, LLC parcel to an iron pin set on the north line of aforementioned Quarter, the aforementioned centerline of St. James Road;
4. **North 89 degrees 56 minutes 10 seconds East, 252.50 feet** along the North line of said Quarter, said centerline of St. James Road to **Place of Beginning** and containing 2.099 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

Iron pins set are 5/8" rebar 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.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5831_R01_Legal.docx

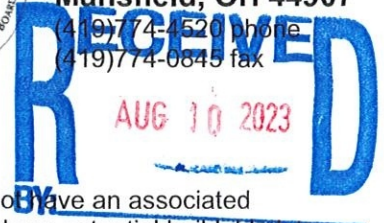


NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-5-23

INITIAL & DATE
PP-234



Environmental Division
555 Lexington Ave.
Mansfield, OH 44907
 (419) 774-4520 phone
 (419) 774-0645 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 Jason Keller		Date 8/7/2023	
Mailing Address 3526 Swisher Road	City Crestline	State OH	Zip 44827
Email jasonkeller58@gmail.com	Phone 419-295-3256		

Site Information

Site Address 3507 St. James Rd.			
City Lexington	State OH	Zip 44904	Township Troy
Parcel #(s) 0472604215000		Total Acreage (Before Lot Splits) 108	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>2.0985</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:

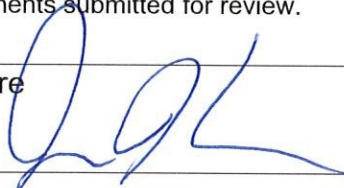
- (1) Soil Evaluation Report for each lot in accordance with OAC 3701-29-07. Yes
- (2) Staked or marked locations of proposed lot corners/property lines. Yes
- (3) A survey prepared for each lot by a Registered Surveyor Yes

(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

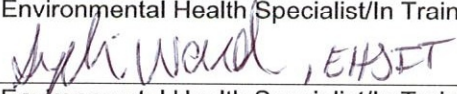
Please submit this completed form, the above required documents and payment of **\$250.00 per each new lot** either by mail or in person to: Richland Public Health, 555 Lexington Avenue, Mansfield, OH 44907 (Checks payable to: Richland Public Health).

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 	Date 8-7-23
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----- OFFICE USE ONLY -----

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Environmental Health Specialist/In Training Signature 	Date of Approval 8/17/2023
<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:

Information with the application did not indicate any potential or existing easements and/or any utility easements.

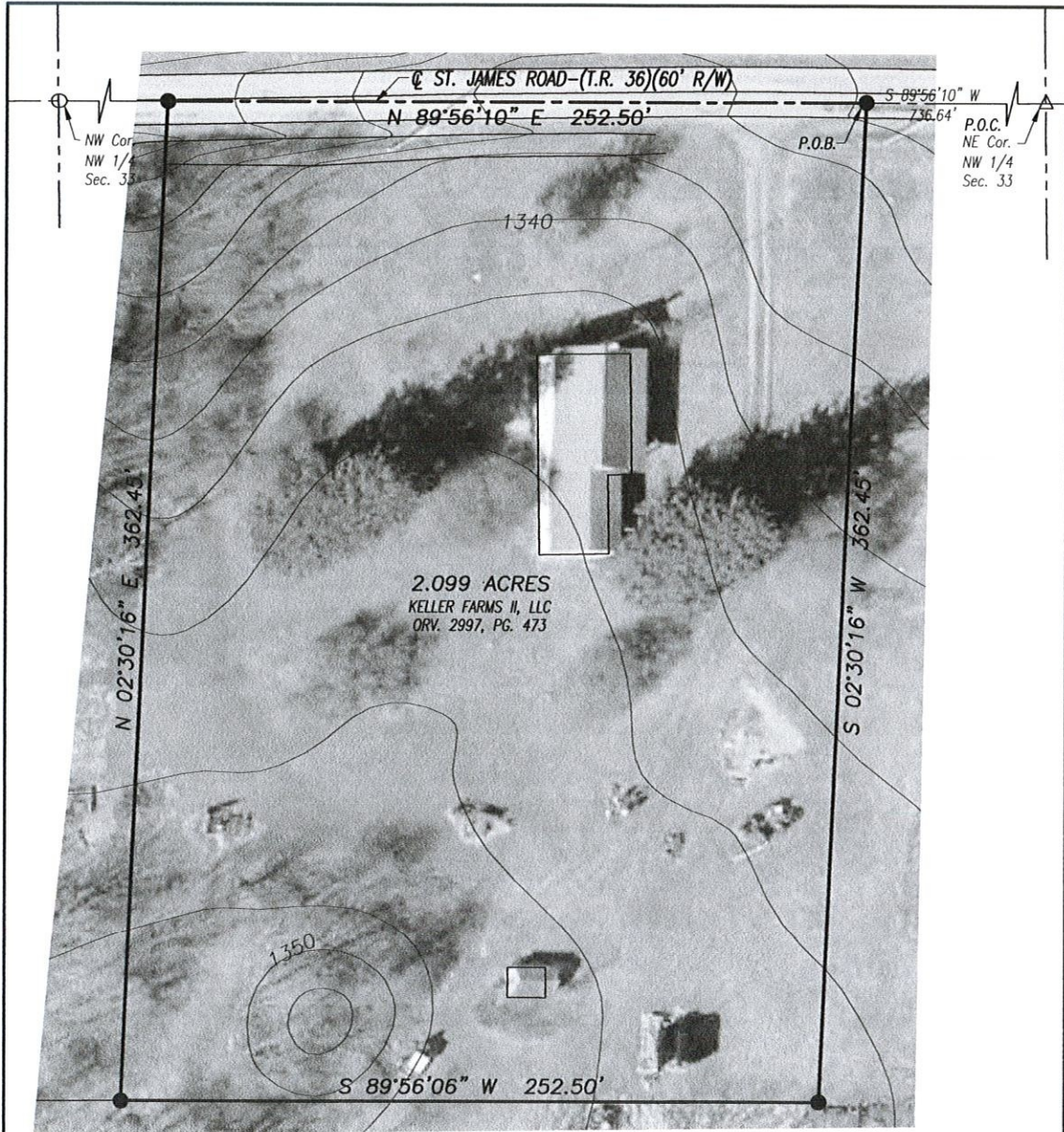
Fee Paid	250.00
Date Paid	8-10-23
Receipt #	25105 / utt
Recorded By	
Date Recorded	



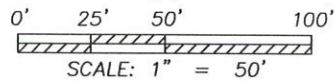
Updated 09/11/2019

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(A)(1)

HEALTH DEPT MAP




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 - △ RAILROAD SPIKE FOUND
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