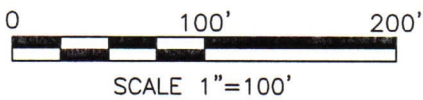


SURVEY FOR: JERED & RACHEL HOFFER

DATE: 9-3-23

JOB NUMBER: MIFFLIN-19

LOCATION: PART OF THE SE. 1/4 OF SEC. 19, T-23, R-17, MIFFLIN TWP., RICHLAND CO., STATE OF OHIO.



LEGEND

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

P.O.C.
NE. CORNER
SE. 1/4 SEC. 19

15.00'
N 88°12'16" E
224.86'
Approved according to R.C. 711.131
Elaine A. Kiefer 9-18-23
Sign Date
SEE ATTACHED FOR HEALTH DEPT. APPROVAL PP-262

NEW SPLIT
RICHLAND COUNTY TAX MAP OFFICE
EAK 9-18-23
INITIAL & DATE
VERBAL APPROVAL BY MIKE SWITZER
MIFFLIN TWP. ZONING INSPECTOR 9-18-23

NEW SURVEY OF EXISTING PARCEL
RICHLAND COUNTY TAX MAP OFFICE
EAK 9-18-23
INITIAL & DATE

BRYAN & EMILY BOSSE
O.R.V.-2563 P.-406

P.O.B.
5.004 Acres

WALTER W. & LINDA K. HUNSINGER
O.R.V.-626 P.-200

(2.863 Acres)

JERED J. & RACHEL M. HOFFER
O.R.V.-2475 P.-168

(1.323 Acres)

5.004 Acres

(0.818 Acre)

P.O.B.
3.078 Acres

20.00'
N 88°08'10" E 606.29'

JERED J. & RACHEL M. HOFFER
O.R.V.-2475 P.-168

(1.139 Acres)

(1.939 Acres)

3.078 Acres

20.54'
S 88°08'10" W 224.20'

LINDA F. EVANS
AKA LINDA P. EVANS
O.R.V.-2942 P.-795

LINDA F. EVANS
O.R.V.-2958 P.-851

S 88°17'43" W 380.98'

S 00°01'01" W 1285.00'

E. LINE SE. 1/4 SEC. 19
S 00°01'01" W 238.05'

MCBRIDE ROAD (T.H. 1533)(40')

S 00°01'01" W 222.16'

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.

Roger L. Stevens
Roger L. Stevens, P.S. #7052



**SURVEYOR'S DESCRIPTION FOR
JERED & RACHEL HOFFER**

5.004 Acres

Situated in the Township of Mifflin, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 19, Township 23, Range 17 and being more particularly described as follows:

Commencing at an iron pin found in the northeast corner of said Southeast Quarter;

Thence S 00° 01' 01" W, 1285.00 feet along the east line of said Southeast Quarter also being along the centerline of right of way of McBride Road (T.H. 1533)(40') to a point, said point being in the southeast corner of a parcel of land conveyed to Bryan and Emily Bosse by official records volume 2563, page 406, being referenced by an iron pin found S 89° 58' 56" W, 30.69 feet from said point and being the **true place of beginning**;

Thence with the following **SIX** courses:

- 1) **S 00° 01' 01" W, 238.05 feet** and continuing along said east line of said Southeast Quarter and along said centerline of right of way of McBride Road (T.H. 1533)(40') to a point, said point being referenced by an iron pin set S 88° 08' 10" W, 20.00 feet from said point;
- 2) **S 88° 08' 10" W, 606.29 feet** to a point being in an east line of a parcel of land conveyed to Walter W. and Linda K. Hunsinger by official records volume 626, page 200, passing through an iron pin set at 586.29 feet and passing through previously referenced iron pin set at 20.00 feet;
- 3) **N 00° 15' 40" W, 555.33 feet** along said east line of said land of Walter W. and Linda K. Hunsinger to a point being in interior corner of said land, said point being referenced by an iron pin set N 88° 12' 16" E, 15.00 feet from said point;
- 4) **N 88° 12' 16" E, 224.86 feet** to an iron pin found in a southeast corner of said land of Walter W. and Linda K. Hunsinger, said iron pin also being in the west line of said land of Bryan and Emily Bosse;
- 5) **S 00° 10' 43" E, 304.72 feet** along said west line of said land of Bryan and Emily Bosse to an iron pin found in the southwest corner of said land;
- 6) **N 89° 58' 56" E, 382.87 feet** along the south line of said land of Bryan and Emily Bosse to the **true place of beginning**, passing through previously referenced iron pin found at 352.18 feet and containing **5.004 acres**, more or less, and subject to all legal highways and easements of record.

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

According to a survey made in September 2023 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-18-23
INITIAL & DATE
PP-262



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
MIFFLIN-19E

3.078 Acres

Situated in the Township of Mifflin, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 19, Township 23, Range 17 and being more particularly described as follows:

Commencing at an iron pin found in the northeast corner of said Southeast Quarter;

Thence S 00° 01' 01" W, 1523.05 feet along the east line of said Southeast Quarter also being along the centerline of right of way of McBride Road (T.H. 1533)(40') to a point, said point being referenced by an iron pin set S 88° 08' 10" W, 20.00 feet from said point and being the **true place of beginning**;

Thence with the following **FIVE** courses:

- 1) **S 00° 01' 01" W, 222.16 feet** and continuing along said east line of said Southeast Quarter and along said centerline of right of way of McBride Road (T.H. 1533)(40') to a point being the northeast corner of a parcel of land conveyed to Linda F. Evans by official records volume 2958, page 851, said point being referenced by an iron pin found S 88° 17' 43" W, 30.82 feet from said point;
- 2) **S 88° 17' 43" W, 380.98 feet** along the north line of said land of Linda F. Evans to a iron pin found in the northwest corner of said land, said iron pin also being in the northeast corner of a parcel of land conveyed Linda F. Evans AKA Linda P. Evans by official records volume 2942 page 795 and passing through previously referenced iron pin set at 30.82 feet;
- 3) **S 88° 08' 10" W, 224.20 feet** along the north line of said land of to Linda F. Evans AKA Linda P. Evans by official records volume 2942, page 795 to a point being the southwest corner of said land, said point also being a southeast corner of parcel of land conveyed to Walter W. and Linda K. Hunsinger by official records volume 626, page 200 and passing through an iron pin set at 203.66 feet;
- 4) **N 00° 15' 40" W, 221.07 feet** along the east line of said land of Walter W. and Linda K. Hunsinger to a point, said point being referenced by an iron pin set N 88° 08' 10" E, 20.00 feet from said point;
- 5) **N 88° 08' 10" E, 606.29 feet** to the **true place of beginning**, passing through previously referenced iron pin set at 20.00 feet and passing through previously referenced iron pin set at 586.29 feet and containing **3.078 acres**, more or less, and subject to all legal highways and easements of record.

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

According to a survey made in September 2023 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

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



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 MIFFLIN-19E

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 9-18-23

INITIAL & DATE

PP-262



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.

RECEIVED

AUG 21 2023

BY: _____

Applicant Information

Name <i>Jared Hoffer</i>		Date <i>8/21/23</i>	
Mailing Address <i>572 McBride Rd</i>	City <i>Mansfield</i>	State <i>OH</i>	Zip <i>44905</i>
Email <i>Jhoffer32@gmail.com</i>	Phone <i>419-961-8374</i>		

Site Information

Site Address <i>572 McBride Rd</i>			
City <i>Mansfield</i>	State <i>OH</i>	Zip <i>44905</i>	Township <i>Madison Millier</i>
Parcel #(s) <i>0211705118000</i> <i>0211703809001</i> <i>0211704401002</i>		Total Acreage (Before Lot Splits) <i>8.09</i>	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u><i>5.09</i></u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lot 2: <u><i>3.0</i></u>	<input type="checkbox"/>	<input checked="" 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 *Pending after approval.* 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. *Leading line.*

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>[Signature]</i>	Date <i>8/21/23</i>
---	------------------------

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

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Environmental Health Specialist/In Training Signature <i>[Signature]</i>	Date of Approval <i>9/5/23</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

Comments:

- 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.

Fee Paid	<i>250</i>
Date Paid	<i>8-21-23</i>
Receipt #	<i>BK 25719</i>
Recorded By	
Date Recorded	

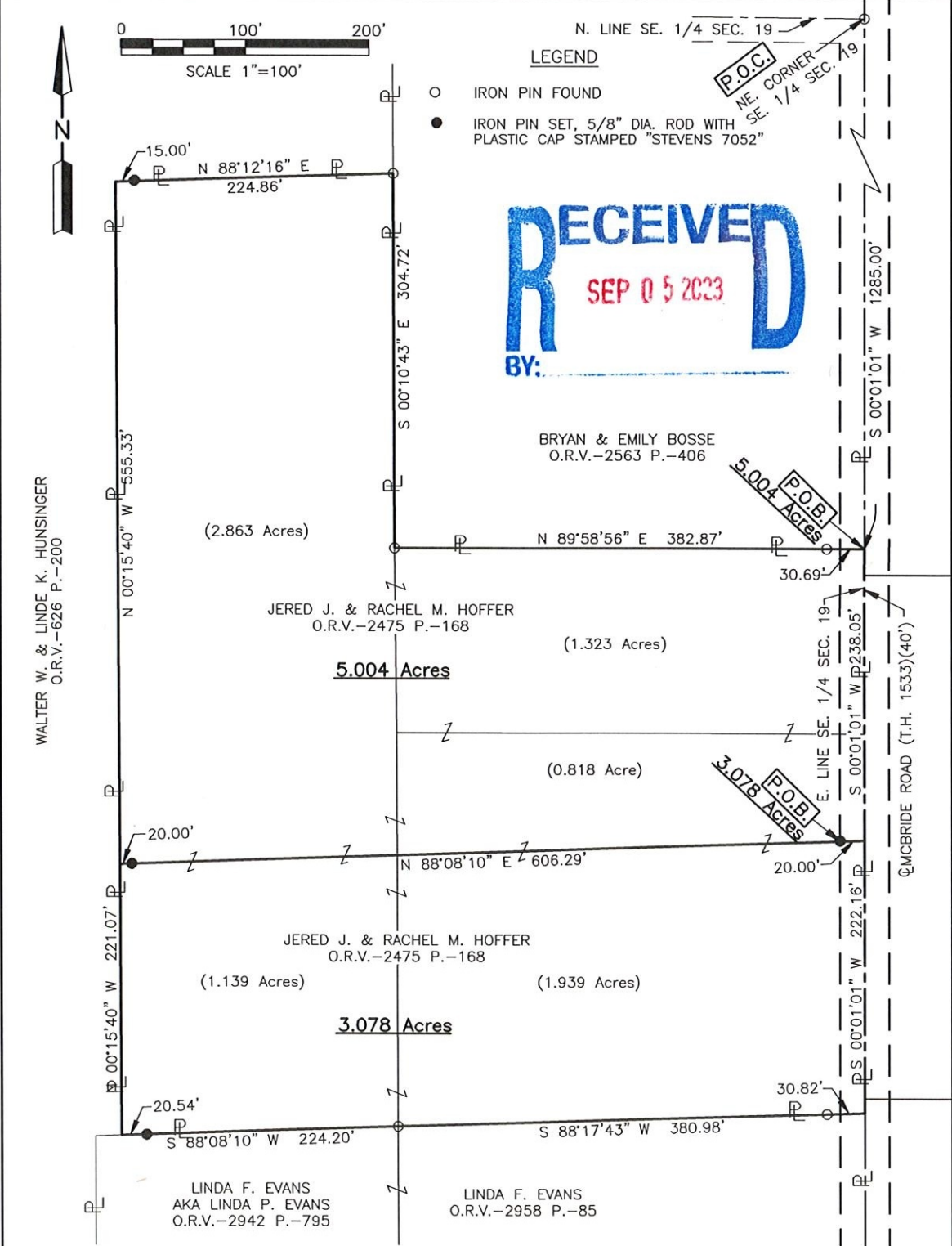


SURVEY FOR: JERED & RACHEL HOFFER

DATE: 9-3-23

JOB NUMBER: MIFFLIN-19

LOCATION: PART OF THE SE. 1/4 OF
SEC. 19, T-23, R-17, MIFFLIN
TWP., RICHLAND CO., STATE OF
OHIO.



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.

Roger L. Stevens, P.S. #7052

