

SURVEY FOR LARRY & CAROLYN TOMS

LARRY A. & CAROLYN J. TOMS
O.R.V.-2658, P.-323

S. LINE NW. 1/4 SEC. 11 N 88°24'08" W

N. LINE SW. 1/4 SEC. 11

464.07'

S 87°30'14" E

308.93'

S 06°28'10" E

277.46'

25.58'

25.97'

N 00°46'27" W

339.36'

31.00'

S 00°46'27" E

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277.46'

25.58'

25.97'

N 00°46'27" W

339.36'

TO BE TRANSFERRED TO
AN ADJOINING OWNER

P.O.B.
0.425 Acre

P.O.C.
0.425 Acre

(0.304 Acre)

S 84°39'11" W

557.63'

E. LINE NW. 1/4 SEC. 11

557.63'

W. LINE NE. 1/4 SEC. 11

557.63'

S 88°27'41" E

553.97'

(0.121 Acre)

CENTER OF SECTION 11

N 88°24'08" W

254.09'

N 88°24'08" W

254.09'

E. LINE SW. 1/4 SEC. 11

254.09'

S 51°55'47" E

1.18'

1.18'

S 84°39'11" W

557.63'

557.63'

557.63'

557.63'

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S 06°28'10" E

277.46'

25.58'

25.97'

N 00°46'27" W

339.36'

2.242 Acres

P.O.B.
2.242 Acres

R=1938.33'
A=339.48'
Δ=10°02'06"
C=339.05'
B=S 81°29'19" W

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



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 Date 6-14-23 MONROE 11

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-19-23

Approved according
to R.C. 711.131

Elaine A. Kieffer 9-19-23

INITIAL & DATE

VERBAL APPROVAL BY DALE MYERS
MONROE ZONING INSPECTOR 9-19-23
SEE ATTACHED HEALTH DEPT APPROVAL
PP-266

PART OF THE NE., SW. &
NW. 1/4 OF SEC. 11,
T-22, R-17, MONROE
TWP., RICHLAND CO., OHIO.

**SURVEYOR'S DESCRIPTION FOR
LARRY & CAROLYN TOMS**

2.242 Acres

Situated in the Township of Monroe, County of Richland, State of Ohio, being part of the Southwest Quarter of Section 11, Township 22, Range 17 and being more particularly described as follows:

Commencing at an iron pin set in the northeast corner of said Southwest Quarter;

Thence N 88° 24' 08" W, 718.16 feet along the north line of said Southwest Quarter to a point, said point being referenced by an iron pin set S 00° 46' 27" E, 31.00 feet from said point and passing through an iron pin set at 254.09 feet;

Thence S 00° 46' 27" E, 31.00 feet to an iron pin set, said iron pin being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **S 87° 30' 14" E, 308.93 feet** to an iron pin set;
- 2) **S 06° 28' 10" E, 277.46 feet** to a point being in the centerline of Basore Road (T.H. 361)(40') and passing through an iron pin set at 251.88 feet;
- 3) **Southwesterly** along said centerline of Basore Road (T.H. 361)(40') on a **curve to the left having a radius of 1,938.33 feet, an arc length of 339.48 feet, a delta angle of 10° 02' 06", a chord length of 339.05 feet and a chord bearing of S 81° 29' 19" W** to a point, said point being referenced by an iron pin set N 00° 46' 27" W, 25.97 feet from said point;
- 4) **N 00° 46' 27" W, 339.36 feet** to the **true place of beginning**, passing through previously referenced iron pin set at 25.97 feet and containing **2.242 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 June 2023 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

Iron pin set is 5/8" diameter rod with plastic cap stamped "STEVENS 7052".



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 MONROE-11

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 9-19-23

INITIAL & DATE

PP-266

0.425 Acre

Situated in the Township of Monroe, County of Richland, State of Ohio, being part of the Northeast and Northwest Quarters of Section 11, Township 22, Range 17 and being more particularly described as follows:

Commencing at an iron pin set in the southwest corner of said Northeast Quarter, said iron pin also being in the southeast corner of said Northwest Quarter;

Thence N 88° 24' 08" W, 254.09 feet along the south line of said Northwest Quarter to an iron pin set in the west line of a parcel of land conveyed to Charles A. and Jody Toms by official records volume 3000, page 521;

Thence N 01° 13' 47" E, 120.48 feet along said west line of said land of Charles A. and Jody Toms to a point being the northwesterly corner of said land, said point being referenced by an iron pin found S 51° 55' 47" E, 1.18 feet from said point and being the **true place of beginning**;

Thence with the following **THREE** courses:

- 1) N 01° 13' 47" E, **66.85 feet** to an iron pin set;
- 2) S 88° 27' 41" E, **553.97 feet** to an iron pin found in the northeasterly corner of said land of Charles A. and Jody Toms;
- 3) S 84° 39' 11" W, **557.63 feet** along the northerly line of said land of Charles A. and Jody Toms to the **true place of beginning** and containing **0.425 acre**, more or less, of which 0.121 acre is in the Northeast Quarter and 0.304 acre is in the Northwest Quarter and subject to all legal highways and easements of record.

The grantees, their 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.

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

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

Iron pin set is 5/8" diameter rod with plastic cap stamped "STEVENS 7052".



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
MONROE-11

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-19-23

INITIAL & DATE

PP-266



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 Larry Toms		Date	
Mailing Address 3791 Basore Road	City Lucas	State OH	Zip 44843
Email	Phone		

Site Information

Site Address 3791 Basore Road			
City Lucas	State OH	Zip 44843	Township Monroe
Parcel #(s) 0181414608000		Total Acreage (Before Lot Splits) 63.5	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>2.242</u> ^{ME}	<input 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

3 BEDROOMS

(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

LEACHING

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>June 12, 2023</i>
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OFFICE USE ONLY

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature]</i>	Date of Approval <i>7/26/2023</i>
<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. GAS LINE MARKED ON MAPS IS PRIVATELY OWNED AND DOES NOT HAVE AN EASEMENT, BUT WAS INFORMED THAT A 20' WIDE EASEMENT (10' ON EACH SIDE OF GAS LINE) WILL BE LEGALIZED AFTER THE LOT SPLIT.

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 ✓ #1004</i>
Date Paid	<i>6-15-23</i>
Receipt #	<i>50019</i>
Recorded By	<i>Mha/TC</i>
Date Recorded	<i>6-15-23</i>

*8/10/23 - RECEIVED EMAIL THAT SURVEY SUBMITTED TO TAX MAP DID NOT MATCH SURVEY SUBMITTED TO HEALTH DEPARTMENT.
8/21/23 - CONDUCTED ANOTHER SITE VISIT TO ENSURE REPLACEMENT AREA IS ADEQUATE. REPLACEMENT AREA APPEARS TO BE ADEQUATE. ME*

Updated 04/12/2021

HEALTH DEPT MAP

