

PROPOSED LOT SPLIT for KAMENIK REAL ESTATE, LLC.
 PART OF THE NE QUARTER of SECTION 31, T-24-N, R-17-W
 WELLER TOWNSHIP, RICHLAND COUNTY, OHIO

VERBAL APPROVAL BY MICHAEL MORTON
WELLER TWP. ZONING INSPECTOR 9-26-23
SEE ATTACHED FOR HEALTH DEPT. APPROVAL

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 9-26-23

INITIAL & DATE

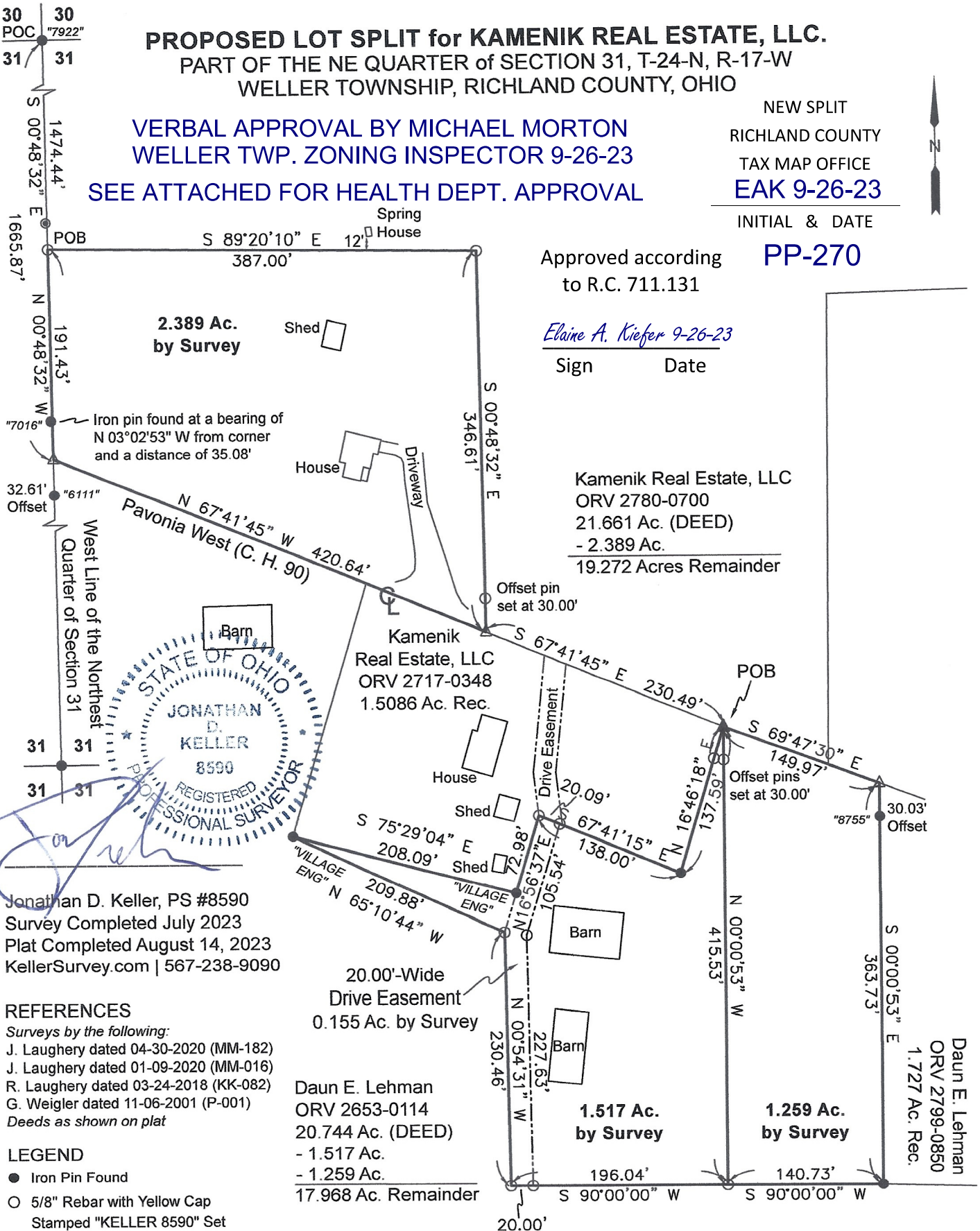
PP-270

Approved according
 to R.C. 711.131

Elaine A. Kiefer 9-26-23

Sign Date

Kamenik Real Estate, LLC
 ORV 2780-0700
 21.661 Ac. (DEED)
 - 2.389 Ac.
 19.272 Acres Remainder



Jonathan D. Keller, PS #8590
 Survey Completed July 2023
 Plat Completed August 14, 2023
 KellerSurvey.com | 567-238-9090

REFERENCES

Surveys by the following:
 J. Laughery dated 04-30-2020 (MM-182)
 J. Laughery dated 01-09-2020 (MM-016)
 R. Laughery dated 03-24-2018 (KK-082)
 G. Weigler dated 11-06-2001 (P-001)
 Deeds as shown on plat

LEGEND

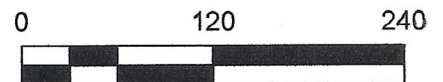
- Iron Pin Found
- 5/8" Rebar with Yellow Cap Stamped "KELLER 8590" Set
- ⊙ Iron Pipe Found
- ▲ Railroad Spike Found
- △ 3"-Long "MAG" Spike Set

Daun E. Lehman
 ORV 2653-0114
 20.744 Ac. (DEED)
 - 1.517 Ac.
 - 1.259 Ac.
 17.968 Ac. Remainder

1.517 Ac. by Survey

1.259 Ac. by Survey

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in July, 2023.





Description of a 1.259 Acre Parcel

Situated in the Northeast Quarter of Section 31, Township 24 North, Range 17 West, Weller Township, Richland County, Ohio and being part of a record 20.744 acre parcel conveyed to Daun E. Lehman by Official Record Volume 2653, Page 0114 and bounded and described as follows:

Beginning at a 1/2-inch iron pin with plastic cap stamped "PS 6553" found at the northwest corner of the Northeast Quarter of Section 31;

Thence South 00 Degrees 48 Minutes 32 Seconds East along the west line of the Northeast Quarter of Section 31 a distance of 1,665.87 feet to a 3-inch long "MAG" spike set in the centerline of Pavonia Road West (County Highway 90), said spike is referenced by an iron pin found at a bearing of North 03 Degrees 02 Minutes 53 Seconds West at a distance of 35.08 feet;

Thence South 67 Degrees 41 Minutes 45 Seconds East along the centerline of said Pavonia Road a distance of 651.13 feet to a railroad spike found at the northeast corner of a record 1.5086 acre parcel conveyed to Kamenik Real Estate, LLC by Official Record Volume 2717, Page 0348, said spike being the **point of beginning** for the parcel herein described;

Thence **South 69 Degrees 47 Minutes 30 Seconds East** along the centerline of said Pavonia Road a distance of **149.97 feet** to a 3-inch long "MAG" spike set at the northwest corner of a record 1.727 acre parcel conveyed to Daun E. Lehman by Official Record Volume 2799, Page 0850;

Thence **South 00 Degrees 00 Minutes 53 Seconds East** and passing an iron pin found at a distance of 30.03 feet along the westerly line of said 1.727 acre parcel for a total distance of **363.73 feet** to a capped rebar set;

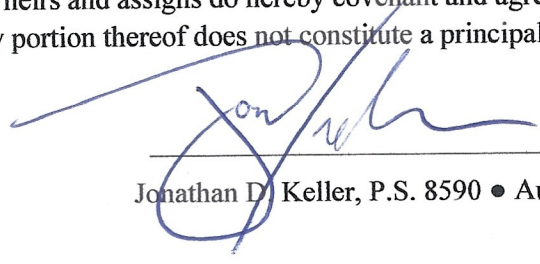
Thence **South 90 Degrees 00 Minutes 00 Seconds West** a distance of **140.73 feet** to a capped rebar set;

Thence **North 00 Degrees 00 Minutes 53 Seconds West** a distance of **415.53 feet** to a railroad spike found, which is the point of beginning, said spike being referenced southerly on line at a distance of 30.00 feet by a capped rebar set, enclosing an area of **1.259 acres**, more or less, but subject to legal highways, restrictions or easements, if any, of record. This description was prepared from a field survey by Jonathan D. Keller, P.S. No. 8590 as represented in a Survey Plat dated August 14, 2023.

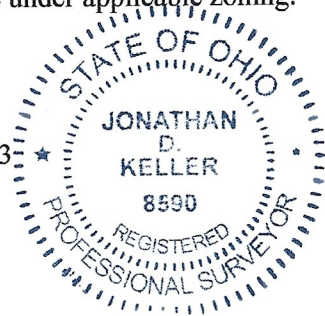
Parcel references correspond to the Richland County Tax Map and deed references can be found in the Richland County Recorder's Office. All capped rebars set are a 5/8-inch iron bar, 30 inches in length, with a yellow plastic cap marked "KELLER 8590".

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in May, 2023.

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.



Jonathan D. Keller, P.S. 8590 • August 14, 2023



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-26-23

INITIAL & DATE
PP-270



Description of a 1.517 Acre Parcel

Situated in the Northeast Quarter of Section 31, Township 24 North, Range 17 West, Weller Township, Richland County, Ohio and being part of a record 20.744 acre parcel conveyed to Daun E. Lehman by Official Record Volume 2653, Page 0114 and bounded and described as follows:

Beginning at a 1/2-inch iron pin with plastic cap stamped "PS 6553" found at the northwest corner of the Northeast Quarter of Section 31;

Thence South 00 Degrees 48 Minutes 32 Seconds East along the west line of the Northeast Quarter of Section 31 a distance of 1,665.87 feet to a 3-inch long "MAG" spike set in the centerline of Pavonia Road West (County Highway 90), said spike is referenced by an iron pin found at a bearing of North 03 Degrees 02 Minutes 53 Seconds West at a distance of 35.08 feet;

Thence South 67 Degrees 41 Minutes 45 Seconds East along the centerline of said Pavonia Road a distance of 651.13 feet to a railroad spike found at the northeast corner of a record 1.5086 acre parcel conveyed to Kamenik Real Estate, LLC by Official Record Volume 2717, Page 0348, said spike being the **point of beginning** for the parcel herein described;

Thence South 00 Degrees 00 Minutes 53 Seconds East a distance of 415.53 feet to a capped rebar set;

Thence South 90 Degrees 00 Minutes 00 Seconds West a distance of 196.04 feet to a capped rebar set, said rebar being referenced by a capped rebar set at a distance of 20.00 feet easterly on line;

Thence North 00 Degrees 54 Minutes 31 Seconds West a distance of 230.46 feet to a capped rebar set;

Thence North 65 Degrees 10 Minutes 44 Seconds West a distance of 209.88 feet to a 5/8-inch rebar with plastic cap stamped "VILLAGE ENG." found at the southwest corner of said 1.5086 acre parcel;

Thence South 75 Degrees 29 Minutes 04 Seconds East along a southerly line of said 1.5086 acre parcel a distance of 208.09 feet to a 5/8-inch rebar with plastic cap stamped "VILLAGE ENG." found;

Thence North 16 Degrees 56 Minutes 37 Seconds East along an easterly line of said 1.5086 acre parcel a distance 72.98 feet to a capped rebar set;

Thence South 67 Degrees 41 Minutes 15 Seconds East along a southerly line of said 1.5086 acre parcel and passing a 5/8-inch capped rebar set at a distance of 20.09 feet for a total distance of 138.00 feet to 5/8-inch rebar with plastic cap stamped "LAUGHERY 6111" found;

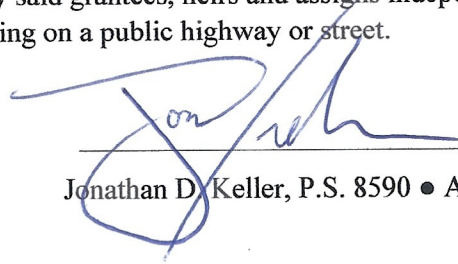
Thence North 16 Degrees 46 Minutes 18 Seconds East a distance of 137.59 feet to a railroad spike found, which is the point of beginning, said spike being referenced southwesterly on line at

a distance of 30.00 feet by a capped rebar set, enclosing an area of **1.517 acres**, more or less, but subject to legal highways, restrictions or easements, if any, of record. This description was prepared from a field survey by Jonathan D. Keller, P.S. No. 8590 as represented in a Survey Plat dated August 14, 2023.

Parcel references correspond to the Richland County Tax Map and deed references can be found in the Richland County Recorder's Office. All capped rebars set are a 5/8-inch iron bar, 30 inches in length, with a yellow plastic cap marked "KELLER 8590".

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in May, 2023.

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.



Jonathan D. Keller, P.S. 8590 • August 14, 2023



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-26-23

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PP-270



Description of a 2.389 Acre Parcel

Situated in the Northeast Quarter of Section 31, Township 24 North, Range 17 West, Weller Township, Richland County, Ohio and being part of a record 21.661 acre parcel conveyed to Kamenik Real Estate, LLC by Official Record Volume 2780, Page 0700 and bounded and described as follows:

Beginning at a 1/2-inch iron pin with plastic cap stamped "PS 6553" found at the northwest corner of the Northeast Quarter of Section 31;

Thence South 00 Degrees 48 Minutes 32 Seconds East along the west line of the Northeast Quarter of Section 31 a distance of 1,474.44 feet to a capped rebar set, said rebar being the **point of beginning** for the parcel herein described;

Thence **South 89 Degrees 20 Minutes 10 Seconds East** a distance of **387.00 feet** to a capped rebar set;

Thence **South 00 Degrees 48 Minutes 32 Seconds East** a distance of **346.61 feet** to a 3-inch long "MAG" spike set in the centerline of Pavonia Road West (County Highway 90), said spike being referenced northerly on line by a capped iron pin set at a distance of 30.00 feet;

Thence **North 67 Degrees 41 Minutes 45 Seconds West** along the centerline of said Pavonia Road a distance of **420.64 feet** to a 3-inch long "MAG" spike set on the west line of the Northeast Quarter of Section 31, said spike is referenced by an iron pin found at a bearing of North 03 Degrees 02 Minutes 53 Seconds West at a distance of 35.08 feet;

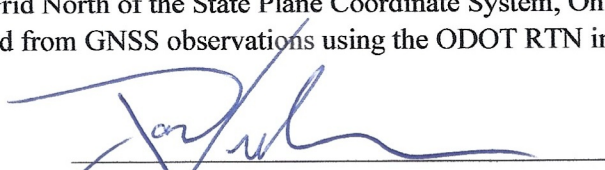
Thence **North 00 Degrees 48 Minutes 32 Seconds West** along the west line of the Northeast Quarter of Section 31 a distance of **191.43 feet** to a capped rebar set, which is the point of beginning, enclosing an area of **2.389 acres**, more or less, but subject to legal highways, restrictions or easements, if any, of record. This description was prepared from a field survey by Jonathan D. Keller, P.S. No. 8590 as represented in a Survey Plat dated August 14, 2023.

Parcel references correspond to the Richland County Tax Map and deed references can be found in the Richland County Recorder's Office. All capped rebars set are a 5/8-inch iron bar, 30 inches in length, with a yellow plastic cap marked "KELLER 8590".

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in May, 2023.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-26-23

INITIAL & DATE
PP-270


Jonathan D. Keller, P.S. 8590 • August 14, 2023





20-Foot-Wide Driveway Easement

Situated in the Northeast Quarter of Section 31, Township 24 North, Range 17 West, Weller Township, Richland County, Ohio and being part of a record 20.744 acre parcel conveyed to Daun E. Lehman by Official Record Volume 2653, Page 0114. This 20-foot-wide strip is reserved by Daun E. Lehman and her heirs and assigns as an easement for driveway purposes and being described as follows:

Beginning at a 1/2-inch iron pin with plastic cap stamped "PS 6553" found at the northwest corner of the Northeast Quarter of Section 31;

Thence South 00 Degrees 48 Minutes 32 Seconds East along the west line of the Northeast Quarter of Section 31 a distance of 1,665.87 feet to a 3-inch long "MAG" spike set in the centerline of Pavonia Road West (County Highway 90), said spike is referenced by an iron pin found at a bearing of North 03 Degrees 02 Minutes 53 Seconds West at a distance of 35.08 feet;

Thence South 67 Degrees 41 Minutes 45 Seconds East along the centerline of said Pavonia Road a distance of 651.13 feet to a railroad spike found at the northeast corner of a record 1.5086 acre parcel conveyed to Kamenik Real Estate, LLC by Official Record Volume 2717, Page 0348;

Thence South 00 Degrees 00 Minutes 53 Seconds East a distance of 415.53 feet to a capped rebar set;

Thence South 90 Degrees 00 Minutes 00 Seconds West a distance of 176.04 feet to a capped rebar set, said rebar being the **point of beginning** for the easement herein described;

Thence South 90 Degrees 00 Minutes 00 Seconds West a distance of 20.00 feet to a capped rebar set;

Thence North 00 Degrees 54 Minutes 31 Seconds West a distance of 230.46 feet to a capped rebar set;

Thence North 16 Degrees 56 Minutes 37 Seconds East a distance of 37.58 feet to a 5/8-inch rebar with plastic cap stamped "VILLAGE ENG." found;

Thence continuing North 16 Degrees 56 Minutes 37 Seconds East along an easterly line of a record 1.5086 acre parcel conveyed to Kamenik Real Estate, LLC by Official Record Volume 2717, Page 0348 a distance of 72.98 feet to a capped rebar set;

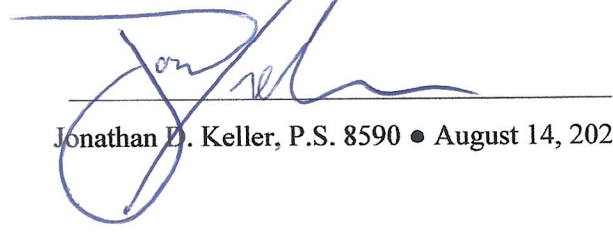
Thence South 67 Degrees 41 Minutes 15 Seconds East along a southerly line of said 1.5086 acre parcel and an existing driveway easement recorded in Official Record Volume 2717, Page 0348 a distance of 20.09 feet to a 5/8-inch rebar with plastic cap stamped "VILLAGE ENG." found;

Thence South 16 Degrees 56 Minutes 37 Seconds West a distance 105.54 feet to a capped rebar set;

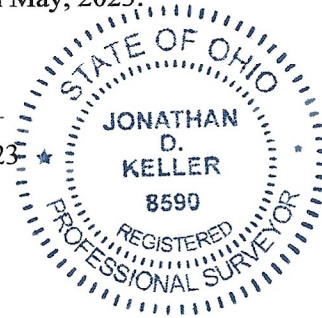
Thence **South 00 Degrees 54 Minutes 31 Seconds East** a distance of **227.63 feet** to a capped rebar set, which is the point of beginning, enclosing an area of **0.155 acres**, more or less, but subject to legal highways, restrictions or easements, if any, of record. This description was prepared from a field survey by Jonathan D. Keller, P.S. No. 8590 as represented in a Survey Plat dated August 14, 2023.

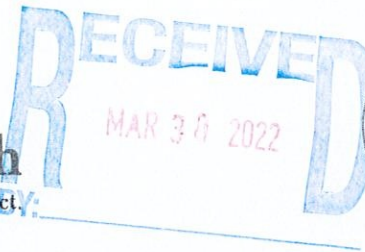
Parcel references correspond to the Richland County Tax Map and deed references can be found in the Richland County Recorder's Office. All capped rebars set are a 5/8-inch iron bar, 30 inches in length, with a yellow plastic cap marked "KELLER 8590".

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in May, 2023.



Jonathan D. Keller, P.S. 8590 • August 14, 2023





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 <i>Kamenik Real Estate, LLC - Ken Kamenik</i>		Date <i>3/10/22</i>	
Mailing Address <i>1626 Twp. Rd. 1455</i>	City <i>Ashland</i>	State <i>Ohio</i>	Zip <i>44805</i>
Email <i>kenkamenik@gmail.com</i>	Phone <i>419-651-8677</i>		

Site Information

Site Address <i>1885 Pavoia Rd. W.</i>			
City <i>Mansfield</i>	State <i>Ohio</i>	Zip <i>44903</i>	Township <i>Weller</i>
Parcel #(s) <i>0512018813000</i>		Total Acreage (Before Lot Splits) <i>21.661</i>	

ME 2.389 Acreage Per Lot(s): *per Mr. Kamenick*

Lot #	Acreage Per Lot(s)	Existing Home (check if yes)	Combining to Another Lot?
Lot 1:	<i>1 1/2 approx</i>	<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. *-per map* 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
Kamenik Real Estate LLC by <i>Renneth T. Kamenik</i>	3/10/22

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

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature]</i>	Date of Approval 9/6/2023
<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 EXISTING EASEMENTS.
NOTE: SINCE THE SPRING HOUSE IS BEING SEPARATED FROM THIS HOME BY THIS LOT SPLIT THE SPRING CANNOT BE USED AS A PRIVATE WATER SYSTEM FOR THE HOUSE UNLESS AN EASEMENT IS GRANTED, OTHERWISE A WELL CAN BE DRILLED.

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)

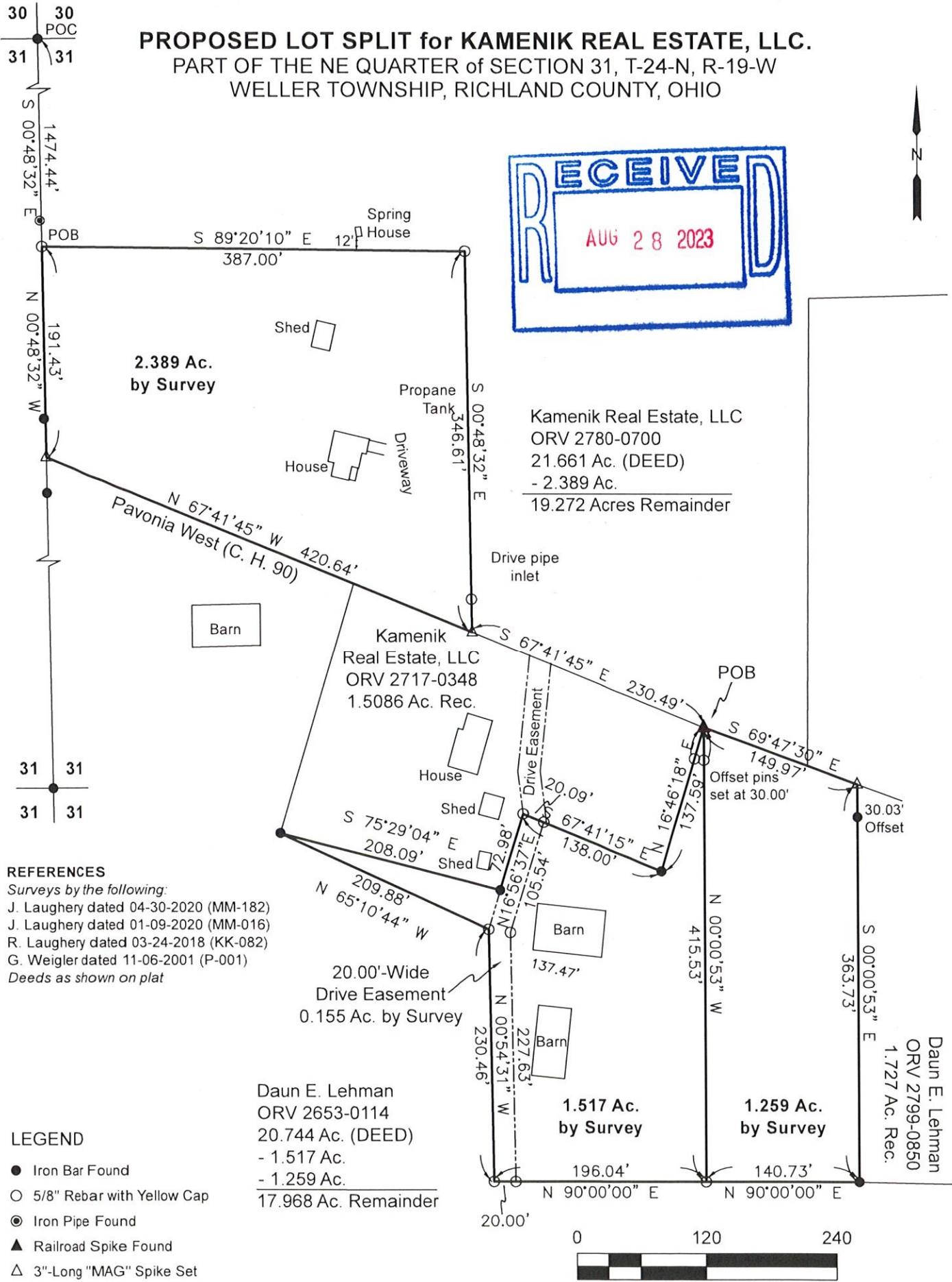
Fee Paid	250 ✓ #1133
Date Paid	3-30-22
Receipt #	BR3565
Recorded By	MAA
Date Recorded	3-30-22



Updated 04/12/2021

HEALTH DEPT. MAP

PROPOSED LOT SPLIT for KAMENIK REAL ESTATE, LLC.
 PART OF THE NE QUARTER of SECTION 31, T-24-N, R-19-W
 WELLER TOWNSHIP, RICHLAND COUNTY, OHIO



**2.389 Ac.
by Survey**

Kamenik Real Estate, LLC
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 21.661 Ac. (DEED)
 - 2.389 Ac.

 19.272 Acres Remainder

Kamenik
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 ORV 2717-0348
 1.5086 Ac. Rec.

**1.517 Ac.
by Survey**

**1.259 Ac.
by Survey**

Daun E. Lehman
 ORV 2799-0850
 1.727 Ac. Rec.

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