

VANCE SURVEYING LTD.

15071 HYATT ROAD

MOUNT VERNON, OHIO 43050

PH. (740) 397-6296
vancesurveying@gmail.com

SURVEY FOR DAVID LALLATHIN

RANGE EIGHTEEN (18), TOWNSHIP NINETEEN (19), S.E. QUARTER OF SECTION TWENTY (20),
JEFFERSON TOWNSHIP, RICHLAND COUNTY, STATE OF OHIO

NEW SPLIT

RICHLAND COUNTY

Approved according
to R.C. 711.131

TAX MAP OFFICE

EAK 12-14-23

Elaine A. Kiefer 12-14-23

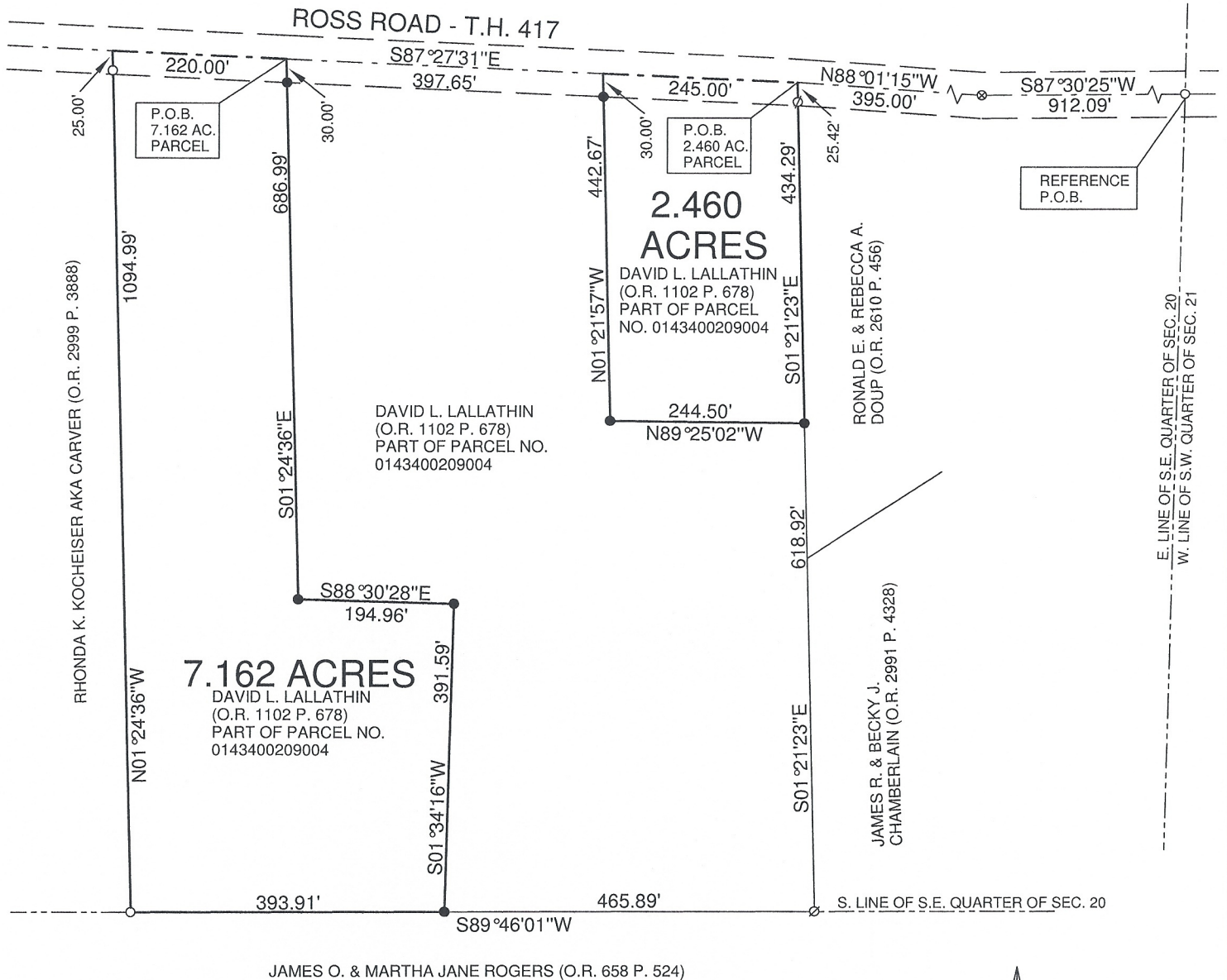
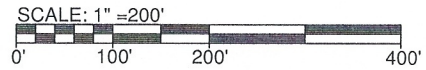
INITIAL & DATE

Sign

Date

SEE ATTACHED FOR HEALTH
DEPT APPROVAL FOR 2.46 AC

PP-356



REFERENCE MATERIALS:
RICHLAND COUNTY GIS
ALL DEEDS AS SHOWN
SURVEY BB-221
SURVEY CC-191
SURVEY N-366

LEGEND

- 5/8" IRON PIN FOUND
- ∅ 1/2" IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- 5/8" x 30" IRON PIN SET W/
PLASTIC CAP STAMPED
"VANCE 7922"



BEARING BASIS: OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE
AND NORTH AMERICAN DATUM OF 1983
(NSRS 2007)

CERTIFICATION: WE HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED
FROM ACTUAL FIELD MEASUREMENTS. IN ACCORDANCE WITH CHAPTER 4733-37, OHIO
ADMINISTRATIVE CODE.

Samuel R. Vance

SAMUEL R. VANCE
REGISTERED SURVEYOR NO. 7922

NOVEMBER 15, 2023

VANCE SURVEYING
15071 HYATT ROAD
MOUNT VERNON, OHIO 43050
PH. (740)397-6296
FAX (740) 397-6032

2.460 ACRES

Being situated in the southeast quarter of Section twenty (20), Range eighteen (18), Township nineteen (19), Jefferson Township, Richland County, State of Ohio. Being part of that land deeded to David L. Lallathin of record in Official Records Volume 1102 Page 678 and being part of Parcel No. 0143400209004 in the Richland County Recorder's Office and being more particularly described as follows;

Beginning for reference at a 5/8 inch iron pin found at the intersection of the centerline of Ross Road (Township Highway 417) with the east line of the southeast quarter of Section 20; thence South 87 degrees 30 minutes 25 seconds West along the centerline of Ross Road a distance of 912.09 feet to a railroad spike found; thence North 88 degrees 01 minutes 15 seconds West continuing along the centerline of Ross Road a distance of 395.00 feet to a point, referenced by a 1/2 inch iron pipe found South 01 degrees 21 minutes 23 seconds East a distance of 25.42 feet and being the true place of beginning;

Thence from the true place of beginning South 01 degrees 21 minutes 23 seconds East along the westerly boundary of Ronald E. & Rebecca J. Doup (O.R. 2610 P. 456) a distance of 434.29 feet (passing over a 1/2 inch iron pipe found at 25.42 feet) to a 5/8 inch iron pin set;

Thence North 89 degrees 25 minutes 02 seconds West a distance of 244.50 feet to a 5/8 inch iron pin set;

Thence North 01 degrees 21 minutes 57 seconds West a distance of 442.67 feet (passing over a 5/8 inch iron pin set at 412.67 feet) to a point in the centerline of Ross Road;

Thence South 87 degrees 27 minutes 31 seconds East along the centerline of Ross Road a distance of 245.00 feet to the place of beginning - containing 2.460 acres, more or less.

Subject to all legal right-of-way of previous records.

The above description was prepared by me, Samuel R. Vance, Registered Surveyor No. 7922 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in November, 2023. Bearings basis: Ohio State Plane Coordinates, North Zone and North American datum of 1983 (NSRS 2007). All pins set are 5/8 inch by 30 inch rebar with plastic caps stamped "Vance 7922"



Samuel R. Vance
Registered Surveyor No. 7922

November 15, 2023



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-14-23

INITIAL & DATE
PP-356

VANCE SURVEYING

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7.162 ACRES

Being situated in the southeast quarter of Section twenty (20), Range eighteen (18), Township nineteen (19), Jefferson Township, Richland County, State of Ohio. Being part of that land deeded to David L. Lallathin of record in Official Records Volume 1102 Page 678 and being part of Parcel No. 0143400209004 in the Richland County Recorder's Office and being more particularly described as follows;

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Thence from the true place of beginning South 01 degrees 24 minutes 36 seconds East a distance of 686.99 feet (passing over a 5/8 inch iron pin set at 30.00 feet) to a 5/8 inch iron pin set;

Thence South 88 degrees 30 minutes 28 seconds East a distance of 194.96 feet to a 5/8 inch iron pin set;

Thence South 01 degrees 34 minutes 16 seconds West a distance of 391.59 feet to a 5/8 inch iron pin set on the south line of the southeast quarter of Section 20;

Thence South 89 degrees 46 minutes 01 seconds West along the south line of the southeast quarter of Section 20, the northerly boundary of James O. & Martha Jane Rogers (O.R. 658 P. 524), a distance of 393.91 feet to a 5/8 inch iron pin found;

Thence North 01 degrees 24 minutes 36 seconds West along the easterly boundary of Rhonda K. Kocheiser AKA Carver (O.R. 2999 P. 3888) a distance of 1094.99 feet (passing over a 5/8 inch iron pin found at 1069.99 feet) to a point in the centerline of Ross Road;

Thence South 87 degrees 27 minutes 31 seconds East along the centerline of Ross Road a distance of 220.00 feet to the place of beginning - containing 7.162 acres, more or less.

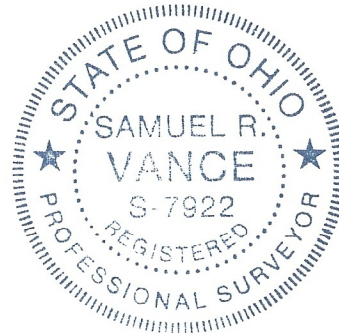
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Samuel R. Vance
Registered Surveyor No. 7922

November 15, 2023



NEW SPLIT

RICHLAND COUNTY

TAX MAP OFFICE

EAK 12-14-23

INITIAL & DATE

PP-356



RECEIVED

OCT 27 2023

BY: _____



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 <i>David Lallathi</i>		Date <i>October 27 2023</i>	
Mailing Address <i>717 Ross Rd</i>	City <i>Bellville</i>	State <i>Ohio</i>	Zip <i>44813</i>
Email <i>lallathi.david@gmail.com</i>	Phone <i>419.545.0226</i>		

Site Information

Site Address <i>717 Ross Rd</i>			
City <i>Bellville</i>	State <i>Ohio</i>	Zip <i>44813</i>	Township <i>Jefferson</i>
Parcel #(s) <i>0143400209004</i>		Total Acreage (Before Lot Splits) <i>2.497 21.25 ac</i>	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <i>2.497 2.460 ac</i>	<input type="checkbox"/>	<input checked="" 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 <input checked="" type="checkbox"/> |
| (2) Staked or marked locations of proposed lot corners/property lines. | Yes <input checked="" type="checkbox"/> |
| (3) A survey prepared for <u>each lot</u> by a Registered Surveyor | Yes <input checked="" type="checkbox"/> |

(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>David L. Patton</i>	Date <i>October 27 2023</i>
-----------------------------------------------	--------------------------------

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

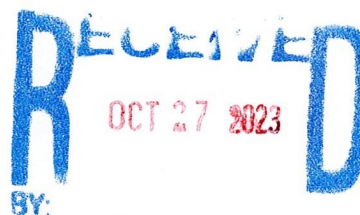
Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Environmental Health Specialist/In Training Signature <i>Muller J, EHS</i>	Date of Approval <i>12/14/2023</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. AOC 3701-29-15 (P) (1) INFORMATION PROVIDED WITH THE LOT SPLIT APPLICATION DID NOT INDICATE ANY POTENTIAL OR EXISTING EASEMENTS IN THE INDICATED SEPTIC AREAS.

Fee Paid	<i>250.00</i>
Date Paid	<i>10-27-23</i>
Receipt #	<i>16161</i>
Recorded By	<i>TC</i>
Date Recorded	<i>10-27-23</i>

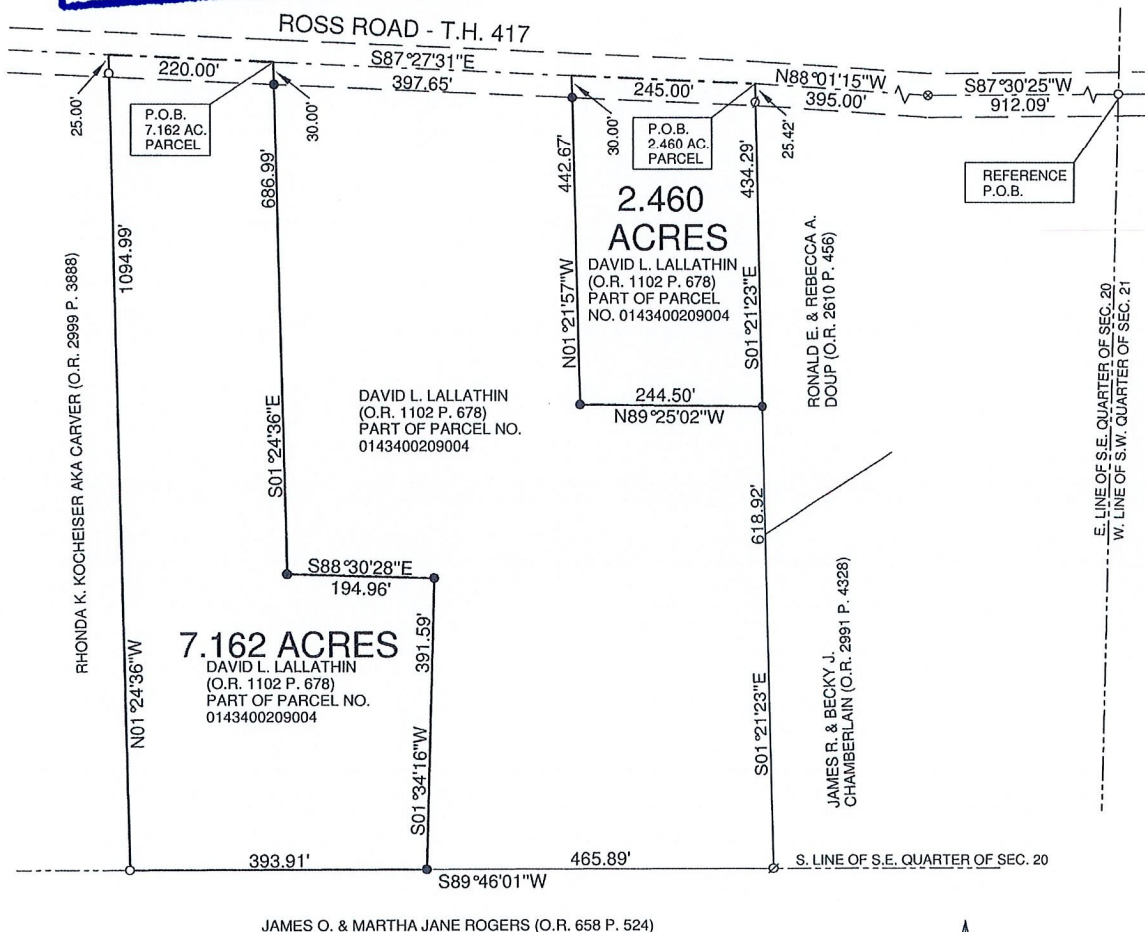


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 JEFFERSON TOWNSHIP, RICHLAND COUNTY, STATE OF OHIO



HEALTH DEPT MAP



REFERENCE MATERIALS:
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 ALL DEEDS AS SHOWN
 SURVEY BB-221
 SURVEY CC-191
 SURVEY N-366

LEGEND

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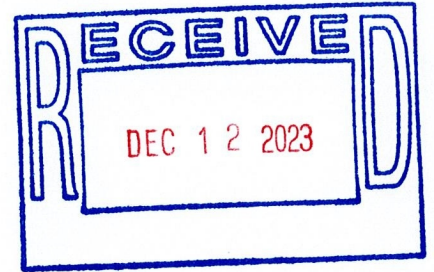
Samuel R. Vance

SAMUEL R. VANCE
 REGISTERED SURVEYOR NO. 7922

NOVEMBER 15, 2023

DRAWN BY: SRV

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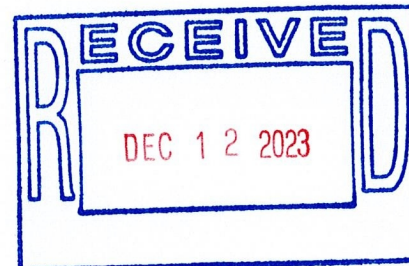
A handwritten signature in blue ink that reads "Samuel R. Vance".

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