

0' 100' 200' 300'



SCALE: 1" = 100'

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-28-23

BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

NORTH



INITIAL & DATE

VERBAL APPROVAL BY TIM BOGGS
WASHINGTON ZONING INSPECTOR 2-27-23
ADDRESS ASSIGNED BY TWP. 2670 S.R.42

PP-48

J. & A. MUNTAIN
O.R.V. 2683, PAGE 844

S 79°18'46" E 485.63'

REF=39.57'

R=7388.62'
Δ=00°45'12"
L=97.15'
BRG=S 09°24'30" W
C LEN=97.15'

(1.51 AC)

THE SOUTH LINE OF
THE NW QTR. SEC. 18

THE NORTH LINE OF
THE SW QTR. SEC. 18

432.05'

N 00°36'39" E

N 89°35'37" W
30.00'

(2.58 AC)

4.09 ACRES TOTAL

S 07°24'48" W
252.85'

LEXINGTON AVENUE 60' R/W
U.S. ROUTE 42

REF=30.00'

N 89°23'21" W 433.33'

DRITTO HOLDINGS LLC
O.R.V. 2998, PAGE 3015

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP
STAMPED "CRAIG 8195"



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

SURVEY PLAT FOR
PROPERTY TRANSFER

PART NW AND SW QTR. SEC. 18, T-20
R-18, WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: JANUARY 12, 2023 SCALE: 1"=100'

LEX_AVE_NEW

SURVEY DESCRIPTION

**PART OF THE NW AND SW QUARTERS OF SECTION 18
WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the Northwest and Southwest quarters of Section 18 of Township 20 North, Range 18 West, and being more particularly described as follows:

Beginning for the same at a point marking the intersection of the centerline of Lexington Avenue (U.S. Route 42) with the north line of the southwest quarter of said section, the same being the south line of the northwest quarter of said section, said point being referenced by an iron pin found on a bearing of North 89 degrees 35 minutes 37 seconds West and at a distance of 30.00 feet, Thence, South 07 degrees 24 minutes 48 seconds West with said centerline 252.85 feet to a point referenced by an iron pin set on a bearing of North 89 degrees 23 minutes 21 seconds West and at a distance of 30.00 feet;

Thence, North 89 degrees 23 minutes 21 seconds West passing through said iron pin set, a total distance of 433.33 feet to an iron pin set;

Thence, North 00 degrees 36 minutes 39 seconds East 432.05 feet to an iron pin found marking the southwest corner of a parcel currently owned by J. & A. Muntain (O.R.V. 2683, P. 844);

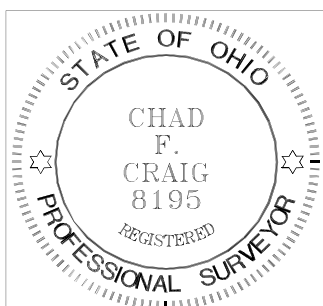
Thence, South 79 degrees 18 minutes 46 seconds East with the south line of said Muntain parcel passing through an iron pin found at a distance of 446.06 feet, a total distance of 485.63 feet to a point in said centerline;

Thence, with said centerline and with a curve to the left having a central angle of 00 degrees 45 minutes 12 seconds, a radius of 7388.62 feet, an arc length of 97.15 feet, a chord bearing of South 09 degrees 24 minutes 30 seconds West, and a chord distance of 97.15 feet to the place of beginning, containing 4.09 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 12, 2023, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.

The grantees, their heirs successors and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be used as a building site that requires a sewage treatment system for any reason without the approval of the Richland Public Health. Approval of this lot split does not guarantee a sewage treatment system can be sited on this property should the lot be evaluated for future residential or commercial use.



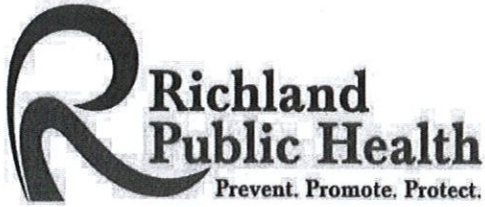
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-28-23

INITIAL & DATE

PP-48

A handwritten signature in black ink that reads "Chad F. Craig".

Chad F. Craig P.S.#8195
for Seiler & Craig Surveying, Inc.



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 Wesley New on behalf of Dritto Holdings LLC Member		Date 01/26/2023	
Mailing Address 4054 Norris Rd	City Bellville	State OH	Zip 44813
Email wesnew1@gmail.com	Phone 419-631-2779		

Site Information

Site Address STATE ROUTE 42, LEXINGTON 44904			
City LEXINGTON	State OH -	Zip 44904	Township meickemeyer@
Parcel #(s) 0533703215000		Total Acreage (Before Lot Splits) 18.93	

Acreeage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: _____	<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 <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 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 **\$75.00 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>Wesley New</i>	Date 01/26/2023
--	--------------------

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

Final Lot Split Consideration:

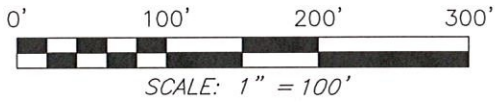
<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature]</i>	Date of Approval 02/03/2023
<input type="checkbox"/> Disapproved	Sanitarian Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

Comments:

Will approve once stamped survey is provided, so long as it does not differ from proposed drawing to the point that it effects the layout., Must contain language from preliminary survey description. This site has been approved for use that does not require a onsite sewage treatment system.

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	\$250.00
Date Paid	
Receipt #	
Recorded By	
Date Recorded	

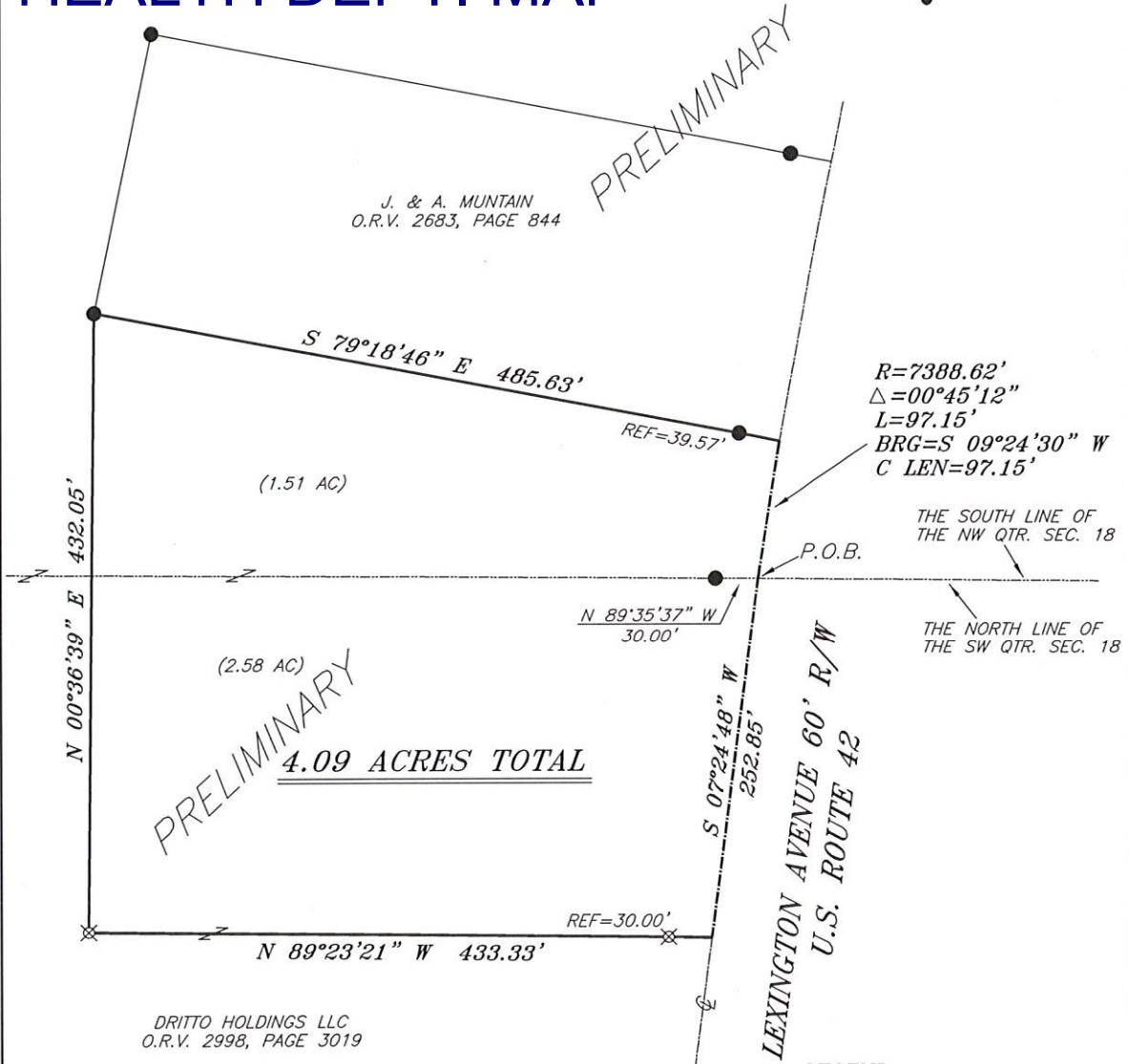


NORTH



BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

HEALTH DEPT. MAP



PRELIMINARY

PRELIMINARY

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
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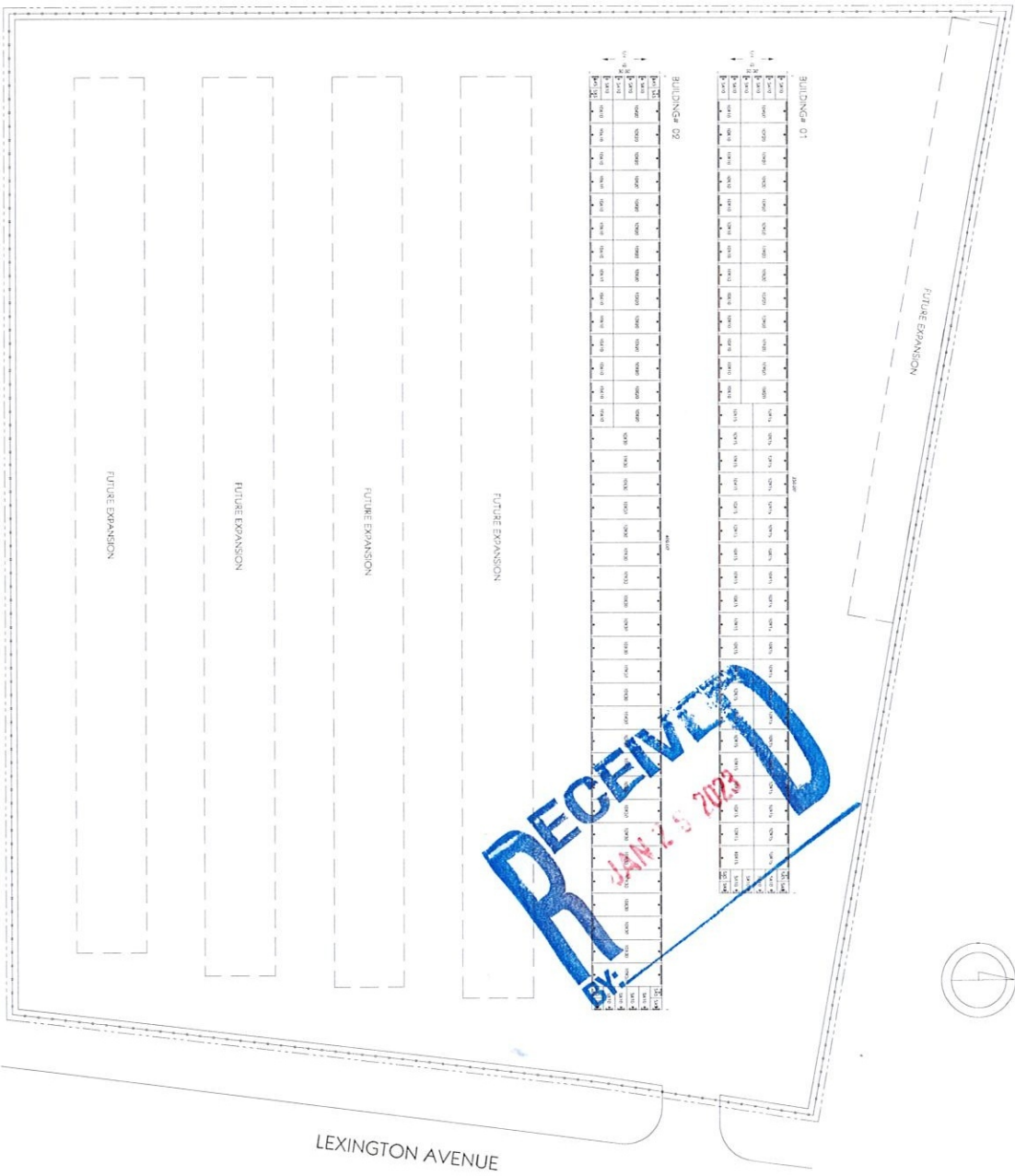
SURVEY PLAT FOR	
PROPERTY TRANSFER	
PART NW AND SW QTR. SEC. 18, T-20 R-18, WASHINGTON TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: JANUARY 12, 2023	SCALE: 1"=100'
LEX_AVE_NEW	

INFORMATION				
UNIT/ROW	AREA	SQ.FT	COLS	BUILDING #
404	100	9500	9500	001

SPACES				
Bldg/Row	D	Size	SQ FT	Count
001/100	DR	500	500	1
001/100	DR	1000	1000	1
001/100	DR	1500	1500	1
001/100	DR	2000	2000	1
001/100	DR	2500	2500	1
001/100	DR	3000	3000	1
001/100	DR	3500	3500	1
001/100	DR	4000	4000	1
001/100	DR	4500	4500	1
001/100	DR	5000	5000	1
001/100	DR	5500	5500	1
001/100	DR	6000	6000	1
001/100	DR	6500	6500	1
001/100	DR	7000	7000	1
001/100	DR	7500	7500	1
001/100	DR	8000	8000	1
001/100	DR	8500	8500	1
001/100	DR	9000	9000	1
001/100	DR	9500	9500	1

UNITS				
TYPE	Qty	Area	Size	Count
1B	320	3200	1000	320
2B	160	1600	1000	160
3B	80	800	1000	80
4B	40	400	1000	40
5B	20	200	1000	20
6B	10	100	1000	10
7B	5	50	1000	5
8B	2	20	1000	2
9B	1	10	1000	1
10B	0	0	1000	0
11B	0	0	1000	0
12B	0	0	1000	0
13B	0	0	1000	0
14B	0	0	1000	0
15B	0	0	1000	0
16B	0	0	1000	0
17B	0	0	1000	0
18B	0	0	1000	0
19B	0	0	1000	0
20B	0	0	1000	0
21B	0	0	1000	0
22B	0	0	1000	0
23B	0	0	1000	0
24B	0	0	1000	0
25B	0	0	1000	0
26B	0	0	1000	0
27B	0	0	1000	0
28B	0	0	1000	0
29B	0	0	1000	0
30B	0	0	1000	0
31B	0	0	1000	0
32B	0	0	1000	0

DOORS				
TYPE	Qty	Area	Size	Count
1D	320	3200	1000	320
2D	160	1600	1000	160
3D	80	800	1000	80
4D	40	400	1000	40
5D	20	200	1000	20
6D	10	100	1000	10
7D	5	50	1000	5
8D	2	20	1000	2
9D	1	10	1000	1
10D	0	0	1000	0
11D	0	0	1000	0
12D	0	0	1000	0
13D	0	0	1000	0
14D	0	0	1000	0
15D	0	0	1000	0
16D	0	0	1000	0
17D	0	0	1000	0
18D	0	0	1000	0
19D	0	0	1000	0
20D	0	0	1000	0
21D	0	0	1000	0
22D	0	0	1000	0
23D	0	0	1000	0
24D	0	0	1000	0
25D	0	0	1000	0
26D	0	0	1000	0
27D	0	0	1000	0
28D	0	0	1000	0
29D	0	0	1000	0
30D	0	0	1000	0
31D	0	0	1000	0
32D	0	0	1000	0



2/2/23, 2:40 PM

Richland County, Ohio Mail - Geo Permits.

including vegetation and drainage; (c) site information including easements, utilities, structures, wells, foundations, roads, drainage features, water bodies. (Include: future buildings, landscaping, pools, etc)

[Quoted text hidden]

Wes New <wesnew1@gmail.com>
To: Jason Kinkel <jkinkel@richlandhealth.org>


Mon, Jan 30, 2023 at 11:19 AM

Hi Jason. In the application I attached the new survey drawing which is the entire site. The land is currently agriculture and was farmed this past year with beans. Attached is a site plan with future buildings.

The parcel numbers of each parent parcel are:
0533703214000
0533703215000

There are no easements, utilities, structures, wells, foundations, or roads that I'm aware of at this time.

Wesley New
AEJN LLC
(419) 631-2779
wesnew1@gmail.com
[Quoted text hidden]

 **tentative storage site plan.pdf**
491K

RECEIVED
JAN 25 2023
BY: _____