

0' 120' 240' 360'



SCALE: 1" = 120'

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

NORTH



PAVONIA ROAD WEST (C.H. 90)

P.O.B. PARCEL "A"

P.O.B. PARCEL "B"

N 66°08'42" E 150.00'

N 66°08'42" E 285.00'

S 21°03'47" E 173.89'

R=1104.50'
Δ=10°43'13"
L=206.66'
BRG=S 25°57'21" E
C LEN=206.35'

PARCEL "A"
3.50 ACRES

C. & F. BOWMAN
O.R.V. 1599, PAGE 842

PAVONIA ROAD (C.H. 294)

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-13-23
INITIAL & DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-13-23
INITIAL & DATE

Approved according
to R.C. 711.131
Elaine A. Kiefer
3-13-23

Sign Date

VERBAL APPROVAL BY
MICHAEL MORTON WELLER
ZONING INSPECTOR 3-10-23

SEE ATTACHED FOR HEALTH
DEPT. APPROVAL

PP-59

A. M. SHOUP
O.R.V. 2847, PAGE 617

REF=25.00' N 15°49'40" W 403.96'
REF=30.00' S 15°49'40" E 403.96'
N 14°09'47" W 764.00'

S 65°27'47" W 130.00'

N 85°10'29" W 261.46'
S 85°10'29" E 261.46'

S 26°27'13" E 100.00'

PARCEL "B"
5.25 ACRES

S 89°47'50" W 401.50'

R. LAMP
O.R.V. 2320, PAGE 329

LEGEND

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

REFERENCES:
SURVEY F-2-403
SURVEY GG-230
SURVEY F-1-82



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 NE QTR. SEC. 31, T-24, R-17
WELLER TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: FEBRUARY 21, 2023 SCALE: 1"=120'

PAVONIA_RD_2555

**SURVEY DESCRIPTION
PARCEL "A"**

PART OF THE NE QUARTER OF SECTION 31
WELLER TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Weller, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 31 of Township 24 North, Range 17 West, and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the intersection of the centerline of Pavonia Road West (C.H. 90) with the centerline of Pavonia Road (C.H. 264), Thence, South 21 degrees 03 minutes 47 seconds East with the centerline of Pavonia Road 173.89 feet to a 3 inch survey marker set;

Thence, with said centerline and with a curve to the left having a central angle of 10 degrees 43 minutes 13 seconds, a radius of 1104.50 feet, an arc length of 206.66 feet, a chord bearing of South 25 degrees 57 minutes 21 seconds East, and a chord distance of 206.35 feet to a 3 inch survey marker set;

Thence, South 31 degrees 18 minutes 58 seconds East with said centerline 145.27 feet to a point marking the northeast corner of a parcel currently owned by S.F. Milligan (O.R.V. 1357, P. 417) and being referenced by an iron pin set on a bearing of South 65 degrees 27 minutes 47 seconds West and at a distance of 30.00 feet;

Thence, South 65 degrees 27 minutes 47 seconds West with the north line of said Milligan parcel and passing through said iron pin set, a total distance of 130.00 feet to an iron pin set on the northwest corner of said Milligan parcel;

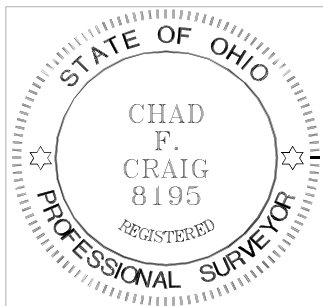
Thence, North 85 degrees 10 minutes 29 seconds West 261.46 feet to an iron pin set;

Thence, North 15 degrees 49 minutes 40 seconds West passing through an iron pin set for reference at a distance of 373.96 feet, a total distance of 403.96 feet to a point in the centerline of said Pavonia Road West;

Thence, North 66 degrees 08 minutes 42 seconds East with said centerline 285.00 feet to the place of beginning, containing 3.50 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on February 21, 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.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-13-23

INITIAL & DATE

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

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

SURVEY DESCRIPTION
Parcel "B"
PART OF THE NE QUARTER OF SECTION 31
WELLER TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Weller, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 31 of Township 24 North, Range 17 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the intersection of the centerline of Pavonia Road West (C.H. 90) with the centerline of Pavonia Road (C.H. 264) Thence, South 66 degrees 08 minutes 42 seconds West with the centerline of Pavonia Road West 285.00 feet to a point referenced by an iron pin set on a bearing of South 15 degrees 49 minutes 40 seconds East and at a distance of 30.00 feet, said point being the place of beginning of the parcel herein described;

Thence, South 15 degrees 49 minutes 40 seconds East passing through said iron pin set 403.96 feet to an iron pin set;

Thence, South 85 degrees 10 minutes 29 seconds East 261.46 feet to an iron pin set on the northwest corner of a parcel currently owned by S.F. Milligan (O.R.V. 1357, P. 417);

Thence, South 26 degrees 27 minutes 13 seconds East with the west line of said Milligan parcel 100.00 feet to an iron pin set;

Thence, South 06 degrees 50 minutes 41 seconds East with the west line of said Milligan parcel and the southerly prolongation thereof, passing through an iron pipe found at a distance of 88.90 feet, a total distance of 302.00 feet to a fence corner post found on the northeast corner of a parcel currently owned by R. Lamp (O.R.V. 2320, P. 329);

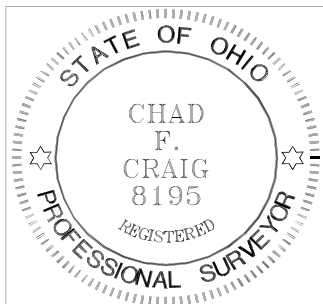
Thence, South 89 degrees 47 minutes 50 seconds West with the north line of said Lamp parcel 401.50 feet to a fence corner post found on the east line of a parcel currently owned by A.M. Shoup (O.R.V. 2847, P. 617);

Thence, North 14 degrees 09 minutes 47 seconds West with the east line of said Shoup parcel passing through an iron pin set for reference at a distance of 734.00 feet, a total distance of 764.00 feet to a point in said centerline and marking the northeast corner of said Shoup parcel;

Thence, North 66 degrees 08 minutes 42 seconds East with said centerline 150.00 feet to the place of beginning, containing 5.25 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on February 21, 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.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-13-23

INITIAL & DATE

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 Charles Bowman		Date 01/08/2023	
Mailing Address 2555 Pavonia Road	City Mansfield	State OH	Zip 44903
Email troy.carns@cnginc.com	Phone 4195646578		

Site Information

Site Address 2555 PAVONIA NORTH RD, MANSFIELD 44903			
City MANSFIELD	State OH -	Zip 44903	Township <u>WALLER</u> <u>meiekemeyer@</u>
Parcel #(s) 0512018605000		Total Acreage (Before Lot Splits) 8.25	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>3.25 3.5 me</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 2: <u>5</u>	<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

(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

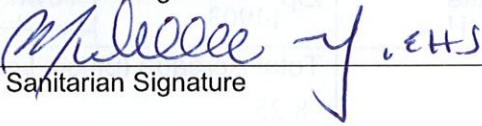
Please submit this completed form, the above required documents and payment of ~~\$250.00~~²⁵⁰ per each new lot either by mail or in person to: Richland Public Health, 555 Lexington Avenue, Mansfield, OH 44907 (Checks payable to: Richland Public Health).

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 01/08/2023
--	--------------------

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

Final Lot Split Consideration:

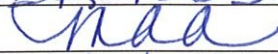
<input checked="" type="checkbox"/> Approved	Sanitarian Signature 	Date of Approval 3/1/2023
<input type="checkbox"/> Disapproved	Sanitarian Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

Comments:

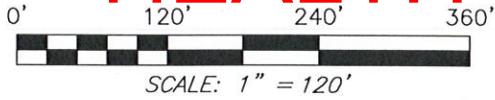
At the time of the site visit, the proposed lot line was 9' to the South and 1.5' to the West from the discharge pipe. Corrected 2/28/23.

INFORMATION PROVIDED WITH THE LOT SPLIT APPLICATION DID NOT INDICATE ANY POTENTIAL OR EXISTING UTILITY EASEMENTS.

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)

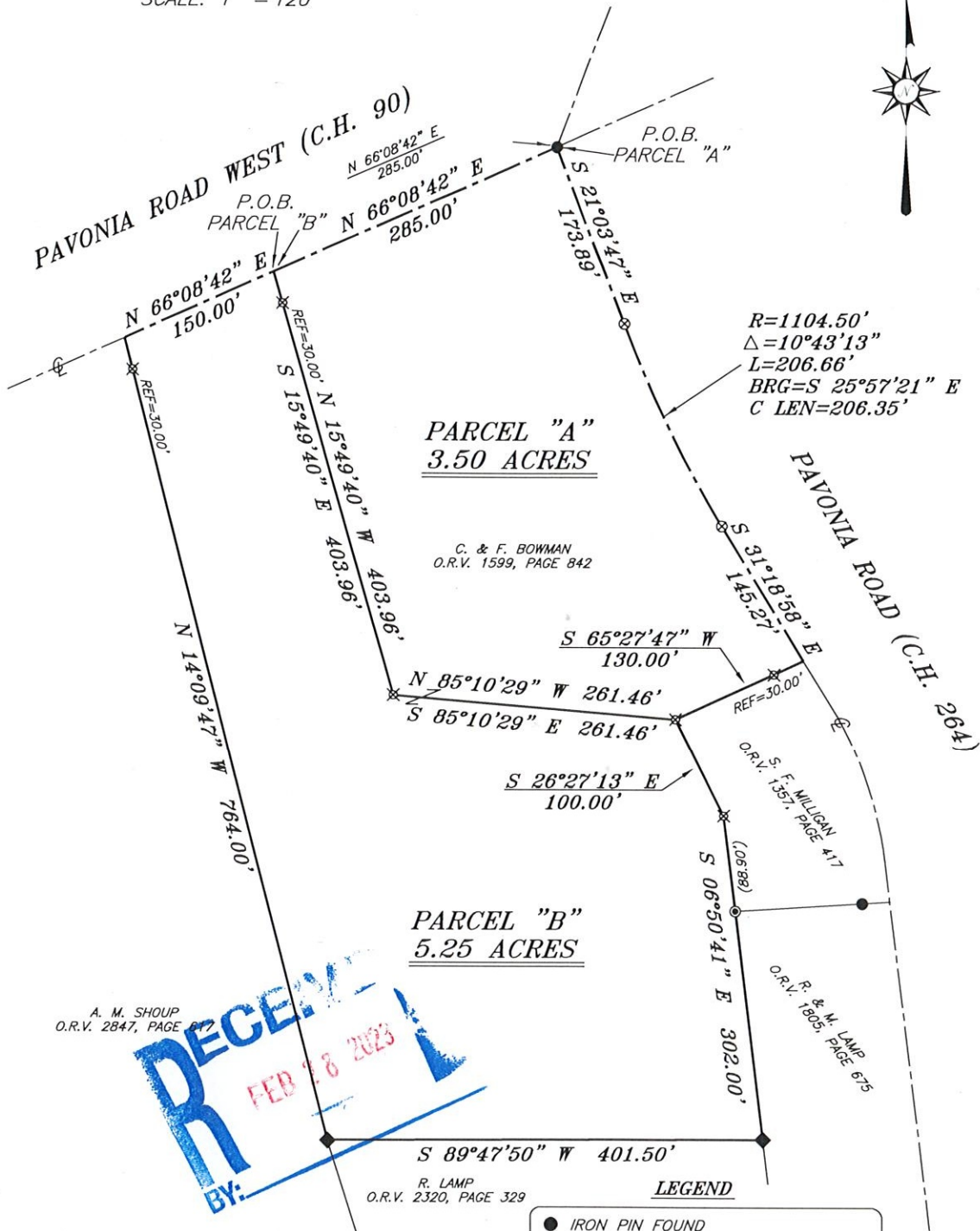
Fee Paid	\$250.00 CC
Date Paid	1/9/23
Receipt #	BK 4035
Recorded By	
Date Recorded	1/9/23

HEALTH DEPT. MAP



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

NORTH



PARCEL "A"
3.50 ACRES

C. & F. BOWMAN
O.R.V. 1599, PAGE 842

PARCEL "B"
5.25 ACRES

A. M. SHOUP
O.R.V. 2847, PAGE 877

RECEIVED
FEB 28 2023
BY:

R. LAMP
O.R.V. 2320, PAGE 329

LEGEND

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



REFERENCES:
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