



**SURVEYOR'S DESCRIPTION FOR  
JOSH KELLER**

**1.998 Acres**

Situated in the Township of Monroe, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 20, Township 22, Range 17 and being more particularly described as follows:

**Commencing** at a railroad spike found in the northeast corner of said Northeast Quarter, said railroad spike also being in the intersection of the centerline of Moffett Road (C.H. 371)(45') and the centerline of Gladden Road (T.H. 98)(40');

Thence S 01° 38' 43" E, 275.00 feet along said centerline of Moffett Road(C.H. 330)(40') also being the east line of said Northeast Quarter to a railroad spike found in the southeast corner of a 1.000 acre parcel of land conveyed to Southern View Farms LLC by official records volume 2920, page 129, said railroad spike being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **S 01° 38' 43" E, 219.11 feet** and continuing along said centerline of Moffett Road(C.H. 371)(45') and said east line of said Northeast Quarter to a point, said point being referenced by an iron pin set S 89° 40' 06" W, 30.00 feet from said point;
- 2) **S 89° 40' 06" W, 397.21 feet** to an iron pin set and passing through previously referenced iron pin set at 30.00 feet;
- 3) **N 01° 38' 42" W, 219.11 feet** to an iron pin set;
- 4) **N 89° 40' 06" E, 397.21 feet** a part of which is along the south line of said 1.000 acre parcel of land of Southern View Farms LLC to the **true place of beginning**, passing through an iron pin set at 367.20 feet and containing **1.998 acres**, more or less, but subject to all legal highways and easements of record.

Basis of bearings: Survey F-4-299.

Iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

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



*Roger L. Stevens*  
 \_\_\_\_\_  
 Roger L. Stevens  
 Registered Surveyor No. 7052  
 SM-1795W3

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 EAK 3-29-23

INITIAL & DATE  
 PP-78

For Josh Keller

**9.808 Acres**

Situated in the Township of Monroe, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 20, Township 22, Range 17 and being more particularly described as follows:

**Commencing** at a railroad spike found in the northeast corner of said Northeast Quarter, said railroad spike also being in the intersection of the centerline of Moffett Road(C.H. 371)(45') and the centerline of Gladden Road (T.H. 98)(40');

Thence S 01° 38' 43" E, 494.11 feet along said centerline of Moffett Road(C.H. 371)(45') also being along the east line of said Northeast Quarter to a point, said point being referenced by an iron pin set S 89° 40' 06" W, 30.00 feet from said point and being the **true place of beginning**;

Thence with the following **ELEVEN** courses:

- 1) **S 01° 38' 43" E, 230.89 feet** and continuing along said centerline of Moffett Road(C.H. 371)(45') and along said east line of said Northeast Quarter to a railroad spike found in the northeasterly corner of a parcel of land conveyed to Lucas A. and Kristie E. Spayde by official records volume 2983, page 231;
- 2) **N 76° 22' 46" W, 310.97 feet** along the northerly line of said land of Lucas A. and Kristie E. Spayde to an iron pin found in the northwesterly corner of said land, said iron pin also being in the northeast corner of a parcel of land conveyed to Paula A. Spayde by official records volume 2233, page 575 and passing through an iron pin found at 31.10 feet;
- 3) **S 89° 10' 58" W, 645.19 feet** along the north line of said land of Paula A. Spayde to an iron pin found in the northwest corner of said land, said iron pin also being in an east line of a 12.204 acre parcel of land conveyed to Southern View Farms LLC by official records volume 2920, page 129;
- 4) **N 01° 38' 43" W, 305.47 feet** along said east line of said land of Southern View Farms LLC to an iron pin found an interior corner of said land;
- 5) **N 89° 40' 06" E, 74.17 feet** along a south line of said land of Southern View Farms LLC to an iron pin found in a southeast corner of said land;
- 6) **N 01° 38' 43" W, 350.00 feet** along an east line of said land of Southern View Farms LLC to an iron pin found in the northeast corner of said land, said iron pin also being in the north line of said Northeast Quarter;
- 7) **N 89° 40' 06" E, 554.20 feet** along said north line of said Northeast Quarter to an iron pin found in the northwest corner of a 1.000 acre parcel of land conveyed to Southern View Farms LLC by official records volume 2920, page 129;
- 8) **S 01° 38' 43" E, 275.00 feet** along the west line of said land of Southern View Farms LLC to a point, said point being referenced by an iron pin found N 00° 50' 02" W, 5.06 feet from said point;
- 9) **S 89° 40' 06" W, 80.21 feet** to an iron pin set;
- 10) **S 01° 38' 42" E, 219.11 feet** to an iron pin set;
- 11) **N 89° 40' 06" E, 397.21 feet** to the **true place of beginning**, passing through previously referenced iron pin set at 367.21 feet and containing **9.808 acres**, more or less, but subject to all legal highways and easements of record.

Basis of bearings: Survey F-4-299.

Iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

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

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 3-29-23**

INITIAL & DATE

**PP-78**



*Roger L. Stevens*  
\_\_\_\_\_  
Roger L. Stevens  
Registered Surveyor No. 7052  
SM-1795W3



*ATTN: Michelle*



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>Shana M. Keller &amp; Joshua Keller</i>		Date <i>2/22/23</i>	
Mailing Address <i>209 S. Union St.</i>	City <i>Galion</i>	State <i>OH</i>	Zip <i>44833</i>
Email <i>josh.keller3638@gmail.com</i>	Phone <i>419 961-9820</i>		

### Site Information

Site Address <i>2890 Moffett Rd</i>			
City <i>Lucas</i>	State <i>OH</i>	Zip <i>44843</i>	Township <i>Monroe</i>
Parcel #(s) <i>018143201008, 0181413201011, 0181413201012</i>		Total Acreage (Before Lot Splits) <i>11.806</i>	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>1.998</u>	<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

RECEIVED

MAR 01 2023

BY: \_\_\_\_\_

- (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>Sharon Koller</i>	Date 2/22/23
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----- OFFICE USE ONLY -----

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature]</i>	Date of Approval 3/2/2023
<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 POTENTIAL OF EXISTING EASEMENTS AND/OR 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
Date Paid	2/16/23
Receipt #	15484
Recorded By	TC
Date Recorded	2/16/23



