

ADARIO E. ROAD (C.R. 84)

TOWNLINE ROAD (T.R. 79)

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-25-24

Approved according
to R.C. 711.131
Elaine A. Kiefer 3-25-24

INITIAL & DATE
SIGN
DATE

QQ-86

MICHAEL R. SHERMAN &
DEBORAH A. SHERMAN
ORV. 1469, PG. 835

S 88°50'14" E 570.00'

Ref. = 35.00'

N 00°21'22" W 180.00'

SURVEY FOR PROPERTY
TRANSFER
2.3545 ACRES

Ref. = 25.01'

N 88°50'14" W 570.00'

S. Line, NW 1/4 Sec. 23

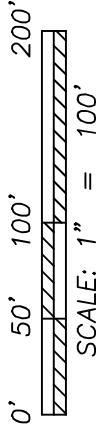
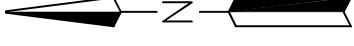
P.O.B.

S 00°21'22" E 180.00'

N 88°50'14" W 764.50'

SE Cor.
NW 1/4
Sec. 29

P.O.C.




LEGEND

- IRON PIN FOUND
- △ RAILROAD SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"
- STONE FOUND
- ⦿ 2" MAGNAIL SPIKE SET
- ⊙ MAGNAIL SPIKE FOUND

Distances shown hereon are expressed in feet and decimal parts thereof.
Bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By: 
Nathaniel B. Ramsey, P.S. #8396
For Ramsey Surveying

03/05/2024
Date



RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596 FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE NORTHWEST QUARTER OF SECTION 23, BUTLER TOWNSHIP T-25 N, R-17 W RICHLAND COUNTY, OHIO

DRAWN SJS	CHECKED NER	SCALE 1" = 100'	DATE 03/05/2024
JOB NO: SM-5949			SHEET 1 OF 1

LEGAL DESCRIPTION

March 5, 2024

Situated in the Township of Butler, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 29, Township 25-North, Range 17-West, being a portion of the lands conveyed to Michael R. Sherman and Deborah A. Sherman by official record volume 1469, page 835, being more particularly described as follows:

Commencing at a stone found and accepted at marking the southeast corner of said Quarter,

Thence, **North 88 degrees 50 minutes 14 seconds West, 764.50 feet** along the south line of said Quarter, to an iron pin set, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

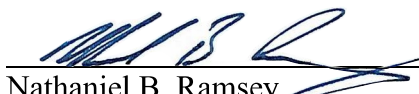
1. **North 88 degrees 50 minutes 14 seconds West, 570.00 feet** continuing along the south line of said Quarter, to a Magnail spike found also being the centerline of Townline Road, and passing through an iron pin found for reference at 544.99 feet;
2. **North 00 degrees 21 minutes 22 seconds West, 180.00 feet** along said centerline of Townline Road to a Magnail spike set;
3. **South 88 degrees 50 minutes 14 seconds East, 570.00 feet** traversing the aforementioned Sherman parcel to an iron pin set, passing through an iron pin set for reference at 35.00 feet;
4. **South 00 degrees 21 minutes 22 seconds East, 180.00 feet** traversing said Sherman parcel, to an iron pin set, to the **Place of Beginning**, and containing 2.3545 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Bearings are based on an assumed meridian and are used to express angles only.

Iron pins set are 5/8" rebar with cap stamped "Ramsey S-8396"

According to a survey made in March 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-25-24


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5949_Legal.docx



INITIAL & DATE

QQ-86



Environmental Division
555 Lexington Ave.
Mansfield, OH 44907
 (419)774-4520 phone
 (419)774-0845 fax

RECEIVED
 FEB 27 2024

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>Michael and Deborah Sherman</i>		Date <i>2/26/2024</i>	
Mailing Address <i>6192 Townline Road</i>	City <i>Ashland</i>	State <i>OH</i>	Zip <i>44805</i>
Email <i>JPowell11093@yahoo.com</i>	Phone <i>567-203-9906</i>		

Site Information

Site Address <i>6192 Townline Road</i>			
City <i>Ashland</i>	State <i>OH</i>	Zip <i>44805</i>	Township <i>Butler</i>
Parcel #(s) <i>005212207001</i>		Total Acreage (Before Lot Splits) <i>22.805</i>	

Acreage Per Lot(s):

Lot 1: *2.3545 ME*
 Lot 2: _____
 Lot 3: _____
 Lot 4: _____
 Lot 5: _____

Existing Home (check if yes)

Combining to Another Lot?

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.
- (2) Staked or marked locations of proposed lot corners/property lines.
- (3) A survey prepared for each lot by a Registered Surveyor

Yes
 Yes
 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. *Leach lines OR Chamber Sys.* 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>Mike Sherman</i>	Date <i>2/26/2024</i>
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----- OFFICE USE ONLY -----

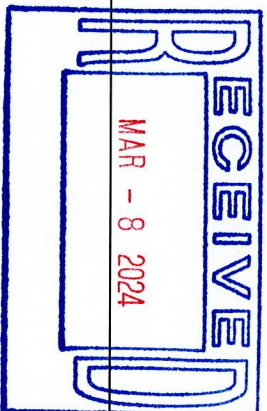
Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Environmental Health Specialist/In Training Signature <i>Muller y, EHS</i>	Date of Approval <i>3/8/2024</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:

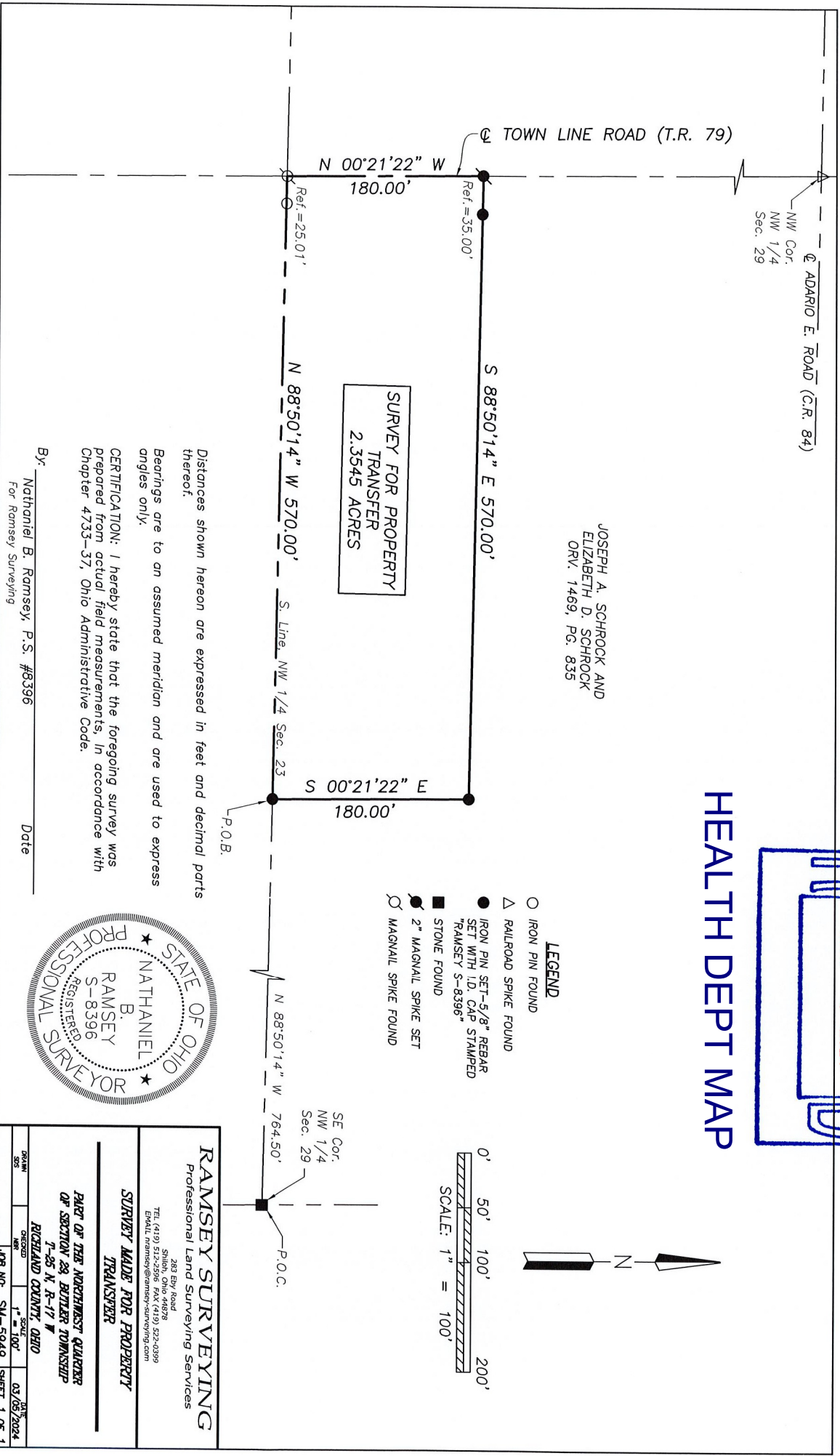
- AREAS DESIGNATED FOR INSTALLATION AND/OR REPLACEMENT OF A SEWAGE TREATMENT SYSTEM SHALL BE UNDISTURBED AND PROTECTED FROM DAMAGE OR DISTURBANCE. OAC 3701-29-15 (P)(1)
- INFORMATION PROVIDED WITH THE LOT SPLIT APPLICATION DID NOT INDICATE ANY POTENTIAL OR EXISTING EASEMENTS.

Fee Paid	<i>250.00 J#2027</i>
Date Paid	<i>2/27/24</i>
Receipt #	<i>16609</i>
Recorded By	<i>Y.C</i>
Date Recorded	<i>2/27/24</i>

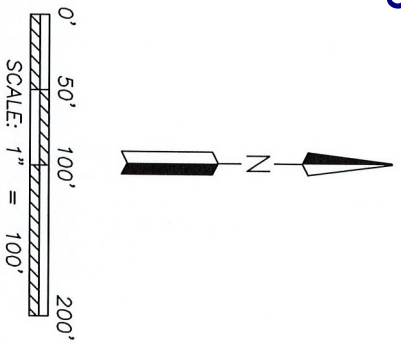


HEALTH DEPT MAP

JOSEPH A. SCHROCK AND
ELIZABETH D. SCHROCK
ORV. 1469, PG. 835



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For Ramsey Surveying



RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shilo, Ohio 44878
TEL: (419) 234-3311 FAX: (419) 234-0399
EMAIL: nramsey@ramseysurveying.com

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE NORTHWEST QUARTER OF SECTION 29, BUTLER TOWNSHIP, T-28 N, R-17 W, RICHLAND COUNTY, OHIO

DRAWN SOS	SCALE 1" = 100'	DATE 03/08/2024
JOB NO: SM-5949	SHEET 1 OF 1	