

PLAT OF PROPERTY SURVEY FOR
ANN SUTT

PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR (34)
TOWNSHIP TWENTY (20), RANGE EIGHTEEN (18)
WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED
USING DOCUMENTS OF RECORD AND
PRIOR PLATS OF SURVEY INCLUDING:

- PV 21, P 93
- ENG. SURVEY E-20
- ENG. SURVEY AA-252
- ENG. SURVEY F-3-167
- ORV. 2808, P. 338

BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED ON RICHLAND
COUNTY ENGINEER SURVEY F-3-167.



DEDICATION PLAT ELLER DRIVE
PV 21, P 93

ELLER DR. (60')

S 87°42'37" E 385.57'

212.57'

A 107.19'

R 70.00'

Δ 87°44'00"

BN 48°25'23" E

97.02'

N 04°33'23" E
189.62'

PARCEL #1
1.665 ACRES

S 87°18'33" E 290.02'

REF. 15.01'
M 61°52'19" W

E.S. GARRISON
ORV 358, P 252
1.00 ACRE

S 87°33'55" E

152.00'

PARCEL #3
0.674 ACRE

A.N. SUTT
ORV 13, P 767
1.15 ACRES

N 02°26'05" E
200.00'

3/4" REF.
141.51'

PARCEL #3

S LINE,

N 87°29'10" W 357.19'

POB

POB

POC

PARCEL #2

173.00'

S 87°42'37" E 385.57'

ELLER DR. (60')

DEDICATION PLAT ELLER DRIVE
PV 21, P 93

212.57'

A 107.19'

R 70.00'

Δ 87°44'00"

BN 48°25'23" E

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ORV 13, P 767
1.15 ACRES

N 02°26'05" E
200.00'

3/4" REF.
141.51'

PARCEL #3

S LINE,

N 87°29'10" W 357.19'

N 02°17'23" E
258.74'

N

23.73'

PARCEL #2
2.661 ACRES

604.37'

S 02°17'23" W

J. THOMAS
ORV 1628, P 576
5.000 ACRES

A.N. SUTT
ORV 2808, P 338
5.000 ACRES

Approved according
to R.C. 711.131
Date
11-16-20

SEE ATTACHED FOR
HEALTH DEP. APPROVAL

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL DATE
EAK 11-16-20
PAR 3 MUST
TRANSFER BEFORE
PAR 2

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL DATE
EAK 11-16-20
MM-304

CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT AND THE
FIELD SURVEY THAT IT REPRESENTS ARE TRUE TO THE BEST OF
MY KNOWLEDGE, INFORMATION, AND BELIEF.

- 5/8 INCH REBAR 30" LONG SET WITH
CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "STEVENS 7054" IRON PIN FOUND
- ⊙ CAPPED "PS 7016" IRON PIN FOUND
- ⊗ IRON PIN FOUND UNDER TREE
(UNABLE TO BE SHOT)

LEGEND

PREPARED BY
HANNING SURVEYING, LLC.
2565 TAPPAN DR., ONTARIO, OHIO 44906
(419) 528-8118

Matthew T. Hanning

MATTHEW T. HANNING
OHIO REGISTERED SURVEYOR NO. 8568
DATE: OCTOBER 10, 2020



HANNING SURVEYING, LLC.

2565 Tappan Drive, Ontario, OH 44906
Phone: (419) 528-8118

Matthew T. Hanning, PS

2020-073_P1

PARCEL #1 DESCRIPTION OF 1.665 ACRE PARCEL ANN SUTT

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Northwest Quarter of Section Thirty Four (34), Township Twenty (20), Range Eighteen (18), containing 1.665 acres of a 5.000 acre tract of land conveyed to A.N. Sutt by deed of record in Official Record Volume 2808, Page 338 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a capped "Stevens 7054" iron pin found at the southeast corner of Eller Drive (60 foot right-of-way), Plat Volume 21, Page 93, and the north line of a 5.000 acre tract of land conveyed to J. Thomas by deed of record in Official Record 1628, Page 576;

thence North 87°42'37" West, with the south right-of-way of said Eller Drive, a distance of 375.70 feet to an iron pin set, said point being the POINT OF BEGINNING for the tract herein described;

Crossing said Sutt 5.000 acre tract, the following two (2) courses and distances:

1. South 02°17'23" West, a distance of 258.74 feet to an iron pin set;
2. North 87°18'33" West, with the north line of a 1.00 acre tract of land conveyed to E.S. Garrison by deed of record in Official Record 358, Page 252, a distance of 290.02 feet to a capped "Stevens 7054" iron pin found on the east right-of-way of said Eller Drive;

thence North 04°33'23" East, with the east right-of-way of said Eller Drive, a distance of 189.62 feet to a capped "Stevens 7054" iron pin found;

thence with a curve turning to the right with the right-of-way of said Eller Drive, with an arc length of 107.19 feet, with a radius of 70.00 feet, with a delta angle of 87°44'00" and a chord bearing of North 48°25'23" East with a chord length of 97.02 feet to a capped "Stevens 7054" iron pin found on the south right-of-way of said Eller Drive;

thence South 87°42'37" East, with the south right-of-way of said Eller Drive, a distance of 212.57 feet to the POINT OF BEGINNING, containing 1.665 total acres of land, more or less;

Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey F-3-167.

Prior Deed References: ORV 2808, P 338

The above description was prepared by me, Matthew T. Hanning, Registered Surveyor No. 8568 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in October 2020.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: October 10, 2020



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

FILED 11-16-20
INITIAL DATE
MM-364

HANNING SURVEYING, LLC.

2565 Tappan Drive, Ontario, OH 44906
Phone: (419) 528-8118

Matthew T. Hanning, PS

2020-073_P2

PARCEL #2 DESCRIPTION OF 2.661 ACRE PARCEL ANN SUTT

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Northwest Quarter of Section Thirty Four (34), Township Twenty (20), Range Eighteen (18), containing 2.661 acres of a 5.000 acre tract of land conveyed to A.N. Sutt by deed of record in Official Record Volume 2808, Page 338 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a capped "Stevens 7054" iron pin found at the southeast corner of Eller Drive (60 foot right-of-way), Plat Volume 21, Page 93, and the north line of a 5.000 acre tract of land conveyed to J. Thomas by deed of record in Official Record 1628, Page 576;

thence North 87°42'37" West, with the south right-of-way of said Eller Drive, a distance of 202.70 feet to a capped "Stevens 7054" iron pin found on the northwest corner of said Thomas 5.000 acre tract, said point being the POINT OF BEGINNING for the tract herein described;

thence South 02°17'23" West, with the west line of said Thomas 5.000 acre tract, a distance of 604.37 feet to a capped "Stevens 7054" iron pin found on the southwest corner of said Thomas 5.000 acre tract and the south line of the Northwest Quarter of Section 34;

thence North 87°29'10" West, with the south line of the Northwest Quarter of Section 34, a distance of 215.68 feet to a point, referenced by an iron pin set, North 05°26'05" East, a distance of 1.50 feet;

thence North 05°26'05" East, crossing said Sutt 5.000 acre tract of land and with the east line of a 1.00 acre tract of land conveyed to E.S. Garrison by deed of record in Official Record 358, Page 252, a distance of 345.47 feet to a iron pin found under a tree at the northeast corner of said 1.00 acre tract, referenced by a 5/8" rebar found, North 81°09'23" West, a distance of 11.29 feet;

Crossing said Sutt 5.000 acre tract of land, the following two (2) courses and distances:

1. South 87°18'33" East, a distance of 23.73 feet to an iron pin set;
2. North 02°17'23" East, a distance of 258.74 feet to an iron pin set on the south right-of-way of said Eller Drive;

thence South 87°42'37" East, with the south right-of-way of said Eller Drive, a distance of 173.00 feet to the POINT OF BEGINNING, containing 2.661 total acres of land, more or less;

Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/ths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey F-3-167.

Prior Deed References: ORV 2808, P 338

The above description was prepared by me, Matthew T. Hanning, Registered Surveyor No. 8568 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in October 2020.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: October 10, 2020



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 11-16-20
INITIAL DATE

PAR 3 MUST TRANSFER
BEFORE THIS PARCEL
MM-364

HANNING SURVEYING, LLC.

2565 Tappan Drive, Ontario, OH 44906
Phone: (419) 528-8118

Matthew T. Hanning, PS

2020-073_P3

PARCEL #3 DESCRIPTION OF 0.674 ACRE PARCEL ANN SUTT

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Northwest Quarter of Section Thirty Four (34), Township Twenty (20), Range Eighteen (18), containing 0.674 acre of a 5.000 acre tract of land conveyed to A.N. Sutt by deed of record in Official Record Volume 2808, Page 338 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a capped "Stevens 7054" iron pin found at the southeast corner of Eller Drive (60 foot right-of-way), Plat Volume 21, Page 93, and the north line of a 5.000 acre tract of land conveyed to J. Thomas by deed of record in Official Record 1628, Page 576;

thence North 87°42'37" West, with the south right-of-way of said Eller Drive, a distance of 202.70 feet to a capped "Stevens 7054" iron pin found on the northwest corner of said Thomas 5.000 acre tract;

thence South 02°17'23" West, with the west line of said Thomas 5.000 acre tract, a distance of 604.37 feet to a capped "Stevens 7054" iron pin found on the southwest corner of said Thomas 5.000 acre tract and the south line of the Northwest Quarter of Section 34;

thence North 87°29'10" West, with the south line of the Northwest Quarter of Section 34, a distance of 215.68 feet to a point, said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pin set, North 05°26'05" East, a distance of 1.50 feet;

thence North 87°29'10" West, with the south line of the Northwest Quarter of Section 34, a distance of 141.51 feet to a 3/4" rebar found on the southeast corner of a 1.15 acre tract of land conveyed to A.N. Sutt by deed of record in Official Record 13, Page 767;

thence North 02°26'05" East, with the east line of said 1.15 acre tract, a distance of 200.00 feet to a capped "Stevens 7054" iron pin found on the northeast corner of said 1.15 acre tract and the south line of a 1.00 acre tract of land conveyed to E.S. Garrison by deed of record in Official Record 358, Page 252;

thence South 87°33'55" East, with the south line of said 1.00 acre tract, a distance of 152.00 feet to an iron pin found under a tree at the southeast corner of said 1.00 acre tract, referenced by a 5/8" rebar found, North 86°48'37" West, a distance of 11.00 feet;

thence South 05°26'05" West, crossing said Sutt 5.000 acre tract of land, a distance of 200.47 feet to the POINT OF BEGINNING, containing 0.674 total acres of land, more or less;

Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/ights (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey F-3-167.

Prior Deed References: ORV 2808, P 338

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcels fronting on a public highway or street.

The above description was prepared by me, Matthew T. Hanning, Registered Surveyor No. 8568 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in October 2020.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: October 10, 2020



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL
MM-304
11-16-20 DATE



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 Ann Sutt	Date 10/23/2020
Mailing Address 188 Eller Drive	City Bellville
	State OH
	Zip 44813
Email sidaf3@gmail.com (Sid Foltz)	Phone (419) 631-1703

Site Information

Site Address Eller Drive	State OH	Zip 44813	Township Washington
City Bellville			
Parcel #(s) 0523600903004	Total Acreage (Before Lot Splits) 5.000		

Acreage Per Lot(s):

Lot 1: 1.665

Lot 2: 2.661

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

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)

(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>A SA</i>	Date 10-23-20
------------------------------------	------------------

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

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature]</i>	Date of Approval 11/09/20
<input type="checkbox"/> Disapproved	Sanitarian Signature <i>R.S.</i>	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

Comments: Per ACP Power Line equipment is 10' of center of Line. Any septic system will need to be 10' set back from the easement or otherwise will need to be obtained.

Fee Paid	150 ✓ 208.
Date Paid	10-16-20
Receipt #	6452328
Recorded By	<i>[Signature]</i>
Date Recorded	10-16-20