

PLAT OF BOUNDARY SURVEY  
 PART OF THE NORTHEAST QUARTER, SECTION NINETEEN (19)  
 TOWNSHIP TWENTY-THREE (23), RANGE SEVENTEEN (17)  
 MIFFLIN TOWNSHIP, RICHLAND COUNTY, OHIO

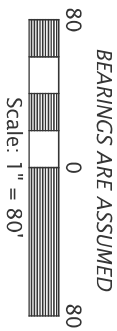
# MANSFIELD-WOOSTER ROAD (S.R. 430 - WIDTH VARIES)

**REFERENCE MATERIALS**

- DEEDS AS SHOWN
- TAX MAPS
- THE FOLLOWING RICHLAND COUNTY SURVEYS:  
 L-253  
 NN-204
- RIC-430-(9,36)(1,29) RIGHT-OF-WAY PLANS  
 DATED DECEMBER 28, 1989

**LEGEND**

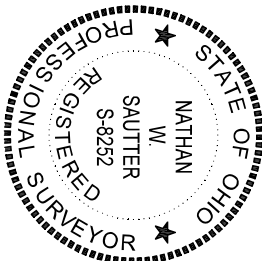
- △ IRON PIN FOUND  
(AS NOTED)
- ∅ PINCHED PIPE FOUND
- ⌵ RAILROAD SPIKE FOUND
- ▣ MONUMENT BOX FOUND
- ⊕ 3" SURVEY SPIKE SET
- 5/8" DIAMETER, 30" LONG  
 IRON PIN SET WITH CAP  
 STAMPED "KROCKA & ASSOC."



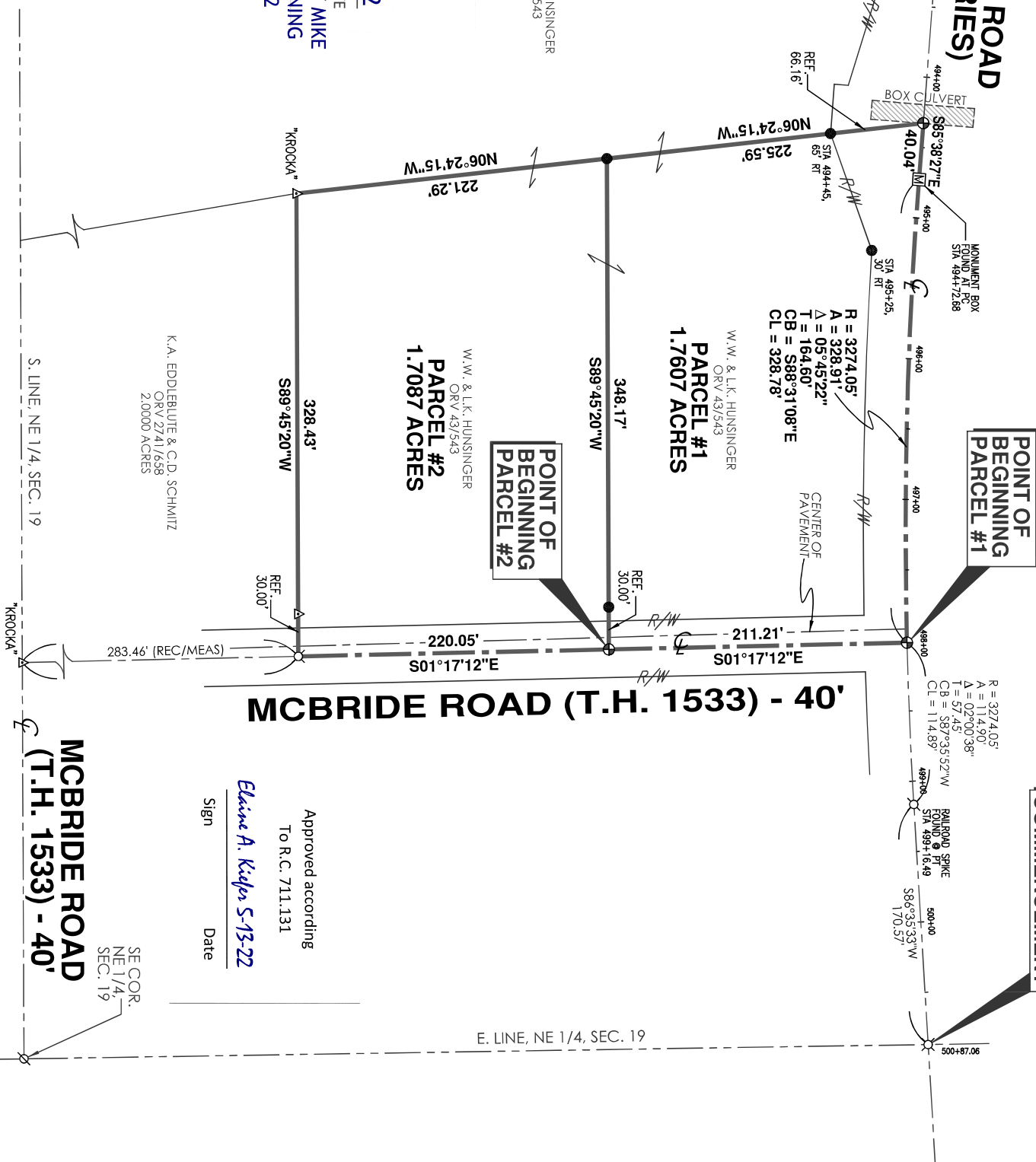
PREPARED BY  
**F.E. KROCKA & ASSOCIATES, INC.**  
 100 NORTH GAMBLE STREET  
 SHELBY, OHIO 44875  
 (419) 342-4556

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

NATHAN W. SAUTTER  
 OHIO REGISTERED SURVEYOR NO. 8252  
 DATE: APRIL 22, 2022



NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 5-13-22**  
 INITIAL DATE  
**VERBAL APPROVAL BY MIKE SWITZER**  
 MIFFLIN ZONING INSPECTOR 5-12-22  
**00-153**



Approved according  
 To R.C. 711.131  
*Elaine A. Kipler S-13-22*  
 Sign Date

SE COR.  
 NE 1/4,  
 SEC. 19  
**MCBRIDE ROAD  
 (T.H. 1533) - 40'**



F.E. Krocka & Associates, Inc.

Surveying and Mapping  
100 North Gamble Street  
Shelby, Ohio 44875  
Phone: (419) 342-4556  
Fax: (419) 347-8885

**DESCRIPTION**  
**PART OF THE NORTHEAST QUARTER, SECTION NINETEEN (19)**  
**TOWNSHIP TWENTY-THREE (23), RANGE SEVENTEEN (17)**  
**MIFFLIN TOWNSHIP, RICHLAND COUNTY, OHIO**  
**PARCEL #1 – 1.7607 ACRES**

DESCRIPTION: Being part of the Northeast Quarter of Section Nineteen (19), Township Twenty-Three (23), Range Seventeen (17), Mifflin Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a railroad spike found at the intersection of the east line of the Northeast Quarter of Section 19 and the centerline of Mansfield-Wooster Road (S.R. 430 – width varies); thence S86°35'33"W, along the centerline of Mansfield-Wooster Road, a distance of 170.57 feet to a railroad spike found at the PT Station 499+16.49 per RIC-430-(9.36)(11.29) right-of-way plans for State Route 430; thence continuing along the centerline of Mansfield-Wooster Road on a curve to the right having a radius of 3274.05 feet, a delta of 02°00'38", and an arc length of 114.90 (chord bearing S87°35'52"W, 114.89 feet), to a 3" survey spike set at the intersection of the centerline of said Mansfield-Wooster Road and the centerline of McBride Road (T.H. 1533 – 40 feet in width), said point being the real point of beginning for the parcel herein described;

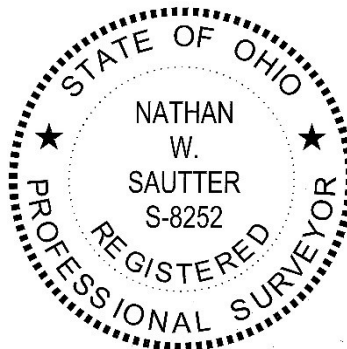
- 1) thence S01°17'12"E, along the centerline of McBride Road, a distance of 211.21 feet to a 3" survey spike set;
- 2) thence S89°45'20"W, passing for reference an iron pin set at 30.00 feet, a total distance of 348.17 feet to an iron pin set;
- 3) thence N06°24'15"W, passing for reference an iron pin set at 159.43 feet, a total distance of 225.59 feet to a 3" survey spike set on the centerline of Mansfield-Wooster Road;
- 4) thence S85°38'27"E, along the centerline of Mansfield-Wooster Road, a distance of 40.04 feet to a monument box found at PC Station 494+72.68 per said right-of-way plans;
- 5) thence continuing along the centerline of Mansfield-Wooster Road on a curve to the left having a radius of 3274.05 feet, a delta of 05°45'22", and an arc length of 328.91 feet (chord bearing S88°31'08"E, 328.78 feet), to the real point of beginning,

and containing 1.7607 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pin set are 5/8" diameter, 30" long rebar with caps stamped "Krocka & Assoc". Bearings are assumed.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter  
Ohio Registered Surveyor No. 8252  
Date: April 22, 2022



|                 |                |
|-----------------|----------------|
| NEW SPLIT       |                |
| RICHLAND COUNTY |                |
| TAX MAP OFFICE  |                |
| <u>EAK</u>      | <u>5-13-22</u> |
| INITIAL         | DATE           |
| <b>00-153</b>   |                |



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**DESCRIPTION**  
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**TOWNSHIP TWENTY-THREE (23), RANGE SEVENTEEN (17)**  
**MIFFLIN TOWNSHIP, RICHLAND COUNTY, OHIO**  
**PARCEL #2 – 1.7087 ACRES**

DESCRIPTION: Being part of the Northeast Quarter of Section Nineteen (19), Township Twenty-Three (23), Range Seventeen (17), Mifflin Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a railroad spike found at the intersection of the east line of the Northeast Quarter of Section 19 and the centerline of Mansfield-Wooster Road (S.R. 430 – width varies); thence S86°35'33"W, along the centerline of Mansfield-Wooster Road, a distance of 170.57 feet to a railroad spike found at the PT Station 499+16.49 per RIC-430-(9.36)(11.29) right-of-way plans for State Route 430; thence continuing along the centerline of Mansfield-Wooster Road on a curve to the right having a radius of 3274.05 feet, a delta of 02°00'38", and an arc length of 114.90 (chord bearing S87°35'52"W, 114.89 feet), to a 3" survey spike set at the intersection of the centerline of said Mansfield-Wooster Road and the centerline of McBride Road (T.H. 1533 – 40 feet in width); thence S01°17'12"E, along the centerline of McBride Road, a distance of 211.21 feet to a 3" survey spike set, said point being the real point of beginning for the parcel herein described;

- 1) thence S01°17'12"E, continuing along the centerline of McBride Road, a distance of 220.05 feet to a railroad spike found at the northeast corner of a 2.0000 acre parcel described in Official Record Volume 2741, Page 658;
- 2) thence S89°45'20"W, along the north line of said 2.0000 acre parcel and passing for reference an iron pin found at 30.00 feet, a total distance of 328.43 feet to an iron pin found at the northwest corner of said 2.0000 acre parcel;
- 3) thence N06°24'15"W, a distance of 221.29 feet to an iron pin set;
- 4) thence N89°45'20"E, passing for reference an iron pin set at 318.17 feet, a total distance of 348.17 feet to the real point of beginning,

and containing 1.7087 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pin set are 5/8" diameter, 30" long rebar with caps stamped "Krocka & Assoc". Bearings are assumed.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter  
Ohio Registered Surveyor No. 8252  
Date: April 22, 2022



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**      **5-13-22**  
INITIAL      DATE  
**00-153**





DEC 10 2021



**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<br><b>WALTER HUNSINGER</b>               |                              | Date<br><b>11-3-2021</b> |                     |
| Mailing Address<br><b>1402 PARK AVE. EAST</b> | City<br><b>MANSFIELD</b>     | State<br><b>OHIO</b>     | Zip<br><b>44905</b> |
| Email<br><b>WALTERHUNSINGER@AOL.COM</b>       | Phone<br><b>419-565-5928</b> |                          |                     |

### Site Information

|                                     |                    |   |                            |
|-------------------------------------|--------------------|---|----------------------------|
| Site Address<br><b>McBRIDE RD.</b>  |                    |   |                            |
| City<br><b>MANSFIELD</b>            | State<br><b>OH</b> | Zip<br><b>44905</b>                               | Township<br><b>MIFFLIN</b> |
| Parcel #(s)<br><b>0211704006000</b> |                    | Total Acreage (Before Lot Splits)<br><b>41.56</b> |                            |

| Acreage Per Lot(s): | Existing Home (check if yes)             | Combining to Another Lot? |
|---------------------|--|---------------------------|
| Lot 1: <u>1.74</u>  | <input type="checkbox"/>                 | <input type="checkbox"/>  |
| Lot 2: <u>1.74</u>  | <input checked="" type="checkbox"/> WITH | <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**  
 APR 28 2022  
 BY: \_\_\_\_\_

**PRELIMINARY**  
 pd 4-28-22  
 2nd lot  
 \$ 250  
 BK 3660

- (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 **\$100.00 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<br><i>Walter Ferrigno</i> | Date<br><i>11-3-2021</i> |
|---|--------------------------|

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

**Final Lot Split Consideration:**

|  |   |                                       |
|--|---|---------------------------------------|
| <input checked="" type="checkbox"/> Approved | Sanitarian Signature<br><i>[Signature]</i> RPKS | Date of Approval<br><i>05/10/2022</i> |
| <input type="checkbox"/> Disapproved         | Sanitarian Signature                            | Date of Disapproval                   |
| <input type="checkbox"/> Exempt              | Sanitarian Signature                            | Date of Exempt Status                 |

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

|               |                                  |
|---------------|----------------------------------|
| Fee Paid      | <i>250.<sup>00</sup> ✓# 7269</i> |
| Date Paid     | <i>12-10-21</i>                  |
| Receipt #     | <i>BK 3330</i>                   |
| Recorded By   | <i>TRAA</i>                      |
| Date Recorded | <i>12-10-21</i>                  |

DEC 10 2021



PLAT OF BOUNDARY SURVEY  
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 TOWNSHIP TWENTY-THREE (23), RANGE SEVENTEEN (17)  
 MIFFLIN TOWNSHIP, RICHLAND COUNTY, OHIO

**MANSFIELD-WOOSTER ROAD  
 (S.R. 430 - WIDTH VARIES)**

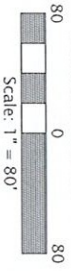
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- DEEDS AS SHOWN
- TAX MAPS
- THE FOLLOWING RICHLAND COUNTY SURVEYS:  
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 NN-204  
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 DATED DECEMBER 28, 1989

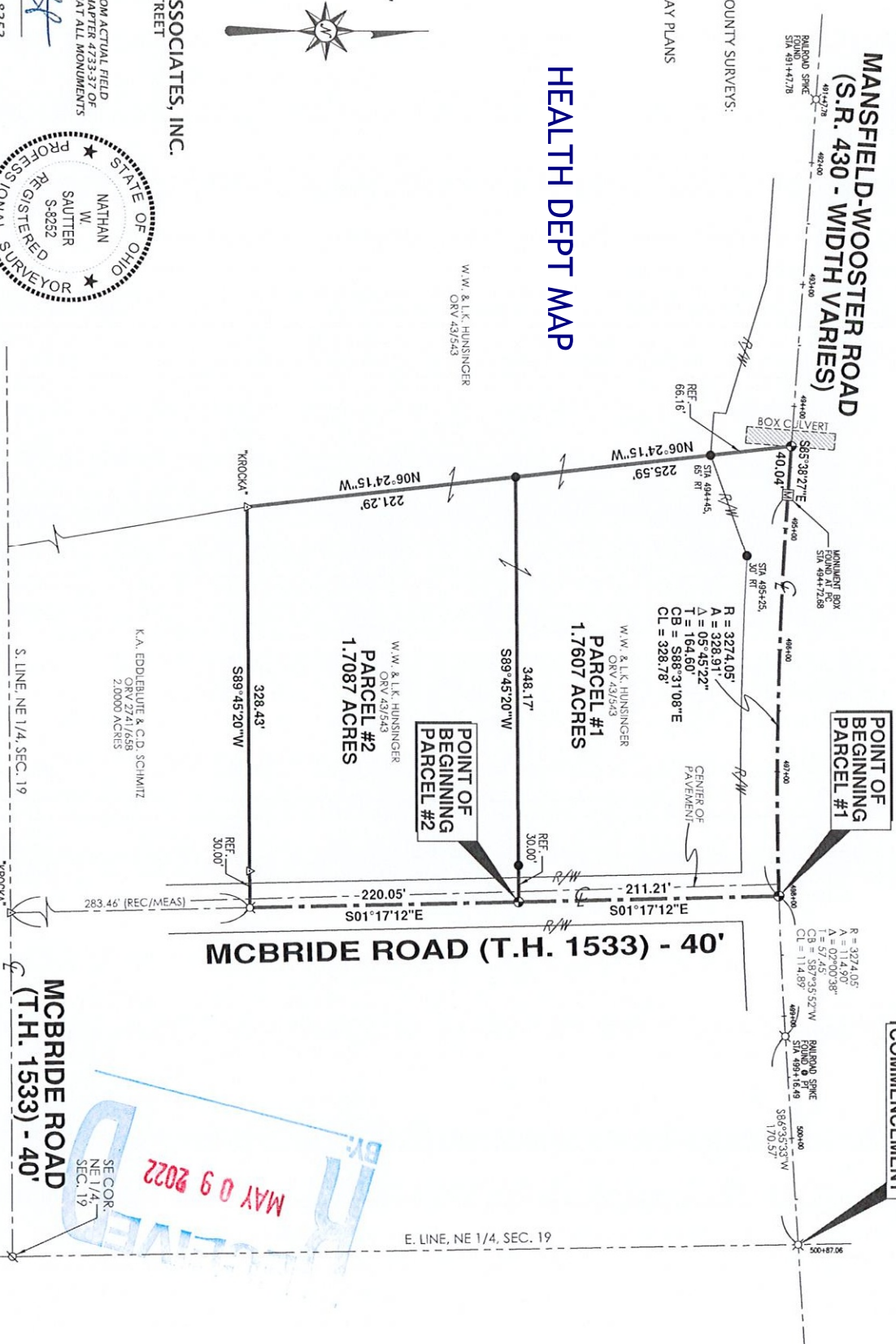
LEGEND

- ▲ IRON PIN FOUND (AS NOTED)
- ∅ PINCHED PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ▣ MONUMENT BOX FOUND
- ⊕ 3" SURVEY SPIKE SET
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

BEARINGS ARE ASSUMED



**HEALTH DEPT MAP**



PREPARED BY  
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*Nathan W. Sautter*  
 NATHAN W. SAUTTER  
 OHIO REGISTERED SURVEYOR NO. 8252  
 DATE: APRIL 22, 2022



MCBRIDE ROAD  
 (T.H. 1533) - 40'

RECEIVED  
 MAY 09 2022

E. LINE, NE 1/4, SEC. 19