



**SURVEYOR'S DESCRIPTION FOR  
ROBERT & KRISTEN WILTANGER**

**4.906 Acres**

Situated in the Township of Troy, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 3, Township 20, Range 19 and being more particularly described as follows:

**Beginning** at a point being the intersection of the centerline of Lexington-Ontario Road (C.H. 144)(60') and the south line of said Southeast Quarter, said point being referenced by an iron pin found S 88° 14' 13" E, 35.03 feet from said point and being referenced by an iron pin found N 88° 56' 51" W, 39.40 feet from said point;

Thence with the following **SEVEN** courses:

- 1) **N 88° 14' 13" W, 913.05 feet** along said south line of said Southeast Quarter to an iron pin found in a southeasterly corner of a parcel of land conveyed to Jill and J. Jay Guth by official records volume 847, page 815;
- 2) **N 20° 57' 45" W, 142.72 feet** along an easterly line of said land of Jill and J. Jay Guth to an iron pin found in an interior corner of said land;
- 3) **N 69° 22' 09" E, 527.91 feet** along a southerly line of said land of Jill and J. Jay Guth to an iron pin set;
- 4) **S 18° 37' 26" E, 96.67 feet** to an iron pin set;
- 5) **S 88° 14' 01" E, 341.62 feet** to a point being in said centerline of Lexington-Ontario Road (C.H. 144)(60') and passing through an iron pin set at 316.62 feet;
- 6) **S 18° 38' 08" E, 106.34 feet** along said Lexington-Ontario Road (C.H. 144)(60') to a point of curve, said point being referenced by an iron pin set S 71° 21' 52" W, 25.00 feet from said point;
- 7) **Southeasterly** and continuing along said centerline of Lexington-Ontario Road (C.H. 144)(60') on a **curve to the left having a radius of 900.00 feet, an arc length of 157.93 feet, a delta angle of 10° 03' 15", a chord length of 157.73 feet and a chord bearing of S 23° 39' 46" E** to the **place of beginning** and containing **4.906 acres**, more or less, and subject to all legal highways and easements of record.

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

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

According to a survey made in March 2022 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK**      **5-19-22**  
 INITIAL      DATE  
**00-163**



*Roger L. Stevens*  
 Roger L. Stevens  
 Registered Surveyor No. 7052  
 TROY-3

**1.189 Acres**

Situated in the Township of Troy, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 3, Township 20, Range 19 and being more particularly described as follows:

**Commencing** at a point being the intersection of the centerline of Lexington-Ontario Road (C.H. 144)(60') and the south line of said Southeast Quarter, said point being referenced by an iron pin found S 88° 14' 13" E, 35.03 feet from said point and being referenced by an iron pin found N 88° 56' 51" W, 39.40 feet from said point;

Thence northwesterly along said centerline of Lexington-Ontario Road (C.H. 144)(60') on a curve to the right having a radius of 900.00 feet, an arc length of 157.93 feet, a delta angle of 10° 03' 15", a chord length of 157.73 feet and a chord bearing of N 23° 39' 46" W to a point of tangency, said point being referenced by an iron pin set S 71° 21' 52" W, 25.00 feet from said point;

Thence N 18° 38' 08" W, 106.34 feet along said Lexington-Ontario Road (C.H. 144)(60') to a point, said point being referenced by an iron pin set N 88° 14' 01" W, 25.00 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **N 88° 14' 01" W, 341.62 feet** to an iron pin set and passing through previously referenced iron pin set at 25.00 feet;
- 2) **N 18° 37' 26" W, 96.67 feet** to an iron pin set in a southerly line of a parcel of land conveyed to Jill and J. Jay Guth by official records volume 847, page 815;
- 3) **N 69° 22' 09" E, 320.37 feet** along said southerly line of said land of Jill and J. Jay Guth and along the southerly line of a parcel of land conveyed to Timothy J. Gonzales by official records volume 2228, page 200 to a point being the southeasterly corner of said land of Timothy J. Gonzales, said point also being in said centerline of Lexington-Ontario Road (C.H. 144)(60'), passing through an iron pin found at 79.53 feet and passing through an iron pin set at 295.37 feet;
- 4) **S 18° 38' 08" E, 226.91 feet** along said Lexington-Ontario Road (C.H. 144)(60') to the **true place of beginning** and containing **1.189 acres**, more or less, and subject to all legal highways and easements of record.

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

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

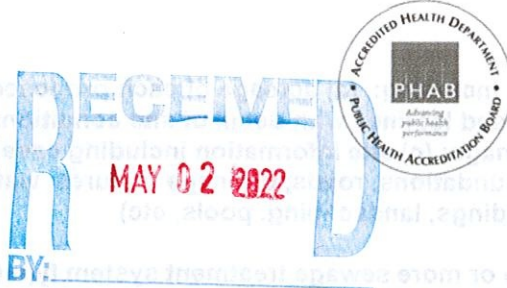
According to a survey made in March 2022 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



*Roger L. Stevens*  
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Roger L. Stevens  
Registered Surveyor No. 7052  
TROY-3

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 5-19-22  
INITIAL DATE

OO-163



**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>Robert Shane Wiltanger</i>		Date <i>5/2/2022</i>	
Mailing Address <i>1764 Lexington Ontario Rd</i>	City <i>Mansfield</i>	State <i>OH</i>	Zip <i>44904</i>
Email <i>shane.wiltanger@gmail.com</i>	Phone <i>419-961-5120</i>		

### Site Information

Site Address <i>1764 Lexington Ontario Rd</i>			
City <i>Mansfield</i>	State <i>OH</i>	Zip <i>44904</i>	Township <i>Troy</i>
Parcel #(s) <i>0472604018000</i>		Total Acreage (Before Lot Splits) <i>6.095</i>	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <i>4.906</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 2: <i>1.189</i>	<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 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>Robert Shum Nitter</i>	Date <i>5/2/2022</i>
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----- OFFICE USE ONLY -----

**Final Lot Split Consideration:**

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature]</i>	Date of Approval <i>05/11/2022</i>
<input type="checkbox"/> Disapproved	Sanitarian Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

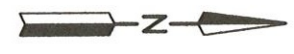
Comments:

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)

Fee Paid	<i>\$250.00 V# 3332</i>
Date Paid	<i>5/2/22</i>
Receipt #	<i>BK 3670</i>
Recorded By	<i>[Signature]</i>
Date Recorded	<i>5/2/22</i>

Updated 04/12/2021

RECEIVED  
MAY 02 2022



- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

PART OF THE SE. 1/4 OF  
SEC. 3, T-20, R-19,  
TROY TWP., RICHLAND CO.,  
OHIO.

**SURVEY FOR**  
**ROBERT & KRISTEN WILTANGER**

JILL & J. JAY GUTH  
O.R.V.-847 P.-815

TIMOTHY J. GONZALES  
O.R.V.-2228 P.-200

ROBERT S. & KRISTEN H. WILTANGER  
O.R.V.-2663 P.-529

# HEALTH DEPT. MAP

Roger L. Stevens, P.S. #7052 Date 3-17-22 TROY-3



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 certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code and is correct to the best of my knowledge.

