

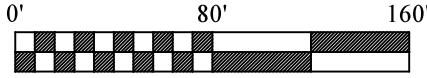
**PLAT OF PROPERTY SURVEY FOR  
KELLY ROSE**

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

- REC. P.V. 20, P. 47
- ENG. SURVEY MM-199
- ENG. SURVEY F-3-415
- A 1.05 ACRE SURVEY BY G.A. DORAN DATED 12/1954
- A 3.72 AC., 3.5 AC. & 21.78 AC. SURVEY BY C J ROLLIN JR DATED 4/28/1958
- A 1.00 ACRE & 1.13 ACRE SURVEY BY DAVID A. ARMSTRONG
- RIC-C.R. 144-05.66 RIGHT OF WAY RECORDS
- ORV. 1509, P. 95

PART OF THE NORTHEAST QUARTER OF SECTION TWENTY EIGHT (28)  
TOWNSHIP TWENTY ONE (21), RANGE NINETEEN (19)  
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

BASIS OF BEARINGS  
THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY ENGINEERS RIC-C.R. 144 - 05.66 RIGHT-OF-WAY PLANS.



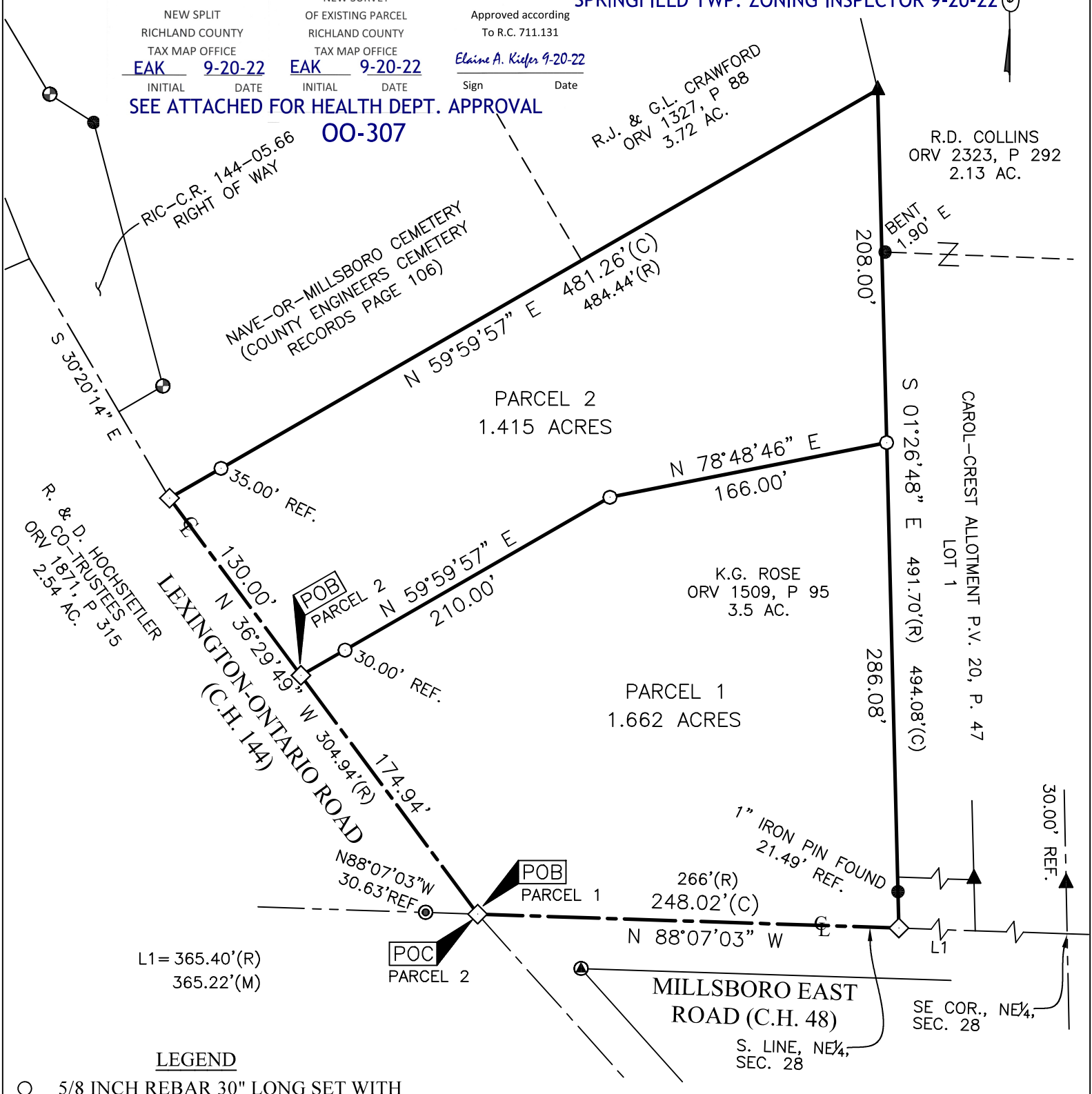
SCALE: 1" = 80'

VERBAL APPROVAL BY WILLIAM SCOTT  
SPRINGFIELD TWP. ZONING INSPECTOR 9-20-22



NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE <b>EAK</b> 9-20-22 INITIAL DATE	NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE <b>EAK</b> 9-20-22 INITIAL DATE	Approved according To R.C. 711.131 <i>Elaine A. Kiefer</i> 9-20-22 Sign Date
--	---	---

**SEE ATTACHED FOR HEALTH DEPT. APPROVAL 00-307**



L1 = 365.40'(R)  
365.22'(M)

**LEGEND**

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "RICHLAND CO. R/W MARKER" IRON PIN FOUND
- ⊙ CAPPED "RAMSEY" IRON PIN FOUND
- CAPPED "HANNING PS 8568" IRON PIN FOUND
- ▲ IRON PIPE FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD

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.

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: MARCH 4, 2022



**HANNING SURVEYING, LLC.**

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

Matthew T. Hanning, PS

2022-008\_P1

**PARCEL #1  
DESCRIPTION OF 1.662 ACRE PARCEL  
KELLY ROSE**

Situated in the State of Ohio, County of Richland, Township of Springfield, lying in the Northeast Quarter of Section Twenty Eight (28), Township Twenty One (21), Range Nineteen (19), of an original tract conveyed to K.G. Rose by deed of record in Official Record Volume 1509, Page 95 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a railroad spike set at the intersection of Millsboro East Road (C.H. 48) and Lexington-Ontario Road (C.H. 144) on the South line of the Northeast Quarter of said Section 28, referenced by a capped "Ramsey" iron pin found, North 88°07'03" West, a distance of 30.63 feet;

thence North 36°29'49" West, with the centerline of Lexington-Ontario Road (C.H. 144) and the Northeasterly line of a 2.54 acre tract conveyed to R. & D. Hochstetler Co-Trustee by deed of record in Official Record Volume 1871, Page 315, a distance of 174.94 feet to a railroad spike set in said centerline, referenced by an iron pin set, North 59°59'57" East, a distance of 30.00 feet;

thence across said original tract conveyed to K.G. Rose, the following two (2) courses and distances:

1. North 59°59'57" East, a distance of 210.00 feet to an iron pin set;
2. North 78°48'46" East, a distance of 166.00 feet to an iron pin set on the West line of Lot 1 of Carol-Crest Allotment recorded in Plat Volume 20, Page 47;

thence South 01°26'48" East, with said West line of Lot 1, a distance of 286.08 feet to a railroad spike set in the centerline of Millsboro East Road (C.H. 48) on the South line of the Northeast Quarter of said Section 28, passing a 1" iron pin found, a distance of 264.59 feet;

thence North 88°07'03" West, with said centerline and said South line, a distance of 248.02 feet to the POINT OF BEGINNING, containing 1.662 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 Engineers RIC-C.R. 144-05.66 Right-of-Way plans

Prior Deed References: ORV 1509, P 95

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 February & March 2022.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: March 4, 2022



NEW SPLIT	
RICHLAND COUNTY	
TAX MAP OFFICE	
<b>EAK</b>	<b>9-20-22</b>
INITIAL	DATE
<b>00-307</b>	

**HANNING SURVEYING, LLC.**

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

Matthew T. Hanning, PS

2022-008\_P2

**PARCEL #2  
DESCRIPTION OF 1.415 ACRE PARCEL  
KELLY ROSE**

Situated in the State of Ohio, County of Richland, Township of Springfield, lying in the Northeast Quarter of Section Twenty Eight (28), Township Twenty One (21), Range Nineteen (19), of an original tract conveyed to K.G. Rose by deed of record in Official Record Volume 1509, Page 95 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

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thence continuing North 36°29'49" West, with said centerline and said Northeasterly line, a distance of 130.00 feet to a railroad spike set in said centerline, referenced by an iron pin set, North 59°59'57" East, a distance of 35.00 feet;

thence North 59°59'57" East, with the South line of Nave-Or-Millsboro Cemetery (County Engineers Cemetery Records Page 106) and the South line of a 3.72 acre tract conveyed to R.J. & G.L. Crawford by deed of record in Official Record Volume 1327, Page 88, a distance of 481.26 feet to an iron pipe found on the West line of Lot 1 of Carol-Crest Allotment recorded in Plat Volume 20, Page 47;

thence South 01°26'48" East, with said West line of Lot 1, a distance of 208.00 feet to an iron pin set;

thence across said original tract conveyed to K.G. Rose, the following two (2) courses and distances:

1. South 78°48'46" West, a distance of 166.00 feet to an iron pin set;
2. South 59°59'57" West, a distance of 210.00 feet to the POINT OF BEGINNING, containing 1.415 total acres of land, more or less;

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

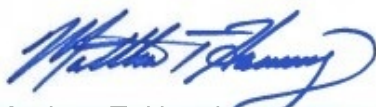
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on Richland County Engineers RIC-C.R. 144-05.66 Right-of-Way plans.

Prior Deed References: ORV 1509, P 95

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 February & March 2022.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: March 4, 2022



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 9-20-22  
INITIAL DATE

00-307



**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 Kelly Rose		Date 5/20/21	
Mailing Address 3596 Marylou Lane North		City Ontario	State Ohio
		Zip 44906	
Email KELIZAR2@AOL.COM Kelly.Rose@ODRC.Stak.Oh.US		Phone 419 512 1788 - 517 244 0329	

### Site Information

Site Address 3396 Millsboro Rd			
City Ontario	State Ohio	Zip 44865	Township Springfield
Parcel #(s) 0372801218000		Total Acreage (Before Lot Splits) 3.5	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: 1.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 2: 1.75	<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

(Need stamp)

(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. *Spray Irrigation*

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 	Date <i>5/20/21</i>
--	------------------------

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

**Final Lot Split Consideration:**

<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature] GAS</i>	Date of Approval <i>08/18/2022</i>
<input checked="" type="checkbox"/> Disapproved	Sanitarian Signature <i>[Signature] GAS</i>	Date of Disapproval <i>07/07/21</i>
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

Comments:  
*Per email from James Kelly Rose they are not splitting the lot. 1/14/22 per email call Mr. Rose made to split lot*

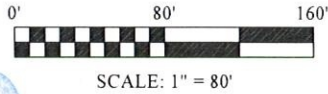
Fee Paid	<i>200.00 <sup>-100</sup> #140 + debit card \$100</i>
Date Paid	<i>5-21-21</i>
Receipt #	<i>BK-2945-MAA</i>
Recorded By	<i>MAA</i>
Date Recorded	<i>5-21-21</i>

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

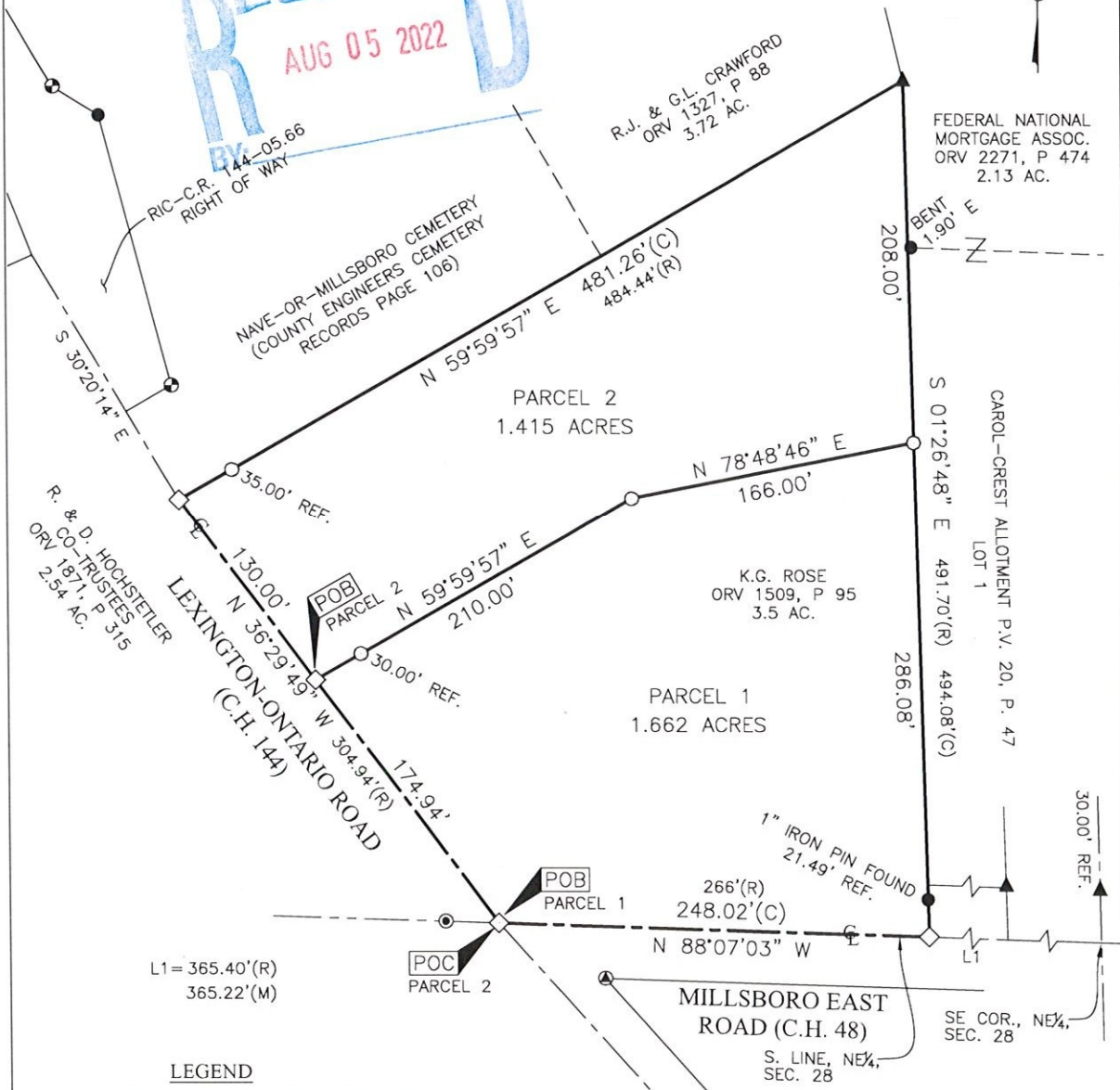
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PLAT OF PROPERTY SURVEY FOR  
**KELLY ROSE**  
 PART OF THE NORTHEAST QUARTER OF SECTION TWENTY EIGHT (28)  
 TOWNSHIP TWENTY ONE (21), RANGE NINETEEN (19)  
 SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

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**HEALTH DEPT MAP**



**LEGEND**

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- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
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 (419) 528-8118

**MATTHEW T. HANNING**  
 OHIO REGISTERED SURVEYOR NO. 8568  
 DATE: MARCH 4, 2022



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2565 Tappan Drive, Ontario, OH 44906  
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2022-008\_P1

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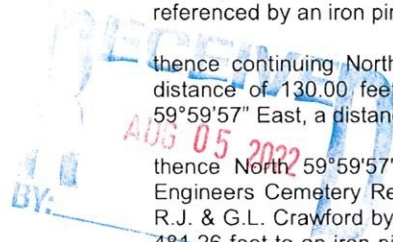
2022-008\_P2

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