

VIRGINIA A. BEER
DV. 850, PG. 218

VERBAL APPROVAL BY
WILLIAM SCOTT SPRINGFIELD
ZONING INSPECTOR 2-11-22

00-38 SEE ATTACHED FOR HEALTH
DEPT APPROVAL

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

Approved according
To R.C. 711.131

Elaine A. Kufes 2-11-22

Sign Date

EAK 2-11-22

INITIAL DATE

VERBAL APPROVAL BY
WILLIAM SCOTT SPRINGFIELD
ZONING INSPECTOR 2-11-22

00-38 SEE ATTACHED FOR HEALTH
DEPT APPROVAL

Distances shown hereon are expressed in feet and decimal parts thereof.

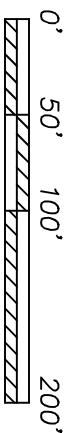
Bearings are to an assumed meridian and are used to express angles only.

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

01/29/2022 Date



SCALE: 1" = 100'

LEGEND

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

RAMSEY SURVEYING

Professional Land Surveying Services

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

SURVEY MADE AT THE REQUEST OF
VIRGINIA BEER

PART OF THE SOUTHWEST QUARTER
OF SECTION 11, SPRINGFIELD TOWNSHIP
T-21 N. R-19 W
RICHLAND COUNTY, OHIO

DRAWN	CHECKED	SCALE	DATE
DWG NO: SM-5655_PG	JOB NO: SM-5655	1" = 100'	01/29/2022
			SHEET 1 OF 1

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

January 29, 2022

LEGAL DESCRIPTION

Situated in the Township of Springfield, County of Richland, State of Ohio; being a part of the Southwest Quarter of Section 11, Township 21-North, Range 19-West, and being a portion of a parcel conveyed to Virginia A. Beer by deed volume 850, page 218, being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the intersection of the east line of said Southwest Quarter with the centerline of Walker Lake Road-(C.H. 164)(60' R/W);

Thence, **North 70 degrees 36 minutes 29 seconds West, 996.26 feet** along the centerline of said Walker Lake Road to a point of deflection, being referenced by an iron pin found North 00 degrees 28 minutes 21 seconds West, 30.46 feet therefrom;

Thence, **North 79 degrees 39 minutes 29 seconds West, 261.02 feet** continuing along said centerline to a point of deflection, being referenced by an iron pin found North 00 degrees 37 minutes 14 seconds West, 30.61 feet therefrom;

Thence, **North 78 degrees 56 minutes 37 seconds West, 409.79 feet** continuing along said centerline to a Magnail spike set marking the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **South 03 degrees 25 minutes 51 seconds East, 276.67 feet** to an iron pin set, and passing through an iron pin set for reference at 30.99 feet;
2. **North 89 degrees 59 minutes 42 seconds West, 286.15 feet** to an iron pin set;
3. **North 03 degrees 25 minutes 51 seconds West, 333.33 feet** to a Magnail spike set on the aforementioned centerline of Walker Lake Road, and passing through an iron pin set for reference at 302.34 feet;
4. **South 78 degrees 56 minutes 37 seconds East, 295.02 feet** along said centerline to the **Place of Beginning** containing 2.0000 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

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

According to a survey made in January 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5655 legal.docx

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK **2-11-22**

INITIAL DATE

00-38



RECEIVED
 FEB 02 2022
 BY: _____



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 <u>Virginia Beer</u>		Date <u>1/30/2022</u>	
Mailing Address <u>2495 Walker Lake Rd.</u>	City <u>Mansfield</u>	State <u>OH</u>	Zip <u>44903</u>
Email	Phone <u>419-747-5023</u>		

Site Information

Site Address <u>2495 Walker Lake Rd.</u>			
City <u>Mansfield</u>	State <u>OH</u>	Zip <u>44903</u>	Township <u>Springfield</u>
Parcel #(s) <u>03728005 11000</u>		Total Acreage (Before Lot Splits) <u>127.33</u>	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>125.33</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 2: <u>2.00</u>	<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

JK



- (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 	Date <i>Jan 31 2022</i>
-------------------------	----------------------------

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

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Sanitarian Signature 	Date of Approval <i>02/10/2022</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 ✓ #2981</i>
Date Paid	<i>2-3-22</i>
Receipt #	<i>BK 3455</i>
Recorded By	
Date Recorded	<i>2-2-22</i>

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

January 29, 2022

LEGAL DESCRIPTION

Situated in the Township of Springfield, County of Richland, State of Ohio; being a part of the Southwest Quarter of Section 11, Township 21-North, Range 19-West, and being a portion of a parcel conveyed to Virginia A. Beer by deed volume 850, page 218, being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the intersection of the east line of said Southwest Quarter with the centerline of Walker Lake Road-(C.H. 164)(60' R/W);

Thence, **North 70 degrees 36 minutes 29 seconds West, 996.26 feet** along the centerline of said Walker Lake Road to a point of deflection, being referenced by an iron pin found North 00 degrees 28 minutes 21 seconds West, 30.46 feet therefrom;

Thence, **North 79 degrees 39 minutes 29 seconds West, 261.02 feet** continuing along said centerline to a point of deflection, being referenced by an iron pin found North 00 degrees 37 minutes 14 seconds West, 30.61 feet therefrom;

Thence, **North 78 degrees 56 minutes 37 seconds West, 409.79 feet** continuing along said centerline to a Magnail spike set marking the **Place of Beginning** of the parcel herein described;

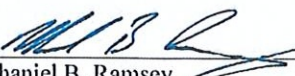
Thence, the following **FOUR** Courses:

1. **South 03 degrees 25 minutes 51 seconds East, 276.67 feet** to an iron pin set, and passing through an iron pin set for reference at 30.99 feet;
2. **North 89 degrees 59 minutes 42 seconds West, 286.15 feet** to an iron pin set;
3. **North 03 degrees 25 minutes 51 seconds West, 333.33 feet** to a Magnail spike set on the aforementioned centerline of Walker Lake Road, and passing through an iron pin set for reference at 302.34 feet;
4. **South 78 degrees 56 minutes 37 seconds East, 295.02 feet** along said centerline to the **Place of Beginning** containing 2.0000 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

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

According to a survey made in January 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5655 legal.docx



