

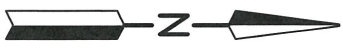
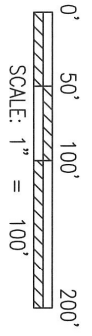
29  
32  
1" PIPE

EAST LINE OF N.W. QTR. SEC. 32  
WEST LINE OF N.E. QTR. SEC. 32

# MAP OF SURVEY TOWNSHIP OF SHARON T-22N ; R-19W PART OF N.E. QTR. OF SEC. 32 COUNTY OF RICHLAND STATE OF OHIO

REFERENCE SURVEY:  
SURVEY BOOK D PAGE 169  
SURVEY BOOK BB PAGE 274

BASIS OF BEARING:  
The bearings as shown hereon are  
relative to GRID NORTH of the OHIO  
STATE PLANE COORDINATE SYSTEM,  
NAD 83 DATUM



- ✕ SPIKE FOUND
- I.P. OR PIPE FOUND
- 5/8" REBAR SET WITH I.D. CAP MARKED S.L.L. INC

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK** 3-17-22  
INITIAL DATE

**Elaine A. Kidder** 3-17-22  
Sign Date

**HEALTH DEPT. APPROVAL ATTACHED**  
**VERBAL APPROVAL BY GREG WASILEWSKI**  
**SHARON TWP ZONING INSPECTOR 3-17-22**

Approved according  
To R.C. 711.131

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.



Consulting Engineers & Surveyors  
3477 Commerce Parkway, Suite C  
Wooster, Ohio 44691  
TEL. (330) 345-6377 FAX (330) 345-6725 EMAIL sjl@sjl-inc.com

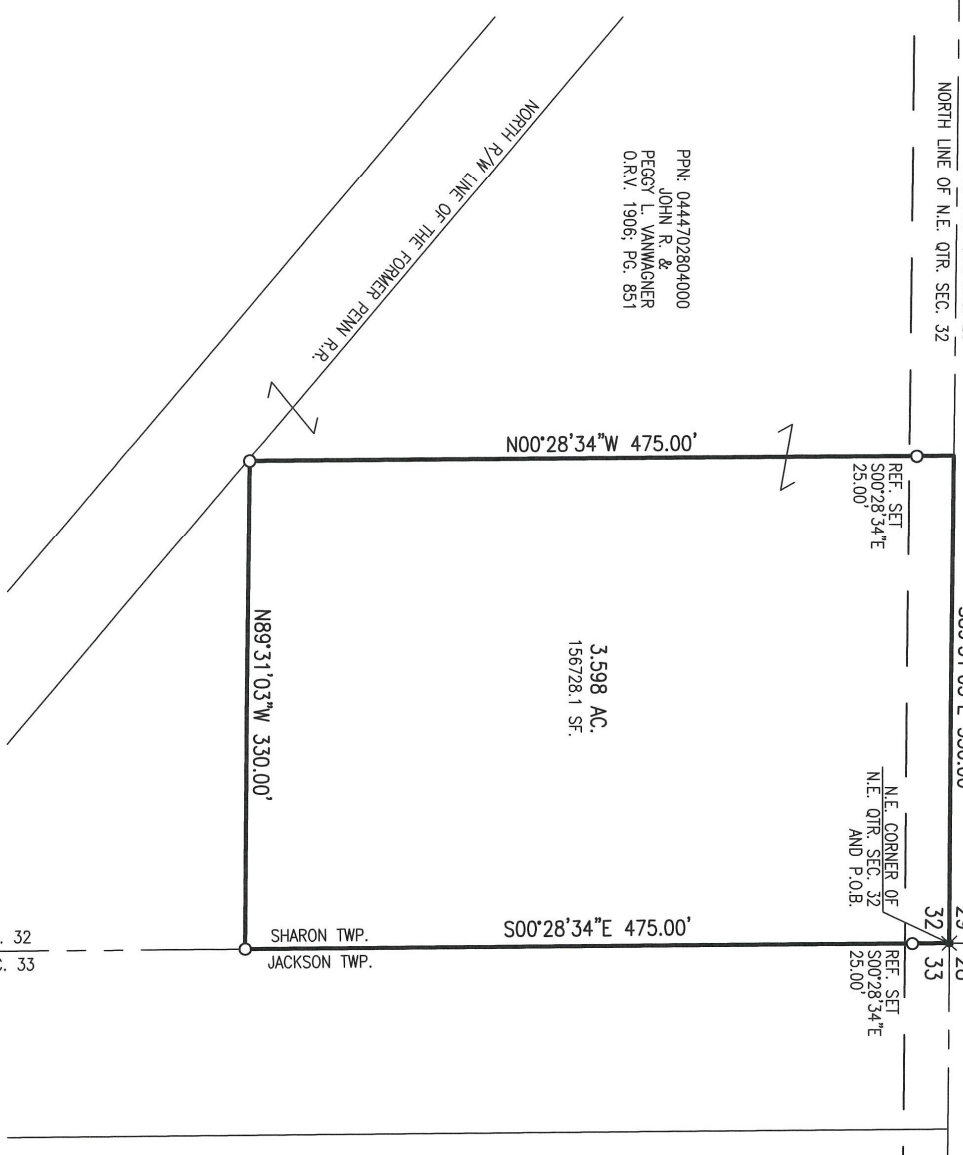
DRAWN C. F. B.	CHECKED	SCALE 1" = 100'	DATE 03/08/22
DWG NO: <b>SM-2562</b>	JOB NO: <b>SM-2562</b>	SHEET <b>1</b> OF <b>1</b>	

SOUTH LINE OF S.E. QTR. SEC. 29  
NORTH LINE OF N.E. QTR. SEC. 32

STEIN RD. (T.H. 169)

29  
28  
32  
33

PPN: 0444702804000  
JOHN R. &  
PEGGY L. VANWAGNER  
O.R.V. 1906; PG. 851



Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

By: *Mark E. Purdy* 3-9-22  
Mark E. Purdy, P.S. #7307 Date

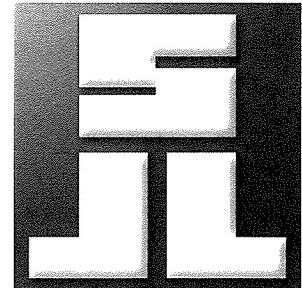


SOUTH LINE OF N.E. QTR. SEC. 32  
NORTH LINE OF S.E. QTR. SEC. 32

EAST LINE OF N.E. QTR. SEC. 32  
WEST LINE OF N.W. QTR. SEC. 33

32  
33  
5/8" REBAR

**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF 3.598 ACRE PARCEL**

SM-2562

Situated in the Township of Sharon, T-22N; R-19W, Northeast Quarter of Section 32, County of Richland, and State of Ohio:

Known as being part of lands conveyed to John R. & Peggy L. Vanwagner in O.R.V. 1906; Page 851 of Richland County Official Records and further bounded and described as follows;

Beginning at a railroad spike found at the northeast corner of the Northeast Quarter of Section 32 also being on an east line of Sharon Township and in Stein Road (T.H. 169) ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC." set S 00° 28' 34" E, 25.00 feet:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. **S 00° 28' 34" E, 475.00** feet along the east line of the Northeast Quarter of Section 32 and an east line of Sharon Township to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at a new division line;
2. **N 89° 31' 03" W, 330.00** feet along a new division line to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;
3. **N 00° 28' 34" W, 475.00** feet along a new division line to the north line of the Northeast Quarter of Section 32 and in Stein Road (T.H. 169) ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC." set S 00° 28' 34" E, 25.00 feet;
4. **S 89° 31' 03" E, 330.00** feet along the north line of the Northeast Quarter of Section 32 and in Stein Road (T.H. 169) to the place of beginning and containing within said bounds **3.598** acres of land, more or less, and subject to all legal highways and easements of record.

Continued on Page 2

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691  
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: [sjl@sjl-inc.com](mailto:sjl@sjl-inc.com)

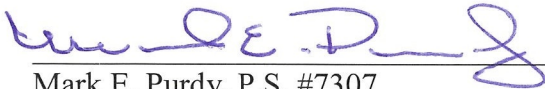
Page 2 (Description 3.598 ac.)

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in March of 2022.

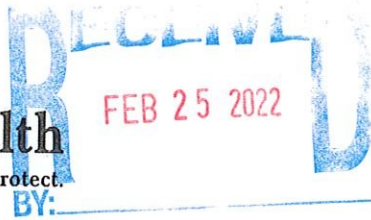
See Richland County Survey Records Volume 00; Page 62 for survey.

Permanent Parcel Number: \_\_\_\_\_

  
Mark E. Purdy, P.S. #7307



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**    **3-17-22**  
INITIAL      DATE  
**00-62**



**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 <b>Bryan Van Wagner</b>		Date	
Mailing Address <b>19 Myers ave.</b>	City <b>Shelby</b>	State <b>OH</b>	Zip <b>44875</b>
Email <b>bvanwagner@neo.rr.com</b>	Phone <b>567-303-8040</b>		

*John - 567-303-8001*

### Site Information

Site Address <b>3751 Stein Rd.</b>			
City <b>Shelby</b>	State <b>OH</b>	Zip <b>44875</b>	Township <b>Sharon</b>
Parcel #(s) <b>044470284000</b>		Total Acreage (Before Lot Splits) <b>8.92</b>	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>3.598</u>	<input type="checkbox"/>	<input type="checkbox"/>
Lot 2: _____	<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.
- (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



(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)

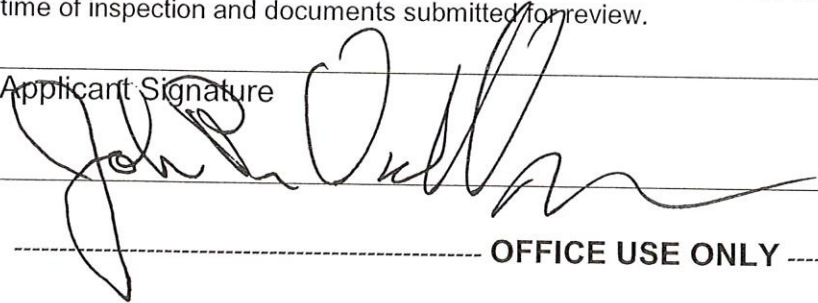
Yes

(5) Identification of one or more sewage treatment system type(s) that might be feasible for each lot.

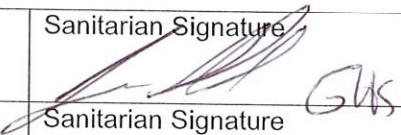
Yes

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 02-25-2020
----- OFFICE USE ONLY -----	

**Final Lot Split Consideration:**

<input checked="" type="checkbox"/> Approved	Sanitarian Signature 	Date of Approval 03/04/2022
<input type="checkbox"/> Disapproved	Sanitarian Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

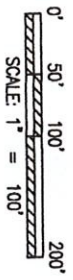
Comments:  
 system 10' off property line, with the 25' off prop  
 easement

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	250.00
Date Paid	2-25-22
Receipt #	BK 1332
Recorded By	ham
Date Recorded	2-25-22

29 29  
 32 32  
 EAST LINE OF N.W. QTR. SEC. 32  
 WEST LINE OF N.E. QTR. SEC. 32

**MAP OF SURVEY**  
**TOWNSHIP OF SHARON**  
**T-22N ; R-19W**  
**PART OF N.E. QTR. OF SEC. 32**  
**COUNTY OF RICHLAND**  
**STATE OF OHIO**



- ✕ SPIKE FOUND
- I.P. OR PIPE FOUND
- 5/8" REBAR SET WITH I.D. CAP
- MARKED S.I.L. INC

REFERENCE SURVEY:  
 SURVEY BOOK D PAGE 169  
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**HEALTH DEPT. MAP**

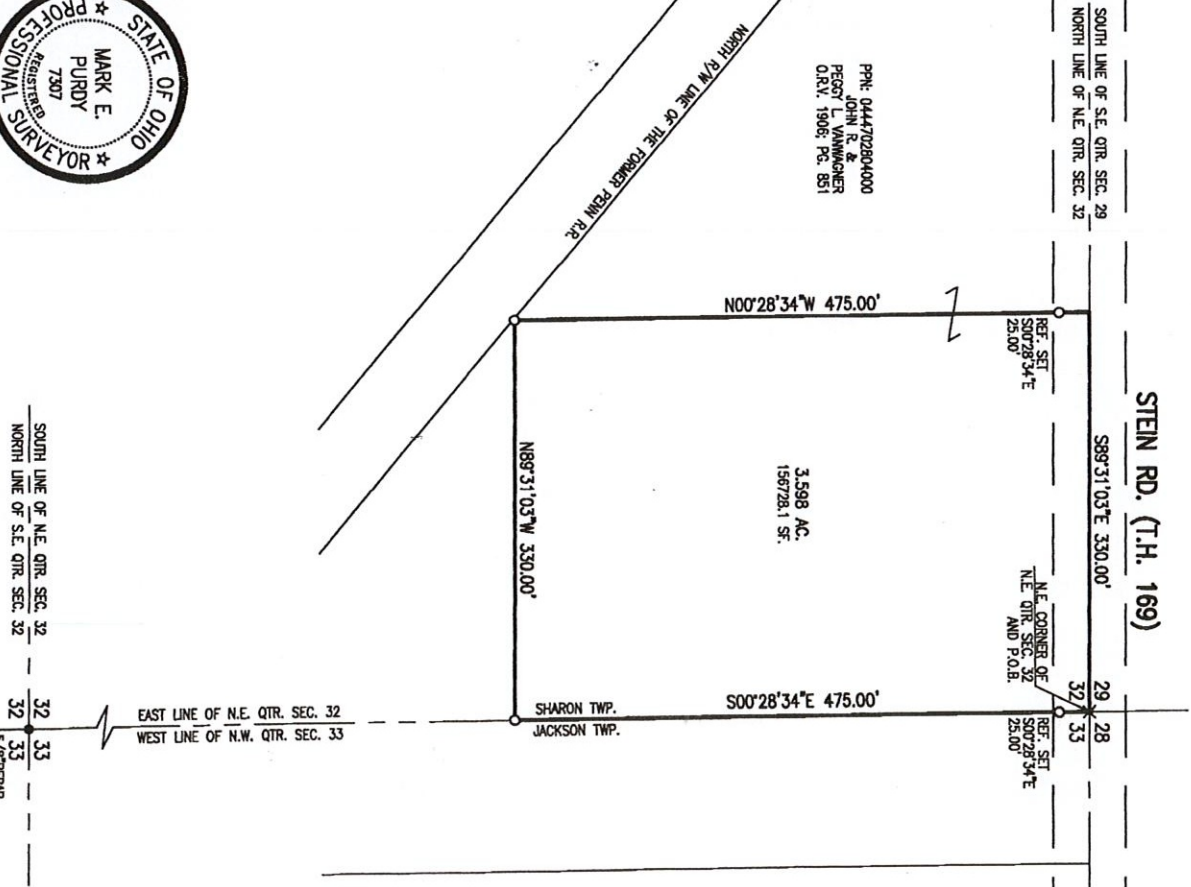
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 Consulting Engineers & Surveyors  
 3477 Commerce Parkway, Suite C  
 Wooster, Ohio 44691  
 TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sjl@sja-inc.com

DRWN C. TAB  
 CHECKED  
 1" SCALE 100'  
 DATE 12/19/21

DWG NO: SM-2562 JOB NO: SM-2562 SHEET 1 OF 1

By: Mark E. Purdy, P.S. #7307 Date \_\_\_\_\_



SOUTH LINE OF N.E. QTR. SEC. 32  
 NORTH LINE OF S.E. QTR. SEC. 32

32 32  
 33 33  
 5/8" REBAR