

**LEGEND**

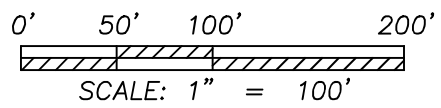
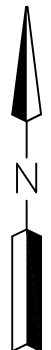
- IRON PIN/PIPE FOUND
- △ RAILROAD SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

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* 05/10/2024  
 Nathaniel B. Ramsey, P.S. #8396 Date  
 For Ramsey Surveying



**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

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**SURVEY MADE AT THE REQUEST OF**  
**JOYCE BARNES**

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**PART OF THE SOUTHWEST QUARTER**  
**OF SECTION 28, JACKSON TOWNSHIP,**  
**T-22 N, R-19 W**  
**RICHLAND COUNTY, OHIO**

DRAWN NBR	CHECKED NBR	SCALE 1" = 100'	DATE 05/10/2024
JOB NO: SM-5948			SHEET 1 OF 1

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**LEGAL DESCRIPTION**

**PARCEL "A"**

May 10, 2024

**Situated** in the Township of Jackson, County of Richland, State of Ohio and being part of the Southwest Quarter of Section 28, Township 22-North, Range 19-West and being a portion of a parcel conveyed to Barbara A. & Jan E. Kaple by official record volume 594, page 488 and being more particularly described as follows:

**Commencing** at an iron pin found and accepted as marking the northeast corner of said Quarter, said iron pin also marking a northeast corner of a parcel conveyed to Roger & Terri Niese by official record volume 3011, page 3366;

Thence, **North 89 degrees 24 minutes 20 seconds West, 1861.73 feet** along the north line of said Quarter, the north line of said Niese parcel, to an iron pipe found in the northwest corner of said Niese parcel;

Thence, **South 00 degrees 49 minutes 49 seconds West, 134.75 feet** along the west line of said Niese parcel to a railroad spike found in the southwest corner thereof, said spike also being on the centerline of right of way of Stiving Road-(T.H. 168)(Variable R/W);

Thence, **South 55 degrees 16 minutes 13 seconds East, 337.81 feet** along a southwesterly line of said Niese parcel and said centerline of Stiving Road to an iron pipe found marking a point of deflection;

Thence, **South 57 degrees 15 minutes 36 seconds East, 46.62 feet** continuing along a southwesterly line of said Niese parcel and said centerline of Stiving Road to a point in a northeast corner of a parcel conveyed to Nicole S. Myers by official record volume 276, page 177, being referenced by an iron pin found South 21 degrees 32 minutes 57 seconds West, 30.58 feet therefrom and being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** courses:

1. **South 57 degrees 15 minutes 36 seconds East, 395.77 feet** continuing along a southwesterly line of said Niese parcel and said centerline of Stiving Road to a point in a northerly corner of a parcel conveyed to Philip J. & Doris Ann Will by official record volume 2908, page 170, being referenced by an iron pin found South 57 degrees 15 minutes 36 seconds East, 40.55 feet therefrom;

2. **South 74 degrees 29 minutes 34 seconds West, 318.40 feet** along a northerly line of said Will parcel to a point in a creek, being referenced by an iron pin found North 15 degrees 17 minutes 58 seconds East, 40.93 feet from said point and being referenced by an iron pin found North 59 degrees 35 minutes 14 seconds West, 31.40 feet from said point;
3. **South 57 degrees 55 minutes 44 seconds West, 229.62 feet** continuing along a northwesterly line of said Will parcel to a point referenced by an iron pin set North 89 degrees 56 minutes 59 seconds West, 33.28 feet therefrom;
4. **North 07 degrees 05 minutes 11 seconds East, 294.79 feet** to an iron pin set on the southerly line of the aforementioned Myers parcel, and passing through an iron pin set for reference at 75.00 feet;
5. **South 76 degrees 33 minutes 51 seconds East, 76.43 feet** along the south line of said Myers parcel to an iron pin found in a southeast corner thereof;
6. **North 21 degrees 32 minutes 57 seconds East, 157.31 feet** along the east line of said Myers parcel, passing through an iron pin found for reference at 126.73 feet to the **Place of Beginning**, containing 2.0371 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.


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

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

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

According to a survey made in May 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 5-28-24**  
 \_\_\_\_\_  
 INITIAL & DATE

  
 Nathaniel B. Ramsey  
 Professional Surveyor No. 8396  
 For Ramsey Surveying  
 SM-5948\_Legal\_Parcel A.docx



**PARCEL B MUST TRANSFER  
 BEFORE THIS PARCEL  
 QQ-147**

**RAMSEY SURVEYING**  
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**LEGAL DESCRIPTION**

**PARCEL "B"**

May 10, 2024

**Situated** in the Township of Jackson, County of Richland, State of Ohio and being part of the Southwest Quarter of Section 28, Township 22-North, Range 19-West and being a portion of a parcel conveyed to Barbara A. & Jan E. Kaple by official record volume 594, page 488 and being more particularly described as follows:

**Commencing** at an iron pin found and accepted as marking the northeast corner of said Quarter, said iron pin also marking a northeast corner of a parcel conveyed to Roger & Terri Niese by official record volume 3011, page 3366;

Thence, **North 89 degrees 24 minutes 20 seconds West, 1861.73 feet** along the north line of said Quarter, the north line of said Niese parcel, to an iron pipe found in the northwest corner of said Niese parcel;

Thence, **South 00 degrees 49 minutes 49 seconds West, 134.75 feet** along the west line of said Niese parcel to a railroad spike found in the southwest corner thereof, said spike also being on the centerline of right of way of Stiving Road-(T.H. 168)(Variable R/W) and being in the northeast corner of a parcel conveyed to David J. & Sandra K. Krichbaum by official record volume 1476, page 162;

Thence, **South 00 degrees 26 minutes 32 seconds West, 385.00 feet** along the east line of said Krichbaum parcel, passing through an iron pin found for reference at 36.32 feet, to an iron pin set, being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

1. **South 82 degrees 38 minutes 07 seconds East, 181.47 feet** to an iron pin set;
2. **South 07 degrees 05 minutes 11 seconds West, 232.28 feet** to a point on the north line of a parcel conveyed to Philip J. & Doris Ann Will by official record volume 2908, page 170, and passing through an iron pin set for reference at 157.28 feet;
3. **North 89 degrees 56 minutes 59 seconds West, 153.28 feet** along the north line of said Will parcel, passing through an iron pin set for reference at 33.28 feet, to an iron pipe found in the northwest corner thereof, said iron pipe also being on the east line of the aforementioned Krichbaum parcel;

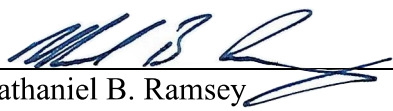
4. **North 00 degrees 26 minutes 32 seconds East, 253.64 feet** along the east line of said Krichbaum parcel to the **Place of Beginning**, containing 0.9301 of an acre, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

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

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

According to a survey made in May 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5948\_Legal\_Parcel A.docx



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 5-28-24**

INITIAL & DATE  
**THIS PARCEL MUST TRANSFER  
BEFORE PARCEL A  
QQ-147**

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Shiloh, Ohio 44878  
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**LEGAL DESCRIPTION**

**PARCEL "C"**

May 10, 2024

**Situated** in the Township of Jackson, County of Richland, State of Ohio and being part of the Southwest Quarter of Section 28, Township 22-North, Range 19-West being more particularly described as follows:

**Commencing** at an iron pin found and accepted as marking the northeast corner of said Quarter, said iron pin also marking a northeast corner of a parcel conveyed to Roger & Terri Niese by official record volume 3011, page 3366;

Thence, **North 89 degrees 24 minutes 20 seconds West, 1861.73 feet** along the north line of said Quarter, the north line of said Niese parcel, to an iron pipe found in the northwest corner of said Niese parcel;

Thence, **South 00 degrees 49 minutes 49 seconds West, 134.75 feet** along the west line of said Niese parcel to a railroad spike found in the southwest corner thereof, said spike also being on the centerline of right of way of Stiving Road-(T.H. 168)(Variable R/W) and being in the northeast corner of a parcel conveyed to David J. & Sandra K. Krichbaum by official record volume 1476, page 162, being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** courses:


1. **South 55 degrees 16 minutes 13 seconds East, 109.97 feet** along a southwesterly line of said Niese parcel and said centerline of Stiving Road to a point in the northwest corner of a parcel conveyed to Nicole S. Myers by official record volume 276, page 177;
2. **South 02 degrees 10 minutes 59 seconds East, 263.62 feet** along the west line of said Myers parcel to an iron pipe found in the southwest corner thereof, and passing through an iron pin found for reference at 37.53 feet;
3. **South 76 degrees 33 minutes 51 seconds East, 86.67 feet** along the south line of said Myers parcel to an iron pin set;
4. **South 07 degrees 05 minutes 11 seconds West, 294.79 feet** to a point on the north line of a parcel conveyed to Philip J. & Doris Ann Will by official record volume 2908, page 170, and passing through an iron pin set for reference at 219.79 feet;

5. **North 89 degrees 56 minutes 59 seconds West, 153.28 feet** along the north line of said Will parcel, passing through an iron pin set for reference at 33.28 feet, to an iron pipe found in the northwest corner thereof, said iron pipe also being on the east line of the aforementioned Krichbaum parcel;
6. **North 00 degrees 26 minutes 32 seconds East, 638.64 feet** along the east line of said Krichbaum parcel, passing through an iron pin found for reference at 602.32 feet, to the **Place of Beginning**, containing 1.8622 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

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

According to a survey made in May 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5948\_Legal\_Parcel A.docx



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 5-28-24**

INITIAL & DATE

**QQ-147**

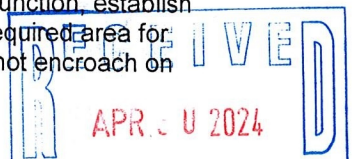


**Environmental Division**  
 555 Lexington Ave.  
 Mansfield, OH 44907  
 (419)774-4520 phone  
 (419)774-0845 fax

## 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>Barbara &amp; Jan Kaple</i>		Date <i>4/25</i>	<i>BY 2024</i>
Mailing Address <i>3605 Stiving Road</i>	City <i>Shelby</i>	State <i>OH</i>	Zip <i>44875</i>
Email <i>bkaple@aol.com</i>	Phone <i>419-545-2922</i>		

### Site Information

Site Address <i>3605 Stiving Rd</i>			
City <i>Shelby</i>	State <i>OH</i>	Zip <i>44875</i>	Township <i>JACKSON</i>
Parcel #(s) <i>0163225017000</i>	Total Acreage (Before Lot Splits) <i>3.87 AC</i>		



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

By \_\_\_\_\_

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>Barbara A. Kaple / d/ an E. Kaple</i>	Date <i>4/25/2024</i>
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----- OFFICE USE ONLY -----

**Final Lot Split Consideration:**

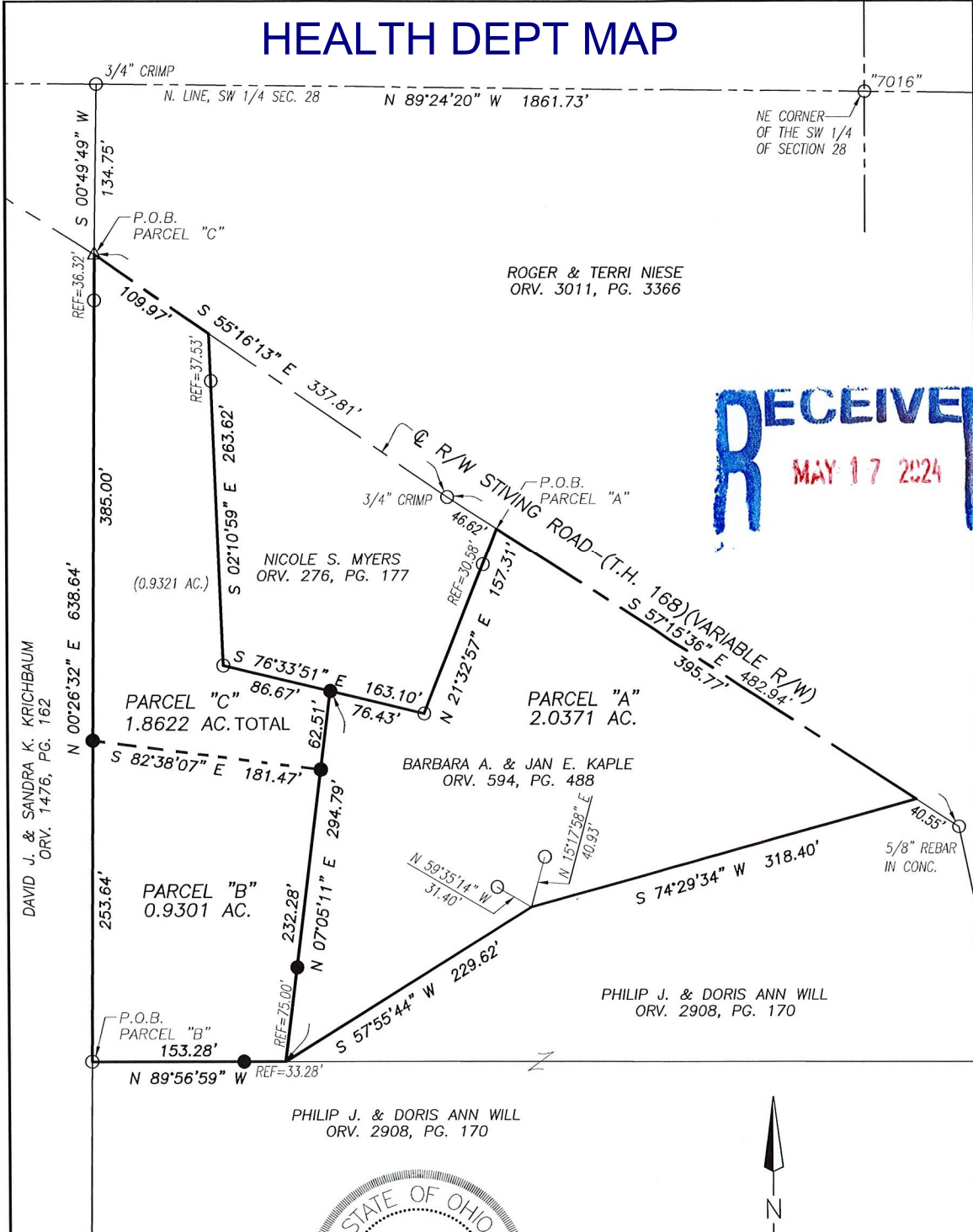
<input checked="" type="checkbox"/> Approved	Sanitarian Signature <i>[Signature]</i>	Date of Approval <i>5/20/2024</i>
<input type="checkbox"/> Disapproved	Sanitarian Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Sanitarian Signature	Date of Exempt Status

Comments:  
*This division was for new construction OR building*

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</i>
Date Paid	<i>4-30-24</i>
Receipt #	<i>25490 1444</i>
Recorded By	
Date Recorded	

# HEALTH DEPT MAP



**RECEIVED**  
MAY 17 2024

**LEGEND**

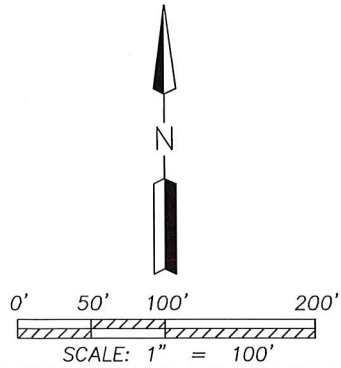
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- IRON PIN SET—5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

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

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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 Date \_\_\_\_\_  
For Ramsey Surveying



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**JOYCE BARNES**

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**OF SECTION 28, JACKSON TOWNSHIP,**  
**T-22 N, R-19 W**  
**RICHLAND COUNTY, OHIO**

DRAWN	CHECKED	SCALE	DATE
NRB	NRB	1" = 100'	05/10/2024

JOB NO: SM-5948 SHEET 1 OF 1