

MAP OF SURVEY

SE QUARTER OF SECTION 32
T-20-N; R-18-W
WASHINGTON TOWNSHIP &
NE QUARTER OF SECTION 5
T-19-N; R-18-W
JEFFERSON TOWNSHIP
RICHLAND COUNTY, OHIO

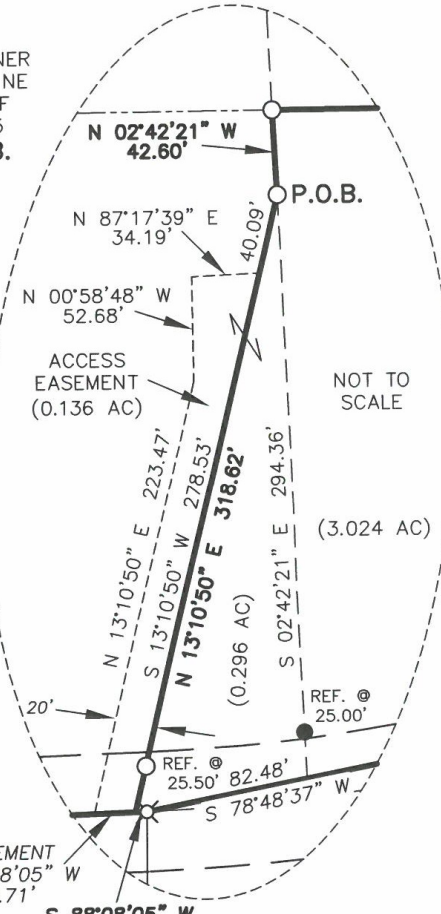
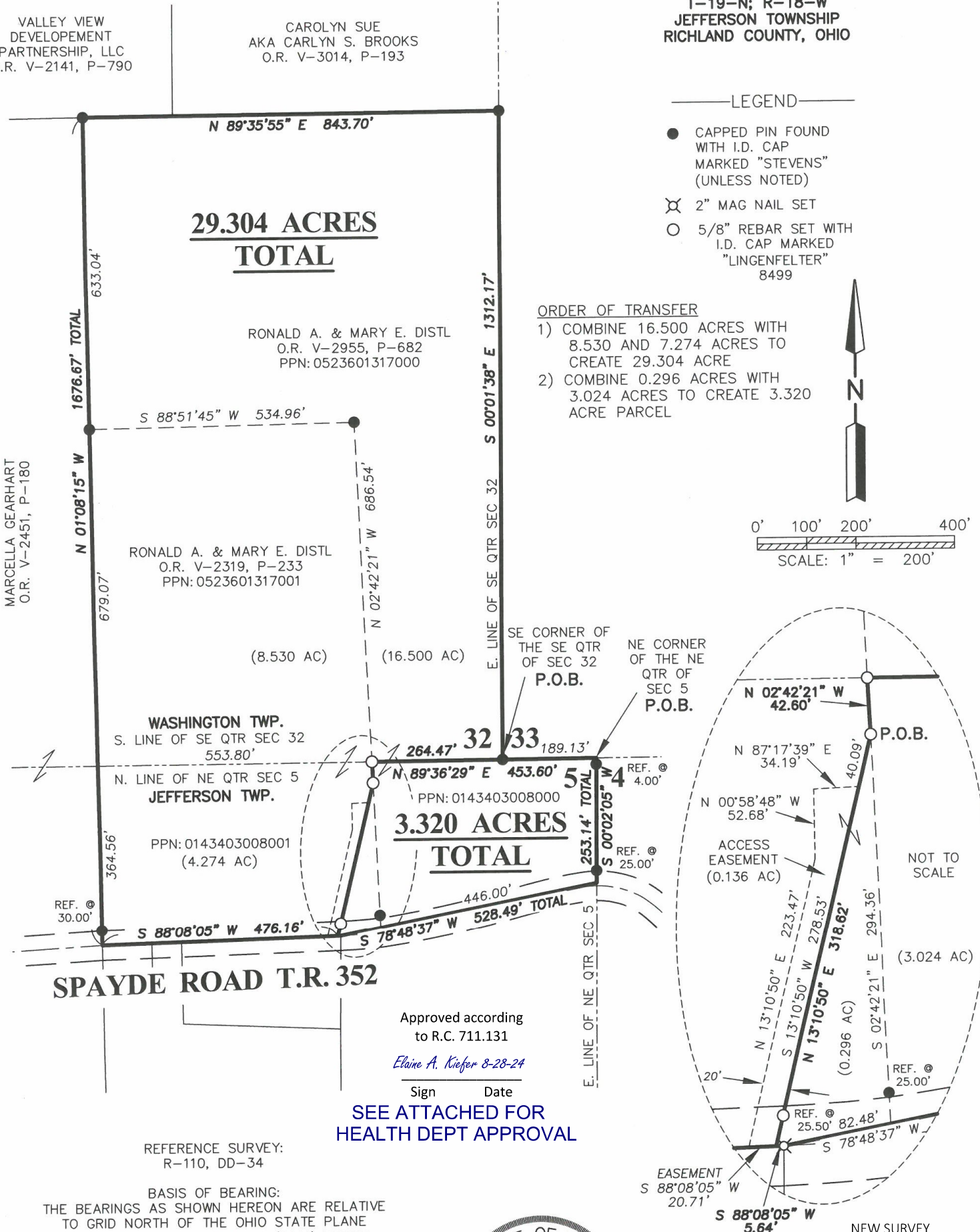
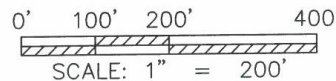
VALLEY VIEW
DEVELOPEMENT
PARTNERSHIP, LLC
O.R. V-2141, P-790

CAROLYN SUE
AKA CARLYN S. BROOKS
O.R. V-3014, P-193

- LEGEND—
- CAPPED PIN FOUND WITH I.D. CAP MARKED "STEVENS" (UNLESS NOTED)
 - ⊗ 2" MAG NAIL SET
 - 5/8" REBAR SET WITH I.D. CAP MARKED "LINGENFELTER" 8499

ORDER OF TRANSFER

- 1) COMBINE 16.500 ACRES WITH 8.530 AND 7.274 ACRES TO CREATE 29.304 ACRE
- 2) COMBINE 0.296 ACRES WITH 3.024 ACRES TO CREATE 3.320 ACRE PARCEL



Approved according
to R.C. 711.131
Elaine A. Kiefer 8-28-24

SEE ATTACHED FOR
HEALTH DEPT APPROVAL

REFERENCE SURVEY:
R-110, DD-34

BASIS OF BEARING:
THE BEARINGS AS SHOWN HEREON ARE RELATIVE
TO GRID NORTH OF THE OHIO STATE PLANE
COORDINATE SYSTEM, NAD 83 (2011) DATUM

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.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-28-24

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-28-24

INITIAL & DATE **QQ-238** INITIAL & DATE

**29.304 AC PARCEL MUST GO ON
RECORD BEFORE 3.320 AC PARCEL**

LINGENFELTER SURVEYING

PROFESSIONAL LAND SURVEYING (330)-231-3957

By: *Jason J. Lingenfelter*
JASON J. LINGENFELTER, P.S. #8499
JOB #24-015

8-27-2024
DATE

JASON J. LINGENFELTER, P.S.
PROFESSIONAL LAND SURVEYOR

Boundary description of a 29.304 acre parcel

24-015

Situated in the State of Ohio, County of Richland, Township of Washington and known as being a part of the Southeast Quarter of Section 32, T-20N; R-18W and Township of Jefferson and known as being a part of the Northeast Quarter of Section 5, T-19N; R-18W;

Also known as being a part of lands conveyed to Ronald A. & Mary E. Distl by Official Record Volume 2319, Page 233, and Official Record Volume 2955, Page 682 of Richland County Records and further bound and described as follows:

Beginning at the southeast corner of the Southeast Quarter of Section 32, Washington Township, being a 5/8 inch rebar with I.D. cap "Stevens" found on the Jefferson-Washington Township Line;

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

- 1) **S 89° 36' 29" W, 264.47** feet along the Washington-Jefferson Township Line to a capped rebar set;
- 2) **S 02° 42' 21" E, 42.60** feet to a capped rebar set;
- 3) **S 13° 10' 50" W, 318.62** feet to a point in Spayde Road, (Township Road 352), witnessed by a capped rebar set **N 13° 10' 50" E, 25.50** feet;
- 4) **S 88° 08' 05" W, 476.16** feet along the Grantor's southerly line and with Spayde Road to a point at the southeasterly corner of the lands conveyed to Marcella Gearhart by Official Record Volume 2451, Page 180 of Richland County Records witnessed by a 5/8 inch rebar with I.D. cap "Stevens" found **N 01° 08' 15" W, 30.00** feet;
- 5) **N 01° 08' 15" W, 1676.67** feet along the Grantor's westerly line and the easterly line of said Gearhart lands, passing the Washington-Jefferson Township Line at 364.56 feet, to a 5/8 inch rebar with I.D. cap "Stevens" found on the southerly line of the lands conveyed to Valley View Development Partnership, LLC by Official Record Volume 2141, Page 790 of Richland County Records;

Continued on Page 2

P.O. BOX 2 SHREVE, OHIO 44676
Ph. (330) 231-3957

Page 2 (Description of 29.304 ac.)

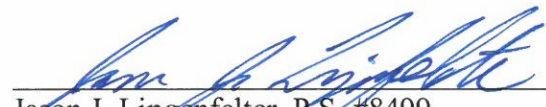
- 6) **N 89° 35' 55" E, 843.70** feet along the Grantor's northerly line and the southerly line of said Valley View Development Partnership, LLC and the southerly line of the lands conveyed to Carolyn Sue AKA Carolyn S. Brooks by Official Record Volume 3014, Page 193 of Richland County Records to a 5/8 inch rebar with I.D. cap "Stevens" found on the east line of said southeast quarter of section 32;
- 7) **S 00° 01' 38" E, 1312.17** feet along the section line and the Grantor's easterly line to the principal place of beginning and containing within said bounds **29.304** acres of land more or less, of which 25.030 acres are situated in the Southeast Quarter of Section 32, Washington Township and 4.274 acres are situated in the Northeast Quarter of Section 5, Jefferson Township, but as one, and subject to all legal highways and easements of record.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 in July of 2024.

See Richland County Survey Volume QQ ; Page 235 for survey.



Jason J. Lingenfelter, P.S. #8499
August 27, 2024



NEW SPLIT	NEW SURVEY
RICHLAND COUNTY	OF EXISTING PARCEL
TAX MAP OFFICE	RICHLAND COUNTY
EAK 8-28-24	TAX MAP OFFICE
_____ INITIAL & DATE	EAK 8-28-24 _____ INITIAL & DATE

**THIS PARCEL MUST TRANSFER
BEFORE 3.32 AC PARCEL**

*P.O. BOX 2 SHREVE, OHIO 44676
Ph. (330) 231-3957*

JASON J. LINGENFELTER, P.S.
PROFESSIONAL LAND SURVEYOR

Boundary description of a 3.320 acre parcel

24-015

Situated in the State of Ohio, County of Richland, Township of Jefferson and known as being a part of the Northeast Quarter of Section 5, T-19N; R-18W;

Also known as being a part of lands conveyed to Ronald A. & Mary E. Distl by Official Record Volume 2955, Page 682, and Official Record Volume 2319, Page 233 of Richland County Records and further bound and described as follows:

Beginning at the northeast corner of the Northeast Quarter of Section 5, Jefferson Township, being a point on the Jefferson-Washington Township Line witnessed by a 5/8 inch rebar with I.D. cap "Stevens" found S 00° 02' 05" W, 4.00 feet;

THENCE WITH THE FOLLOWING SIX (6) COURSES:

- 1) **S 00° 02' 05" W, 253.14** feet along the section line and the Grantor's easterly line to a point in Spayde Road, (Township Road 352), witnessed by a 5/8 inch rebar with I.D. cap "Stevens" found N 00° 02' 05" E, 25.00 feet;
- 2) **S 78° 48' 37" W, 528.49** feet along the Grantor's Southerly line and with Spayde Road to a 2 inch MAG nail set;
- 3) **S 88° 08' 05" W, 5.64** feet along the Grantor's Southerly line and with Spayde Road to a point witnessed by a capped rebar set N 13° 10' 50" E, 25.50 feet;
- 4) **N 13° 10' 50" E, 318.62** feet to a capped rebar set;
- 5) **N 02° 42' 21" W, 42.60** feet to a capped rebar set on the Jefferson-Washington Township Line;
- 6) **N 89° 36' 29" E, 453.60** feet along the Jefferson-Washington Township to the principal place of beginning and containing within said bounds **3.320** acres of land more or less, and subject to all legal highways and easements of record.

Continued on Page 2

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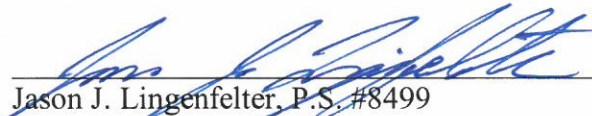
Page 2 (Description of 3.320 ac.)

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

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Jason J. Lingenfelter, P.S. #8499
August 27, 2024



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-28-24

INITIAL & DATE

**29.304 AC PARCEL MUST
TRANSFER BEFORE THIS PARCEL**

*P.O. BOX 2 SHREVE, OHIO 44676
Ph. (330) 231-3957*

JASON J. LINGENFELTER, P.S.
PROFESSIONAL LAND SURVEYOR

Boundary description of an Access Easement

24-015

Situated in the State of Ohio, County of Richland, Township of Jefferson and known as being a part of the Northeast Quarter of Section 5, T-19N; R-18W;

Also known as being a part of lands conveyed to Ronald A. & Mary E. Distl by Official Record Volume 2319, Page 233 of Richland County Records and further bound and described as follows:

Commencing at the northeast corner of the Northeast Quarter of Section 5, Jefferson Township, being a point on the Jefferson-Washington Township Line witnessed by a 5/8 inch rebar with I.D. cap "Stevens" found S 00° 02' 05" W, 4.00 feet;

Thence, S 89° 36' 29" W, 453.60 feet along the Washington-Jefferson Township Line to a capped rebar set on the Grantor's easterly line;

Thence, S 02° 42' 21" E, 42.60 feet along the Grantor's easterly line and the westerly line of the lands conveyed to Ronald A. & Mary E. Distl by Official Record Volume 2955, Page 682 of Richland County Records to a capped rebar set;

Thence, S 13° 10' 50" W, 40.09 feet to a point and the principal place of beginning of the easement herein described:

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

- 1) **S 13° 10' 50" W, 278.53** feet to a point in Spayde Road, (Township Road 352), witnessed by a capped rebar set N 13° 10' 50" E, 25.50 feet;
- 2) **S 88° 08' 05" W, 20.71** feet along the Grantor's Southerly line and with Spayde Road to a point;
- 3) **N 13° 10' 50" E, 223.47** feet to a point;
- 4) **N 00° 58' 48" W, 52.68** feet to a point;
- 5) **N 87° 17' 39" E, 34.19** feet to the principal place of beginning and containing within said bounds **0.136** acres of land more or less, and subject to all legal highways and easements of record.

Continued on Page 2

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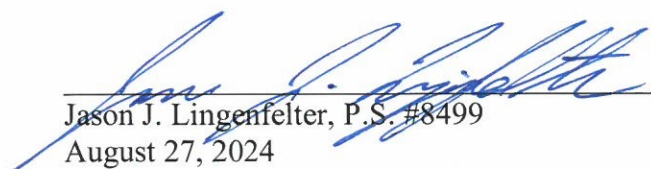
Page 2 (Description of an Access Easement)

All rebar set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

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Jason J. Lingenfelter, P.S. #8499
August 27, 2024



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Ph. (330) 231-3957*



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>RONALD A DISTL</i>		Date <i>AUG 8, 2024</i>	
Mailing Address <i>220 SPAYDE RD</i>	City <i>BELLVILLE</i>	State <i>OH</i>	Zip <i>44813</i>
Email <i>RDISTL485@GMAIL.COM</i>	Phone <i>419 544-1686</i>		

Site Information

Site Address <i>220 SPAYDE RD</i>			
City <i>BELLVILLE</i>	State <i>OH</i>	Zip <i>44813</i>	Township <i>JEFFERSON / WASHINGTON</i>
Parcel #(s) <i>0143403008000</i> <i>0523601317000</i>		Total Acreage (Before Lot Splits) <i>19.524</i>	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>16.5</u>	<input type="checkbox"/>	<input type="checkbox"/>
Lot 2: <u>3.024</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

(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

RECEIVED
AUG 08 2024

(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>Ronald A. Smith</i>	Date 8-8-24
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OFFICE USE ONLY

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Environmental Health Specialist/In Training Signature <i>Michelle J. EHS</i>	Date of Approval 8/23/2024
<input type="checkbox"/> Disapproved	Environmental Health Specialist/In Training Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Environmental Health Specialist/In Training 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 AND/OR DISTURBANCE. OAC 3701-29-15(P)(1)
- INFORMATION PROVIDED WITH THE LOT SPLIT INDICATED THAT THERE IS AN ELECTRIC LINE THAT RUNS ALONG THE SOUTHERN PART OF THE LOT. NO OTHER POTENTIAL OR EXISTING EASEMENTS WERE INDICATED.

Fee Paid	250.00
Date Paid	8/8/24
Receipt #	17095
Recorded By	TC
Date Recorded	TC

HEALTH DEPT MAP

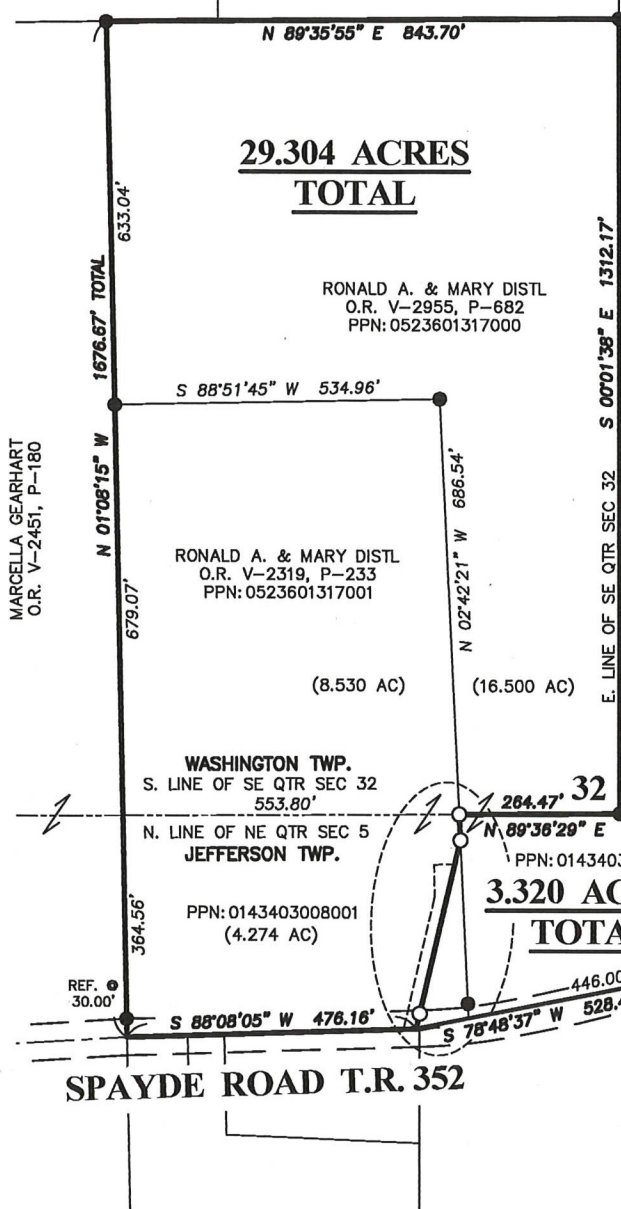
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 WASHINGTON TOWNSHIP &
 NE QUARTER OF SECTION 5
 T-19-N; R-18-W
 JEFFERSON TOWNSHIP
 WAYNE COUNTY, OHIO

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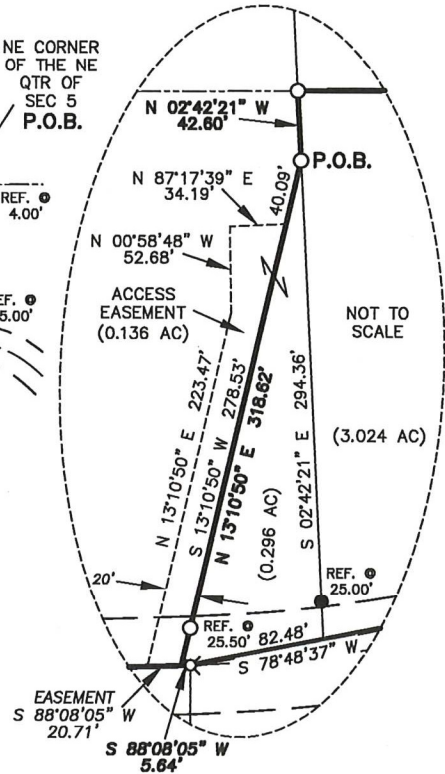
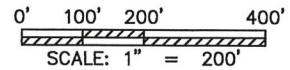


LEGEND

- CAPPED PIN FOUND WITH I.D. CAP MARKED "STEVENS" (UNLESS NOTED)
- ⊗ 2" MAG NAIL SET
- 5/8" REBAR SET WITH I.D. CAP MARKED "LINGENFELTER" 8499

ORDER OF TRANSFER

- 1) TRANSFER 16.500 ACRES
- 2) TRANSFER 0.296 ACRES
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- 4) COMBINE 0.296 ACRES WITH 3.024 ACRES TO CREATE 3.320 ACRE PARCEL



REFERENCE SURVEY:
 R-110, DD-34

BASIS OF BEARING:
 THE BEARINGS AS SHOWN HEREON ARE RELATIVE TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM

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By: JASON J. LINGENFELTER, P.S. #8499 7-17-2024
 JOB #24-015 DATE

LINGENFELTER SURVEYING
 PROFESSIONAL LAND SURVEYING (330)-231-3957