

S. Line NE 1/4 Sec. 32  
 N. Line SE 1/4 Sec. 32  
 NW Corner of the SE 1/4 Sec. 32

NE Corner of the SE 1/4 Sec. 32

P.O.B. PARCEL "A"  
 REF = S 39°07'34" E  
 13.56'

Note: All buildings on the subject parcel conform to R-1 Zoning Setback requirements

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 9-6-24**

INITIAL & DATE

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 9-6-24**

INITIAL & DATE

**QQ-248**

Approved according  
 to R.C. 711.131

*Elaine A. Kiefer 9-6-24*

Sign Date

VALLEY VIEW DEVELOPMENT PARTNERSHIP LLC  
 ORV. 2904, PG. 35

PARCEL "A"  
 10.5719 AC.

CAROLYN SUE BROOK  
 ORV. 3014, PG. 193

PARCEL "B"  
 3.8915 AC.

PARCEL "C"  
 6.2766 AC.

S 89°33'49" W 681.96'

LINE	BEARING	DISTANCE
L-1	N 87°00'00" W	77.26'
L-2	N 70°00'00" W	172.39'
L-3	N 70°00'00" W	144.53'
L-4	S 89°33'49" W	308.95'

RONALD A. DISTL &  
 MARY E. DISTL  
 ORV. 2955, PG. 682

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	240.00'	229.72'	221.05'	S 62°37'35" E	54°50'26"

**LEGEND**

- /// VILLAGE OF BELLVILLE CORP. LINE
- IRON PIN FOUND
- WOODEN FENCE POST 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.

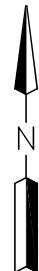
CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By: *Nathaniel B. Ramsey*  
 Nathaniel B. Ramsey, P.S.  
 For Ramsey Surveying

08/02/2024  
 Date



**SEE ATTACHED FOR HEALTH DEPT. & ZONING APPROVAL**



0' 75' 150' 300'  
 SCALE: 1" = 150'

**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

**SURVEY MADE FOR PROPERTY TRANSFER**

**PART OF THE SOUTHEAST QUARTER OF SECTION 32, WASHINGTON TOWNSHIP T-20 N, R-18 W RICHLAND COUNTY, OHIO**

DRAWN SDS	CHECKED NBR	SCALE 1" = 150'	DATE 08/02/2024

JOB NO: SM-6012 SHEET 1 OF 1

**RAMSEY SURVEYING**  
*Professional Land Surveying Services*

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

**LEGAL DESCRIPTION**

**PARCEL "A"**

**PART SE 1/4 SECTION 32  
T-20 N, R-18 W  
WASHINGTON TOWNSHIP  
RICHLAND COUNTY, OHIO**

August 08, 2024

**Situated** in the Township of Washington, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 32, Township 20-North, Range 18-West, being a portion of the lands conveyed to Carolyn Sue Brook by official record volume 3014, page 193, being more particularly described as follows:

**Beginning** for the same at a wooden fence post found and accepted as marking the Northeast corner of said Southeast Quarter, being referenced by an iron pin found South 39 degrees 07 minutes 34 seconds East, 13.56 feet therefrom;

Thence, the following **NINE** courses:


1. **South 00 degrees 01 minute 21 seconds East, 994.89 feet** along the east line of said quarter to an iron pin set in the centerline of Alexander Road-(T.H. 340)(60' R/W);
2. **North 87 degrees 00 minutes 00 seconds West, 77.26 feet** traversing the aforementioned Brook parcel, and along said centerline to an iron pin set marking a point of deflection;
3. **North 70 degrees 00 minutes 00 seconds West, 172.39 feet** traversing said Brook parcel, and continuing along said centerline to an iron pin set;
4. **North 00 degrees 01 minute 21 seconds West, 251.75 feet** traversing said Brook parcel, to an iron pin set;
5. **North 35 degrees 12 minutes 22 seconds West, 132.29 feet** traversing said Brook parcel to an iron pin set marking a point of curvature;
6. **Northwesterly** along a curve to the left having a **radius of 240.00 feet, a delta angle of 54 degrees 50 minutes 26 seconds, and arc length of 229.72 feet, a chord bearing North 62 degrees 37 minutes 35 seconds West, and a chord distance of 221.05 feet** traversing said Brook parcel to an iron pin set marking a point of tangency;

7. **South 89 degrees 57 minutes 11 seconds West, 174.07 feet** traversing said Brook parcel to an iron pin set on the east line of a parcel conveyed to Valley View Development Partnership, LLC by official record volume 2904, page 35;
8. **North 00 degrees 16 minutes 27 seconds West, 470.00 feet** along the east line of said Valley View Development Partnership, LLC parcel to an iron pin set in the northeast corner thereof, said iron pin also being on the north line of the aforementioned southeast quarter;
9. **North 89 degrees 57 minutes 11 seconds East, 687.75 feet** along the north line of said quarter to the **Place of Beginning**, and containing 10.5719 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 cap stamped "Ramsey S-8396"

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

  
\_\_\_\_\_  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6012\_Parcel A.docx



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-6-24**

\_\_\_\_\_  
INITIAL & DATE  
**QQ-248**

**RAMSEY SURVEYING**  
*Professional Land Surveying Services*

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TEL (419) 512-2596  
FAX (419) 522-0399  
EMAIL nramsey@ramsey-surveying.com

**LEGAL DESCRIPTION**

**PARCEL "B"**

**PART SE 1/4 SECTION 32  
T-20 N, R-18 W  
WASHINGTON TOWNSHIP  
RICHLAND COUNTY, OHIO**

August 08, 2024

**Situated** in the Township of Washington, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 32, Township 20-North, Range 18-West, being a portion of the lands conveyed to Carolyn Sue Brook by official record volume 3014, page 193, being more particularly described as follows:

**Commencing** at a wooden fence post found and accepted as marking the Northeast corner of said Southeast Quarter, being referenced by an iron pin found South 39 degrees 07 minutes 34 seconds East, 13.56 feet therefrom;

Thence, **South 00 degrees 01 minute 21 seconds East, 994.89 feet** along the east line of said quarter to an iron pin set in the centerline of Alexander Road-(T.H. 340)(60' R/W);

Thence, **North 87 degrees 00 minutes 00 seconds West, 77.26 feet** traversing the aforementioned Brook parcel, and along said centerline to an iron pin set marking a point of deflection;

Thence, **North 70 degrees 00 minutes 00 seconds West, 172.39 feet** traversing said Brook parcel, and continuing along said centerline to an iron pin set, being the **Place of Beginning** of the parcel herein described;

Thence, the following **SEVEN** courses:

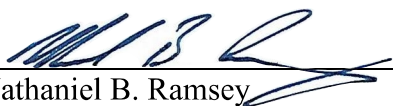
1. **North 70 degrees 00 minutes 00 seconds West, 144.53 feet** traversing said Brook parcel and continuing along said centerline to an iron pin set;
2. **South 89 degrees 33 minutes 49 seconds West, 308.95 feet** traversing said Brook parcel to an iron pin set on the east line of a parcel conveyed to Valley View Development Partnership, LLC by official record volume 2904, page 35;
3. **North 00 degrees 16 minutes 27 seconds West, 414.26 feet** along the east line of said Valley View Development Partnership, LLC parcel to an iron pin set;

4. **North 89 degrees 57 minutes 11 seconds East, 174.07 feet** traversing said Brook parcel to an iron pin set marking a point of curvature;
5. Southeasterly along a curve to the right having a **radius of 240.00 feet, a delta angle of 54 degrees 50 minutes 26 seconds, and arc length of 229.72 feet, a chord bearing South 62 degrees 37 minutes 35 seconds East, and a chord distance of 221.05 feet** traversing said Brook parcel to an iron pin set marking a point of tangency;
6. **South 35 degrees 12 minutes 22 seconds East, 132.29 feet** traversing said Brook parcel to an iron pin set;
7. **South 00 degrees 01 minute 21 seconds East, 251.75 feet** traversing said Brook parcel, to the **Place of Beginning**, and containing 3.8915 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 cap stamped "Ramsey S-8396"

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

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6012\_Parcel B.docx



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-6-24**

INITIAL & DATE  
**QQ-248**

**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

**LEGAL DESCRIPTION**

**PARCEL "C"**

**PART SE 1/4 SECTION 32  
T-20 N, R-18 W  
WASHINGTON TOWNSHIP  
RICHLAND COUNTY, OHIO**

August 08, 2024

**Situated** in the Township of Washington, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 32, Township 20-North, Range 18-West, being a portion of the lands conveyed to Carolyn Sue Brook by official record volume 3014, page 193, being more particularly described as follows:

**Commencing** at a wooden fence post found and accepted as marking the Northeast corner of said Southeast Quarter, being referenced by an iron pin found South 39 degrees 07 minutes 34 seconds East, 13.56 feet therefrom;

Thence, **South 00 degrees 01 minute 21 seconds East, 994.89 feet** along the east line of said quarter to an iron pin set in the centerline of Alexander Road-(T.H. 340)(60' R/W), being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** courses:

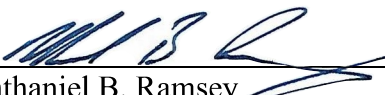
1. **South 00 degrees 01 minute 21 seconds East, 321.96 feet** along the east line of said quarter to an iron pin found in the northeast corner of a parcel conveyed to Ronald A. Distl & Mary E. Distl by official record volume 2955, page 682;
2. **South 89 degrees 33 minutes 49 seconds West, 681.96 feet** along the north line of said Distl parcel to an iron pin set in the southeast corner of a parcel conveyed to Valley View Development Partnership, LLC by official record volume 2904, page 35;
3. **North 00 degrees 16 minutes 27 seconds West, 437.24 feet** along the east line of said Valley View Development Partnership, LLC parcel to an iron pin set;
4. **North 89 degrees 33 minutes 49 seconds East, 308.95 feet** traversing said Brook parcel to an iron pin set on the aforementioned centerline of Alexander Road;
5. **South 70 degrees 00 minutes 00 seconds East, 316.92 feet** traversing said Brook parcel and along said centerline to an iron pin set marking a point of deflection;

6. **South 87 degrees 00 minutes 00 seconds East, 77.26 feet** traversing said Brook parcel and continuing along said centerline to the **Place of Beginning**, and containing 6.2766 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 cap stamped "Ramsey S-8396"

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

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6012\_Parcel C.docx



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-6-24**

INITIAL & DATE

**QQ-248**



**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 Carolyn Brook		Date 08/05/2024	
Mailing Address 598 Alexander Road	City Bellville	State Ohio	Zip 44813
Email	Phone		

### Site Information

Site Address			
City BELLVILLE	State OHIO	Zip 44813	Township WASHINGTON
Parcel #(s) 0523600305000		Total Acreage (Before Lot Splits) 20	

#### Acreage Per Lot(s):

#### Existing Home (check if yes)

#### Combining to Another Lot?

*parcel B*  
 Lot 1: 3.8915  
 Lot 2: \_\_\_\_\_  
 Lot 3: \_\_\_\_\_  
 Lot 4: \_\_\_\_\_  
 Lot 5: \_\_\_\_\_











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 <input type="checkbox"/> |
| (2) Staked or marked locations of proposed lot corners/property lines.     | Yes <input type="checkbox"/> |
| (3) A survey prepared for <u>each lot</u> by a Registered Surveyor         | Yes <input type="checkbox"/> |



- (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. Proposed replacement type: Chamber System 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>Carolyn Brook</i>	Date 8-9-24
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----- OFFICE USE ONLY -----

Final Lot Split Consideration:

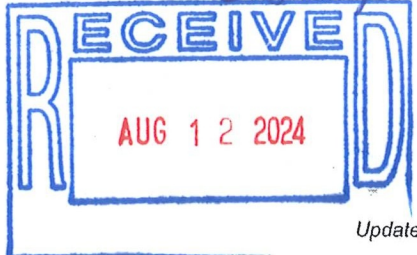
<input checked="" type="checkbox"/> Approved	Environmental Health Specialist/In Training Signature <i>[Signature]</i>	Date of Approval 8/20/2024
<input type="checkbox"/> Disapproved	Environmental Health Specialist/In Training Signature	Date of Disapproval
<input type="checkbox"/> Exempt	Environmental 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 OR DISTURBANCE. OAC 3701-29-15(P)(1)
- INFORMATION PROVIDED WITH THE LOT SPLIT APPLICATION DID NOT INDICATE ANY POTENTIAL OR EXISTING UTILITY EASEMENTS.

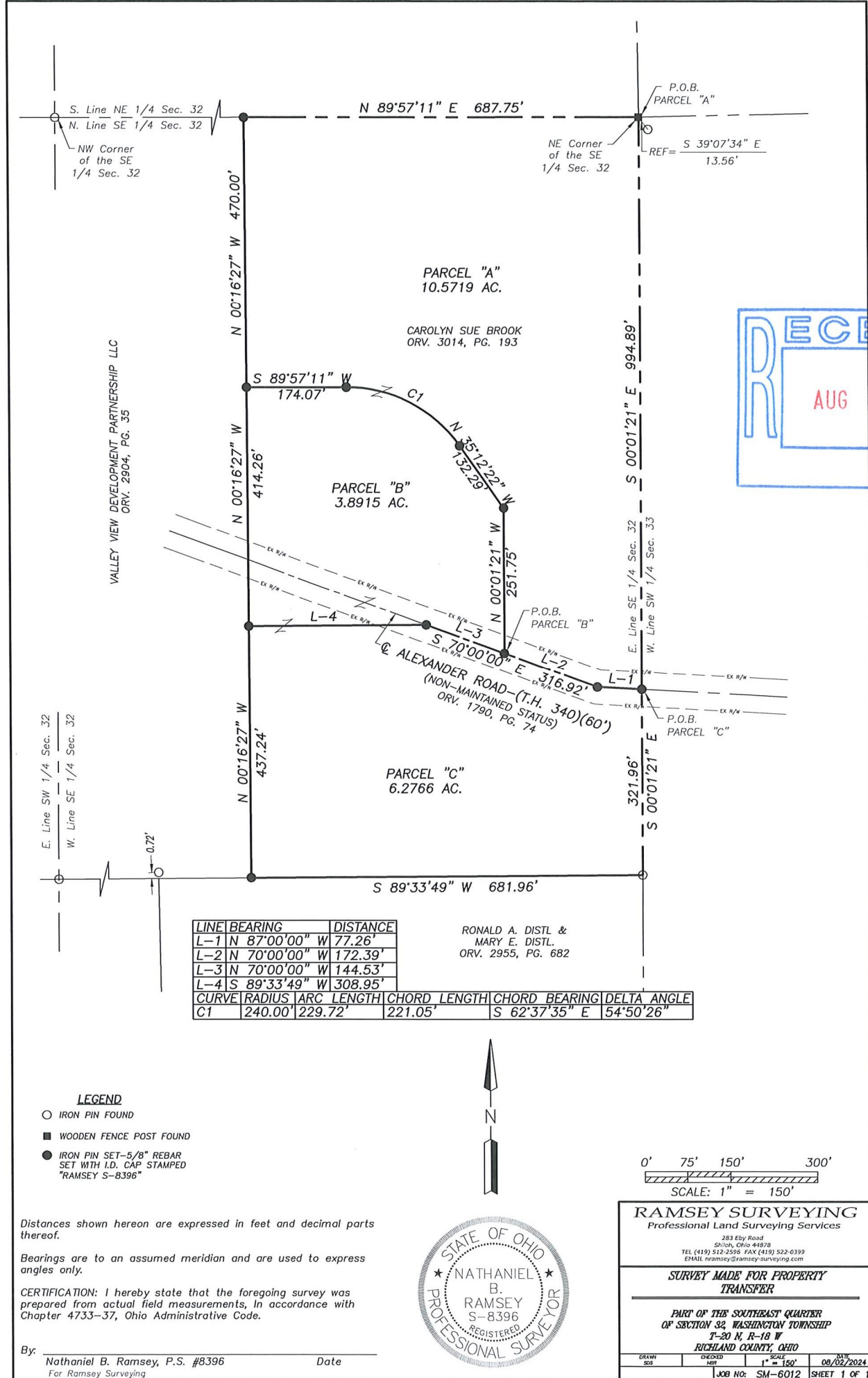
*Transferred # info from original app  
Yes permits.*

Fee Paid	250.00 OC
Date Paid	8/5/24
Receipt #	50171
Recorded By	<i>[Signature]</i>
Date Recorded	<i>[Signature]</i>



Updated 09/11/2019

# HEALTH DEPT. MAP



RECEIVED  
AUG 5 2024

LINE	BEARING	DISTANCE
L-1	N 87°00'00" W	77.26'
L-2	N 70°00'00" W	172.39'
L-3	N 70°00'00" W	144.53'
L-4	S 89°33'49" W	308.95'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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RONALD A. DISTL &  
MARY E. DISTL.  
ORV. 2955, PG. 682

- LEGEND**
- IRON PIN FOUND
  - WOODEN FENCE POST 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, P.S. #8396 Date \_\_\_\_\_  
For Ramsey Surveying



0' 75' 150' 300'  
SCALE: 1" = 150'

**RAMSEY SURVEYING**  
Professional Land Surveying Services

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Siloohy, Ohio 44878  
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**SURVEY MADE FOR PROPERTY TRANSFER**

PART OF THE SOUTHEAST QUARTER  
OF SECTION 32, WASHINGTON TOWNSHIP  
T-20 N, R-18 W  
RICHLAND COUNTY, OHIO

DRAWN SOS	CHECKED NBP	SCALE 1" = 150'	DATE 08/02/2024
JOB No: SM-6012		SHEET 1 OF 1	

# ZONING APPROVAL MAP

