

SHELLEY A. SCHROEDER  
ORV. 2085 PG. 623

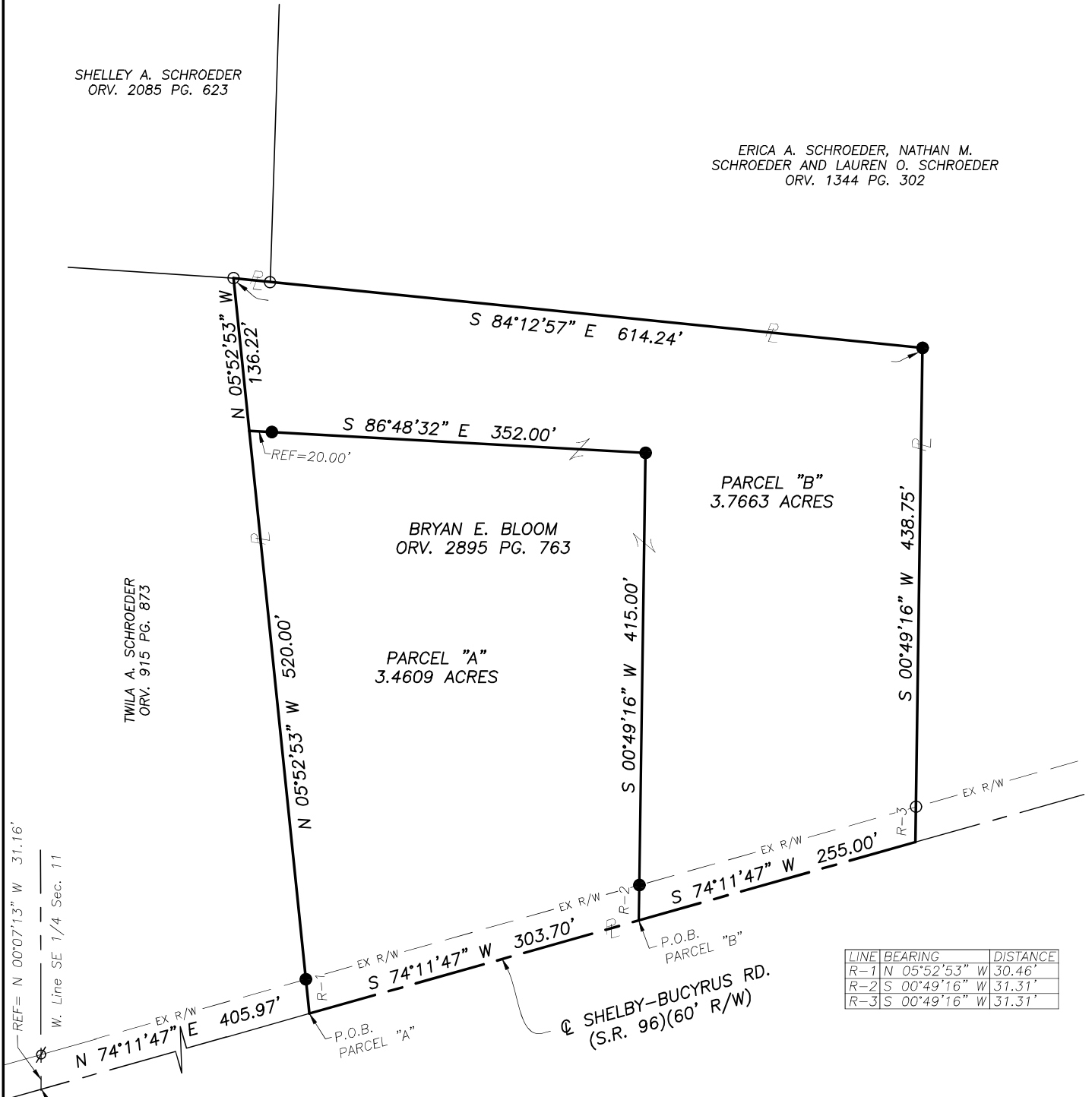
ERICA A. SCHROEDER, NATHAN M.  
SCHROEDER AND LAUREN O. SCHROEDER  
ORV. 1344 PG. 302

TWILA A. SCHROEDER  
ORV. 915 PG. 873

BRYAN E. BLOOM  
ORV. 2895 PG. 763

PARCEL "A"  
3.4609 ACRES

PARCEL "B"  
3.7663 ACRES



LINE	BEARING	DISTANCE
R-1	N 05°52'53" W	30.46'
R-2	S 00°49'16" W	31.31'
R-3	S 00°49'16" W	31.31'

REF= N 00°07'13" W 311.16'  
W. Line SE 1/4 Sec. 11  
E. Line SW 1/4 Sec. 11

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 10-21-24**

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 10-21-24**

Approved according  
to R.C. 711.131  
*Elaine A. Kiefer*  
Sign Date  
10-21-24

**PARCEL "B" NOTE:**  
THE GRANTEES, THEIR HEIRS, SUCCESSORS, AND/OR  
ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE  
PARCEL OF LAND DESCRIBED BY THIS INSTRUMENT WILL  
NOT BE USED AS A BUILDING SITE THAT REQUIRES A  
SEWAGE TREATMENT SYSTEM FOR ANY REASON WITHOUT  
THE APPROVAL OF RICHLAND PUBLIC HEALTH.  
APPROVAL OF THIS LOT SPLIT DOES NOT GUARANTEE A  
SEWAGE TREATMENT SYSTEM CAN BE SITED ON THIS  
PROPERTY SHOULD THE LOT BE EVALUATED FOR  
FUTURE RESIDENTIAL OR COMMERCIAL USE.

INITIAL & DATE  
**VERBAL APPROVAL BY GREG WASILEWSKI**  
**SHARON ZONING INSPECTOR 10-18-24**  
**SEE ATTACHED FOR HEALTH DEPT APPROVAL**

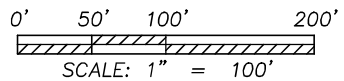
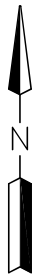
- LEGEND**
- IRON PIPE FOUND
  - ∅ IRON PIN FOUND
  - IRON PIN SET-5/8" REBAR  
SET WITH I.D. CAP STAMPED  
"RAMSEY S-8396"

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: *NBR* 09/16/2024  
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 FOR PROPERTY TRANSFER**

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**PART OF THE SOUTHEAST QUARTER OF SECTION 11, SHARON TOWNSHIP T-21 N, R-20 W RICHLAND COUNTY, OHIO**

DRAWN SBS	CHECKED NBR	SCALE 1" = 100'	DATE 09/16/2024
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JOB NO: SM-6040 SHEET 1 OF 1

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

**PARCEL "A"**

**PART SE 1/4 SECTION 11  
T-21 N, R-20 W  
SHARON TOWNSHIP  
RICHLAND COUNTY, OHIO**

September 16, 2024

**Situated** in the Township of Sharon, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 11, Township 21-North, Range 20-West, being a portion of the lands conveyed to Bryan E. Bloom by official record volume 2895, page 763, being more particularly described as follows:

**Commencing** at the intersection of the west line of said Quarter with the centerline of Shelby-Bucyrus Road-(State Route 96)(60' R/W), being referenced by an iron pin found North 00 degrees 07 minutes 13 seconds West, 31.16 feet therefrom;

Thence, **North 74 degrees 11 minutes 47 seconds East, 405.97 feet** along said centerline of Shelby-Bucyrus Road-(State Route 96) to a point in the southeast corner of a parcel conveyed to Twila A. Schroeder by official record volume 915, page 873, being the **Place of Beginning** of the parcel herein described;


Thence, the following **FOUR** courses:

1. **North 05 degrees 52 minutes 53 seconds West, 520.00 feet** along the east line of said Schroeder parcel to a point, and passing through an iron pin set for reference at 30.46 feet;
2. **South 86 degrees 48 minutes 32 seconds East, 352.00 feet** traversing the aforementioned Bloom parcel to an iron pin set and passing through an iron pin set for reference at 20.00 feet;
3. **South 00 degrees 49 minutes 16 seconds West, 415.00 feet** traversing said Bloom parcel to point on the aforementioned centerline of Shelby-Bucyrus Road-(State Route 96), and passing through an iron pin set for reference at 383.69 feet;
4. **South 74 degrees 11 minutes 47 seconds West, 303.70 feet** along said centerline to the **Place of Beginning**, and containing 3.4609 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 September 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6040\_Parcel A.docx



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 10-21-24**

INITIAL & DATE  
**QQ-299**

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

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Shiloh, Ohio 44878  
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**LEGAL DESCRIPTION**

**PARCEL "B"**

**PART SE 1/4 SECTION 11  
T-21 N, R-20 W  
SHARON TOWNSHIP  
RICHLAND COUNTY, OHIO**

September 16, 2024

**Situated** in the Township of Sharon, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 11, Township 21-North, Range 20-West, being a portion of the lands conveyed to Bryan E. Bloom by official record volume 2895, page 763, being more particularly described as follows:

**Commencing** at the intersection of the west line of said Quarter with the centerline of Shelby-Bucyrus Road-(State Route 96)(60' R/W), being referenced by an iron pin found North 00 degrees 07 minutes 13 seconds West, 31.16 feet therefrom;

Thence, **North 74 degrees 11 minutes 47 seconds East, 709.67 feet** along said centerline of Shelby-Bucyrus Road-(State Route 96) to the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** courses:

1. **North 00 degrees 49 minutes 16 seconds East, 415.00 feet** traversing said the aforementioned Bloom parcel to an iron pin set, passing through and iron pin set for reference at 31.31 feet;
2. **North 86 degrees 48 minutes 32 seconds West, 352.00 feet** traversing said Bloom parcel to a point on the west line thereof, being on the east line of a parcel conveyed to Twila Schroeder by official record volume 915, page 873 and passing through an iron pin set for reference at 332.00 feet;
3. **North 05 degrees 52 minutes 53 seconds West, 136.22 feet** along the east line of said Schroeder parcel to an iron pipe found in the northeast corner thereof, said iron pipe also being on the south line of a parcel conveyed to Shelley A. Schroeder by official record volume 2085, page 623;


4. **South 84 degrees 12 minutes 57 seconds East, 614.24 feet** along the south line of said Shelley A. Schroeder parcel and the south line of a parcel conveyed to Erica A. Schroeder, Nathan M. Schroeder, and Lauren O. Schroeder by official record volume 1344, page 302 to an iron pin set in an existing interior corner of said Erica A. Schroeder, Etal. parcel;
5. **South 00 degrees 49 minutes 16 seconds West, 438.75 feet** along a west line of said Erica A. Schroeder, Etal. parcel to a point in a southwest corner thereof, said point also being on the aforementioned centerline of Shelby-Bucyrus Road-(State Route 96), and passing through an iron pipe found for reference at 407.44 feet;
6. **South 74 degrees 11 minutes 47 seconds West, 255.00 feet** along said centerline to the **Place of Beginning**, and containing 3.7663 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"

The grantees, their heirs, successors, and/or assigns do hereby covenant and agree that the parcel of land described by this instrument will not be use as a building site that requires a sewage treatment system for any reason without the approval of Richland Public Health. Approval of this lot split does not guarantee a sewage treatment system can be sited on this property should the lot be evaluated for future residential or commercial use.

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

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6040\_Parcel B.docx



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 10-21-24**

INITIAL & DATE

**QQ-299**



**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 Bryan Bloom		Date 09/24/2024	
Mailing Address 5486 State Route 96	City Shelby	State OH	Zip 44875
Email bryanbloom74@yahoo.com	Phone 567-241-1153		

### Site Information

Site Address 5486 STATE ROUTE 96 W, SHELBY 44875			
City SHELBY	State OH - Ohio	Zip 44875	Township Sharon Township
Parcel #(s) 0444700503000		Total Acreage (Before Lot Splits) 7.23	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
"A" Lot 1: 3.4609	<input checked="" type="checkbox"/>	<input type="checkbox"/>
"B" Lot 2: 3.7663	<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 <input checked="" type="checkbox"/> |
| (2) Staked or marked locations of proposed lot corners/property lines.     | Yes <input checked="" type="checkbox"/> |
| (3) A survey prepared for <u>each lot</u> by a Registered Surveyor         | Yes <input checked="" 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. Yes  Chambers or Mound per paperwork

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>Bryan E. Johnson</i>	Date 09/24/2024
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----- OFFICE USE ONLY -----

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Environmental Health Specialist/In Training Signature <i>Jodi Wall EHS-IT</i>	Date of Approval 10/7/24
<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:

*Parcel "B" will be considered unbuildable. If/when property owner decides to build, he/she will need approval from Richland Public Health.*

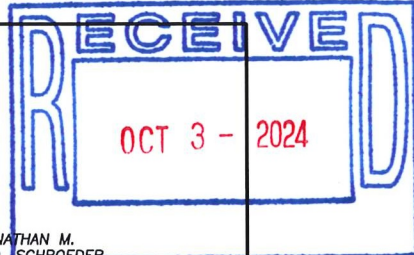
Fee Paid	<i>250.00</i>
Date Paid	<i>9/24/24</i>
Receipt #	<i>17208</i>
Recorded By	<i>J.C.</i>
Date Recorded	<i>9/24/24</i>

*\* Information provided with this lot split application did not indicate any potential or existing easements or utility easements.*

Updated 09/11/2019

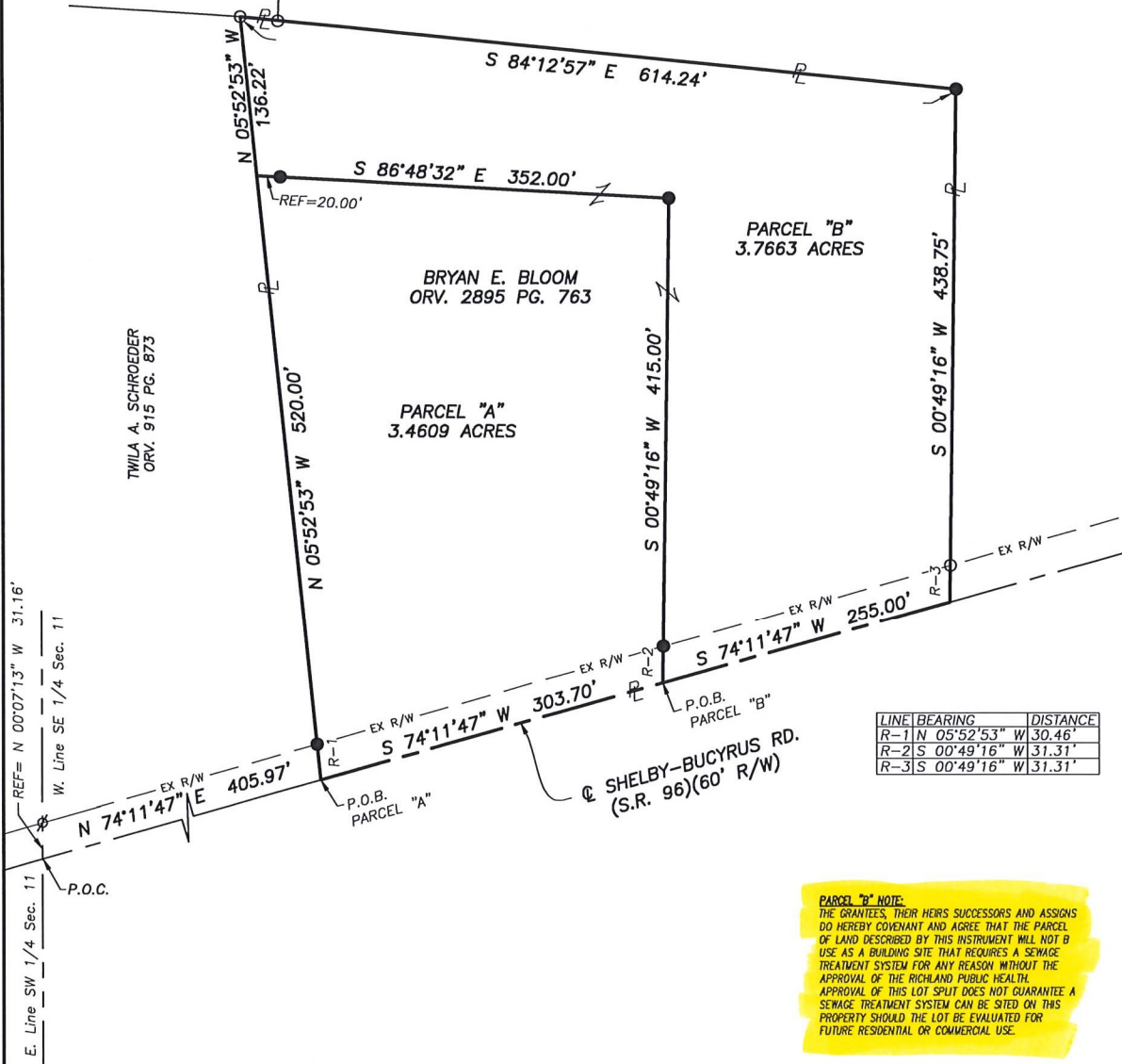
*\* Areas designated for installation and/or replacement of a sewage treatment system (STS) shall be undisturbed and protected from damage or disturbance. OAC 3701-29-15(P)(1)*

# HEALTH DEPT MAP



SHELLEY A. SCHROEDER  
ORV. 2085 PG. 623

ERICA A. SCHROEDER, NATHAN M.  
SCHROEDER AND LAUREN O. SCHROEDER  
ORV. 1344 PG. 302



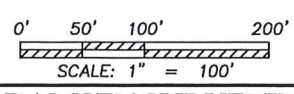
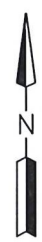
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THE GRANTEES, THEIR HEIRS SUCCESSORS AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND DESCRIBED BY THIS INSTRUMENT WILL NOT BE USE AS A BUILDING SITE THAT REQUIRES A SEWAGE TREATMENT SYSTEM FOR ANY REASON WITHOUT THE APPROVAL OF THE RICHLAND PUBLIC HEALTH. APPROVAL OF THIS LOT SPLIT DOES NOT GUARANTEE A SEWAGE TREATMENT SYSTEM CAN BE SITED ON THIS PROPERTY SHOULD THE LOT BE EVALUATED FOR FUTURE RESIDENTIAL OR COMMERCIAL USE.

REF= N 00°07'13" W 31.16'  
W. Line SE 1/4 Sec. 11  
E. Line SW 1/4 Sec. 11  
P.O.C.

- LEGEND**
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  - ∅ IRON PIN FOUND
  - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

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By: Nathaniel B. Ramsey, P.S. #8396 Date \_\_\_\_\_  
For Ramsey Surveying



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**SURVEY MADE FOR PROPERTY TRANSFER**

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**PART OF THE SOUTHEAST QUARTER OF SECTION 11, SHARON TOWNSHIP T-21 N, R-20 W RICHLAND COUNTY, OHIO**

DRAWN BY	CHECKED BY	SCALE	DATE
		1" = 100'	09/18/2024

JOB NO: SM-6040 SHEET 1 OF 1