

NORTH



BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

MISHEY ROAD (T.H. 395)

P.O.B. "A"
PARCEL "A"

S 89°22'12" E 406.03'

S 89°22'12" E 320.00'

1931.60'

THE NW CORNER OF
THE NW QTR. SEC. 35
S 02°32'17" W
25.10'

REF.=20.00'
N 00°34'26" W 375.68'

REF.=20.00'
S 00°34'26" E 464.50'

THE NE CORNER OF
THE NW QTR. SEC. 35

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-17-24

Approved according
to R.C. 711.131
Elaine A. Niefer 12-17-24

EAK 12-17-24

PARCEL "A"
8.63 ACRES

PARCEL "B"
3.20 ACRES

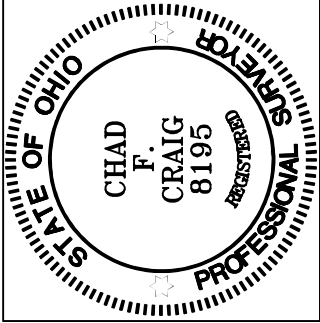
INITIAL & DATE

Sign Date

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
**HEALTH DEPT.
APPROVAL ATTACHED
QQ-364**

EAK 12-17-24

INITIAL & DATE



Chad F. Craig

SURVEY BY:
CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

D. & K. AUFLICK
O.R.V. 1862, PG. 640

T. & D. THEAKER
O.R.V. 87, PG. 778

THE WEST LINE OF
THE NW QTR. SEC. 35

T. WILSON & L. WILSON
O.R.V. 2901, PG. 227

LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP
STAMPED "CRAIG 8195"

SURVEY PLAT FOR
PROPERTY TRANSFER

PART NW QTR. SEC. 35, T-19, R-18
JEFFERSON TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: DECEMBER 2, 2024 SCALE: 1"=150'

MISHEY_RD_534_SPLIT

SURVEY DESCRIPTION
PARCEL "A"
PART OF THE NW QUARTER OF SECTION 35
JEFFERSON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Jefferson, County of Richland, State of Ohio and being a part of the northwest quarter of Section 35 of Township 19 North, Range 18 West, and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northwest corner of said quarter section and being a point in the centerline of Mishey Road (T.H. 395) said point being referenced by an iron pipe found on a bearing of South 02 degrees 32 minutes 17 seconds West and at a distance of 25.10 feet, Thence, South 89 degrees 22 minutes 12 seconds East with the north line of said quarter section and said centerline 406.03 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 34 minutes 26 seconds East and at a distance of 20.00 feet;

Thence, South 00 degrees 34 minutes 26 seconds East passing through said iron pin set for reference, a total distance of 375.68 feet to an iron pin set;

Thence, South 55 degrees 47 minutes 10 seconds East 140.02 feet to an iron pin set;

Thence, North 34 degrees 33 minutes 44 seconds East 27.91 feet to an iron pin set;

Thence, South 79 degrees 03 minutes 29 seconds East 192.75 feet to an iron pin set on a line common to a parcel currently owned by T. Wilson & L. Wilson (O.R.V. 2901, P. 227);

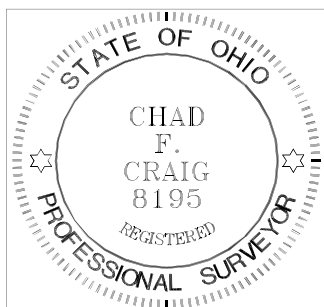
Thence, South 00 degrees 34 minutes 26 seconds East with a line common to said Wilson parcel 244.95 feet to an iron pin found;

Thence, North 89 degrees 22 minutes 10 seconds West with a line common to said Wilson parcel 726.26 feet to an iron pin found on the west line of said quarter section;

Thence, North 00 degrees 33 minutes 18 seconds West with the west line of said quarter section 709.44 feet to the place of beginning, containing 8.63 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on December 2, 2024, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-17-24

INITIAL & DATE
QQ-364

A handwritten signature in black ink that reads "Chad F. Craig".

Chad F. Craig P.S.#8195
for Seiler & Craig Surveying, Inc.

SURVEY DESCRIPTION
PARCEL "B"
PART OF THE NW QUARTER OF SECTION 35
JEFFERSON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Jefferson, County of Richland, State of Ohio and being a part of the northwest quarter of Section 35 of Township 19 North, Range 18 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwest corner of said quarter section and being a point in the centerline of Mishey Road (T.H. 395), thence, South 89 degrees 22 minutes 12 seconds East with the north line of said quarter section and said centerline 406.03 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 34 minutes 26 seconds East and at a distance of 20.00 feet, said point being the place of beginning of the parcel herein described;

Thence, continuing South 89 degrees 22 minutes 12 seconds East with the north line of said quarter section and said centerline 320.00 feet to a point being referenced by an iron pin set on a bearing of South 00 degrees 34 minutes 26 seconds East and at a distance of 20.00 feet, said point being the northwest corner of a parcel currently owned by D. & K. Auflick (O.R.V. 1862, P. 640);

Thence, South 00 degrees 34 minutes 26 seconds East with the west line of said Auflick parcel passing through said iron pin set for reference and an iron pipe found at a distance of 368.38 feet, a total distance of 464.50 feet to an iron pin set on a line common to a parcel currently owned by T. Wilson & L. Wilson (O.R.V. 2901, P. 227);

Thence, North 79 degrees 03 minutes 29 seconds West 192.75 feet to an iron pin set;

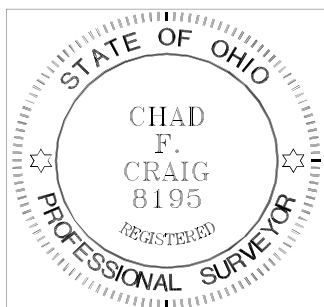
Thence, South 34 degrees 33 minutes 44 seconds West 27.91 feet to an iron pin set;

Thence, North 55 degrees 47 minutes 10 seconds West 140.02 feet to an iron pin set;

Thence, North 00 degrees 34 minutes 26 seconds West passing through an iron pin set for reference at a distance of 355.68 feet, a total distance of 375.68 feet to the place of beginning, containing 3.20 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on December 2, 2024, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.



A handwritten signature in black ink that reads "Chad F. Craig".

Chad F. Craig P.S.#8195
for Seiler & Craig Surveying, Inc.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 12-17-24

INITIAL & DATE

QQ-364

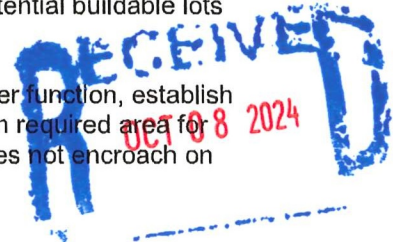


Environmental Division
555 Lexington Ave.
Mansfield, OH 44907
 (419)774-4520 phone
 (419)774-0845 fax

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 <u>Thomas Theaker</u>		Date <u>10-8-24</u>	
Mailing Address <u>534 Miskey Rd</u>	City <u>Bellville</u>	State <u>OH</u>	Zip <u>44813</u>
Email <u>tomdeb1946@gmail.com</u>	Phone <u>419 512 2172</u>		

Site Information

Site Address <u>534 Miskey Rd</u>			
City <u>Bellville</u>	State <u>OH</u>	Zip <u>44813</u>	Township <u>Jefferson</u>
Parcel #(s) <u>0143405103000</u>		Total Acreage (Before Lot Splits) <u>12</u>	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>3.055</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:

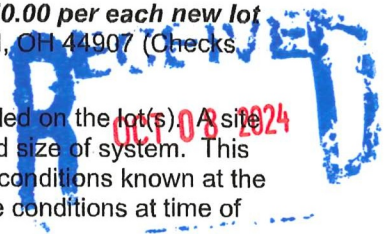
- (1) Soil Evaluation Report for each lot in accordance with OAC 3701-29-07. Yes
- (2) Staked or marked locations of proposed lot corners/property lines. Yes
- (3) A survey prepared for each lot by a Registered Surveyor Yes

(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) *Leaching* 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>Thomas Baker</i>	Date <i>10-8-24</i>
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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> , EHS	Date of Approval <i>12/6/2024</i>
<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 EASEMENTS OF ANY KIND.

Fee Paid	<i>250.00</i>
Date Paid	<i>10/8/24</i>
Receipt #	<i>17265</i>
Recorded By	<i>Y.C</i>
Date Recorded	<i>10/9/24</i>

HEALTH DEPT. MAP

