

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 1-16-25

Approved according
 to R.C. 711.131

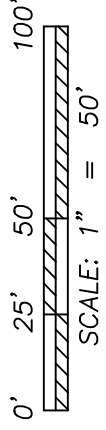
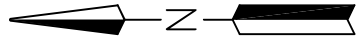
Elaine A. Kiefer 1-16-25

Sign _____ Date _____

INITIAL & DATE

VERBAL APPROVAL BY MIKE
 SWITZER ZONING INSPECTOR 1-16-25
 SEE ATTACHED FOR HEALTH DEPT APP.

RR-10




LEGEND

- IRON PIN FOUND
- ∅ IRON PIPE 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.

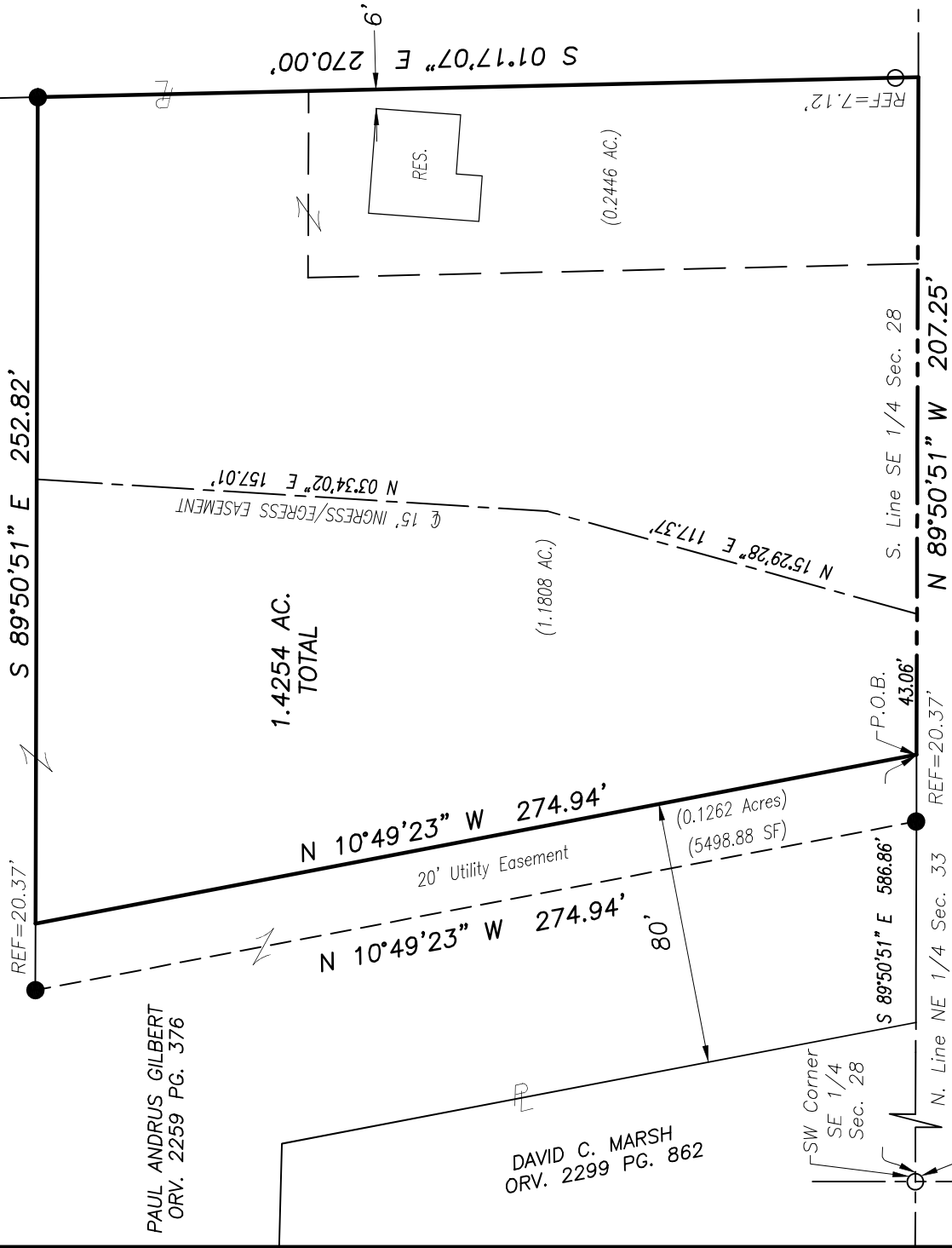
Bearings are to an assumed meridian and are used to express angles only.

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 **01/16/2025**
 For Ramsey Surveying



ADAM D. SAUDER
 ORV. 2654 PG. 222



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 AT THE REQUEST OF
KATY GILBERT

PART OF THE SOUTHEAST QUARTER
OF SECTION 28, MIFFLIN TOWNSHIP
T-23 N. R-17 W
RICHLAND COUNTY, OHIO

DRAWN NBR	CHECKED NBR	SCALE 1" = 50'	DATE 09/24/2024
		JOB NO: SM-6001	SHEET 1 OF 1

SE Corner
 SE 1/4
 Sec. 28

P.O.B.
 REF=20.37

SW Corner
 SE 1/4
 Sec. 28

REF=20.37

REF=20.33

P.O.C.

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LEGAL DESCRIPTION

**PART SE 1/4 SECTION 28
T-23 N, R-17 W
MIFFLIN TOWNSHIP
RICHLAND COUNTY, OHIO**

September 24, 2024

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 28, Township 23-North, Range 17-West, being a portion of the lands conveyed to Paul Andrus Gilbert by official record volume 2259, page 376, being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the Southwest corner of said Southeast Quarter;

Thence, **South 89 degrees 50 minutes 51 seconds East, 586.86 feet**, along the south line of said Quarter, passing through an iron pin set for reference at 566.49 feet, to the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

1. **North 10 degrees 49 minutes 23 seconds West, 274.94 feet** traversing through said Gilbert lands to a point, referenced by an iron pin set North 89 degrees 50 minutes 51 seconds West, 20.37 feet therefrom;
2. **South 89 degrees 50 minutes 51 seconds East, 252.82 feet** traversing through said Gilbert lands to an iron pin set on the east line thereof, also being on the west line of a parcel conveyed to Adam D. Sauder by official record volume 2654, page 222;
3. **South 01 degree 17 minutes 07 seconds East, 270.00 feet** along the west line of said Sauder parcel to a point in the southwest corner thereof, said point also being on the aforementioned south line of said Quarter, and passing through an iron pin found for reference at 262.88 feet;
4. **North 89 degrees 50 minutes 51 seconds West, 207.25 feet** along the south line of said Quarter to the **Place of Beginning**, and containing 1.4254 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Subject to an easement 15 feet in width reserved by the Grantor for ingress and egress over the above described 1.4254-acre parcel for himself, his heirs and assigns, the centerline of said easement being described as follows:

Commencing at the southwest corner of said 1.4254-acre parcel;

Thence, **South 89 degrees 50 minutes 51 seconds East, 43.06 feet** along the south line of said quarter to its intersection with the centerline of an existing driveway being the **Place of Beginning**;

Thence, the following **TWO** courses:

1. **North 15 degrees 29 minutes 28 seconds East, 117.37 feet** along said existing driveway to a point of deflection;
2. **North 03 degrees 34 minutes 02 seconds East, 157.01 feet** continuing along said existing driveway to its intersection with the north line of said 1.4254-acre parcel, being the north terminus of the centerline of the easement herein described;

Together with a Utility easement 20 feet in width, bounded and described as follows:

Beginning at the southwest corner of said 1.4254-acre parcel;


Thence, the following **FOUR** courses:

1. **North 89 degrees 50 minutes 51 seconds West, 20.37 feet** along the south line of said quarter to an iron pin set;
2. **North 10 degrees 49 minutes 23 seconds West, 274.94 feet** traversing through said Gilbert lands to an iron pin set;
3. **South 89 degrees 50 minutes 51 seconds East, 20.37 feet** traversing through said Gilbert lands to a point in the northwest corner of said 1.4254-acre parcel;
4. **South 10 degrees 49 minutes 23 seconds East, 274.94 feet** along west line of said 1.4254-acre parcel to the **Place of Beginning**, and containing 0.1262 acres (5498.88 SF.), more or less.

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-6001_Legal_R03.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-16-25

INITIAL & DATE

RR-10



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 Paul A Gilbert		Date 10/01/2024	
Mailing Address 2985 Crimson Rd	City Mansfield	State OH	Zip 44903
Email katgilb@gmail.com	Phone 419-565-7004		

Site Information

Site Address 2985 CRIMSON RD, MANSFIELD 44903			
City MANSFIELD	State OH - Ohio	Zip 44903	Township Mifflin Township
Parcel #(s) 0211702010000		Total Acreage (Before Lot Splits) 19.867	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: 1.4254	<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"/>

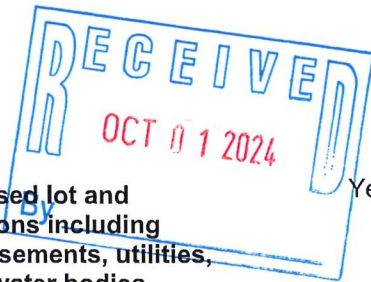
All newly created lots under five (5) acres will be required to have a soil evaluation conducted by an approved Soil Evaluator.

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>Paul A. Gilbert</i>	Date 10/01/2024
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-----OFFICE USE ONLY-----

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Environmental Health Specialist/In Training Signature <i>M. [Signature]</i> , EHS	Date of Approval <i>10/8/2024</i> ^{<i>1/16/2025 me</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: OAC 3701-29-15 (P) (1)

- AREAS DESIGNATED FOR INSTALLATION AND/OR REPLACEMENT OF A SEWAGE TREATMENT SYSTEM SHALL BE UNDISTURBED AND PROTECTED FROM DAMAGE OR DISTURBANCE.
 - INFORMATION PROVIDED WITH THE LOT SPLIT INDICATED THAT THERE IS AN INGRESS/EGRESS EASEMENT RUNNING APPROXIMATELY NORTH AND SOUTH THROUGH THE MIDDLE OF THE LOT BEING CREATED. NO OTHER POTENTIAL OR EXISTING EASEMENTS WERE INDICATED.
 - AN EASEMENT HAS BEEN CREATED ON WESTERN PART OF LOT RUNNING APPROXIMATELY 20' WIDE FOR SEPTIC.

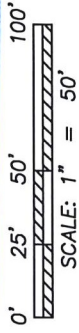
me 1/16/25

Fee Paid	<i>250.00 CC</i>
Date Paid	<i>10-1-24</i>
Receipt #	<i>17420</i>
Recorded By	<i>TC</i>
Date Recorded	<i>10-1-24</i>

Info came through Keopermet's mistakes

Updated 09/11/2019

HEALTH DEPT MAP



- LEGEND**
- IRON PIN FOUND
 - ∅ IRON PIPE 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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EMAIL nramsey@ramsey-surveying.com

SURVEY MADE AT THE REQUEST OF
KATY GILBERT
PART OF THE SOUTHEAST QUARTER
OF SECTION 28, MOFFLIN TOWNSHIP
T-28 N, R-17 W
RICHLAND COUNTY, OHIO

DATE	SCALE	DATE
08/24/2024	1" = 50'	08/24/2024
JOB NO: SM-6001 SHEET 1 OF 1		

