

0' 80' 160' 240'



SCALE: 1" = 80'

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

NORTH



THE NE CORNER OF
THE SE QTR. SEC. 29

N 87°43'27" W
30.00'

PROPERTY RENOVATIONS
OF MANSFIELD LLC
O.R.V. 2925, PAGE 585

S 01°10'00" E
800.00'

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 1-23-25
INITIAL & DATE

**RR-13 MUST TRANSFER
BEFORE THIS PARCEL
RR-15**

Z AND W LEGACY LLC
O.R.V. 3019, PAGE 1313

69.69'

REF=28.30'

P.O.B.

N 88°54'52" E 297.92'

N 03°27'40" E
126.14'

N 09°04'58" W 327.45'

3.00 ACRES

S 01°10'00" E 450.00'

RUDY ROAD (T.H. 156)

SEE ATTACHED FOR
HEALTH DEPT. APPROVAL

VERBAL APPROVAL BY STEVE
ARNETT SPRINGFIELD ZONING
INSPECTOR 12-17-24

G. & C. TEETRICK
O.R.V. 2637, PAGE 236

THE EAST LINE OF
THE SE QTR. SEC. 29

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"



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

SURVEY PLAT FOR
PROPERTY TRANSFER

PART SE QTR. SEC. 29, T-21, R-19
SPRINGFIELD TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: NOVEMBER 12, 2024 SCALE: 1"=80'

RUDY_RD_SLOBODA_WALTER_3.00AC

SURVEY DESCRIPTION

PART OF THE SE QUARTER OF SECTION 29
SPRINGFIELD TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Springfield, County of Richland, State of Ohio and being a part of the southeast quarter of Section 29 of Township 21 North, Range 19 West, and being more particularly described as follows:

Commencing at a point marking the northeast corner of the southeast quarter of Section 29 and being a point in the centerline of Rudy Road (T.H. 156) and being referenced by an iron pin found on a bearing of North 87 degrees 43 minutes 27 seconds West and at a distance of 30.00 feet, Thence, South 01 degree 10 minutes 00 seconds East with the east line of said quarter section and said centerline 800.00 feet to a point being referenced by an iron pin found on a bearing of South 88 degrees 54 minutes 52 seconds West and at a distance of 28.30 feet, said point being the southeast corner of a parcel currently owned by Property Renovations of Mansfield LLC (O.R.V. 2925, P. 585) and being the place of beginning of the parcel herein described;

Thence, continuing South 01 degree 10 minutes 00 seconds East with the east line of said quarter section and said centerline 450.00 feet to a point referenced by an iron pin found on a bearing of South 88 degrees 54 minutes 37 seconds West and at a distance of 35.00 feet, said point being the northeast corner of a parcel currently owned by G. & C. Teetrick (O.R.V. 2637, P. 236);

Thence, South 88 degrees 54 minutes 37 seconds West with the north line of said Teetrick parcel passing through said iron pin found, a total distance of 263.00 feet to an iron pin set;

Thence, North 09 degrees 04 minutes 58 seconds West 327.45 feet to an iron pin set;

Thence, North 03 degrees 27 minutes 40 seconds East 126.14 feet to an iron pin set;

Thence, North 88 degrees 54 minutes 52 seconds East passing through an iron pin found at a distance of 269.62 feet, a total distance of 297.92 feet to the place of beginning, containing 3.00 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on November 12, 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 SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-23-25

INITIAL & DATE

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

**RR-13 MUST TRANSFER
BEFORE THIS PARCEL**

RR-15



RECEIVED

DEC 12 2024



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 Walter Sloboda		Date	
Mailing Address 255 Sloboda Ave	City ONTARIO	State OH	Zip 44906
Email OBUILDER@AOL.COM	Phone 419 571-2843		

Site Information

Site Address RUDY ROAD			
City ONTARIO	State OH	Zip 44903	Township SPRINGFIELD
Parcel #(s) 03 728 06902905		Total Acreage (Before Lot Splits) 9 Acres - SW	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
Lot 1: <u>3A</u> 3 acres - SW	<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:

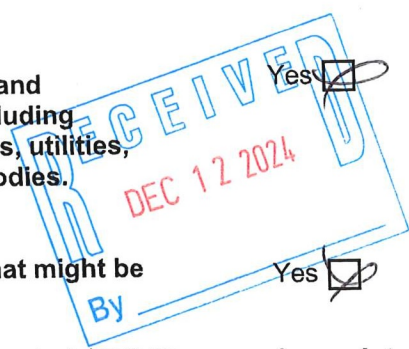
- | | |
|--|---|
| (1) Soil Evaluation Report for each lot in accordance with OAC 3701-29-07. | Yes <input checked="" type="checkbox"/> |
| (2) Staked or marked locations of proposed lot corners/property lines. | Yes <input checked="" type="checkbox"/> |
| (3) A survey prepared for <u>each lot</u> by 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. mound

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>Walter Slovoda</i>	Date <i>12/12/2024</i>
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----- OFFICE USE ONLY -----

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Environmental Health Specialist/In Training Signature <i>Jehi Ward, EHS-IT</i>	Date of Approval <i>12/16/24</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

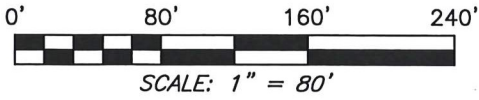
Comments:

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)

Fee Paid	<i>300</i>
Date Paid	<i>12/12/24</i>
Receipt #	<i>17549</i>
Recorded By	<i>[Signature]</i>
Date Recorded	<i>12/12/24</i>

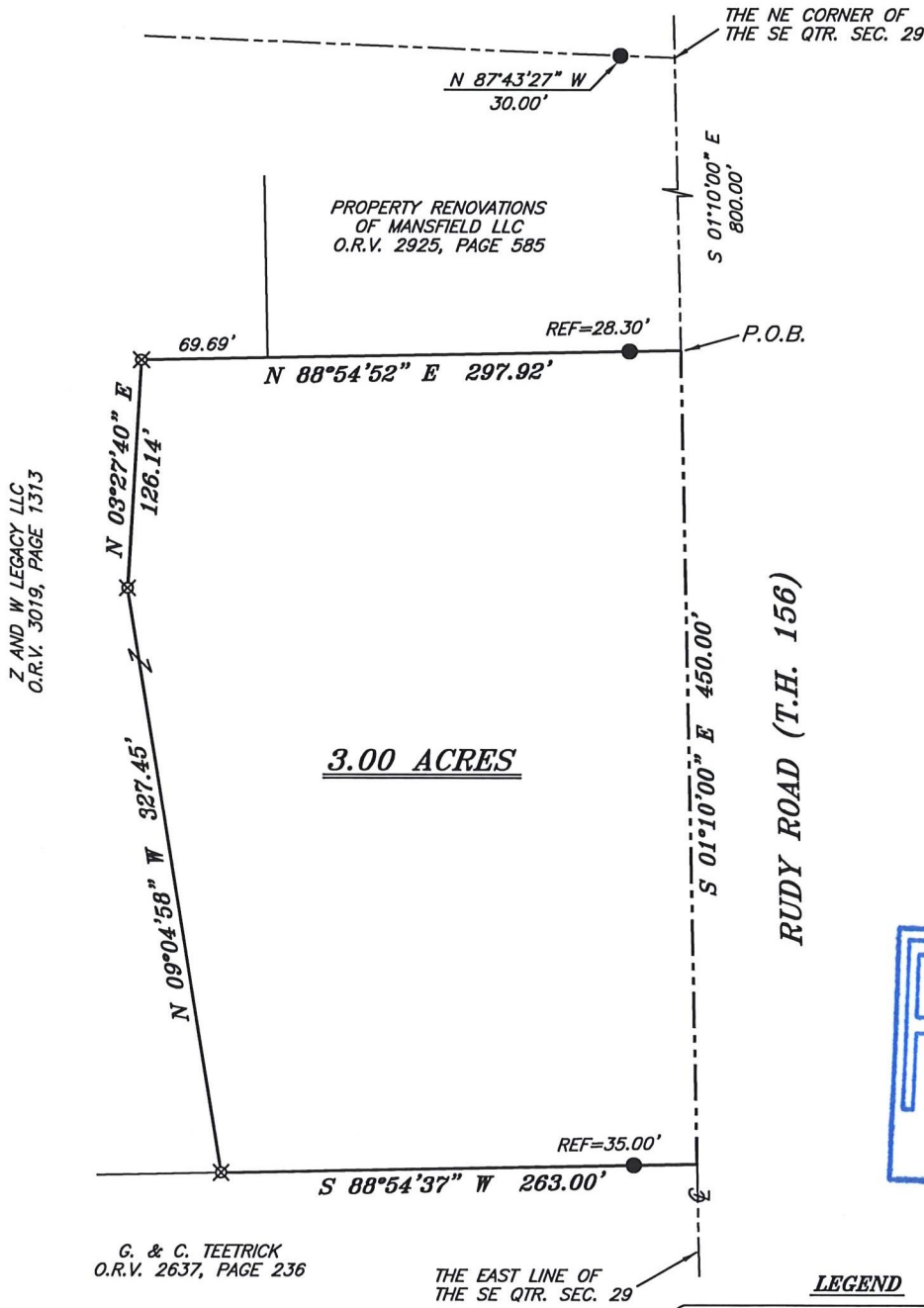
Information provided with this lot split application did not include or indicate any potential or existing easements or utility easements.

HEALTH DEPT MAP



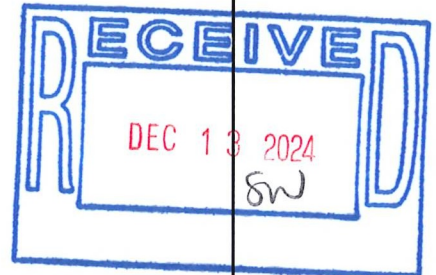
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GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

NORTH



3.00 ACRES

RUDY ROAD (T.H. 156)



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