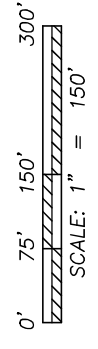
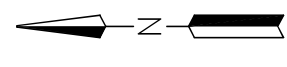


LINE	BEARING	DISTANCE
L-1	S 44°47'19" E	93.69'
L-2	N 49°50'36" E	162.01'
L-3	S 49°50'36" W	171.47'
L-4	S 49°50'36" W	69.81'
L-5	N 49°50'36" E	79.27'
L-6	S 49°50'36" W	241.28'

MACHELL L. CREIGHTON AND MICHAEL C. CREIGHTON, TRUSTEES
OF THE MACHELL L. CREIGHTON LIVING TRUST, UAD 9/2/2004
ORV. 1854, PG. 180

ASHLAND RAILWAY INC.
ORV. 2355, PG. 398



- LEGEND**
- IRON PIN/PIPE FOUND
 - △ RAILROAD SPIKE FOUND
 - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP, STAMPED "RAMSEY S-8396"
 - ▬▬▬ CITY OF MANSFIELD CORPORATION LINE

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-12-25
INITIAL & DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-12-25
INITIAL & DATE

VERBAL APPROVAL BY MICHAEL MORTON
WELLER ZONING INSPECTOR 9-24-24
SEE ATTACHED FOR HEALTH DEPT APPROVAL


RR-63



Distances shown hereon are expressed in feet and decimal parts thereof.

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in October 2014 and December 2016 and are for the purpose of determining directional variations.

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
For Ramsey Surveying

Date: 01/21/2025

RAMSEY SURVEYING
Professional Land Surveying Services
283 Eby Road
Shioh, Ohio 44878
TEL (419) 532-2596 FAX (419) 532-0399
EMAIL: nramsey@ramsey-surveying.com

SURVEY MADE FOR PROPERTY TRANSFER
PART OF THE SOUTHWEST QUARTER OF SECTION 35, WELLER TOWNSHIP, PART CITY OF MANSFIELD, T-22 N, R-18 W RICHLAND COUNTY, OHIO

DATE: 06/25/2024
SCALE: 1" = 150'
JOB NO: SM-5990 rev. 01/21/2025

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 "A"

**PART SW QUARTER
SEC. 35, T-22 N, R-18W
WELLER TOWNSHIP,
RICHLAND CO., OHIO**

Situated in the Township of Weller, County of Richland, State of Ohio and being part of the Southwest Quarter of Section 35, Township 22-N, Range 18-W and being a portion of the lands conveyed to Michael C. Creighton, Trustee of Michael C. Creighton Living Trust Dated September 2, 2004 by official record volume 3001, Page 813, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwest corner of said southwest quarter;

Thence, **North 89 degrees 32 minutes 48 seconds East, 421.48 feet** along the north line of said quarter to an iron pin found in the northwest corner of a parcel conveyed to Machell L. Creighton and Michael C. Creighton, Trustees of the Machell L. Creighton Living Trust, UAD 9/2/2004 by official record volume 1854, Page 180;

Thence, **South 00 degrees 31 minutes 00 seconds East, 501.40 feet** along a west line of said Creighton Living Trust parcel to an iron pin found in a southwest corner thereof;

Thence, **North 88 degrees 35 minutes 12 seconds East, 891.80 feet** along a south line of said Creighton Living Trust parcel to an iron pin found in an existing interior corner of said Creighton Living Trust parcel;

Thence, **South 00 degrees 06 minutes 47 seconds West, 167.44 feet** along a west line of said Creighton Living Trust parcel to a point in a southwest corner of said parcel, said point being referenced by an iron pin found North 30 degrees 30 minutes 38 seconds West, 1.30 feet from said point, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **THREE** Courses:

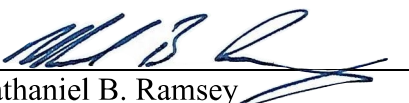
1. **South 44 degrees 47 minutes 19 seconds East, 330.81 feet** along a southwesterly line of said Creighton Living Trust parcel to an iron pin set;

2. **South 49 degrees 50 minutes 36 seconds West, 306.05 feet** to an iron pin set on an east line of a parcel conveyed to Ashland Railway, Inc. by official record volume 2355, page 398;
3. **North 00 degrees 06 minutes 47 seconds East, 432.15 feet** along the east line of said Ashland Railway, Inc. parcel to the **Place of Beginning** and containing 1.1583 acres, more or less, subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in June 2024 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for Ramsey Surveying

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in October 2014 and December 2016 and are for the purpose of determining directional variations.


Nathaniel B. Ramsey
Ohio Registered Professional Surveyor No. 8396
for Ramsey Surveying
SM-5990_Parcel A_R02.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-12-25

INITIAL & DATE

RR-63

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 "B"

**PART SW QUARTER
SEC. 35, T-22 N, R-18W
CITY OF MANSFIELD,
RICHLAND CO., OHIO**

Situated in the City of Mansfield, formerly Township of Weller, County of Richland, State of Ohio and being part of the Southwest Quarter of Section 35, Township 22-N, Range 18-W and being a portion of the lands conveyed to Machell L. Creighton and Michael C. Creighton, Trustees of the Machell L. Creighton Living Trust, UAD 9/2/2004 by official record volume 1854, Page 180 and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwest corner of said southwest quarter;

Thence, **North 89 degrees 32 minutes 48 seconds East, 421.48 feet** along the north line of said quarter to an iron pin found in the northwest corner of said Machell L. Creighton Living Trust parcel;

Thence, **South 00 degrees 31 minutes 00 seconds East, 501.40 feet** along a west line of said Creighton Living Trust parcel to an iron pin found in a southwest corner thereof;

Thence, **North 88 degrees 35 minutes 12 seconds East, 891.80 feet** along a south line of said Creighton Living Trust parcel to an iron pin found in an existing interior corner of said Creighton Living Trust parcel;

Thence, **South 00 degrees 06 minutes 47 seconds West, 167.44 feet** along a west line of said Creighton Living Trust parcel to a point in a southwest corner of said parcel, said point also being a northerly existing corner of a parcel conveyed to Michael C. Creighton, Trustee of Michael C. Creighton Living Trust Dated September 2, 2004 by official record volume 3001, Page 813, and being referenced by an iron pin found North 30 degrees 30 minutes 38 seconds West, 1.30 feet from said point;

Thence, **South 44 degrees 47 minutes 19 seconds East, 424.50 feet** along a line common to said Creighton Living Trust parcels to an iron pin set, the **Place of Beginning** of the parcel herein described;


Thence, the following **FOUR** Courses:

1. **North 49 degrees 50 minutes 36 seconds East, 162.01 feet** traversing said Machell L. Creighton Living Trust parcel to an iron pin set on a southwesterly line of a parcel conveyed to Stephen R. & Jennifer D. Cremeans by official record volume 2016, page 421;
2. **South 46 degrees 04 minutes 30 seconds East, 420.00 feet** along said southwesterly line of the Cremeans parcel to a point in a southwest corner thereof, said point also being on the centerline of State Route 545, and passing through an iron pipe found for reference at 390.09 feet;
3. **South 49 degrees 50 minutes 36 seconds West, 171.47 feet** along said centerline to a point in a southeasterly corner of the aforementioned parcel conveyed to Michael C. Creighton, Trustee of Michael C. Creighton Living Trust Dated September 2, 2004 by official record volume 3001, Page 813;
4. **North 44 degrees 47 minutes 19 seconds West, 419.13 feet** along a northeasterly line of said Michael C. Creighton Living Trust parcel, and passing through an iron pin set for reference at 40.00 feet, to the **Place of Beginning** and containing 1.5991 acres, more or less, subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in June 2024 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for Ramsey Surveying

The Grantees, their heirs, successors and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be used as a building site under zoning and subdivision regulations 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

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in October 2014 and December 2016 and are for the purpose of determining directional variations.


Nathaniel B. Ramsey
Ohio Registered Professional Surveyor No. 8396
for Ramsey Surveying
SM-5990_Parcel B_R02.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-12-25

INITIAL & DATE

RR-63

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

TRACT 1

**PART SW QUARTER
SEC. 35, T-22 N, R-18W
WELLER TOWNSHIP,
RICHLAND CO., OHIO**

Situated in the Township of Weller, County of Richland, State of Ohio and being part of the Southwest Quarter of Section 35, Township 22-N, Range 18-W and being a portion of the lands conveyed to Michael C. Creighton, Trustee of Michael C. Creighton Living Trust Dated September 2, 2004 by official record volume 3001, Page 813, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwest corner of said southwest quarter;

Thence, **North 89 degrees 32 minutes 48 seconds East, 421.48 feet** along the north line of said quarter to an iron pin found in the northwest corner of a parcel conveyed to Machell L. Creighton and Michael C. Creighton, Trustees of the Machell L. Creighton Living Trust, UAD 9/2/2004 by official record volume 1854, page 180;

Thence, **South 00 degrees 31 minutes 00 seconds East, 501.40 feet** along a west line of said Creighton Living Trust parcel to an iron pin found in a southwest corner thereof;

Thence, **North 88 degrees 35 minutes 12 seconds East, 891.80 feet** along a south line of said Creighton Living Trust parcel to an iron pin found in an existing interior corner of said Creighton Living Trust parcel;

Thence, **South 00 degrees 06 minutes 47 seconds West, 167.44 feet** along a west line of said Creighton Living Trust parcel to a point in a southwest corner of said parcel, said point being referenced by an iron pin found North 30 degrees 30 minutes 38 seconds West, 1.30 feet therefrom;

Thence, **South 44 degrees 47 minutes 19 seconds East, 424.50 feet** along a southwesterly line of said Creighton Living Trust parcel to an iron pin set being the **Place of Beginning** of the parcel herein described;


Thence, the following **FOUR** Courses:

1. **South 44 degrees 47 minutes 19 seconds East, 419.13 feet** continuing along said southwesterly line of the Creighton Living Trust parcel to a point on the centerline of State Route 545, and passing through an iron pin found for reference at 379.13 feet;
2. **South 49 degrees 50 minutes 36 seconds West, 69.81 feet** along said centerline to a point;
3. **North 46 degrees 04 minutes 30 seconds West, 420.00 feet** traversing the aforementioned Michael C. Creighton Trust parcel to an iron pin set, and passing through an iron pin set for reference at 30.00 feet;
4. **North 49 degrees 50 minutes 36 seconds East, 79.27 feet** traversing said Michael C. Creighton Trust parcel to the **Place of Beginning** and containing 0.7149 of an acre, more or less, subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in June 2024 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for Ramsey Surveying

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in October 2014 and December 2016 and are for the purpose of determining directional variations.


Nathaniel B. Ramsey
Ohio Registered Professional Surveyor No. 8396
for Ramsey Surveying
SM-5990_Tract 1_R02.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-12-25

INITIAL & DATE

RR-63

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 SW QUARTER
SEC. 35, T-22 N, R-18W
CITY OF MANSFIELD,
WELLER TOWNSHIP,
RICHLAND CO., OHIO**

Situated in the City of Mansfield, and Township of Weller, County of Richland, State of Ohio and being part of the Southwest Quarter of Section 35, Township 22-N, Range 18-W, being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwest corner of said southwest quarter;

Thence, **North 89 degrees 32 minutes 48 seconds East, 421.48 feet** along the north line of said quarter to an iron pin found in the northwest corner of a parcel conveyed to Machell L. Creighton and Michael C. Creighton, Trustees of the Machell L. Creighton Living Trust, UAD 9/2/2004 by official record volume 1854, Page 180;

Thence, **South 00 degrees 31 minutes 00 seconds East, 501.40 feet** along a west line of said Creighton Living Trust parcel to an iron pin found in a southwest corner thereof;

Thence, **North 88 degrees 35 minutes 12 seconds East, 891.80 feet** along a south line of said Creighton Living Trust parcel to an iron pin found in an existing interior corner of said Creighton Living Trust parcel;

Thence, **South 00 degrees 06 minutes 47 seconds West, 167.44 feet** along a west line of said Creighton Living Trust parcel to a point in a southwest corner of said parcel, said point being referenced by an iron pin found North 30 degrees 30 minutes 38 seconds West, 1.30 feet therefrom;


Thence, **South 44 degrees 47 minutes 19 seconds East, 424.50 feet** along a southwesterly line of said Creighton Living Trust parcel to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **FIVE** Courses:

1. **North 49 degrees 50 minutes 36 seconds East, 162.01 feet** to an iron pin set on a southwesterly line of a parcel conveyed to Stephen R. & Jennifer D. Cremeans by official record volume 2016, page 421;
2. **South 46 degrees 04 minutes 30 seconds East, 420.00 feet** along said southwesterly line of the Cremeans parcel to a point in a southwest corner thereof, said point also being on the centerline of State Route 545, and passing through an iron pipe found for reference at 390.09 feet;
3. **South 49 degrees 50 minutes 36 seconds West, 241.28 feet** along said centerline to a point;
4. **North 46 degrees 04 minutes 30 seconds West, 420.00 feet** to an iron pin set, and passing through an iron pin set for reference at 30.00 feet;
5. **North 49 degrees 50 minutes 36 seconds East, 79.27 feet** to the **Place of Beginning** and containing a total of 2.3140 acres more or less, of which 0.7149 of an acre is located within Weller Township, and 1.5991 acres are located within the City of Mansfield, and subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in January 2025 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed June 2024 for Ramsey Surveying.

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in October 2014 and December 2016 and are for the purpose of determining directional variations.


 Nathaniel B. Ramsey
 Ohio Registered Professional Surveyor No. 8396
 for Ramsey Surveying
 SM-5990_Parcel C_R02.docx



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 3-12-25

INITIAL & DATE

RR-63



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 <i>Michael Creighton</i>		Date <i>5 May 2024</i>	
Mailing Address <i>2360 olivesburg Rd</i>		City <i>Mansfield</i>	State <i>OH</i>
Email		Zip <i>44903</i>	Phone <i>419-561-3006</i>

Site Information

Site Address <i>2333 olivesburg Rd</i>			
City <i>Mansfield</i>	State <i>OH</i>	Zip <i>44903</i>	Township <i>Waller</i>
Parcel #(s) <i>0512019018000</i>		Total Acreage (Before Lot Splits) <i>5</i>	

Acreage Per Lot(s):	Existing Home (check if yes)	Combining to Another Lot?
<i>EXISTING</i> Lot 1: <u><i>3.0668</i></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARCEL B Lot 2: <u><i>1.1570</i></u>	<input type="checkbox"/>	<input type="checkbox"/>
<i>PARCEL C</i> Lot 3: <u><i>1.1570</i></u> <i>2.3140 ME 3/11/25</i>	<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.

PARCEL "A" TO BE COMBINED WITH LOT TO THE NORTH. -ME
 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.
- (2) Staked or marked locations of proposed lot corners/property lines.
- (3) A survey prepared for each lot by a Registered Surveyor

Yes
 Yes
 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>[Handwritten Signature]</i>	Date 5 May 2024
---	--------------------

----- OFFICE USE ONLY -----

Final Lot Split Consideration:

<input checked="" type="checkbox"/> Approved	Environmental Health Specialist/In Training Signature <i>[Handwritten Signature]</i>	Date of Approval 9/5/24
<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:

- 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).
- A UTILITY LINE WAS OBSERVED TO BE MARKED ON SITE. INFORMATION PROVIDED WITH THE LOT SPLIT DID NOT INDICATE ANY OTHER POTENTIAL OR EXISTING EASEMENTS.
- AN EASEMENT FOR THE EXISTING SEPTIC SYSTEM DISCHARGE POINT WILL NEED TO BE RECORDED ON THE DEED UNLESS/UNTIL THE EXISTING SEPTIC IS REPLACED WITH A SYSTEM THAT IS ON LOT.

Fee Paid	750.00
Date Paid	7-9-24
Receipt #	25565
Recorded By	L. Little
Date Recorded	

