

NORTH



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

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 4-3-25**

INITIAL & DATE

**RR-87**

R. & J. MAGLOTT  
O.R.V. 2163, PAGE 825

SEE ATTACHED FOR HEALTH  
DEPT APPROVAL  
VERBAL APPROVAL BY DALE  
MYERS MONROE ZONING  
INSPECTOR 4-2-25

REFERENCES:  
SURVEY F-1-290  
SURVEY F-3-350  
SURVEY I-349  
SURVEY H-228  
SURVEY H-248  
SURVEY KK-96  
SURVEY OO-195

D. L. McCUNE ETAL  
O.R.V. 2995, PAGE 593



SCALE: 1" = 100'

N 89°47'25" E 820.06'

J. & M. NISWANDER & M.S. LITWILER  
O.R.V. 3025, PAGE 2995

(1.07 ACRES)

**PARCEL "D"**  
**2.59 ACRES TOTAL**

(1.52 ACRES)

REF=30.00'

137.72'

S 00°47'47" E

REF=30.00'

THE SW CORNER OF  
THE SW QTR. SEC. 17

S 89°47'25" W 818.88'

J. & M. NISWANDER & M.S. LITWILER  
O.R.V. 3025, PAGE 2995

N 00°47'47" W  
75.00'

REF=30.00'

THE SOUTH LINE OF  
THE SW QTR. SEC. 17

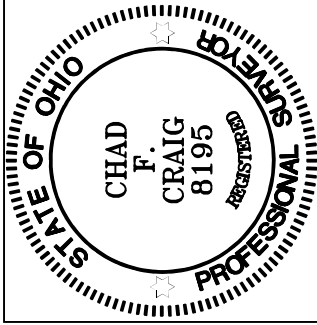
THE SE CORNER OF  
THE SW QTR. SEC. 17

P.O.B. "D"  
PARCEL "D"

THE NE CORNER OF  
THE SW QTR. SEC. 17

THE EAST LINE OF  
THE SW QTR. SEC. 17

TUCKER ROAD (T.H. 336)



*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

**LEGEND**

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ MAG NAIL SPIKE FOUND
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP  
STAMPED "CRAIG 8195"

SURVEY PLAT FOR

NISWANDER

PART SW QTR. SEC. 17, T-22, R-17  
MONROE TOWNSHIP  
RICHLAND COUNTY, OHIO

DATE: JANUARY 31, 2025 SCALE: 1"=100'

TUCKER\_RD\_NISWANDER\_D

**SURVEY DESCRIPTION  
PARCEL "D"**

PART OF THE SW QUARTER OF SECTION 17  
MONROE TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 17 of Township 22 North, Range 17 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of said quarter section and being a point in the centerline of Tucker Road (T.H. 336), Thence, North 00 degrees 47 minutes 47 seconds West with the east line of said quarter section and with said centerline 75.00 feet to a point being referenced by an iron pin set on a bearing of South 89 degrees 47 minutes 25 seconds West and at a distance 30.00 feet, said point being the place of beginning of the parcel herein described;

Thence South 89 degrees 47 minutes 25 seconds West passing through said iron pin set, a total distance of 818.88 feet to an iron pin set on the east line of a parcel currently owned by R.&J. Maglott (O.R.V. 2163, Page 825);

Thence, North 01 degree 17 minutes 15 seconds West with the east line of said Maglott parcel 137.73 feet to an iron pin found on said east line, and being the southwest corner of a parcel currently owned by D.L. McCune et al (O.R.V. 2995, Page 593);

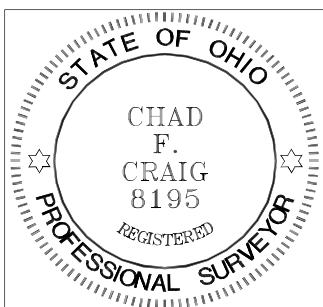
Thence, North 89 degrees 47 minutes 25 seconds East with the south line of said McCune parcel passing through an iron pin found at 790.06 feet, a total distance of 820.06 feet to a point on the east line of said quarter and in said centerline;

Thence, South 00 degree 47 minutes 47 seconds East with the east line of said quarter and said centerline 137.72 feet to the place of beginning, containing 2.59 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 31, 2025, 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.

Prior Deed Reference: (O.R.V. 3025, Page 2995)



NEW SURVEY  
OF EXISTING PARCEL  
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TAX MAP OFFICE

**EAK 4-3-25**

INITIAL & DATE

**RR-87**

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

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



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<br>JERRY NISWANDER             |                         | Date<br>1/22/2025 |              |
| Mailing Address<br>2804 Tucker Road | City<br>Lucas           | State<br>OH       | Zip<br>44843 |
| Email<br>jnonfire@gmail.com         | Phone<br>(530) 921-3527 |                   |              |

### Site Information

|                                |             |   |                    |
|--------------------------------|-------------|---|--------------------|
| Site Address<br>Tucker Road    |             |   |                    |
| City<br>Lucas                  | State<br>OH | Zip<br>44843                              | Township<br>Monroe |
| Parcel #(s)<br>3 0181411212001 |             | Total Acreage (Before Lot Splits)<br>4.00 |                    |

| Acreage Per Lot(s):         | Existing Home<br>(check if yes) | Combining to<br>Another Lot? |
|-----------------------------|---------------------------------|------------------------------|
| Lot 1: <del>1.41</del> 2.59 | <input type="checkbox"/>        | <input type="checkbox"/>     |
| Lot 2: <del>1.07</del>      | <input type="checkbox"/>        | <input type="checkbox"/>     |
| Lot 3: <del>1.52</del>      | <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.
- (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 ☐
- Chambers


Please submit this completed form, the above required documents and payment of **\$300.00 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<br> | Date<br>1-23-25 |
|--|-----------------|

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

Final Lot Split Consideration:

|  |   |                               |
|--|---|-------------------------------|
| <input checked="" type="checkbox"/> Approved | Sanitarian Signature<br> | Date of Approval<br>2/18/2025 |
| <input type="checkbox"/> Disapproved         | Sanitarian Signature  | Date of Disapproval           |
| <input type="checkbox"/> Exempt              | Sanitarian Signature  | Date of Exempt Status         |

Comments:

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

— 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      | 300.00 |
| Date Paid     | 2/3/25 |
| Receipt #     |        |
| Recorded By   | Y.C    |
| Date Recorded | 2/3/25 |

HEALTH DEPT MAP

