

Approved according  
to R.C. 711.131

Elaine A. Kiefer 6-5-26

Sign

Date

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 6-5-26

INITIAL & DATE

SS-137

VERBAL APPROVAL FROM BRETT PAULEY  
WASHINGTON ZONING INSPECTOR 6-4-26

SEE ATTACHED FOR HEALTH DEPT APPROVAL

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L-1  | S 05°22'36" E | 55.00'   |

RICHLAND RENTALS, LLC  
ORV. 2378, PG. 445

DEAN E. MILLER AND  
DAWN B. MILLER  
ORV. 2470, PG. 357

GRACE FELLOWSHIP OF MANSFIELD  
ORV. 799, PG. 410

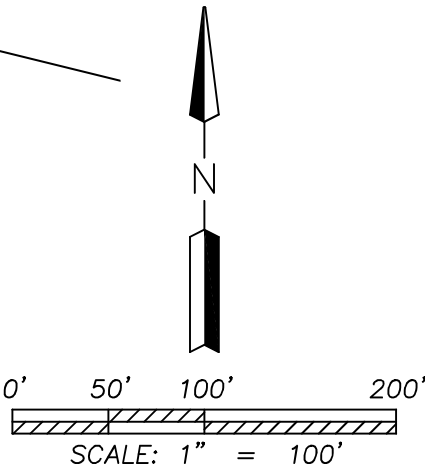
2.8233 ACRES

STRAUB ROAD  
(T.R. 312)(60' R/W)

WOODVILLE ROAD-(T.R. 308)(60' R/W)

LEGEND

- SOIL BORING
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- MAGNAIL SPIKE FOUND
- MAGNAIL SPIKE SET
- IRON PIN SET-5/8" REBAR  
SET WITH I.D. CAP STAMPED  
"RAMSEY S-8396"



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 FOR PROPERTY  
TRANSFER

PART OF THE SOUTHEAST QUARTER  
OF SECTION 3, WASHINGTON TOWNSHIP  
T-20 N, R-18 W  
RICHLAND COUNTY, OHIO

|                 |                |                    |                    |
|-----------------|----------------|--------------------|--------------------|
| DRAWN<br>SDS    | CHECKED<br>NBR | SCALE<br>1" = 100' | DATE<br>03/13/2026 |
| JOB NO: SM-6320 |                |                    | SHEET 1 OF 1       |

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  
For Ramsey Surveying

06/01/2026  
Date



# RAMSEY SURVEYING

283 Eby Road  
Shiloh, Ohio 44878  
TEL (419) 522-0399  
EMAIL [nramsey@ramsey-surveying.com](mailto:nramsey@ramsey-surveying.com)

## LEGAL DESCRIPTION

March 13, 2026

**Situated** in the Township of Washington, County of Richland, State of Ohio; being a part of the Southeast Quarter of Section 3, Township 20-North, Range 18-West, being a portion of the lands conveyed to Richland Rentals, LLC by official record volume 2378, page 445, and being more particularly described as follows:

**Beginning** for the same at a railroad spike found and accepted as marking the intersection of the centerline of Straub Road-(T.R. 312)(60' R/W) with the centerline of Woodville Road-(T.R. 308)(60' R/W), also being in a southeast corner of a parcel conveyed to Grace Fellowship of Mansfield by official record volume 799, page 410;

Thence, the following **EIGHT** Courses:

1. **North 26 degrees 47 minutes 04 seconds East, 303.85 feet** along an east line of said Grace Fellowship parcel to an iron pin set in an easterly existing corner thereof, and passing through an iron pin set for reference at 30.00 feet;
2. **North 66 degrees 05 minutes 39 seconds West, 234.21 feet** along a north line of said Grace Fellowship parcel to an iron pin set in an existing interior corner thereof;
3. **North 27 degrees 24 minutes 06 seconds East, 225.65 feet** along an east line of said Grace Fellowship parcel to a point in an existing interior corner thereof;
4. **South 49 degrees 54 minutes 52 seconds East, 266.32 feet** to an iron pin set and passing through an iron pin set for reference at 5.00 feet;
5. **South 05 degrees 22 minutes 36 seconds East, 55.00 feet** to an iron pin set;
6. **South 40 degrees 07 minutes 08 seconds East, 131.60 feet** to an iron pin set;
7. **South 07 degrees 36 minutes 25 seconds East, 218.57 feet** to an iron pin set on the aforementioned centerline of Woodville Road, and passing through an iron pin set for reference at 188.57 feet;
8. **South 86 degrees 14 minutes 24 seconds West, 350.06 feet** along said centerline of Woodville Road to the **Place of Beginning**, containing 2.8233 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

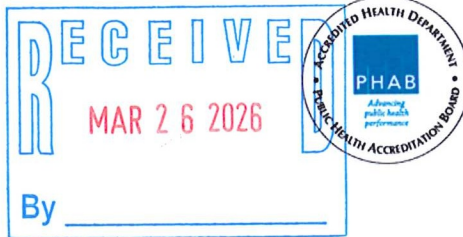
Iron pins set are 5/8" rebar with plastic cap stamped "Ramsey S-8396".

According to a survey performed in March 2026 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 6-5-26**  
INITIAL & DATE  
**SS-137**

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6320.docx





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>Steven Phillips</u>                  |                           | Date <u>3/18/26</u> |                  |
| Mailing Address <u>1654 Woodville Rd</u>     | City <u>Mansfield</u>     | State <u>OH</u>     | Zip <u>44903</u> |
| Email <u>Stevena.phillips.0070@gmail.com</u> | Phone <u>419-571-3046</u> |                     |                  |

### Site Information

|                                       |                 |                                             |                            |
|---------------------------------------|-----------------|---------------------------------------------|----------------------------|
| Site Address <u>1654 Woodville Rd</u> |                 |                                             |                            |
| City <u>Mansfield</u>                 | State <u>OH</u> | Zip <u>44903</u>                            | Township <u>Washington</u> |
| Parcel #(s) <u>0543814615000</u>      |                 | Total Acreage (Before Lot Splits) <u>22</u> |                            |

#### Acreage Per Lot(s):

Lot 1: 2.8233  
Lot 2: \_\_\_\_\_  
Lot 3: \_\_\_\_\_  
Lot 4: \_\_\_\_\_  
Lot 5: \_\_\_\_\_

#### Existing Home (check if yes)

☐  
☐  
☐  
☐  
☐

#### Combining to Another Lot?

☐  
☐  
☐  
☐  
☐

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 ☒

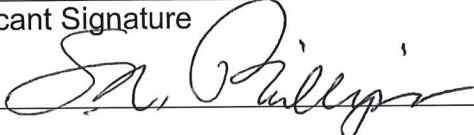
- (4) Scaled site drawing including: (a) acreage of each proposed lot and land area; (b) proposed lot lines with detail of site conditions including vegetation and drainage; (c) site information including easements, utilities, structures, wells, foundations, roads, drainage features, water bodies. (Include: future buildings, landscaping, pools, etc)

→ Yes ☒
- (5) Identification of one or more sewage treatment system type(s) that might be feasible for each lot.

NO easements  
PLeat Mound System  
Yes ☒

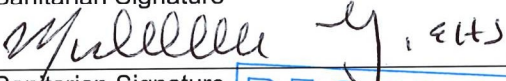
Please submit this completed form, the above required documents and payment of **\$300.00 per each new lot** either by mail or in person to: Richland Public Health, 555 Lexington Avenue, Mansfield, OH 44907 (Checks payable to: Richland Public Health).

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>3/18/26 |
|------------------------------------------------------------------------------------------------------------|-----------------|

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

Final Lot Split Consideration:

|                                              |                                                                                                             |                               |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Approved | Sanitarian Signature<br> | Date of Approval<br>5/15/2026 |
| <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     | 3-26-26    |
| Receipt #     | 26543 LLLH |
| Recorded By   |            |
| Date Recorded |            |

RICHLAND RENTALS, LLC  
ORV. 2378, PG. 445

2.8233 ACRES

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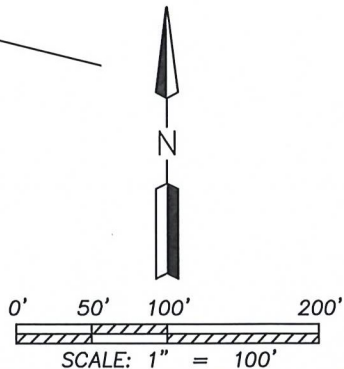
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Q STRAUB ROAD  
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S 86°14'24" W 350.06' ————

Q WOODVILLE ROAD  
(T.R. 308) (60' R/W)

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SET WITH I.D. CAP STAMPED  
"RAMSEY S-8396"



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**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 \_\_\_\_\_  
For Ramsey Surveying

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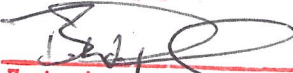
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| JOB NO: SM-6320 |                | SHEET 1 OF 1       |                    |

APPROVED

This is to certify that the attached survey meets the Road Frontage Requirement.

  
Zoning Inspector Washington Township DATE 6/4/26

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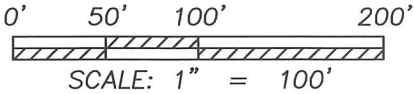
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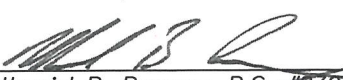
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