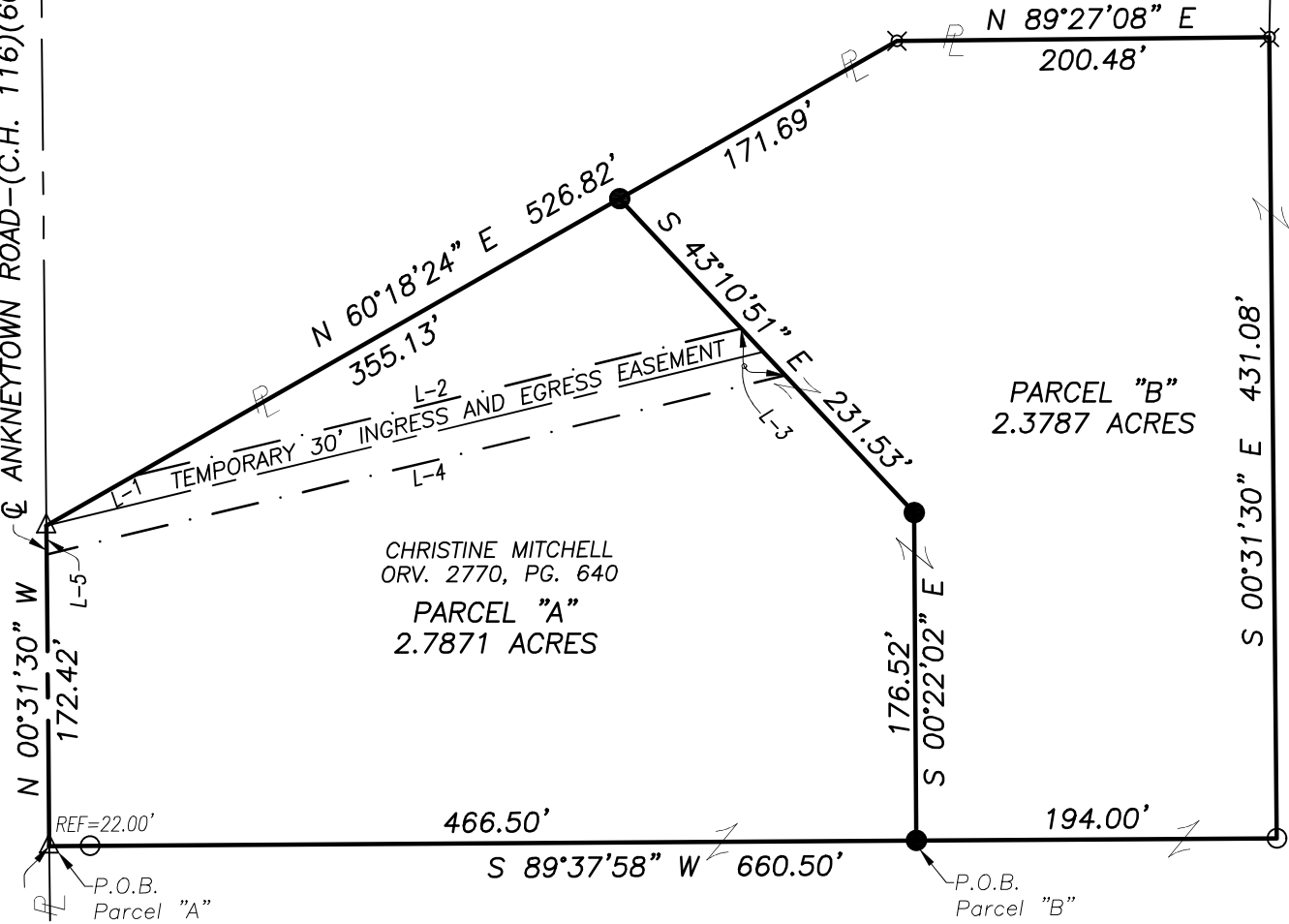


ANKNEYTOWN ROAD-(C.H. 116)(60' R/W)

CHRISTOPHER S. MAZZOLA
AND MELINDA P. MAZZOLA
ORV. 2564, PG. 121

CHRISTINE MITCHELL
ORV. 2770, PG. 640
PARCEL "A"
2.7871 ACRES

PARCEL "B"
2.3787 ACRES



N 00°31'30" W 1317.67'
W. Line NW 1/4 Sec. 27

LINE	BEARING	DISTANCE
L-1	N 60°18'24" E	54.24'
L-2	N 76°21'35" E	336.31'
L-3	S 43°10'51" E	34.48'
L-4	S 76°21'35" W	408.93'
L-5	N 00°31'30" W	15.40'

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-1-26

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-1-26

INITIAL & DATE

INITIAL & DATE

PARCEL B MUST TRANSFER BEFORE PARCEL A
HEALTH DEPT APPROVAL ATTACHED

NOTE:
TEMPORARY EASEMENT TO BE OF 24 MONTH DURATION.

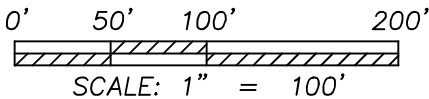
SS-230

Approved according
to R.C. 711.131

Elaine A. Kiefer 9-1-26
Sign Date

LEGEND

- IRON PIN FOUND
- ✕ METAL FENCE POST FOUND
- △ RAILROAD SPIKE 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
For Ramsey Surveying

09/01/2026
Date

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 NORTHWEST QUARTER
OF SECTION 27, T-19 N, R-18 W,
JEFFERSON TOWNSHIP
RICHLAND COUNTY, OHIO

DRAWN SDS	CHECKED NBR	SCALE 1" = 100'	DATE 05/27/2026
JOB NO: SM-6402			SHEET 1 OF 1



RAMSEY SURVEYING

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

LEGAL DESCRIPTION

PARCEL "A"

May 27, 2026

Situated in the Township of Jefferson, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 27, Township 19-North, Range 18-West, being a portion of a parcel conveyed to Christine Mitchell by official record volume 2770, page 640, being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southwest corner of said Quarter, said spike also being on the centerline of Ankneytown Road-(C.H. 116)(60' R/W);

Thence, **North 00 degrees 31 minutes 30 seconds West, 1317.67 feet** along the west line of said Quarter and along said centerline of Ankneytown Road to a railroad spike found being the **Place of Beginning** of the parcel herein described;

Thence, the following **FIVE** courses:

1. **North 00 degrees 31 minutes 30 seconds West, 172.42 feet** continuing along the west line of said Quarter, said centerline of Ankneytown Road, to a railroad spike found in the southwest corner of a parcel conveyed to Christopher S. Mazzola and Melinda P. Mazzola by official record volume 2564, page 121;
2. **North 60 degrees 18 minutes 24 seconds East, 355.13 feet** along a southerly line of said Mazzola parcel to an iron pin set;
3. **South 43 degrees 10 minutes 51 seconds East, 231.53 feet** to an iron pin set;
4. **South 00 degrees 22 minutes 02 seconds East, 176.52 feet** to an iron pin set;
5. **South 89 degrees 37 minutes 58 seconds West, 466.50 feet** to the **Place of Beginning**, and passing through an iron pin found for reference at 444.50 feet, containing 2.7871 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

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

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

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 9-1-26

INITIAL & DATE


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6402_R02_Parcel A_Legal.docx



**PARCEL B MUST TRANSFER
BEFORE THIS PARCEL**

SS-230



RAMSEY SURVEYING

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

LEGAL DESCRIPTION

PARCEL "B"

May 27, 2026

Situated in the Township of Jefferson, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 27, Township 19-North, Range 18-West, being a portion of a parcel conveyed to Christine Mitchell by official record volume 2770, page 640, being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southwest corner of said Quarter, said spike also being on the centerline of Ankneytown Road-(C.H. 116)(60' R/W);

Thence, **North 00 degrees 31 minutes 30 seconds West, 1317.67 feet** along the west line of said Quarter, said centerline of Ankneytown Road, to a railroad spike found;

Thence, **North 89 degrees 37 minutes 58 seconds East, 466.50 feet**, passing through an iron pin found for reference at 22.00 feet, to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** courses:

1. **North 00 degrees 22 minutes 02 seconds West, 176.52 feet** to an iron pin set;
2. **North 43 degrees 10 minutes 51 seconds West, 231.53 feet** to an iron pin set on a southerly line of a parcel conveyed to Christopher S. Mazzola and Melinda P. Mazzola by official record volume 2564, page 121;
3. **North 60 degrees 18 minutes 24 seconds East, 171.69 feet** along the southerly line of said Mazzola parcel to a metal fence post found marking an existing interior corner thereof;
4. **North 89 degrees 27 minutes 08 seconds East, 200.48 feet** along a south line of said Mazzola parcel to a metal fence post found marking a southeast corner thereof;
5. **South 00 degrees 31 minutes 30 seconds East, 431.08 feet** to an iron pin found;
6. **South 89 degrees 37 minutes 58 seconds West, 194.00 feet** to the **Place of Beginning**, and containing 2.3787 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, heirs and assigns, unless said parcel fronts on a public highway or dedicated street, or is sold together with land fronting on a public highway or dedicated street.

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

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

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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-1-26
INITIAL & DATE
SS-230


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6402_R02_Parcel B_Legal.docx





RAMSEY
SURVEYING

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

**24-MONTH DURATION
TEMPORARY EASEMENT DESCRIPTION**

May 27, 2026

Situated in the Township of Jefferson, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 27, Township 19-North, Range 18-West, being a portion of a parcel conveyed to Christine Mitchell by official record volume 2770, page 640, being more particularly described as follows:

Beginning for the same at a railroad spike found and accepted as marking the southwest corner of said Quarter, said spike also being on the centerline of Ankneytown Road-(C.H. 116)(60' R/W);

Thence the following **FIVE** courses:

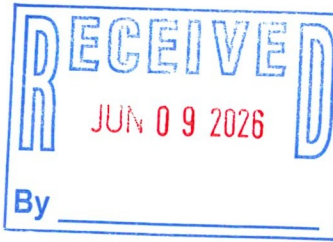
1. **North 60 degrees 18 minutes 24 seconds East, 54.24 feet to a point;**
2. **North 76 degrees 21 minutes 35 seconds East, 336.31 feet to a point;**
3. **South 43 degrees 10 minutes 51 seconds East, 34.48 feet to a point;**
4. **South 76 degrees 21 minutes 35 seconds West, 408.93 feet to a point;**
5. **North 00 degrees 31 minutes 30 seconds West, 15.40 feet to the Place of Beginning.**

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

This description is based on a survey made in May 2026 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6402_R02_Easement.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	Christine Mitchell	Date	06/09/2026
Mailing Address	6723 Ankneytown Road	City	Bellville
		State	OH
		Zip	44813
Email	christinemithell23@yahoo.com	Phone	419-688-2039

Site Information

Site Address	6723 ANKNEYTOWN RD, BELLVILLE 44813		
City	BELLVILLE	State	
Zip	44813	Township	Jefferson Township
Parcel #(s)	0143405105003	Total Acreage (Before Lot Splits)	5.944

Acreage Per Lot(s):

Existing Home (check if yes)

Combining to Another Lot?

Lot 1: 2.1867

☒☐

Lot 2: 2.3787

☐☒

Lot 3:

☐☐

Lot 4:

☐☐

Lot 5:

☐☐

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. *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>CM</i>	Date 06/09/2026
-------------------------------	--------------------

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

Final Lot Split Consideration:

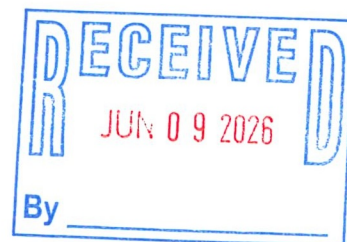
☒ Approved	Environmental Health Specialist/In Training Signature <i>M. Keller ref. ehs</i>	Date of Approval <i>8/20/2026</i>
☐ Disapproved	Environmental Health Specialist/In Training Signature	Date of Disapproval
☐ Exempt	Environmental Health Specialist/In Training Signature	Date of Exempt Status

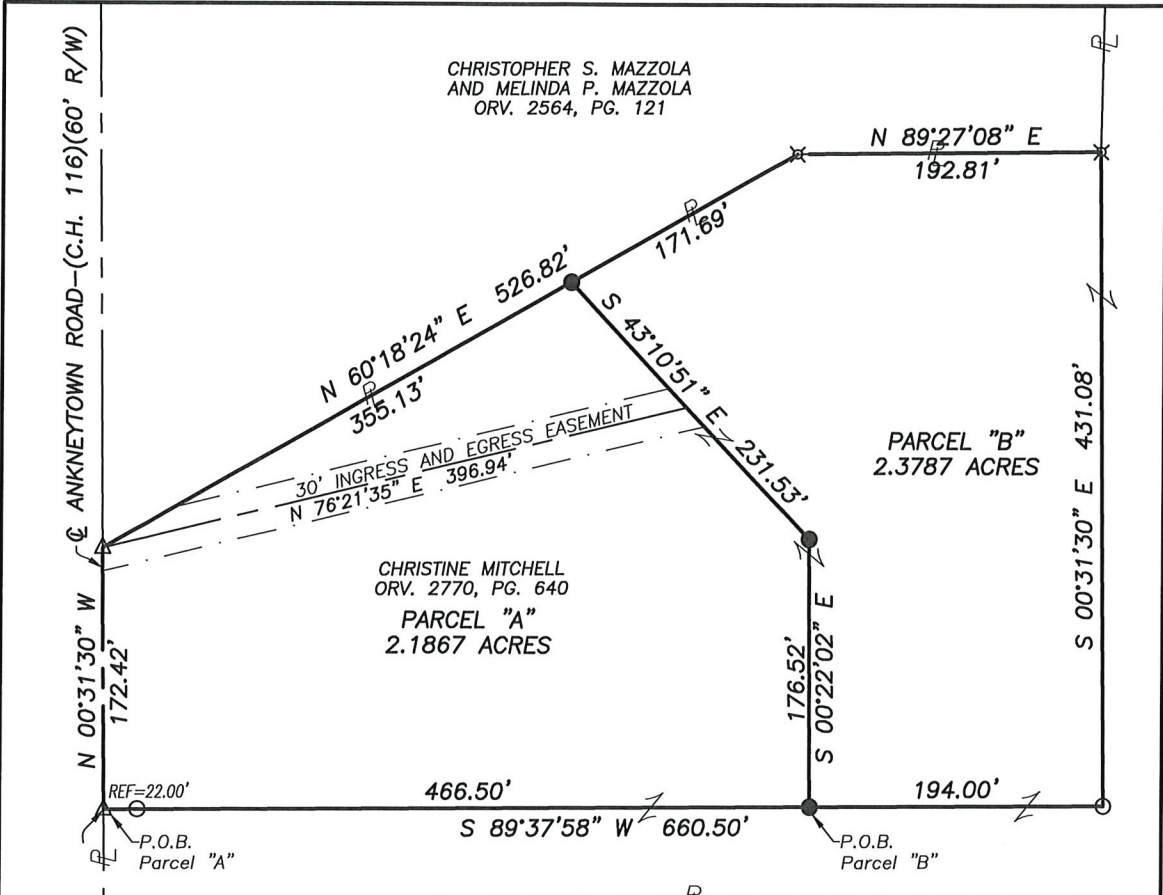
Comments:

* 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)

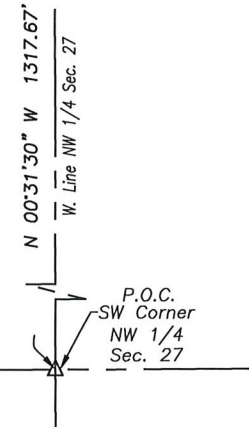
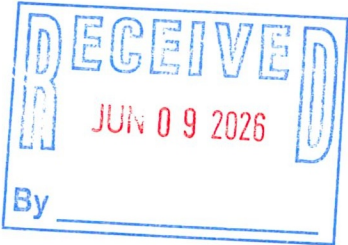
* Information provided with this lot split only indicated an ingress/egress easement to the north of the house. No other existing or potential easements were indicated.

Fee Paid	<i>300</i>
Date Paid	<i>6-9-26</i>
Receipt #	<i>19318</i>
Recorded By	<i>AM/MAA</i>
Date Recorded	<i>6-9-26</i>

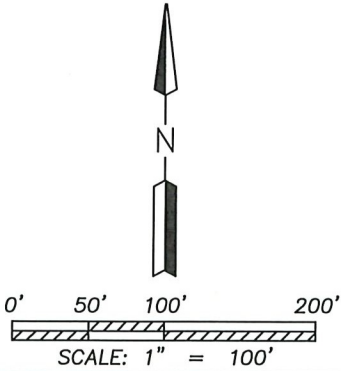




HEALTH DEPT MAP



- LEGEND**
- IRON PIN FOUND
 - ✕ METAL FENCE POST FOUND
 - △ RAILROAD SPIKE 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.

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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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SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE NORTHWEST QUARTER OF SECTION 27, JEFFERSON TOWNSHIP T-19 N, R-18 W RICHLAND COUNTY, OHIO

DRAWN SDS	CHECKED NBR	SCALE 1" = 100'	DATE 05/27/2026
JOB NO: SM-6402		SHEET 1 OF 1	