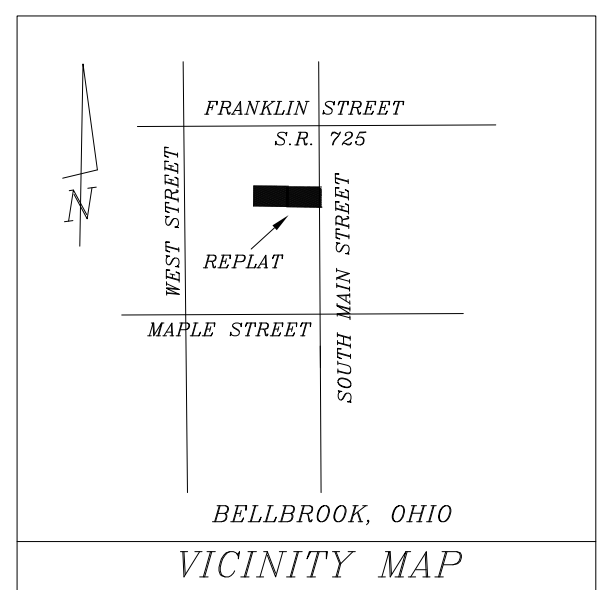


GRAPHIC SCALE
SCALE: 1" = 50'

LEGEND

- ◆ I.P. Set = 3/4" Iron Pin Set W/Surveyor Cap
- P.K. Spike Set
- ◆ 4" Fence Corner Post
- 6' Wood Privacy Fence
- Power Pole
- ③ Original Bellbrook Town Plat Lot Number

Existing Zoning
B-4 Central Business



NOTE:
The reference bearing for this Replat is S 89°30'00" W, which is the bearing for West Franklin Street, as shown on a previous survey recorded in Volume 14, Page 689, of the Survey Records of Greene County, Ohio.

Notice is called to an existing wood fence along the western and southern property boundary of the lands herein Replatted. All rights of Adverse Possession of property by encroachment resulting from the fence location is hereby terminated by the recording of this Replat. Parking lots are for the joint use of occupants of and visitors to the property.

CERTIFICATION:
I hereby certify that the within Replat is based on an actual field survey and all bearings and distances are correct. I further certify that all corner monumentation or property corner reference monuments are set as shown.

DEDICATION:

We the undersigned, being all those owning any interest in the land described in the within Replat and all lienholders thereon, do hereby voluntarily consent to the signing and execution of the within Replat. Any existing prescriptive easements on the land herein Replatted are hereby dedicated for public utility use forever.

OWNER:
1) _____
Witness for 1) & 2) _____
John J. Dorn, Jr.
2) _____
Witness for 1) & 2) _____
Lynne G. Dorn

NOTARY PUBLIC:

State of Ohio, County of Greene, s.s.
Be it Remembered, that on this _____ day of _____, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally came John J. Dorn, Jr. and Lynne G. Dorn, to me known and acknowledged the signing and execution of the within Replat to be their voluntary act and deed.

In Testimony Whereof, I have hereunto set my hand and Official Seal on the day and date above written.

Notary Public in and for State of Ohio. My Commission expires _____.

John J. Dorn, Jr., being duly sworn says that all persons and corporations, to the best of his knowledge, interested in this Replat have united in its execution.

John J. Dorn, Jr.

In Testimony Whereof, I have hereunto set my hand and Official Seal on the day and date above written.

Notary Public in and for State of Ohio. My Commission expires _____.

RECORD PLAN

LOCATED IN SECTION 2, TOWN 2, RANGE 6, M.R.S., CITY OF BELLBROOK, GREENE COUNTY, OHIO AND BEING A REPLAT OF ALL OF LOT No. 3 AND PART OF LOT NO. 4 AND PART OF LOT NO. 18, OF THE PLAT OF BELLBROOK TOWN LOTS RECORDED IN PLAT CABINET 31, PAGES 4B - 6A, OF THE PLAT RECORDS OF GREENE COUNTY, OHIO, AND AND CONTAINING 0.4339 ACRES (18901 S.F.).

APPROVALS

CITY OF BELLBROOK PLANNING BOARD

Louie Schatzberg, Chairman

Mark Schlagheck, City Manager

We hereby approve and accept this Replat. Signed _____, 2017.

BELLBROOK CITY COUNCIL

Robert Baird, Mayor

Jami Kinion, Clerk of Council

We hereby approve and accept this Replat. Signed _____, 2017.

COUNTY AUDITOR:

I hereby certify this Replat was filed on _____, 2017.

Greene County Auditor

COUNTY RECORDER:

I hereby certify this Replat was filed for recording on _____, 2017 and that it was recorded in Cabinet _____, Page _____, of the Plat Records of Greene County, Ohio. Fee: _____

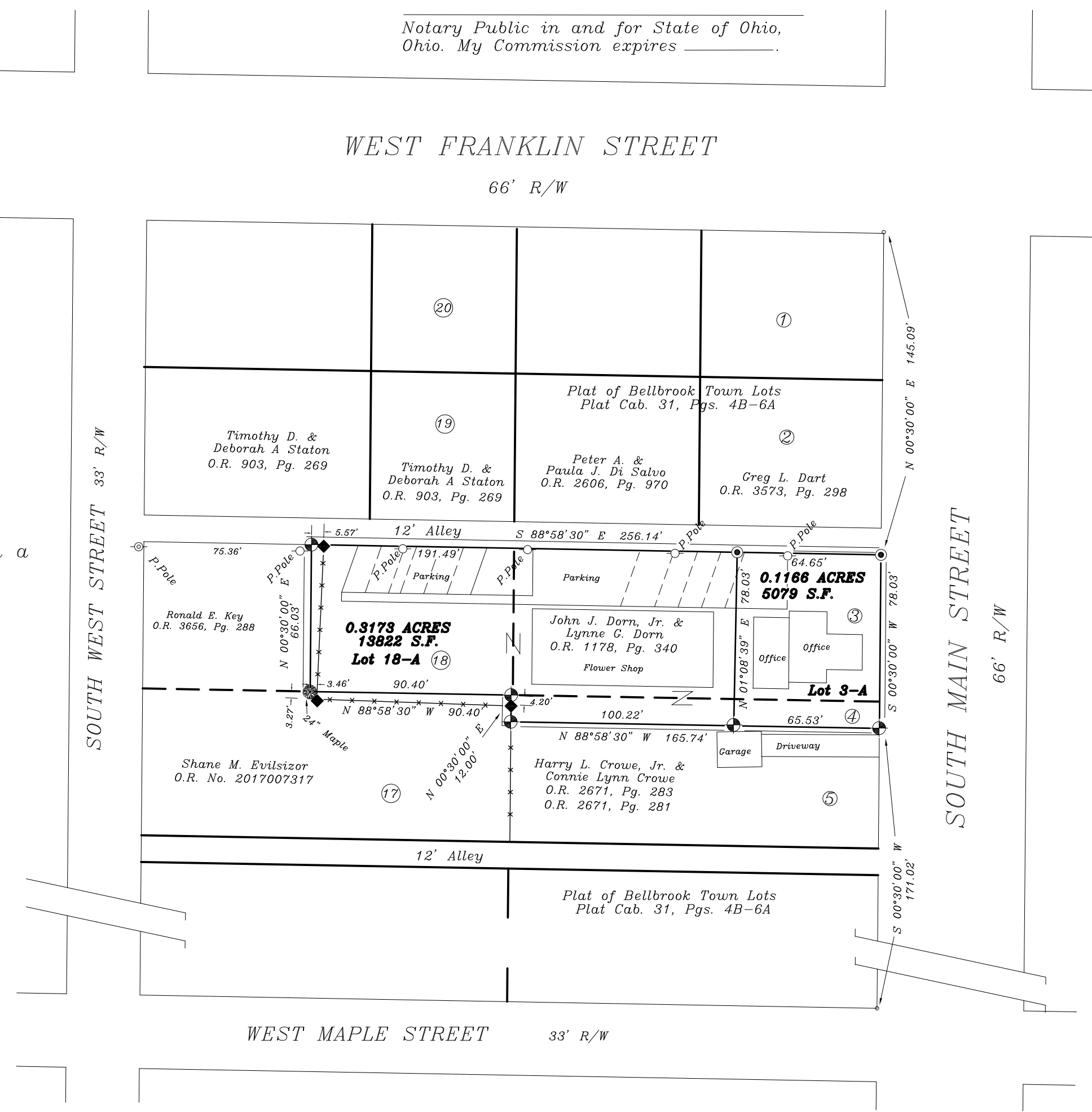
Greene County Recorder

Prepared By:

Louis A. Green and Associates
5820 State Route 734
Jamestown, Ohio 45335
937-675-6400
greenresources@att.net

Prepared For:

John J. Jr. & Lynne G. Dorn
2408 Spahr Road
Xenia, Ohio 45385



Louis A. Green
Registered Surveyor No. 6147
State of Ohio

Date