

RECORD OF RESOLUTIONS

Resolution No. 2018-M

February 12, 2018

City of Bellbrook

Resolution No. 2018-M

A Resolution Approving the Platting of Lot #3 Wilson Plat Subdivision, Section 3.

WHEREAS, the Ohio Revised Code sets forth the Planning Board as the municipal platting authority; and

WHEREAS, the requested plat meets the requirements of the City's zoning code and subdivision regulations; and

WHEREAS, the Bellbrook Planning Board has recommended approval of the platting of Lot #3 Wilson Plat Subdivision, Section 3; and

WHEREAS, the City of Bellbrook Subdivision Regulations stipulate that changes to a recorded plat shall be approved by action of the Bellbrook City Council.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the platting of Lot #3 Wilson Plat Subdivision, Section 3 is hereby approved for recording purposes.

Section 2. That the Mayor and Clerk of Council are authorized to affix their signatures to the revised record plan.

Section 3. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

DEDICATION AND EASEMENTS:

WE THE UNDERSIGNED, BEING THE LANDOWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID PLAT OF 1.4027 ACRES, BEING PART OF THE ORIGINAL 12.470 ACRE PARCEL CONVEYED TO DANIEL C. WILSON AND CYNTHIA J. WILSON BY O.R. 787, PAGE 618 OF THE PLAT AND DEED RECORDS OF GREENE COUNTY, OHIO, AND DEDICATE THE STREETS AND RESERVE THE EASEMENTS AS SHOWN FOR THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, GAS LINES, STORM SEWER, SANITARY SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

THERE IS HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO ALL GOVERNMENTAL AUTHORITIES TO ENTER UPON ALL LOTS IN PERFORMANCE OF THEIR GOVERNMENTAL DUTIES.

SIGNED AND ACKNOWLEDGED:

OWNER:

BY: DANIEL C. WILSON

BY: CYNTHIA J. WILSON

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2017 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, _____, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

NOTARY PUBLIC

LIENHOLDER ACKNOWLEDGEMENT:

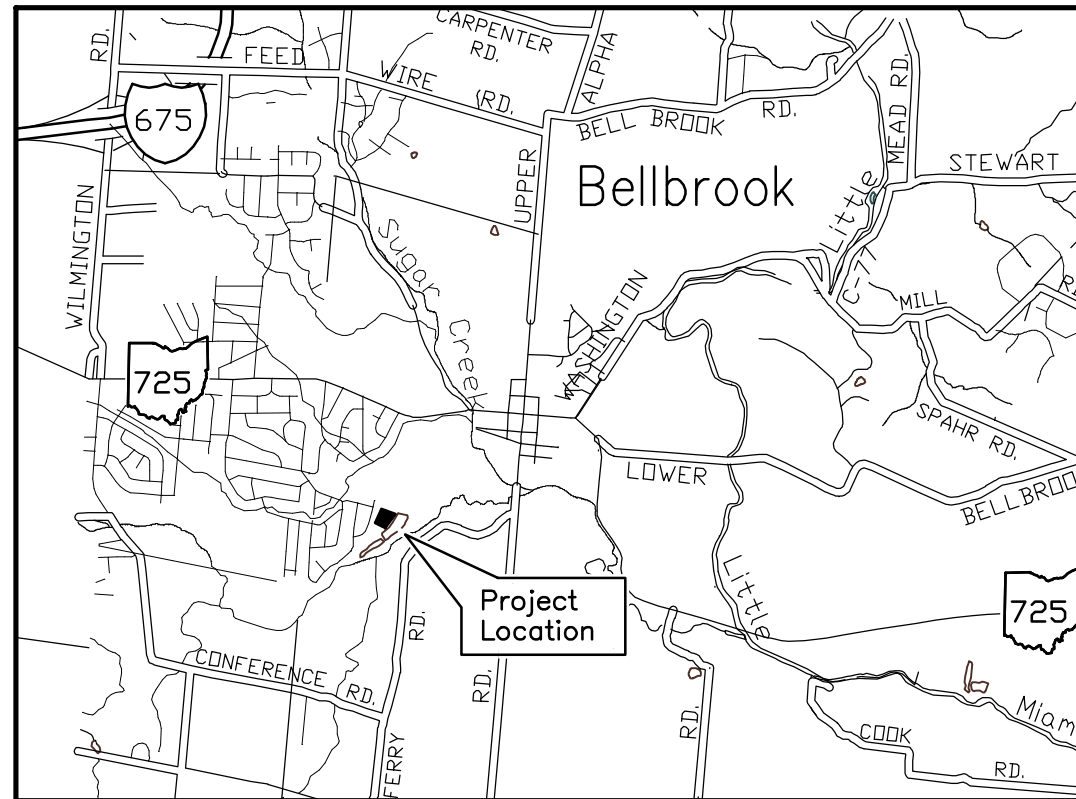
SIGNATURE

PRINTED NAME

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2017 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, _____, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LIENHOLDERS.

NOTARY PUBLIC



VICINITY MAP
NO SCALE

RECORD PLAN
WILSON PLAT, SECTION THREE

LOCATED IN
SECTION 1, TOWN 2, RANGE 6 M.Rs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
0.5001 ACRES

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

APPROVAL:
CITY OF BELLBROOK

MAYOR

DATE:

CLERK OF COUNCIL

DATE:

PLANNING BOARD CHAIRPERSON

DATE:

PLANNING BOARD SECRETARY

DATE:

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION OF 0.5001 ACRES, BEING PART OF A THE ORIGINAL 12.470 ACRE PARCEL CONVEYED TO DANIEL C. WILSON AND CYNTHIA J. WILSON BY O.R. 787, PAGE 618 OF THE PLAT AND DEED RECORDS OF GREENE COUNTY, OHIO,

CERTIFICATION:

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN, IN ACCORDANCE WITH MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVED DISTANCES ARE MEASURED ON THE ARC.

McDOUGALL - MARSH LAND SURVEYORS

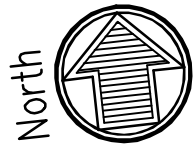
BY: _____
THOMAS K. MARSH, P.S. #7735



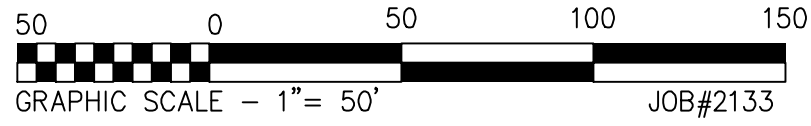
FILE NO: _____
FEE: _____
PLAT VOLUME _____, PAGES _____
RECEIVED FOR RECORD THIS ____ DAY OF _____, 2017
AT _____ M
RECORDED THIS ____ DAY OF _____, 2017

GREENE COUNTY RECORDER
TRANSFERRED THIS ____ DAY OF _____, 2017

GREENE COUNTY AUDITOR



BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 OF WILSON PLAT (N 62°18'18"W) AS RECORDED IN P.C.30, PAGE 772B-773A OF THE PLAT RECORDS OF GREENE COUNTY, OHIO.



Monument Legend

- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- ⊙ Indicates Iron Pipe found
- △ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- Indicates Railroad Spike found

References:

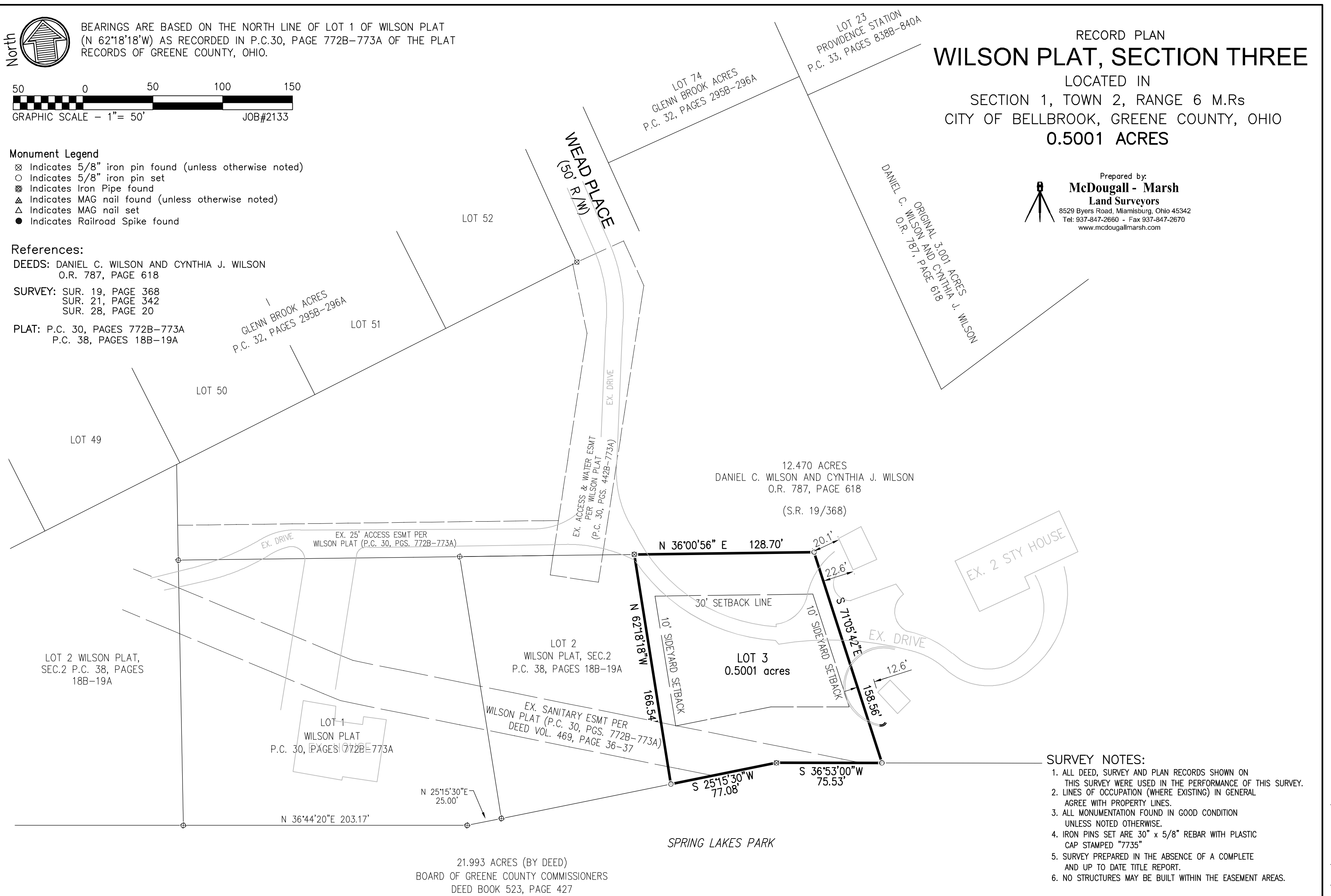
DEEDS: DANIEL C. WILSON AND CYNTHIA J. WILSON
O.R. 787, PAGE 618

SURVEY: SUR. 19, PAGE 368
SUR. 21, PAGE 342
SUR. 28, PAGE 20

PLAT: P.C. 30, PAGES 772B-773A
P.C. 38, PAGES 18B-19A

RECORD PLAN
WILSON PLAT, SECTION THREE
LOCATED IN
SECTION 1, TOWN 2, RANGE 6 M.Rs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
0.5001 ACRES

Prepared by:
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Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com



- SURVEY NOTES:**
1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
 2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
 3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "7735"
 5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.
 6. NO STRUCTURES MAY BE BUILT WITHIN THE EASEMENT AREAS.

21.993 ACRES (BY DEED)
BOARD OF GREENE COUNTY COMMISSIONERS
DEED BOOK 523, PAGE 427

S:\Jobs\2000\2133 Wilson Plat\2133 Section three-2.dwg SHT. 2 OF 2 Jan 22, 2018 - 9:49:26am Kevin