



Planning Board Meeting
August 19, 2021, 6:00 pm
Agenda

1. Call to Order
2. Roll Call
3. Approval of prior minutes of May 20, 2021
4. Old Business
5. New Business
 - PB 21-02 Lot Combo of Lots 70 and 69
 - PB 21-03 Lot Split of 4100 SR 725
6. Open Discussion
7. Adjournment



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BELLBROOK PLANNING BOARD
PUBLIC MEETING MINUTES
May 20, 2021 6:00 PM

PRESENT: Mr. Tim Tuttle
Mr. Ed Stangel
Mr. Denny Bennett

ABSENT: Mr. Harding and Chairperson Thompson

Jessica Hansen Planning and Zoning Administrative Assistant was also in attendance.

CALL TO ORDER

Acting Chairman Bennett called the meeting of the Planning Board to order at 6:00 PM. The Clerk called the roll. Mr. Tuttle, yes; Mr. Stangel, yes; Mr. Bennett, yes.

Mr. Bennett made a motion to excuse Mr. Harding and Mr. Thompson from the meeting.

FORMAL APPROVAL OF MINUTES

Chairman Bennett asked if there were any corrections or additions to the minutes of March 18, 2021. Mr. Stangel made a motion to approve the minutes and it was seconded by Mr. Tuttle. All were in favor. The minutes are approved as written.

OLD BUSINESS

- Changes to Article 14

Mrs. Hansen explained that after the Planning Board had finished reviewing the updated Article 14 it was sent for legal review. There were many changes and additions made to the draft. It was decided that it should be looked at again by this Board.

Mr. Tuttle asked about 14.07.6 Fences where it states that a fence can extend to the front edge of the principal building making them parallel with the front of the house. Mrs. Hansen explained that this is the original way it was written. She supposed that it is due to the small and narrow lot sizes.

Mr. Tuttle also referred to 14.09 Term Limits. He suggested a possible exception for business owners to allow them to remain on the Board for extra terms if another business owner does not apply. Mr. Bennett does not remember it being a major problem in the past. Mr. Stangel hoped that the interest from the citizens to get involved following the revitalization project will continue. All agreed that the wording should be updated to allow the exception of necessary.

Mr. Tuttle then pointed out the sections 14.4 and 14.15 both speak to the appeals process but in the first it states they will be heard by the Board of Zoning Appeals but 14.15 says they will be heard by Council. Mrs. Hansen said that is a mistake and 14.15 will be corrected to state the BZA and 14.4 will be removed as it is redundant.

Mr. Stangel made a motion to approve the changes to Article 14. Mr. Tuttle seconded the motion. The Clerk called the roll. Mr. Stangel, yes; Mr. Tuttle, yes; Mr. Bennet, yes. The motion passed 3-0.

NEW BUSINESS

- **Zoning Verification Letter Fee**

Mrs. Hansen reported that so far in 2021 the City has received five requests for Zoning Verification Letters. Most municipalities charge a fee due to the time required for research. The staff report showed the justification for the amount of \$50.00. The Board agreed with this idea.

Mr. Stangel made a motion to approve the Zoning Verification Letter Fee of \$50.00. Mr. Tuttle seconded the motion. The Clerk called the roll. Mr. Stangel, yes; Mr. Tuttle, yes; Mr. Bennett, yes. The motion was approved 3-0.

OPEN DISCUSSION

Mr. Bennett explained that he believed the City should put into place a ban on Bradford pear trees. They are originally from Southeast Asia and builders brought them in because they grow quickly. But they are now self-seeding themselves and choking out native plants. Mrs. Hansen added that she also did some research on the topic. She recommends that at a minimum the City should ban them and any non-native or invasive species in any new subdivision being planned. These trees will be banned from being sold starting 2023.

ADJOURNMENT

Mr. Tuttle moved that the meeting be adjourned, and Mr. Stangel seconded. The meeting adjourned at 6:34 PM.

Mr. Bennett, Acting Chair Date

Pamela Timmons, Secretary Date

To: Planning Board
From: Pamela Timmons, Clerk of Council
Date: August 17, 2021
Subject: Staff Report for RP 21-02 HVT Lots 69 & 70

Summary of the Request

Request to combine the two lots they own so that they can put up a fence around the perimeter of the property.

Applicant Information

Jason DeWeese
3627 River Birch Dr
Bellbrook, OH 45305

Current Zoning District

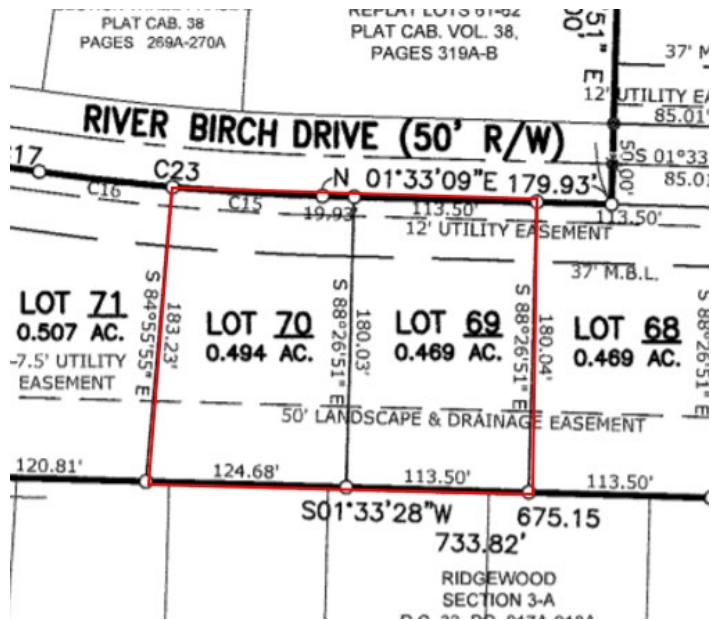
PD-1

Parcel Identification

L35000100030017400 and L35000100030017300



Easements



12' Utility easement along the front property line.

50' Landscape and Drainage easement along the rear property line.

Applicant's Reason for the Request

Mr. DeWeese owns both lots and wishes to combine them into one.

Surrounding Land Use within 1,000 Feet

Residential

Previous Related Development Decisions in the Immediate Area (3-5 Years)

- 2017 Replat Lots 22-27
- 2017 Lot Split of 3C into 37A and 3D
- 2017 Lot Split of 1B into 1D and 1E
- 2018 Lot Combo 58 and 59
- 2018 Replat of 1D and vacate easement. Adjust easement on 1F
- 2018 Lot Combo 61 and 62
- 2019 Lot Split 61A
- 2019 Lot Combo 51 and 52
- 2020 Replat Sec One and Two
- 2020 Lot Combo 26B and 27A
- 2021 Lot Combo 53 and 54

Flood Plain Information
Not in Flood Plain
Supporting Maps & Graphics
Enclosed
Staff Recommendation



\$150



CITY OF BELLBROOK

SUBDIVISION

LOT SPLIT/COMBINATION

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305
(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED 7/1/21 STAFF USE APPLICATION # RP 21-02

APPLICANT INFORMATION

NAME OF SUBDIVISION High view Terrace SECTION, TOWN, RANGE, Phase 3
LOCATION River Birch Lot 70 + 69 DEED BOOK NO. 38 PG. 356A-357A
SUBDIVIDER NAME Clemens Builder - Jason Deweese (owner) PHONE NUMBER
937-307-6241 (cell)
ADDRESS(SUBDIVIDER) 3627 River Birch Dr, Bellbrook
EMAIL(SUBDIVIDER) jason@thedeweese.com
NAME OF ENGINEER/SURVEYOR Brumbaugh Engineering PHONE NUMBER
ADDRESS(ENG./SUR.) 2270 South Miami St, West Milton OH 45383
EMAIL(ENG./SUR.)

REQUEST INFORMATION

NUMBER OF LOTS 2 ARE THERE PUBLIC UTILITIES? GAS Yes ELECTRIC Yes WATER Yes
SANITARY SEWER Yes STORM SEWER Yes
IS THERE AREA IN THE FLOOD PLAIN? No
IS THE AREA SUBJECT TO PERIODIC FLOODING? No
IS THERE A FEDERAL LAND PROGRAM INVOLVED? No
PROPOSED USE OF SPLIT/COMBINATION Single Family House
OTHER COMMENTS

I HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS GIVEN ON THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT COMPLETING THIS APPLICATION DOES NOT GRANT APPROVAL OF THE PROPOSED LOT SPLIT AND/OR COMBINATION, I UNDERSTAND THAT IT IS THE DUTY OF THE PLANNING BOARD AND CITY COUNCIL TO DO SO.

OWNER/ENGINEER SIGNATURE [Signature] DATE 6/22/21

OFFICE USE ONLY		
FEE \$ <u>150</u>	PAYMENT TYPE CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> # <u>2232</u>	REVIEW AUTHORITY COUNCIL <input type="checkbox"/> PB <input type="checkbox"/>
FIRE DEPT APPROVAL <input type="checkbox"/>	SERVICE DEPT APPROVAL <input type="checkbox"/>	POLICE DEPT APPROVAL <input type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE _____	DATE ____/____/____
APPROVED-CONDITIONS <input type="checkbox"/>		

**HIGHVIEW TERRACE
SECTION THREE PHASE THREE
RE-PLAT OF LOTS 69 AND 70
INTO LOT 70A**

FOR
JASON MATTHEW DEWEESE AND MOLLY J DEWEESE
LOCATED IN
SECTION 2, TOWN 2, RANGE 6 MRS
CITY OF BELLBROOK
GREENE COUNTY, OHIO
0.964 ACRES
JULY 14, 2021

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON, AND DO DEDICATE EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, 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 THE PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: OWNER LOTS 69 AND 70

WITNESS _____ BY: JASON MATTHEW DEWEESE

WITNESS _____ BY: MOLLY J DEWEESE

STATE OF OHIO, S.S.:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____, BY JASON MATTHEW DEWEESE AND
MOLLY J DEWEESE.

NOTARY PUBLIC _____

STATE OF OHIO, S.S.: JASON MATTHEW DEWEESE AND MOLLY J DEWEESE, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF THEIR KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

JASON MATTHEW DEWEESE _____ MOLLY J DEWEESE _____
SWORN TO AND SIGNED IN MY PRESENCE ON
THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

COVENANTS, CONDITIONS AND RESTRICTIONS:
THE LOTS OF THE WITHIN RE-PLAT ARE GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, ARTICLES OF INCORPORATION AND BY-LAWS OF THE "HIGHVIEW TERRACE SUBDIVISION HOMEOWNERS ASSOCIATION", ALL OF WHICH ARE RECORDED ON HIGHVIEW TERRACE SECTION ONE, O.R. VOL. 2782, P.C.'S 450-483 & O.R. VOL. 2795, P.C.'S 619-637 OF THE DEED RECORDS OF GREENE COUNTY, OHIO AND SHALL BE IN EFFECT FOR HIGHVIEW TERRACE LOT 70A OF THIS PLAT.

BELLBROOK PLANNING BOARD:

CHAIRMAN _____ SECRETARY _____
BELLBROOK COUNCIL:
MAYOR _____ CLERK OF COUNCIL _____

GREENE COUNTY AUDITOR:

WE HEREBY APPROVE AND ACCEPT THIS PLAT AND RECOMMEND THAT THE SAME BE RECORDED SUBJECT TO THE INCLUDED AGREEMENTS.
SIGNED THIS _____ DAY OF _____, 20____
TRANSFERRED THIS _____ DAY OF _____, 20____

GREENE COUNTY AUDITOR

GREENE COUNTY RECORDER:

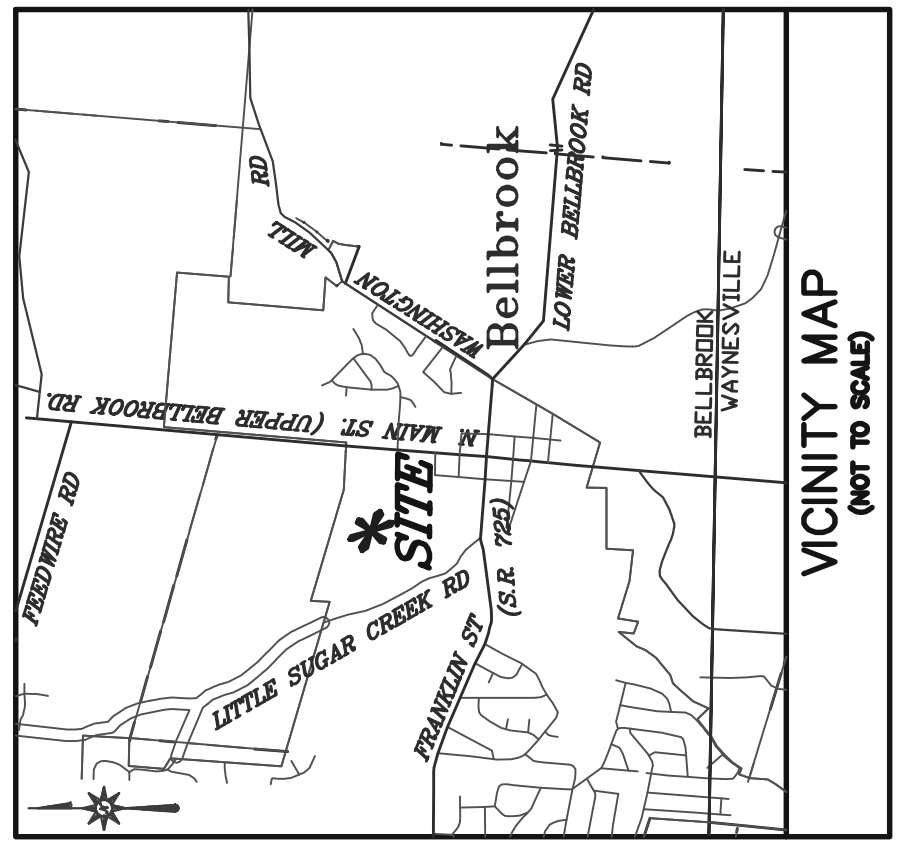
FILE NO. _____ PLAT CABINET VOL. _____ PAGES _____
FEE: _____ RECEIVED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M.
RECORDED THIS _____ DAY OF _____, 20____.

GREENE COUNTY RECORDER

CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT REPRESENTS A FIELD SURVEY OF JUNE, 2020 PERFORMED UNDER THE DIRECT SUPERVISION OF JOHN J. BRUMBAUGH AND THE MONUMENTS, THEIR LOCATION, SIZE & MATERIAL SHOWN HEREON EXIST AS LOCATED OR WILL BE SET AS INDICATED, ALL DIMENSIONAL DETAILS ARE BELIEVED CORRECT AND THAT THE SUBDIVISION RULES FOR THE CITY OF BELLBROOK, OHIO HAVE BEEN COMPLIED WITH.

JOHN J. BRUMBAUGH, P.S. _____ DATE _____
OHIO LICENSE NO. 8218



BES JOB NO. 540.21

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

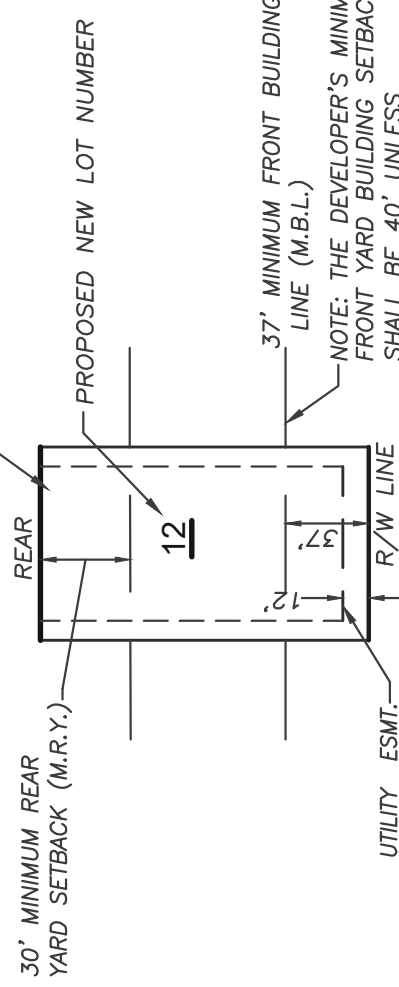
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928

PAGE 1 OF 2

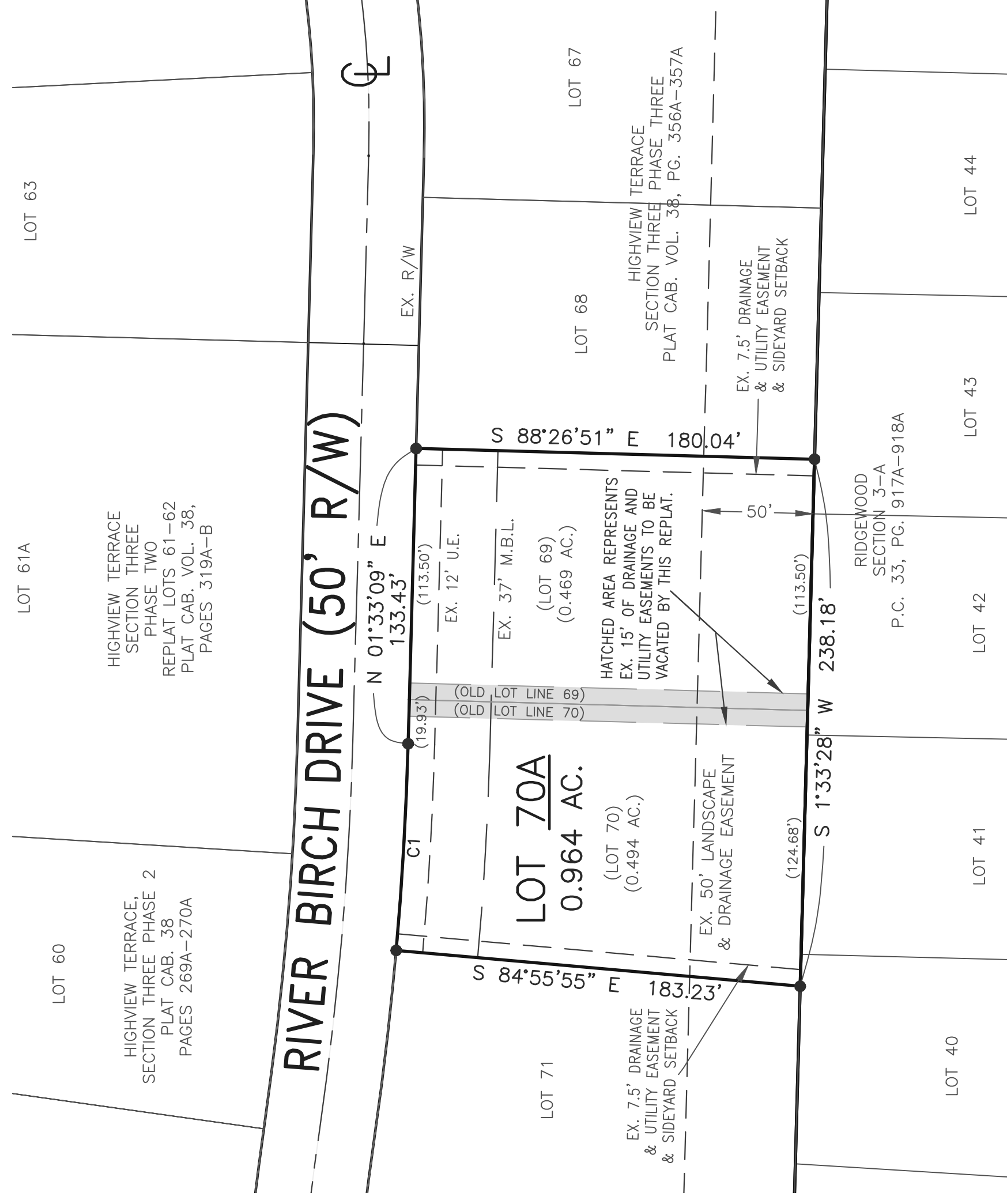
**HIGHVIEW TERRACE
SECTION THREE PHASE THREE
RE-PLAT OF LOTS 69 AND 70
INTO LOT 70A**

FOR
JASON MATTHEW DEWEESE AND MOLLY J DEWEESE
LOCATED IN
SECTION 2, TOWN 2, RANGE 6 MRS
CITY OF BELLBROOK
GREENE COUNTY, OHIO
0.964 ACRES
JULY 14, 2021

"D.E." INDICATES "DRAINAGE EASEMENT" DRAINAGE EASEMENT SHALL BE SUBJECT TO PERIODIC STORM WATER FLOWS ON THE SURFACE AND WITHIN UNDERGROUND PIPING IN SOME LOCATIONS.



TYPICAL LOT



LEGEND

- 5/8" IRON PIN FOUND

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



GRAPHIC SCALE 1"=50'
0' 50' 100' 150'

BASIS OF BEARING:

BASIS OF BEARING IS THE NORTH LINE OF CLEMENS DEVELOPMENT COMPANY, INC. 60.069 ACRE TRACT AS RECORDED IN O.R. 2372 PAGE 672 BEING N 71°00'45" W

NOTES:

- LOT 70A SHALL BE KNOWN OR DESCRIBED AS RESIDENTIAL LOT.
- MAINTENANCE OF ALL AREAS DESIGNATED AS DRAINAGE EASEMENTS, WALKING PATH EASEMENTS, AND LANDSCAPE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE COLLECTIVE HOMEOWNERS IF SAID ASSOCIATION BE DISSOLVED.
- ANY LOT AREA RESERVED FOR DRAINAGE PURPOSES, SHALL AT ALL TIMES BE KEPT FREE OF ANY OBSTRUCTIONS TO THE FLOW OF WATER. NO IMPROVEMENTS, STRUCTURES OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENT ARE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF BELLBROOK'S ENGINEER. MAINTENANCE OF THE DRAINAGE EASEMENT AREA, STORMWATER MANAGEMENT CONTROL FACILITY(IES), AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER(S) OF THE LOT OR LAND/HOMEOWNERS ASSOCIATION, WHICHEVER IS APPLICABLE, ON WHICH THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.

CURVE DATA

CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	93.57'	1525.00'	3°30'55" E	N 03°18'37" E 93.55'

BES JOB NO. 540.21

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928

To: Planning Board
 From: Pamela Timmons, Clerk of Council
 Date: August 17, 2021
 Subject: Staff Report for RP 21-03 Lot Split 4100 SR 725

Summary of the Request

The First Baptist Church of Bellbrook wishes to split off two tracts of land from their property.

Applicant Information

First Baptist Church of Bellbrook
 4100 St. Rt. 725
 Bellbrook, OH 45305

Current Zoning District

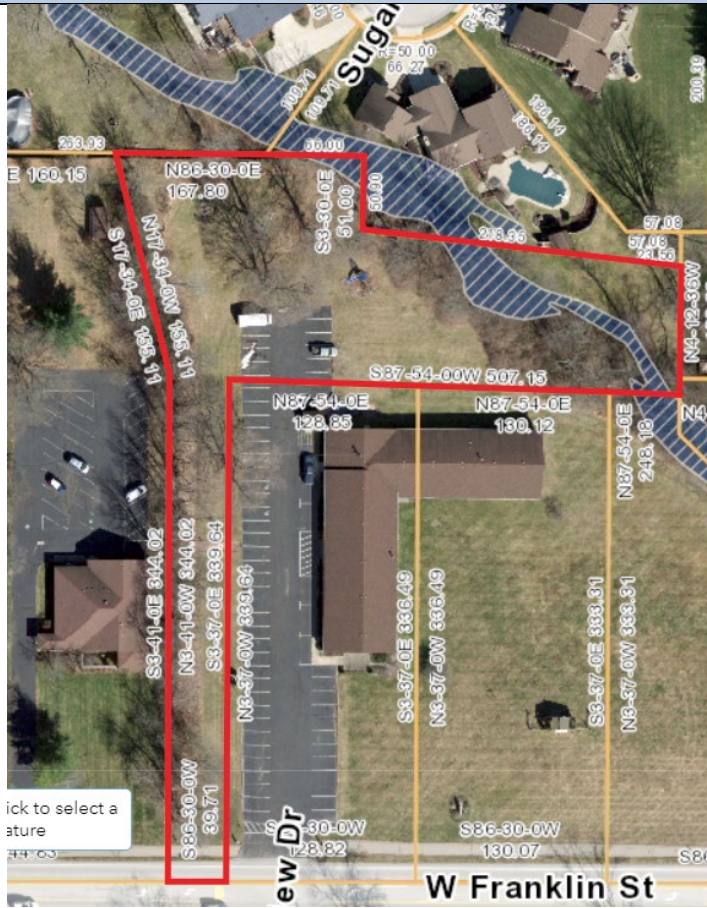
R-1B

Parcel Identification

L35000100090007600



Easements



No recorded easements

Applicant's Reason for the Request

The Church wishes to split off two tracts of land. The contiguous property owner will then request to add these to his lot.

Surrounding Land Use within 1,000 Feet

Residential

Previous Related Development Decisions in the Immediate Area (3-5 Years)

None found.

Flood Plain Information

Not in Flood Plain

Supporting Maps & Graphics

Enclosed

Staff Recommendation

\$ 150



CITY OF BELLBROOK

SUBDIVISION

LOT SPLIT/COMBINATION

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305
(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED ___/___/___ STAFF USE APPLICATION # _____

APPLICANT INFORMATION

NAME OF SUBDIVISION _____ SECTION, TOWN, RANGE 8-2-6
LOCATION 4100 STATE ROUTE 725 DEED BOOK NO. 470 PG. 434
SUBDIVIDER NAME BELLVIEW BAPTIST CHURCH PHONE _____ NUMBER 583

ADDRESS(SUBDIVIDER) 4100 STATE ROUTE 725
EMAIL(SUBDIVIDER) _____
NAME OF ENGINEER/SURVEYOR Thomas K. Marsh PHONE NUMBER 937-847-2660
ADDRESS(ENG/SUR.) 8529 BYERS RD. MIAMISBURG
EMAIL(ENG/SUR.) mcdougallmarsh@woh.rr.com

REQUEST INFORMATION

NUMBER OF LOTS _____ ARE THERE PUBLIC UTILITIES? GAS _____ ELECTRIC _____ WATER _____
SANITARY SEWER _____ STORM SEWER _____
IS THERE AREA IN THE FLOOD PLAIN? —
IS THE AREA SUBJECT TO PERIODIC FLOODING? —
IS THERE A FEDERAL LAND PROGRAM INVOLVED? —
PROPOSED USE OF SPLIT/COMBINATION _____
OTHER COMMENTS _____

I HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS GIVEN ON THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT COMPLETING THIS APPLICATION DOES NOT GRANT APPROVAL OF THE PROPOSED LOT SPLIT AND/OR COMBINATION, I UNDERSTAND THAT IT IS THE DUTY OF THE PLANNING BOARD AND CITY COUNCIL TO DO SO.

OWNER/ENGINEER SIGNATURE Thomas K Marsh DATE 7/1/21

OFFICE USE ONLY		
FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$	CASH <input type="checkbox"/> CHECK <input type="checkbox"/> #	COUNCIL <input type="checkbox"/> PB <input type="checkbox"/>
FIRE DEPT APPROVAL <input type="checkbox"/> SERVICE DEPT APPROVAL <input type="checkbox"/> POLICE DEPT APPROVAL <input type="checkbox"/>		
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE _____ DATE ___/___/___	
APPROVED-CONDITIONS <input type="checkbox"/>		

Part of the Application Request
from Jeffrey Day.

From First Baptist Bellbrook
4100 W. Franklin St.
Bellbrook, OH 45305



CITY OF BELLBROOK

SUBDIVISION

LOT SPLIT/COMBINATION

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305
(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED ____/____/____ STAFF USE APPLICATION # _____

APPLICANT INFORMATION

NAME OF SUBDIVISION _____ SECTION, TOWN, RANGE, _____

LOCATION _____ DEED BOOK No. _____ PG. _____

SUBDIVIDER NAME _____ PHONE _____ NUMBER _____

ADDRESS(SUBDIVIDER) _____

EMAIL(SUBDIVIDER) _____

NAME OF ENGINEER/SURVEYOR _____ PHONE NUMBER _____

ADDRESS(ENG./SUR.) _____

EMAIL(ENG./SUR.) _____

REQUEST INFORMATION

NUMBER OF LOTS _____ ARE THERE PUBLIC UTILITIES? GAS _____ ELECTRIC _____ WATER _____

SANITARY SEWER _____ STORM SEWER _____

IS THERE AREA IN THE FLOOD PLAIN? _____

IS THE AREA SUBJECT TO PERIODIC FLOODING ? _____

IS THERE A FEDERAL LAND PROGRAM INVOLVED? _____

PROPOSED USE OF SPLIT/COMBINATION _____

OTHER COMMENTS _____

I HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS GIVEN ON THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT COMPLETING THIS APPLICATION DOES NOT GRANT APPROVAL OF THE PROPOSED LOT SPLIT AND/OR COMBINATION, I UNDERSTAND THAT IT IS THE DUTY OF THE PLANNING BOARD AND CITY COUNCIL TO DO SO.

* OWNER/ENGINEER SIGNATURE [Signature], Church Trustee DATE 8/4/2021
First Baptist Church of Bellbrook

OFFICE USE ONLY		
FEE	PAYMENT TYPE	REVIEW AUTHORITY
\$ _____	CASH <input type="checkbox"/> CHECK <input type="checkbox"/> # _____	COUNCIL <input type="checkbox"/> PB <input type="checkbox"/>
FIRE DEPT APPROVAL <input type="checkbox"/> SERVICE DEPT APPROVAL <input type="checkbox"/> POLICE DEPT APPROVAL <input type="checkbox"/>		
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE _____ DATE ____/____/____	
APPROVED-CONDITIONS <input type="checkbox"/>		



THE BROOK

FIRST BAPTIST CHURCH OF BELLBROOK

August 4, 2021

City Of Bellbrook
Planning and Zoning Division
35 East Franklin Street
Bellbrook, Ohio 45305

Dear Planning and Zoning Division,

Enclosed you will find a signature on behalf of our Church by Steven Cline, Church Trustee consenting to the request by Jeffrey Day for the Subdivision Lot Split/Combination form that was filed by Kevin J. Desch, McDougall-Marsh Land Surveyors. We received word that you would need a signature from a Church representative (see attached email correspondence from Melissa Dodd, Bellbrook City Manager). We were not certain as to the other portion of the form if we needed to fill out anything else since the applicant is technically Jeffrey Day desiring to buy a parcel of our property that is adjacent to his current property.

Please let me know if you have any additional questions or further need of discussion. I can be reached at the church office at 937-848-4311 or via email at pastornick@fbcthebrook.com.

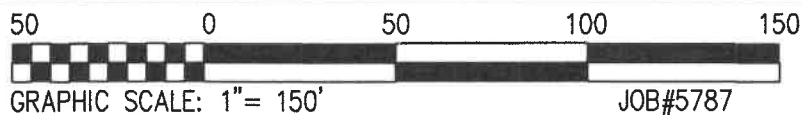
Thank you for your assistance with this matter.

Sincerely Yours,

Rev. Nick Osborn, Pastor

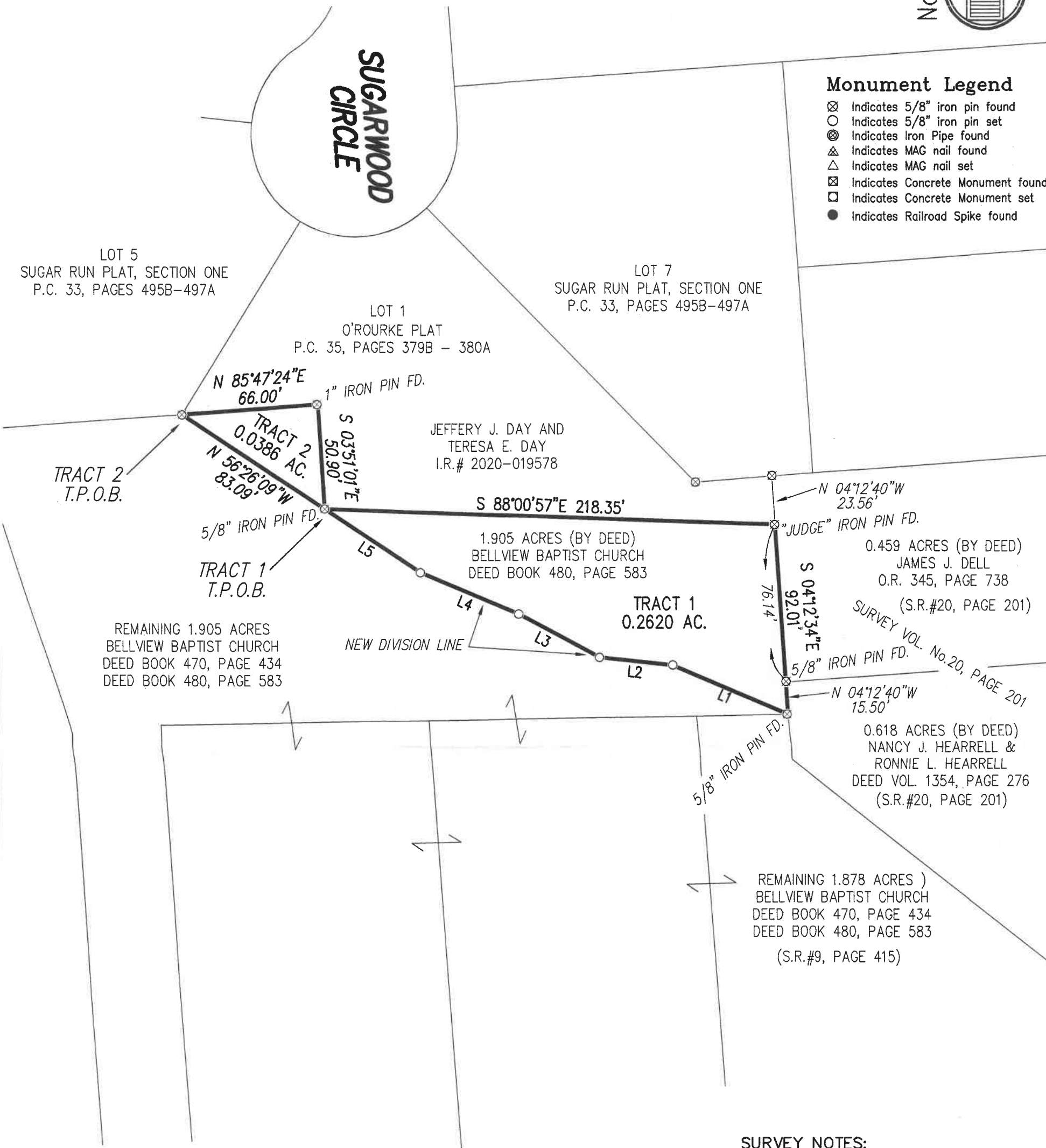


Bearings based on the south line of Lot 1 of the O'Rourke Plat Record in P.C. 35, Pages 379B-380A of the Plat Records of Greene County, Ohio (N 88°00'57"W)



Monument Legend

- ⊗ Indicates 5/8" iron pin found
- Indicates 5/8" iron pin set
- ⊙ Indicates Iron Pipe found
- △ Indicates MAG nail found
- ▲ Indicates MAG nail set
- ⊠ Indicates Concrete Monument found
- ⊡ Indicates Concrete Monument set
- Indicates Railroad Spike found



LOT 5
SUGAR RUN PLAT, SECTION ONE
P.C. 33, PAGES 495B-497A

LOT 7
SUGAR RUN PLAT, SECTION ONE
P.C. 33, PAGES 495B-497A

LOT 1
O'ROURKE PLAT
P.C. 35, PAGES 379B - 380A

JEFFERY J. DAY AND
TERESA E. DAY
I.R.# 2020-019578

TRACT 2
T.P.O.B.

TRACT 1
T.P.O.B.

REMAINING 1.905 ACRES
BELLVIEW BAPTIST CHURCH
DEED BOOK 470, PAGE 434
DEED BOOK 480, PAGE 583

1.905 ACRES (BY DEED)
BELLVIEW BAPTIST CHURCH
DEED BOOK 480, PAGE 583

TRACT 1
0.2620 AC.

0.459 ACRES (BY DEED)
JAMES J. DELL
O.R. 345, PAGE 738
(S.R.#20, PAGE 201)

SURVEY VOL. No.20, PAGE 201

0.618 ACRES (BY DEED)
NANCY J. HEARRELL &
RONNIE L. HEARRELL
DEED VOL. 1354, PAGE 276
(S.R.#20, PAGE 201)

REMAINING 1.878 ACRES)
BELLVIEW BAPTIST CHURCH
DEED BOOK 470, PAGE 434
DEED BOOK 480, PAGE 583
(S.R.#9, PAGE 415)

LINE DATA:

Course	Bearing	Distance
L1	N 66°58'10" W	61.01'
L2	N 84°18'28" W	35.80'
L3	N 61°50'34" W	44.52'
L4	N 67°06'33" W	51.82'
L5	N 56°22'15" W	55.51'

NOTE: THE 0.2620 ACRE PARCEL AND 0.0386 ACRE PARCEL ARE NOT TO BE CONSIDERED AN INDEPENDENT BUILDING LOT AND IS TO BE CONVEYED WITH ADJOINING LOT 1

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 "MARSH 7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

SURVEYED BY:

THOMAS K. MARSH REG. SURVEYOR NO. 7735

APPROVED GREENE COUNTY ENGINEER

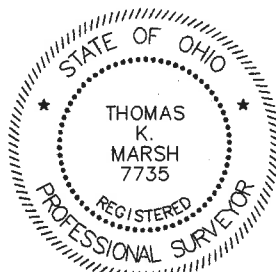
By _____ Date _____

APPROVED BY:

ZONING _____ DATE _____

RPCC, CITY, OR VILLAGE _____

DATE _____



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

GRANTOR BELLVIEW BAPTIST CHURCH

GRANTEE JEFFERY J. DAY AND TERESA E. DAY

LOCATION

Section 8, Town 2, Range 6

or Survey No. _____

CITY OF BELLBROOK

GREENE COUNTY, OHIO

DATE MAY 11, 2021



McDougall - Marsh

Land Surveyors

8529 Byers Road, Miamisburg, Ohio 45342

Tel: 937-847-2660 - Fax 937-847-2670

Tract 1 0.2620 Acres

Situate in Section 8, Town 2, Range 6, M.Rs, City of Bellbrook, Greene County, Ohio. Being part of a remaining 1.905 acre parcel (by deed), conveyed to Bellview Baptist Church by Deed Book 480, Page 583 and Deed Book 470, Page 434 of the Deed Records of Greene County, Ohio, and being a tract of land more particularly described as follows:

All of the Plats and Deeds referenced hereon, are recorded in the Plat and Deed Records of Greene County, Ohio.

Starting for reference at a 5/8" iron pin found at the southerly corner of Lot 1 of O'Rourke Plat recorded in Plat Cabinet 35, Pages 379B-380A and conveyed to Jeffrey J. Day and Teresa E. Day by Deed I.R.# 2020-019578 and being the **True Point of Beginning**:

Thence, from said **True Point of Beginning**, S 88°00'57"E, with the south line of said Lot 1, for a distance of 218.35 feet to a "Judge" iron pin found at the southeast corner of said Lot 1 and on the west line of a 0.459 acre parcel (by deed) conveyed to James J. Dell by O.R. 345, Page 738:

Thence, S 04°12'34"E, with the west line of said 0.459 acre parcel, passing a 5/8" iron pin found at a distance of 76.14 feet, for a total distance of 92.01 feet to a 5/8" iron pin found at the northwest corner of a 0.618 acre parcel (by deed) conveyed to Nancy J. Hearrell and Ronnie L. Hearrell by Deed Volume 1354, Page 276:

Thence, with a new division line through said 1.905 acre parcel for the following five (5) courses:

1.) N 66°58'10"W, for a distance of 61.01 feet to a 5/8" iron pin set for a new corner:

2.) N 84°18'28"W, for a distance of 35.80 feet to a 5/8" iron pin set for a new corner:

3.) N 61°50'34"W, for a distance of 44.52 feet to a 5/8" iron pin set for a new corner:

4.) N 67°06'33"W, for a distance of 51.82 feet to a 5/8" iron pin set for a new corner:

5.) N 56°22'15"W, for a distance of 55.51 feet to the **True Point of Beginning**, Containing 0.2620 acres. Subject to all legal conditions, easements and right-of-ways pertaining to the premises herein described. This description prepared by McDougall - Marsh Land Surveyors. Based on a field survey made by same in January 2021, under the direct supervision of Thomas K. Marsh P.S. #7735. All iron pins set are 30" x 5/8" capped "Marsh 7735." Bearings are based on the south line of said Lot 1 (N 88°00'57" W) as recorded in Plat Cabinet 34, Pages 379B-380A of the Plat Records of Greene County, Ohio.

Said 0.2620 acres is not to be considered an independent building lot and is to be conveyed with adjoining Lot 1.

Thomas K. Marsh P.S. #7735

Date: _____



McDougall - Marsh
Land Surveyors

8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670

Tract 2
0.0386 Acres

Situate in Section 8, Town 2, Range 6, M.Rs, City of Bellbrook, Greene County, Ohio. Being part of a Remaining 1.905 acre parcel, conveyed to Bellview Baptist Church by Deed Book 480, Page 583 and Deed Book 470, Page 434 of the Deed Records of Greene County, Ohio, and being a tract of land more particularly described as follows:

All of the Plats and Deeds referenced hereon, are recorded in the Plat and Deed Records of Greene County, Ohio.

Starting for reference at a 5/8" iron pin found at a westerly corner of Lot 1 of O'Rourke Plat recorded in Plat Cabinet 35, Pages 379B-380A and conveyed to Jeffrey J. Day and Teresa E. Day by Deed I.R.# 2020-019578 and being the **True Point of Beginning**:

Thence, from said **True Point of Beginning**, N 85°47'24"E, with the southerly line of said Lot 1, for a distance of 66.00 feet to a 1" iron pin found at a southerly corner of said Lot 1:

Thence, S 03°51'01"E, continuing with the southerly line of said Lot 1, for a distance of 50.90 feet, to a 5/8" iron pin found at a southerly corner of said Lot 1 and at a northerly corner of said 1.905 acre parcel:

Thence, N 56°26'09"W, with a new division line through said 1.905 acre parcel, for a distance of 83.09 feet to the **True Point of Beginning**, Containing 0.0386 acres. Subject to all legal conditions, easements and right-of-ways pertaining to the premises herein described. This description prepared by McDougall - Marsh Land Surveyors. Based on a field survey made by same in January 2021, under the direct supervision of Thomas K. Marsh P.S. #7735. All iron pins set are 30" x 5/8" capped "Marsh 7735." Bearings are based on the south line of said Lot 1 (N 88°00'57" W) as recorded in Plat Cabinet 34, Pages 379B-380A of the Plat Records of Greene County, Ohio.

Said 0.0386 acres is not to be considered an independent building lot and is to be conveyed with adjoining Lot 1.

Thomas K. Marsh P.S. #7735

Date: _____