



February 2, 2018

Memorandum for the Planning Board

Planning Board Meeting on February 6, 2018

City of Bellbrook

15 E. Franklin Street
Bellbrook, Ohio 45305

T (937) 848-4666

F (937) 848-5190

www.cityofbellbrook.org

This is to confirm that the Planning Board will conduct a public meeting on February 6, 2018 at 6:00 pm in the City Council Chambers, 15 E Franklin St., 2nd floor, Bellbrook. Please find following an agenda with appropriate supporting documentation.

Record Plan for Highview Terrace Section Three, Phase Three

The developer of Highview Terrace is requesting approval of the Record Plan for Section Three, Phase Three. Phase Three represents the final nine lots of the Highview Terrace subdivision. The record plan is consistent with the approved preliminary plan for the development.

The City's engineer has reviewed the Record Plan and is satisfied that it meets the requirements of the City. If approved by the Planning Board, the Record Plan will be forwarded to City Council for further action.

Record Plan for Wilson Plat, Section Three

The owners of the property at 3830 Wead Place (Dan & Cindy Wilson) are requesting a lot split to add one residential lot to their existing plat. In 2006, the Wilsons were granted a variance by the Board of Zoning Appeals to the requirement for a parcel to have 40 feet of frontage on a public street. This variance is still in force and satisfies this requirement in order for the Planning Board to consider the lot split.

The City has reviewed the Record Plan and is satisfied that it meets the requirements of the Zoning Code. If approved by the Planning Board, the Record Plan will be forwarded to City Council for further action.

Comprehensive Plan Survey Questions Draft

Included with your packet are the draft survey questions related to the updating of the Comprehensive Plan. Once the questions are finalized, a survey will be available for citizen input. The Planning Board will discuss these questions during the meeting.

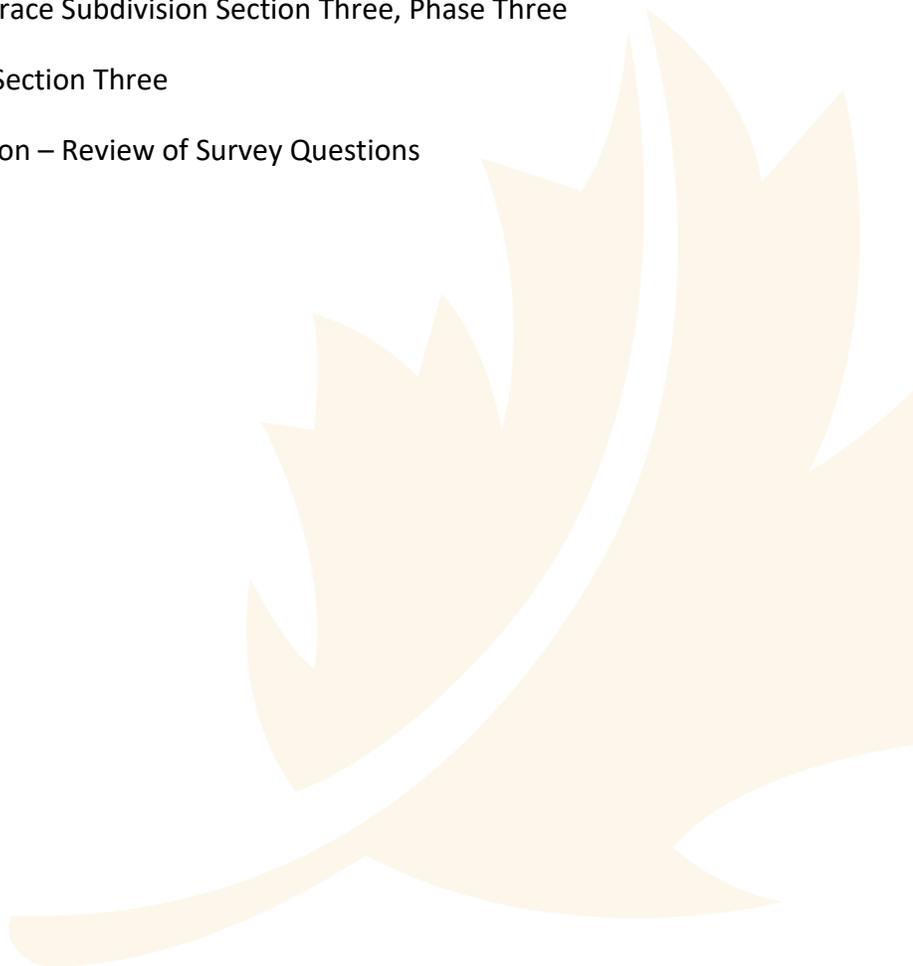
Please let me know if you have any questions or need additional information.

Mark Schlagheck
City Manager



**Bellbrook Planning Board
Public Meeting
February 6, 2018 6:00 PM
Agenda**

1. Call to Order
2. Roll Call
3. Approval of Prior Minutes of January 11, 2018
4. Old Business:
5. New Business:
 - A. Record Plan for Highview Terrace Subdivision Section Three, Phase Three
 - B. Record Plan for Wilson Plat, Section Three
 - C. Comprehensive Plan Discussion – Review of Survey Questions
6. Open Discussion
7. Adjournment





BELLBROOK PLANNING BOARD
PUBLIC MEETING MINUTES
JANUARY 11, 2018

PRESENT: Mr. Denny Bennett
Mr. Ed Stangel
Chairman Van Veldhuizen

ABSENT: Mr. Mitchell Thompson

CALL TO ORDER

Chairman Van Veldhuizen called the meeting of the Planning Board to order at 6:01 PM and requested a motion regarding the prior minutes of December 6, 2017. Mr. Bennett moved to approve the prior minutes; Mr. Stangel seconded the motion. Roll was called. Mr. Bennett, yes; Mr. Stangel, yes; Chairman Van Veldhuizen, yes. The motion carried 3-0; the minutes stand approved.

OLD BUSINESS: None

NEW BUSINESS:

Record Plan for Highview Terrace Section Three, Phase Two (revised).

The developer of Highview Terrace is requesting approval of the Record Plan for Section Three, Phase Two (revised). In August 2017, the Planning Board approved a record plan for this section and phase. Following Planning Board approval, the developer requested that the approved record plan not move forward to Council. The revised record plan is consistent with the previously approved plan, except that it only includes a portion of the lots for recording.

Mr. Bennett made a motion to approve the Record Plan for Highview Terrace Section Three, Phase Two (revised). Mr. Bennett seconded the motion. Roll was called. Mr. Bennett, yes; Mr. Stangel, yes; Chairman Van Veldhuizen, yes. The motion carried 3-0.

COMPREHENSIVE PLAN UPDATE (KEN LEBLANC, GREENE COUNTY REGIONAL PLANNING)

Ken LeBlanc, Director, Greene County Regional Planning, was at the meeting to continue the process of the Comprehensive Plan update.

OPEN DISCUSSION:

Chairman Van Veldhuizen wanted to recognize Mr. Schatzberg, prior Chairman of the Planning Board. Mr. Schatzberg's term ended on December 31, 2017. Mr. Schatzberg served on the Planning Board for over ten years. Chairman Van Veldhuizen wanted to thank Mr. Schatzberg for his many years of service.

ADJOURNMENT:

Mr. Bennett moved to adjourn the meeting at 7:25 PM.

David Van Veldhuizen, Chairman

Date

Jami Kinion, Secretary

Date

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 THE SANITARY SEWERS TO THE GREENE COUNTY BOARD OF COMMISSIONERS FOR 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, PUBLICLY OR PRIVATELY OWNED, 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. STREETS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER.

SIGNED AND ACKNOWLEDGED PRESENCE OF: OWNER: CLEMENS DEVELOPMENT CO.

WITNESS BY: RICHARD M. CLEMENS PRESIDENT, CLEMENS DEVELOPMENT CO.

WITNESS

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS DAY OF 2018, BY CLEMENS DEVELOPMENT CO. BY RICHARD M. CLEMENS, THEIR PRESIDENT, AS OWNER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: LIENHOLDER: MINSTER BANK

WITNESS SIGNATURE

WITNESS (PRINTED NAME)

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2018, BY MINSTER BANK

BY IT'S AS LIENHOLDER.

NOTARY PUBLIC

OWNER / DEVELOPER

CLEMENS DEVELOPMENT CO. 6730 LITTLE SUGARCREEK RD. DAYTON, OHIO 45440 PHONE: 937-545-3232 ACQUIRED IN O.R. VOLUME 2372, PAGE 672

AREA SUMMARY

SITE ACREAGE: 4.990 ACRES LOTS: 4.564 ACRES STREETS & RIGHT OF WAY: 0.444 ACRES

RECORD PLAN HIGHVIEW TERRACE SECTION THREE PHASE THREE

CONTAINING 4.990 ACRES LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs CITY OF BELLBROOK, GREENE COUNTY, OHIO JANUARY 29, 2018

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 4.990 ACRES AND BEING ALL OF THE REMAINING LANDS OF A 60.069 ACRE TRACT (ORIGINAL) AS ACQUIRED BY CLEMENS DEVELOPMENT CO. THROUGH INSTRUMENTS RECORDED IN O.R. 2372, PG. 672 OF THE OFFICIAL RECORDS OF GREENE COUNTY, OHIO.

STATE OF OHIO, S.S.: CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS PRESIDENT, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

RICHARD M. CLEMENS

SWORN TO AND SIGNED IN MY PRESENCE ON

THIS DAY OF 2018.

NOTARY PUBLIC

COVENANTS, CONDITIONS AND RESTRICTIONS:

THE WITHIN PLAT IS 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, PG'S 450-483 & O.R. VOL. 2795, PG'S 619-637 OF THE DEED RECORDS OF GREENE COUNTY, OHIO AND SHALL BE IN EFFECT FOR HIGHVIEW TERRACE, SECTION THREE, PHASE THREE.

NOTES:

- 1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN OR DESCRIBED AS RESIDENTIAL LOTS.
- 2. 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.
- 3. 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.

BOARD OF GREENE COUNTY COMMISSIONERS: (ACCEPTANCE FOR SANITARY SEWERS ONLY)

COMMISSIONER COMMISSIONER

COMMISSIONER

WE HEREBY APPROVE AND ACCEPT THIS PLAT (FOR SANITARY SEWERS) AND RECOMMEND THAT THE SAME BE RECORDED

THIS DAY OF 2018

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 2018

TRANSFERRED THIS DAY OF 2018

GREENE COUNTY AUDITOR

GREENE COUNTY RECORDER:

FILE NO. PLAT CABINET VOL. PAGES

FEE: RECEIVED FOR RECORD THIS DAY OF

2018 AT .M.

RECORDED THIS DAY OF 2018.

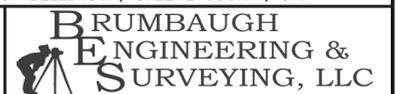
GREENE COUNTY RECORDER

CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT REPRESENTS A FIELD SURVEY OF JANUARY, 2016 PERFORMED UNDER THE DIRECT SUPERVISION OF PHILIP C. 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.

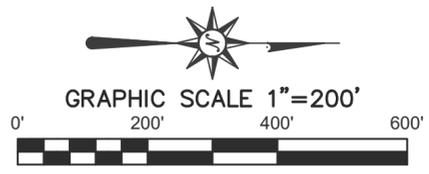
PHILIP C. BRUMBAUGH, P.S. DATE OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 5057

HIGHVIEW TERRACE, SECTION THREE, PHASE THREE RECORD PLAN LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

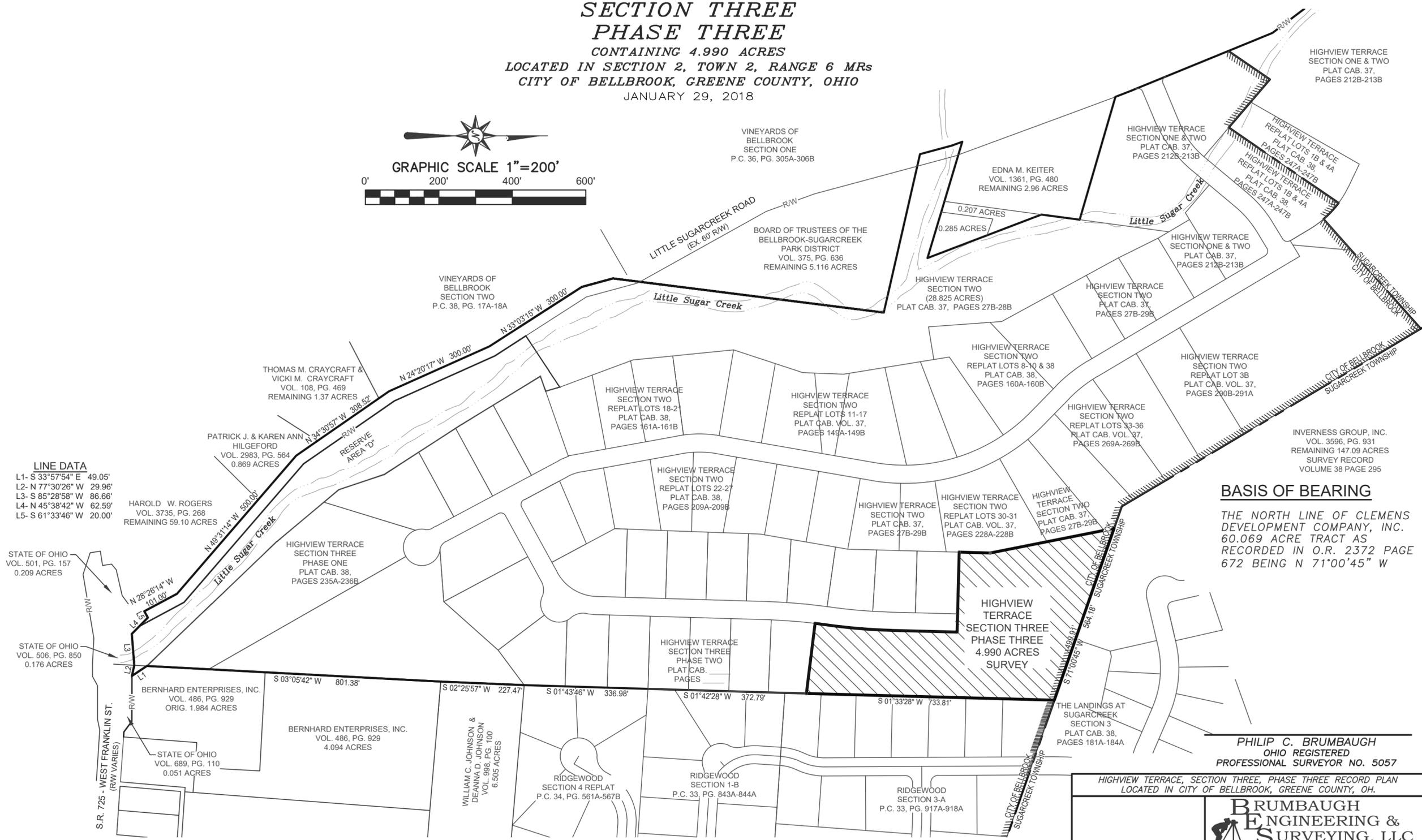


2270 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 PHONE: (937) 698-3000 FAX: (937) 698-3928

**RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE THREE**
CONTAINING 4.990 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
JANUARY 29, 2018



LINE DATA
L1- S 33°57'54" E 49.05'
L2- N 77°30'26" W 29.96'
L3- S 85°28'58" W 86.66'
L4- N 45°38'42" W 62.59'
L5- S 61°33'46" W 20.00'



BASIS OF BEARING
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

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR NO. 5057

HIGHVIEW TERRACE, SECTION THREE, PHASE THREE RECORD PLAN LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

BRUMBAUGH ENGINEERING & SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928
PAGE 2 OF 3

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SUPERIMPOSITION MAP
SCALE: 1" = 200'

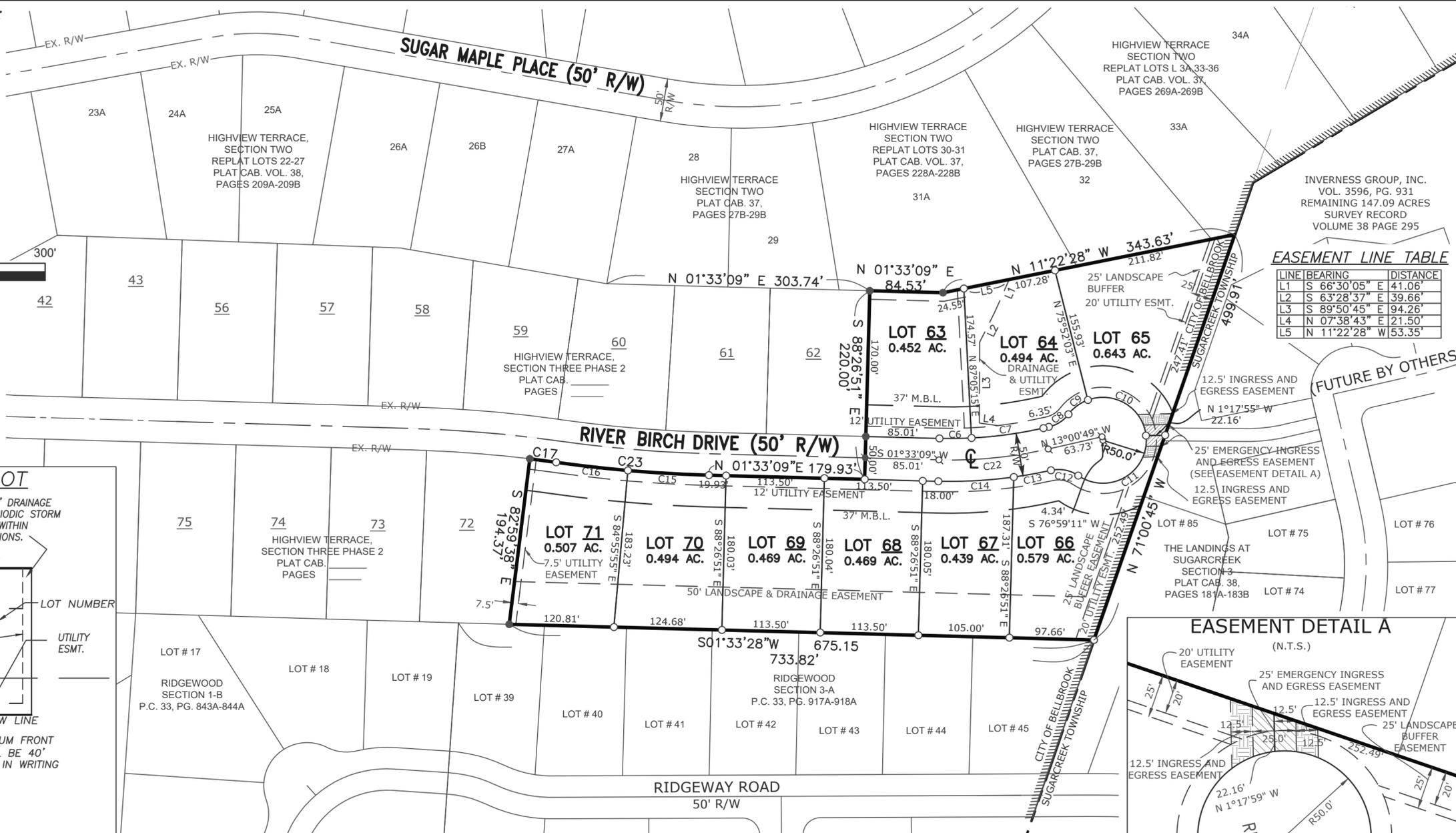
PERTINENT DOCUMENTS:

IN ADDITION TO THE REFERENCES SHOWN ON FACE OF THIS PLAT THE FOLLOWING DOCUMENTS WERE USED: NONE

OCCUPATION IN GENERAL FITS THE SURVEYED LINES.



NOTE: THE DEVELOPER'S MINIMUM FRONT YARD BUILDING SETBACK SHALL BE 40' UNLESS OTHERWISE APPROVED IN WRITING BY THE DEVELOPER.



EASEMENT LINE TABLE

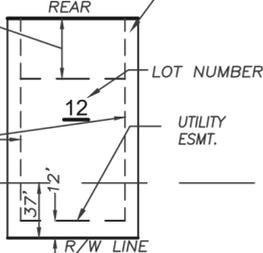
LINE	BEARING	DISTANCE
L1	S 66°30'05" E	41.06'
L2	S 63°28'37" E	39.66'
L3	S 89°50'45" E	94.26'
L4	N 07°38'43" E	21.50'
L5	N 11°22'28" W	53.35'

TYPICAL LOT

"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.

30' MINIMUM REAR YARD (M.R.Y.)
EACH LOT SHALL HAVE A 7.5' MINIMUM SIDE YARD BUILDING SETBACK AND 7.5' DRAINAGE & UTILITY EASEMENT (UNLESS NOTED OTHERWISE) PARALLEL TO BOTH SIDE LOT LINES.

37' MINIMUM FRONT BUILDING LINE (M.B.L.)



NOTE: THE DEVELOPER'S MINIMUM FRONT YARD BUILDING SETBACK SHALL BE 40' UNLESS OTHERWISE APPROVED IN WRITING BY THE DEVELOPER.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	37.06'	475.50'	4°27'54"	N 00°40'48" W	37.05'
C7	83.83'	475.50'	10°06'04"	S 07°57'47" E	83.72'
C8	27.65'	40.00'	39°36'27"	N 32°49'03" W	27.10'
C9	28.32'	50.00'	32°27'20"	N 36°23'36" W	27.95'
C10	90.66'	50.00'	103°53'19"	S 31°46'44" W	78.74'
C11	114.22'	50.00'	130°53'29"	N 30°49'52" W	90.96'
C12	33.06'	40.00'	47°20'54"	N 10°56'26" E	32.12'
C13	43.63'	525.50'	4°45'25"	N 10°21'19" W	43.62'
C14	87.40'	525.50'	9°31'46"	N 03°12'44" W	87.30'
C15	93.57'	1525.00'	3°30'55"	N 03°18'37" E	93.55'
C16	83.35'	1525.00'	3°07'54"	N 06°38'02" E	83.34'
C17	30.73'	1475.00'	1°11'37"	S 07°36'11" W	30.73'
C22	127.24'	500.50'	14°33'59"	S 05°43'50" E	126.90'
C23	176.92'	1525.00'	6°38'50"	S 04°52'34" W	176.82'

**RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE THREE**

CONTAINING 4.990 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
JANUARY 29, 2018

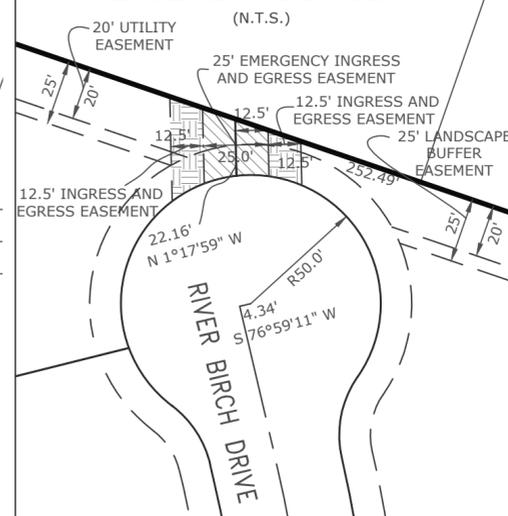
LEGEND

- 5/8" x 30" IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ⊗ MAG NAIL SET
- 5/8" IRON PIN FOUND
- ⊗ MAG NAIL FOUND

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR NO. 5057

EASEMENT DETAIL A



HIGHVIEW TERRACE, SECTION THREE, PHASE THREE RECORD PLAN LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

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

City Of Bellbrook

January 27,2018

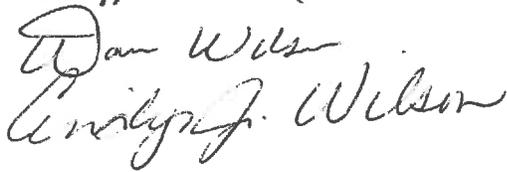
Attention: Planning Board

We are requesting a lot split at 3830 Wead Place. We have lived in the original house for 24 years. We have raised our family and the children are grown and have moved out. Our plan is not to sell the lot, but to build a house to fit our life style as empty nesters.

Our goal is to complete the lot split so we can finalize our building plans. Any further questions we would be happy to address.

Cindy: (937)673-6614,

Sincerely,

Handwritten signatures of Dan Wilson and Cindy J. Wilson. The signature for Dan Wilson is written above the signature for Cindy J. Wilson.

Dan and Cindy Wilson

Wilson Plat Lot Split – Lot #3

The owners of 3830 Wead Place, Dan and Cindy Wilson, are requesting a lot split to add one residential lot to their existing plat. In 2006, the Wilsons were granted a variance by the Board of Zoning Appeals to the requirement for a parcel to have 40 feet of frontage on a public street. This variance is still in force and satisfies this requirement in order for the Planning Board to consider the lot split.

The Wilsons have split two parcels from their property in the past. Considering the history of the plat, there is a question as to when the plat becomes a minor subdivision under the city's subdivision regulations. In December 2017, City Manager Mark Schlagheck and Assistant to the City Manager Don Buczek met with Dan and Cindy Wilson to discuss their future plans and the city's subdivision regulations. From this meeting, it was determined that the Wilsons can add up to five lots to the current plat before it becomes a minor subdivision. Currently, the plat has two lots. The current request is to add lot number three. The Wilsons are planning to add one more lot in the future for a total of four lots. The driveway will remain a private lane and is a hard surface for access by public safety vehicles. The City Engineer and Service Director both agree the current water line is sufficient for servicing the anticipated additional homes.

1993

- Wilsons purchased the property at 3830 Wead Place

1995

- Board of Zoning Appeals granted a variance to the Barnetts for one parcel.
- The variance allowed an exception to the requirement for a parcel to have 40 feet of frontage on a public street.
- Planning Board granted a lot split to the Barnetts for one parcel (3819 Wead Place). The property was completed in 1996.

1997

- Board of Zoning Appeals granted a variance to the Wilsons for one parcel (Lot #1).
- The variance allowed an exception to the requirement for a parcel to have 40 feet of frontage on a public street.

1998

- Planning Board granted a lot split to the Wilsons for one parcel (Lot #1). The property was completed in 2000.

2006

- Board of Zoning Appeals granted a variance to the Wilsons for two parcels (Lot #2 & #3).
- The variance allowed an exception to the requirement for a parcel to have 40 feet of frontage on a public street.

2014

- Planning Board granted a lot split to the Wilsons for one parcel (Lot #2).
- The property was completed in 2016.

2018

- Planning Board meeting to consider a lot split for one parcel (Lot #3).

Barnett
1950

This is an aerial photograph of a residential neighborhood. A large pond is on the left side. Several lots are highlighted with colored overlays and labeled with names and years. The labels are: Barnett 1950 (purple), Barnett 1995 (green), Lot 1 Fryman 1998 (dark purple), Lot 2 Edwards 2014 (teal), Proposed Lot 3 (orange), and Wilson House (yellow). The Wilson House is a large, multi-story building. The surrounding area contains many other houses and streets.

Barnett
1995

Lot 1
Fryman
1998

Lot 2
Edwards
2014

Proposed
Lot 3

Wilson House

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:

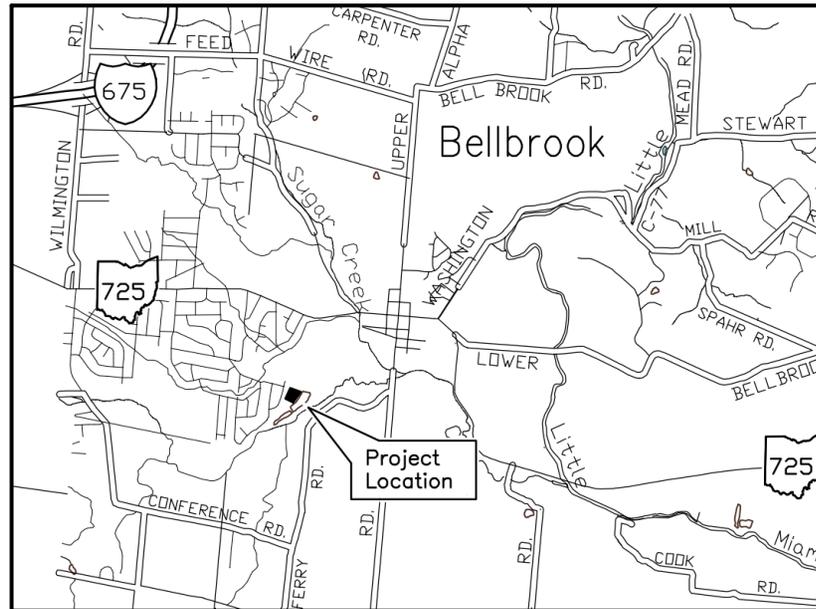
SIGNATURE

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

APPROVAL:
CITY OF BELLBROOK

MAYOR

DATE:

CLERK OF COUNCIL

DATE:

PLANNING BOARD CHAIRPERSON

DATE:

PLANNING BOARD SECRETARY

DATE:

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

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



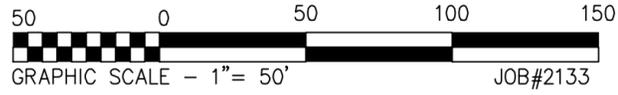
FILE NO: _____
FEE: _____
PLAT VOLUME _____, PAGES _____
RECEIVED FOR RECORD THIS ____ DAY OF _____, 2017
AT _____ M
RECORDED THIS ____ DAY OF _____, 2017

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:

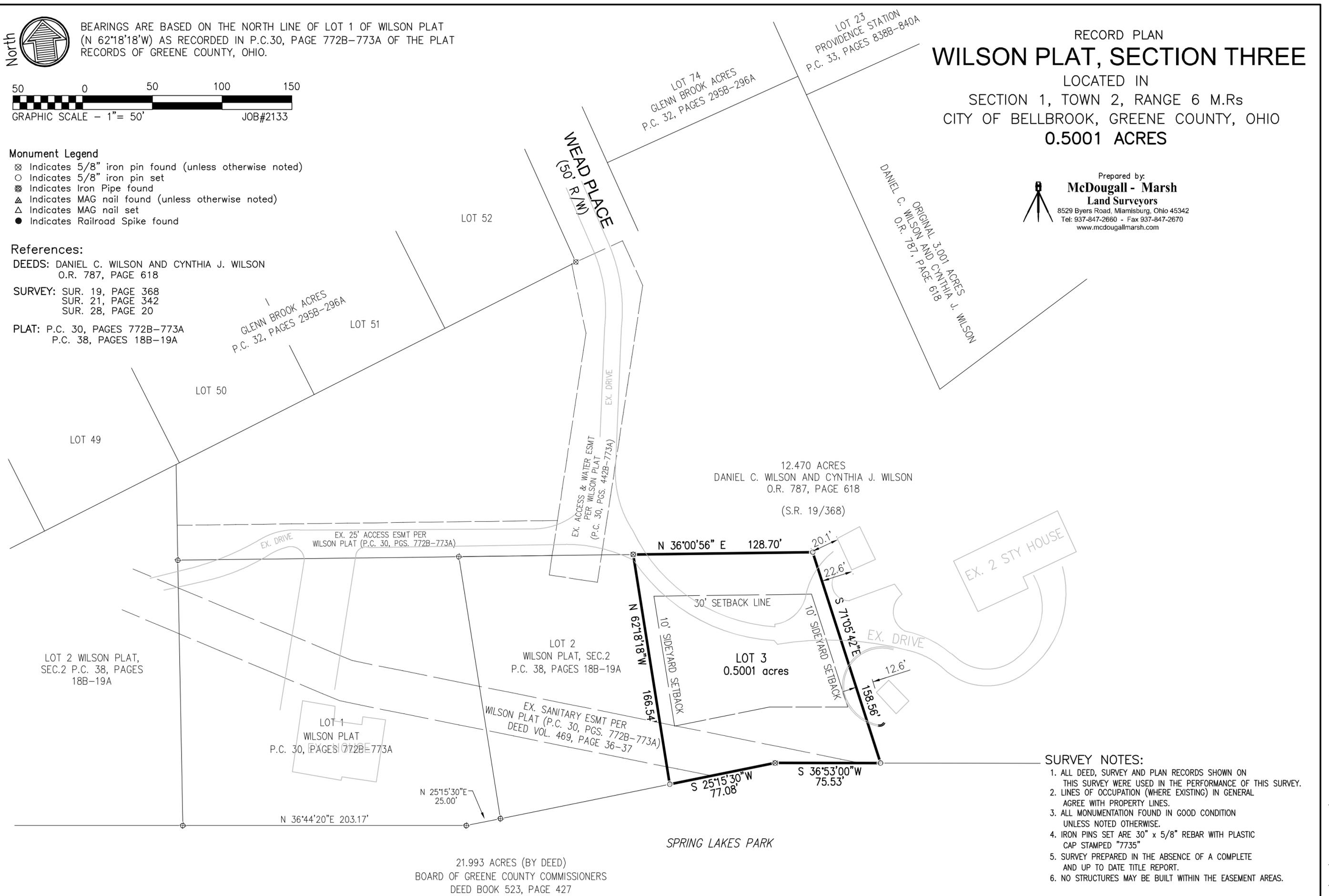
DEEDS: DANIEL C. WILSON AND CYNTHIA J. WILSON
O.R. 787, PAGE 618

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:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
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

DRAFT SET OF QUESTIONS FOR BELLBROOK PLAN

CATEGORY	QUESTION	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	NO OPINION
Business	Bellbrook offers a good selection of shopping opportunities.						
Business	Bellbrook offers good lunchtime eating opportunities.						
Business	Bellbrook offers good evening dining opportunities.						
Business	Bellbrook needs more personal service businesses.						
Business	Bellbrook has attractive commercial centers.						
Business	Commercial properties are well maintained in Bellbrook.						
Children	Bellbrook has adequate recreation opportunities for children.						
Communication	The existing communication methods between the city and you are adequate.						
Downtown	A strong, identifiable downtown is important to Bellbrook.						
Downtown	Historic preservation is important to downtown Bellbrook.						
Downtown	Parking is a problem in downtown Bellbrook.						
Downtown	I would walk or bike to downtown Bellbrook if safe pedestrian/bike connections were made.						
Downtown	Downtown Bellbrook needs more evening dining and recreation opportunities.						
Downtown	Bellbrook has a good downtown business network.						
Housing	Bellbrook should have a wider variety of housing types.						
Housing	Residential properties are well maintained in Bellbrook.						
Image	Public and institutional properties are well maintained in Bellbrook.						
Mobility	It is easy to get around Bellbrook without a car.						
Mobility	A bike connection to Spring Valley and the Little Miami Trail via SR 725 and/or the Little Miami River should be made.						
Mobility	Downtown Bellbrook should have safe pedestrian/bike connections with Sugarcreek Reserve, Spring Lakes Park, Sackett-Wright Park and the Little Miami River.						
Seniors	Bellbrook has adequate services for seniors.						
Seniors	Bellbrook has adequate housing for seniors.						

DRAFT SET OF QUESTIONS FOR BELLBROOK PLAN

RATING OF SERVICES		1 Excellent	2 Good	3 Adequate	4 Need to Improve	5 Poor	NO OPINION
Services	Rate fire protection services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.						
Services	Rate police protection services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.						
Services	Rate water services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.						
Services	Rate sanitary sewer services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.						
Services	Rate library services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.						
Services	Rate telecommunication services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.						
Services	Rate access to health care services in Bellbrook on a scale from 1-5. Please explain why for answers other than a 3.						

DRAFT SET OF QUESTIONS FOR BELLBROOK PLAN

MULTIPLE CHOICE & OPEN-ENDED QUESTIONS

General	What is the main reason you are in Bellbrook? (Pick Only One)	Grew Up Here	Job	Schools	Housing	Large Lots	Friendly	No Income Tax
Image	In one or two words, describe Bellbrook to someone who has never been here.							
Business	What types of facilities or businesses would you like to see in Downtown Bellbrook that are not currently here?							
Business	What types of facilities or businesses would you like to see along the SR 725 Corridor that are not currently here?							
Business	Where would you like to see additional facilities or businesses?	Downtown	SR 725 Between Downtown & West End	West End Near Wilmington				
Communication	What method of communication do you use to find out what is happening in Bellbrook?	Bellbrook Web Site	E-Mail	Newsletter	Phone	Bellbrook TV Channel	Social Media	
Downtown	How many times a week do you come to downtown Bellbrook?	1	2	3	4	5	6	7
Downtown	What are the top three reasons you come to downtown Bellbrook?	Groceries	Eating & Dining	Municipal Building	Library	Banking	Gas Station	Pet Services
		Law/Insurance & Professional Services	Hair/Nails & Personal Services	Retail Shopping Bike/Toys/Crafts Lawn Equipment	Historical Museum	Bellbrook Park	Family Resource Center	Other (Specify)
Downtown	Map your route from home to downtown. Are there any key obstacles along this route that discourage you from walking or biking as an alternative to driving?							
Image	What do you consider Bellbrook's most valuable asset? (Map it)							
Image	Which part(s) of Bellbrook do you find most attractive?							
Image	Which part(s) of Bellbrook do you find least attractive?							
Image	Which part(s) of Bellbrook needs most improvement?							
Image	What is the most important thing missing in Bellbrook?							
Drainage	Are there any stormwater/drainage problems in Bellbrook? Where?							
Image	What kinds of improvements could be made to make Bellbrook a more desirable place to live?							
Image	If you could change one thing about Bellbrook today, what would it be?							
Mobility	Where do you have the most issues with traffic?							