BELLBROOK CITY COUNCIL AGENDA
February 12, 2018

6:00 pm Executive Session- Personnel Matters (Employment of a Public Employee)

7:00 pm-Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Formal Approval of the City Council Executive Session and Regular Meeting Minutes of January 22, 2018.
5. Mayor’s Announcements/Special Guest
   - Certificate of Appreciation Robert Gooding, Historical Museum Board
   - Police Chief Doug Doherty Police Department 2017 Annual Report
   - Oath of Office-Alexi Wilson
6. Public Hearing of Ordinances
7. Introduction of Ordinances
8. Resolutions
   - Resolution 2018-K A Resolution Declaring Specific Equipment No Longer Needed By the City of Bellbrook as Surplus Property and Authorizing the City Manager to Dispose of Said Surplus Property. (Greenwood)
   - Resolution 2018-L A Resolution Approving the Record Plan for the Highview Terrace Subdivision, Section Three, Phase Three. (Middlestetter)
   - Resolution 2018-M A Resolution Approving the Platting of Lot #3 Wilson Plat Subdivision, Section 3. (Edwards)
9. City Manager’s Report
10. Committee Reports
   A. Service
   B. Safety
   C. Finance/Audit
11. Old Business
12. New Business
   - 2018 Water Rates Review
13. Open Discussion
14. Adjourn
PRESENT:  Mr. Nick Edwards  
Mr. Forrest Greenwood  
Mr. Darryl McGill  
Mrs. Elaine Middlestetter  
Mrs. Dona Seger-Lawson  
Deputy Mayor Mike Schweller  
Mayor Bob Baird

This is a summary of the City Council meeting held on Monday, January 22, 2018. Mayor Baird called the meeting to order at 6:00 pm and the Clerk called the roll.

Mr. McGill made a motion to go into executive session at 6:00 pm to discuss Personnel Matters (Employment and Compensation of a Public Employee) Mrs. Middlestetter seconded the motion. The Clerk called the roll: Mr. McGill, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Mr. Edwards made a motion to exit out of executive session at 6:56 pm. Mr. Greenwood seconded the motion. The Clerk called the roll: Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Being no further business the executive session ended at 6:56 pm.

Mayor Baird called the regular council meeting to order at 7:00 pm and the Clerk called the roll.

After polling members of City Council, as there were no corrections or additions to the executive session and regular meeting minutes of January 8, 2018, Mayor Baird declared the minutes approved as written.

MAYOR’S ANNOUNCEMENTS/SPECIAL GUEST

PUBLIC HEARING OF ORDINANCES

INTRODUCTION OF ORDINANCES

RESOLUTIONS
Mr. McGill read Resolution 2018-E A Resolution to Proceed to Levy a Tax in Excess of the Ten Mill Limitation. This resolution authorizes the placement of a 1.75 mill fire levy on the May 2018 ballot. The County Auditor certified the taxes to be generated by this levy as $313,000 per year. The purposes of this levy are to add one additional full time fire fighter and to restore some part time fire fighter hours that were cut to meet budgetary purposes. This will allow the city to have four firefighters on duty 24 hours a day, seven days a week. This is the second and final step to placing the levy request on the May ballot.
Mr. McGill made a motion to adopt Resolution 2018-E. Mr. Schweller seconded the motion. The Clerk called the roll. Mr. McGill, yes; Mr. Schweller, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mayor Baird, yes. The motion carried 7-0.

Mr. Greenwood read Resolution 2018-F A Resolution Accepting the Bid Submitted by Brackney, Inc. for the Upper Hillside Water Main Improvement Project and to Authorize the City Manager to Enter into a Contract in Connection Therewith. This resolution authorizes the acceptance of the bid from Brackney, Inc. in the amount of $1,166,510.50 for the Upper Hillside Main Improvement Project. Mr. Schlagheck said the contractor has received positive reviews from other governments that have used them. The schedule is not finalized yet but they are expected to start around March 1st. A letter will be mailed to the residents of the Upper Hillside plat when a tentative schedule has been drafted.

Mrs. Middlestetter asked if there will be digging in the resident’s yards. Mr. Schlagheck said yes, we will be replacing the service line. Inside water meters will be replaced with a new meter located out in a pit. The Service Department workers will be removing the inside meters.

Mr. Schweller asked Mr. Schlagheck if he has received any feedback from any residents in the area regarding this project. Mr. Schlagheck said no, he has not heard from anyone.

Mr. Greenwood made a motion to adopt Resolution 2018-F. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. McGill, yes; Mr. Edwards, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Mrs. Middlestetter read Resolution 2018-G A Resolution Approving the Record Plan for the Highview Terrace Subdivision, Section Three, Phase Two. The Planning Board approved this record plan last week. The record plan is consistent with the approved preliminary plan.

Mrs. Middlestetter made a motion to adopt Resolution 2018-G. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Mrs. Seger-Lawson read Resolution 2018-H A Resolution Authorizing the City Manager to Participate in a Contract with the Department of Administrative Services, Office of State Purchasing, for the Purchase of Pick-up Trucks for the City of Bellbrook. This will authorize the City Manager to enter into a contract to purchase two pick-up trucks for the Service Department. Both trucks are available from state bid. The total budget for these two trucks is $70,000. The total estimated cost, when completely outfitted, is $64,449.

Mrs. Seger-Lawson made a motion to adopt Resolution 2018-H. Mrs. Middlestetter seconded the motion. The Clerk called the roll. Mrs. Seger-Lawson, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.
Mr. Edwards read Resolution 2018-I A Resolution Directing the Greene County Auditor to Enter the Delinquent Cost of Unpaid Water Bills on the Tax Duplicate for the Properties Attached Hereto. This authorizes the assessment of unpaid water bills to property taxes. The total of delinquent water bills for assessment is $1,721.66.

Mr. Edwards made a motion to adopt Resolution 2018-I. Mr. Greenwood seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Mr. Schweller read Resolution 2018-J A Resolution Authorizing the City Manager to Participate in a Contract with the Department of Administrative Services, Office of State Purchasing, for the Purchase of Police Vehicles for the City of Bellbrook. This authorizes the City Manager to enter into a contract to purchase two SUV’s for the Police Department. These SUV’s will replace the last two Dodge Chargers. The budget for these two vehicles, before outfitting, is $56,000.

Mr. Schweller made a motion to adopt Resolution 2018-J. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll. Mr. Schweller, yes; Mrs. Seger-Lawson yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 7-0.

CITY MANAGER REPORT
Mr. Schlagheck said residents should be receiving their property tax bill within the next couple of weeks. The overall valuation for the city went up 7.4%. Mr. Schlagheck said if your property value did not go up, you would actually pay less tax. Also, if your property value increased 8%, your taxes only increased 2%. When property values increase, tax rates decrease.

Next, Mr. Schlagheck said the City of Beavercreek does an annual cost of local government. This annual report shows for a typical homeowner, how much they pay for real estate taxes, how much they pay in city income taxes and how much they pay annually for water and sewer. The City of Bellbrook has the lowest annual cost of local government for the second or third year in a row. Mr. Schlagheck said he hears a lot that our property taxes are the highest in the county. He said our taxes are higher but we do not have a city income tax or a school district income tax.

COMMITTEE REPORTS
Service: No Report.
Safety: No Report.
Finance/Audit: Mr. Schweller said it looks like the City is on track with both revenue and expenditures. He also said the capital projects are on track too. At the auditor’s request, the quarterly financial report needs to be accepted by formal action of Council.

Mr. Schweller made a motion to accept the 12-31-17 quarterly finance update. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Schweller, yes; Mr. McGill, yes; Mr. Edwards, yes; Mr.
Greenwood, yes; Mrs. Middlestetter yes; Mrs. Seger-Lawson, yes; Mayor Baird, yes. The motion carried 7-0.

**Community Affairs:**
Mrs. Middlestetter made a motion to appoint Brady Harding to serve on the Planning Board, term, January 1, 2018 to December 31, 2022. Mr. Edwards seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

**OLD BUSINESS:**

**NEW BUSINESS** Mayor Baird said that City Manager, Mark Schlagheck has resigned his position effective March 16, 2018. The Mayor said Mr. Schlagheck has done a lot of good things for the City of Bellbrook. The Mayor wished Mr. Schlagheck well. Mayor Baird said that Mr. Schlagheck will be helping Council with the hiring of a new City Manager.

Mr. Edwards made a motion to accept the resignation of City Manager, Mark Schlagheck, effective March 16, 2018. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mr. McGill, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

**OPEN DISCUSSION:**
Mr. Edwards said that Mr. Schlagheck has been a pleasure to work with. He wished Mr. Schlagheck all the best.

Mr. Greenwood told Mr. Schlagheck good luck and it has been a pleasure to work with him.

Mr. McGill said Mr. Schlagheck has been an asset to this council and also the community. He has provided excellent guidance.

Mrs. Middlestetter said Mr. Schlagheck will be sorely missed.

Mrs. Seger-Lawson also said Mr. Schlagheck will be missed.

Mr. Schweller said Mr. Schlagheck is both the City Manager and Finance Director. He said it is not often you can find both skill sets in one individual. Mr. Schweller said we have had some great results with the annual audits. Mr. Schweller said he has done a great job for the city and he thanked Mr. Schlagheck.

**Andrew Betts-1524 Lynlee Dr.**-He said it might be helpful to include the annual cost of government report with the levy information.

**Cole McCrae-1862 Sugar Run Trail** is a Boy Scout from Troop 375. He is at the meeting tonight to earn his communication badge.
Danny Betts-1524 Lynlee Dr. is also a Boy Scout from Troop 375. He is in attendance tonight to earn his citizenship in the community badge.

The Mayor presented both Boy Scouts with a pin and thanked them for coming to the meeting tonight.

**ADJOURN**
Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 7:48 pm.

____________________________________
Jami L. Kinion, Clerk of Council
City of Bellbrook

Resolution No. 2018-K

A Resolution Declaring Specific Equipment No Longer Needed By the City of Bellbrook as Surplus Property and Authorizing the City Manager to Dispose of Said Surplus Property.

WHEREAS, the City of Bellbrook desires to maintain adequate equipment to be used by its personnel; and

WHEREAS, equipment no longer needed for use by City personnel may be declared as surplus property per Chapter 230 of the Bellbrook Municipal Code.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the following equipment is hereby declared as surplus property:

1995 Freightliner Truck (VIN 1FV6HLCB9SL578850)

Section 2. That the City Manager is hereby authorized and directed to dispose of said property in accordance with Chapter 230 of the Bellbrook Municipal Code.

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

___________________________________________
Robert L. Baird, Mayor

___________________________________________
Jami L. Kinion, Clerk of Council
City of Bellbrook
Resolution No. 2018-L

A Resolution Approving the Record Plan for the Highview Terrace Subdivision, Section Three, Phase Three.

WHEREAS, the City of Bellbrook Planning Board, after a comprehensive review, granted approval on February 6, 2018 for the record plan for Section Three, Phase Three of the Highview Terrace Subdivision; and

WHEREAS, the City of Bellbrook Subdivision Regulations stipulate that the signing of the Record Plan must be approved by City Council.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That Section Three, Phase Three of the Highview Terrace Subdivision as shown on the final Record Plan is hereby approved for recording purposes.

Section 2. That the Mayor and Clerk of Council are authorized to affix their signatures to the Record Plan.

Section 3. That the developer shall file a copy of the Record Plan for recording in the office of the County Recorder following the date of final approval by the Planning Board and furnish the City with one print of the final recorded plat.

Section 4. That the approval of said Record Plan for recording purposes does not constitute the final acceptance of the proposed streets shown thereon as public streets or the acceptance of the dedication of any other public lands.

Section 5. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council
DEDICATION

The undersigned, being all the owners and lienholders of the land herein platting, do hereby voluntarily consent to the execution or said plat as shown herein, and do dedicate the sanitary sewers to the Greene County 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, for the express purpose of serving any and all trees, owners, and their premises located thereon, and to provide for 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: Owner, Clemens Development Co.

Witness: By Richard M. Clemens, President, Clemens Development Co.

WITNESS

STATE OF OHIO, SS:

The foregoing instrument was acknowledged before me this_____________day of_____________, 2018, by Clemens Development Co.

By__________________________________________

Richard M. Clemens, President

ROTARY PUBLIC

SIGNED AND ACKNOWLEDGED: By Robert Bank

Witness: ____________________________

STATE OF OHIO, SS:

The foregoing instrument was acknowledged before me this_____________day of_____________, 2018, by Robert Bank

By__________________________________________

Richard M. Clemens, President

ROTARY PUBLIC

OWNER / DEVELOPER

Clemens Development Co.

8793 Little Susquehanna Rd.

Dayton, OH 45440

Phone: 937-545-3232

Acquired in D.R. Volume 2372, Page 672

AREA SUMMARY

Site Acres: 4.890 Acres

Lots: 65

Sidewalks and Right of Way: 0.444 Acres

RECORD PLAN

HIGHVIEW TERRACE

SECTION THREE

PHASE THREE

CONTAINING 4.890 ACRES

LOCATED IN SECTION 5, TOWN 5, RANGE 6, M.R.

CITY OF BELLBROOK, GREENE COUNTY, OHIO

JANUARY 29, 2018

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:

CHAIR______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 RECORDER:

FILE NO.______PLAT CABINET VOL.______PAGES______

FEE______RECEIVED FOR RECORDING THIS______day of______, 2018 at______M.

RECORDED THIS______day of__________, 2018

GREENE COUNTY AUDITOR

GREENE COUNTY RECORDER

CERTIFICATION

I hereby certify, to the best of my knowledge, that this plat represents a field survey of January 2018 performed under the direct supervision of Phil Brumbaugh, Professional Surveyor No. 1007.

Phil Brumbaugh, P.S. 2207 South Miami Street

West Milton, OH 45383

Phone: (937) 698-3000

Fax: (937) 698-3928

COVENANTS, CONDITIONS AND RESTRICTIONS:

The within plat is a subdivision containing 4.890 acres and being all of the remaining lands of a 60.000 acre tract conveyed as acquired by Clemens Development Co. through instruments recorded in D.R. 2372, pg. 522 of the Official Records of Greene County, Ohio.

STATE OF OHIO, SS: Clemens Development Co., by Richard M. Clemens, its President, being duly sworn, says that all persons and corporations to be the best of his knowledge interested in this dedication, either as owner of lienholders, have signed in its execution.

Richard M. Clemens

SIGNED AND FILED IN MY PRESENCE ON

This______day of_________________________, 2018.

Robert Bank, Notary

NOTE:

1. All lots in this subdivision shall be known or described as residential lots.

2. Maintenance of all areas designated as drainage easements, walking paths, entrances, and landscape easements shall be the responsibility of the individual owners. All drainage easements designated 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 easements are to be allowed without the approval of the city of Bellbrook's Engineer. Maintenance of the drainage easement area, stormwater management facilities, and drainage areas shall be the responsibility of the individual owners of the lot or lots. Homeowners Association, whoever is applicable, on which these facilities and/or drainage areas are located.

4. All easements, reservoirs,��体 reserves, and drainage areas shown on this plat shall be maintained and preserved in accordance with the provisions of the plat and any agreements or restrictions shown hereon or recorded as part of same.

5. No portion of any lot shall be developed, built upon, or occupied by any building until the plat and all other documents and agreements hereof have been recorded and duly acknowledged in the public records of Greene County, Ohio.
**Record Plan**

**Highview Terrace Section Three Phase Three**

**Containing 4.990 Acres**

Located in Section 8, Town 2, Range 6 W

City of Bellbrook, Greene County, Ohio

January 29, 2018

**Record Data**

- **Graphic Scale:** 1" = 200'
- **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’

**Additional Information**

- **Supervision:**
  - The North Line of Clemens Development Company, Inc., 60.059 Acre Tract, as recorded in D.R. 2372, page 622, being N 73°00’45” W

**Surveyor:**

- **Philip C. Brumbaugh**
  - Ohio Registered Professional Surveyor No. 5957
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:

EASEMENTS SHOWN ON THIS PLAN ARE FOR THE CONSTRUCTION, OPERATION, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, GAS LINES, STORM DRAIN, SANITARY SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PURPOSE 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 THEIR 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 THEIR VOLUNTARY ACT AND AS LIENHOLDERS.

________________________________
NOTARY PUBLIC

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 DEED, 7/8/77, PAGE 618 OF THE PLAT AND DEED RECORDS OF GREENCE 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 R. MARSH, P.S. #7735
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 7729-773A OF THE PLAT
RECORDS OF GREENE COUNTY, OHIO.

50 100 150
GRAPHIC SCALE - 1" = 50'

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

Monument Legend
• Indicates 5/8" iron pin found (unless otherwise noted)
• Indicates 5/8" iron pin set
• Indicates iron pipe found
• Indicates MCC nail found (unless otherwise noted)
• Indicates MCC nail set
• Indicates Railroad Spikes 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 7729-773A
P.C. 38, PAGES 188-194

SURVEY NOTES:
1. All deed, survey, and plat records shown on
   this survey are used in the performance of this survey.
2. Lines of obstruction (where existing) in general
   agree with property lines.
3. All monuments found in good condition
   unless noted otherwise.
4. Monuments set are 3/4" x 8" metal firm plates
   cap dimension 7/8".
5. Survey performed in the absence of a complete
   set of deed title history.
6. No structures may be built within the easement areas.