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

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Jami L. Kinion, Clerk of Council
DEDICATION AND EASEMENTS:

The undersigned, being the landowners and lienholders of the land herein platted, do hereby consent to the dedication of said plat of 1.4727 acres, being part of the original 12.473 acres parcel conveyed to Daniel C. Wilson and Cynthia J. Wilson by O.R. 787, page 518 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 PLAN ARE FOR THE CONSTRUCTION, OPERATION, REPAIR, REPLACEMENT, OR REPAIR OF WATER LINES, GAS LINES, STORM SEWER, SANITARY SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PERMIT 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 ALLLOTS 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 COUNTY PERSONALLY COME ___ ___ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND AS OWNER.

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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 COUNTY PERSONALLY COME ___ ___ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND AS LIENHOLDERS.

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NOTARY PUBLIC

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION OF 0.5007 ACRES, BEING PART OF A THE ORIGINAL 12.473 ACRES PARCEL CONVEYED TO DANIEL C. WILSON AND CYNTHIA J. WILSON BY O.R. 787, PAGE 518 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

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THOMAS K. MARSH, P.S. #7735
BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 OF WILSON PLAT (N Er 31' E 89' W) AS RECORDED IN P.C. 30, PAGE 7729-773A OF THE PLAT RECORDS OF GREENE COUNTY, OHIO.

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

Prepared by
McDongall - Marsh
Land Surveyors
1998 South Pointe Drive, Fairborn, OH 45324
Tel 937-434-0689 – Fax 937-434-0075
www.mcdongallmarsh.com

Monument Legend:
- Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- Indicates iron pipe found
- Indicates metal nail found (unless otherwise noted)
- Indicates metal nail set
- Indicates railroad spike found

References:
DEEDS: DANIEL C. WILSON AND CYNTHIA J. WILSON
G.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 186-18A

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

RECORD PLAN

SPRING LAKES PARK

SURVEY NOTES:
1. ALL DEEDS, SURVEY AND PLAT RECORDS SHOWN ON THIS SURVEY ARE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION WHERE EXISTING IN GENERAL AGREED WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. HIRING PINS SET ARE 3 1/2" x 1/2" HIRING NAIL PLANTS
   GREASED "11111111"
5. SURVEY PERFORMED IN THE ABSENCE OF A COMPLETE
   SURVEY SHEET OR ADEQUATE HISTORY
6. NO STRUCTURES MAY BE BUILT WITHIN THE EXCLUSIVE AREAS.