

**DEDICATION AND EASEMENTS:**

WE THE UNDERSIGNED, BEING THE LANDOWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SHADOWOOD, TWO-A, 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 DRAINAGE, 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:**

OWNERS: LOT 35

WITNESS

BY: NICOLE HODGES

WITNESS

**STATE OF OHIO**

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016 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 LEINHOLDERS.

NOTARY PUBLIC

**LIENHOLDER ACKNOWLEDGEMENT:**

LOT 35 LIENHOLDER:

BY: \_\_\_\_\_

**STATE OF OHIO**

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, \_\_\_\_\_ OF \_\_\_\_\_, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

NOTARY PUBLIC

**ACCEPTENCE AND APPROVAL:**

WE HEREBY ACCEPT AND APPROVE THIS REPLAT AND RECOMMEND THAT THE SAME BE RECORDED, SUBJECT TO THE INCLUDED AGREEMENT.

BELLBROOK PLANNING COMMISSION

CHAIRMAN

SECRETARY

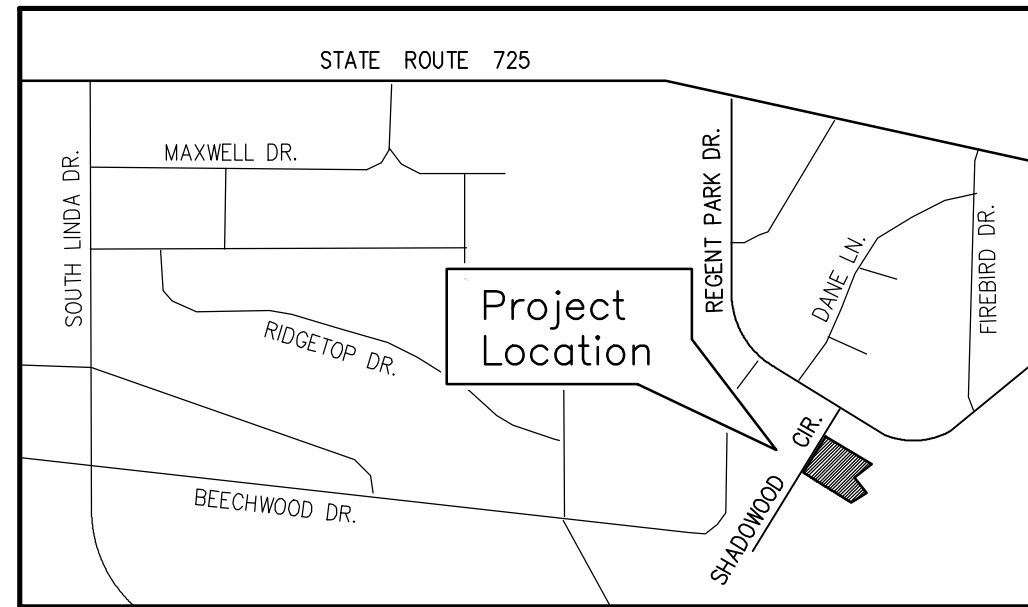
DATE

BELLBROOK CITY COUNCIL

MAYOR

CLERK OF COUNCIL

DATE



VICINITY MAP  
NTS SCALE

**SIGNED AND ACKNOWLEDGED:**

OWNERS: LOT 36

WITNESS

BY: PATRICK GRIFFIN

WITNESS

BY: STEPHANIE GRIFFIN

**STATE OF OHIO**

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016 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 LEINHOLDERS.

NOTARY PUBLIC

**LIENHOLDER ACKNOWLEDGEMENT:**

LOT 36 LIENHOLDER:

BY: \_\_\_\_\_

**STATE OF OHIO**

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, \_\_\_\_\_ OF \_\_\_\_\_, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

NOTARY PUBLIC

**DRAINAGE EASEMENT NOTE:**

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 AREA WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. MAINTENANCE OF THE DRAINAGE EASEMENT AREA, STORMWATER MANAGEMENT CONTROL FACILITY(IES), SITE AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER(S) OF THE LOT OR CONDOMINIUM ASSOCIATION, WHICHEVER IS APPLICABLE, ON WHICH THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.

Record Plan  
**SHADOWOOD TWO-A**

Being a Replat of Lot 35 and 36  
of Shadowood Two  
Recorded in P.C. 33, PAGES 893A-B

Located in

V.M.S. No. 3610  
City of Bellbrook  
Greene County, Ohio

Contains: 0.854 Acres



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

Subdivider:  
NICOLE R. HODGES  
2196 SHADOWOOD CIR.  
BELLBROOK, OHIO 45305

Subdivider:  
PATRICK GRIFFIN &  
STEPHIE GRIFFIN  
2206 SHADOWOOD CIR.  
BELLBROOK, OHIO 45305

FILE NO: \_\_\_\_\_  
FEE: \_\_\_\_\_  
PLAT VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_  
RECEIVED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016  
AT \_\_\_\_\_ M  
RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016  
GREENE COUNTY RECORDER  
TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016  
GREENE COUNTY AUDITOR

**DESCRIPTION:**

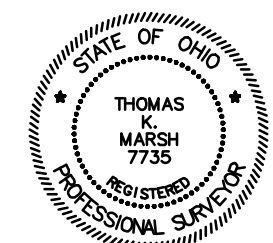
THE WITHIN PLAT IS A SUBDIVISION OF 0.854 ACRES, BEING A REPLAT OF LOT 35 OF SHADOWOOD TWO, RECORDED IN P.C. 33, PAGES 893 A & B BEING CONVEYED TO NICOLE R. HODGES BY O.R. 3198, PG 789 36 AND LOT 36 OF SHADOWOOD TWO, RECORDED IN P.C. 33, PAGES 893 A & B BEING CONVEYED TO PATRICK GRIFFIN AND STEPHENIE GRIFFIN BY O.R. 2295, PG 507 OF THE PLAT AND DEED RECORDS OF GREENE COUNTY, OHIO,

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE PLAT/SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR PLAT OF SURVEY AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 STANDARDS FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK IN JUNE 2016. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS.

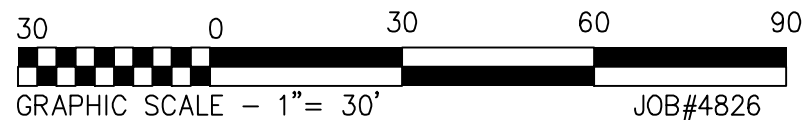
McDOUGALL - MARSH LAND SURVEYORS

BY: \_\_\_\_\_  
THOMAS K. MARSH, P.S. #7735





BEARINGS ARE BASE ON THE RIGHT-OF-WAY OF SHADOWOOD CIRCLE (N 03°28'22"E) AS RECORDED IN P.C.33, PAGE 893A-B 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: LOT 35 - NICOLE R. HODGES / O.R. 3198, PAGE 789  
 LOT 36 - PATRICK AND STEPHIE GRIFFIN / O.R. 2295, PAGE 507

Plats: SHADOWOOD TWO-P.C. 33, Page 893A-B

Record Plan  
**SHADOWOOD TWO-A**

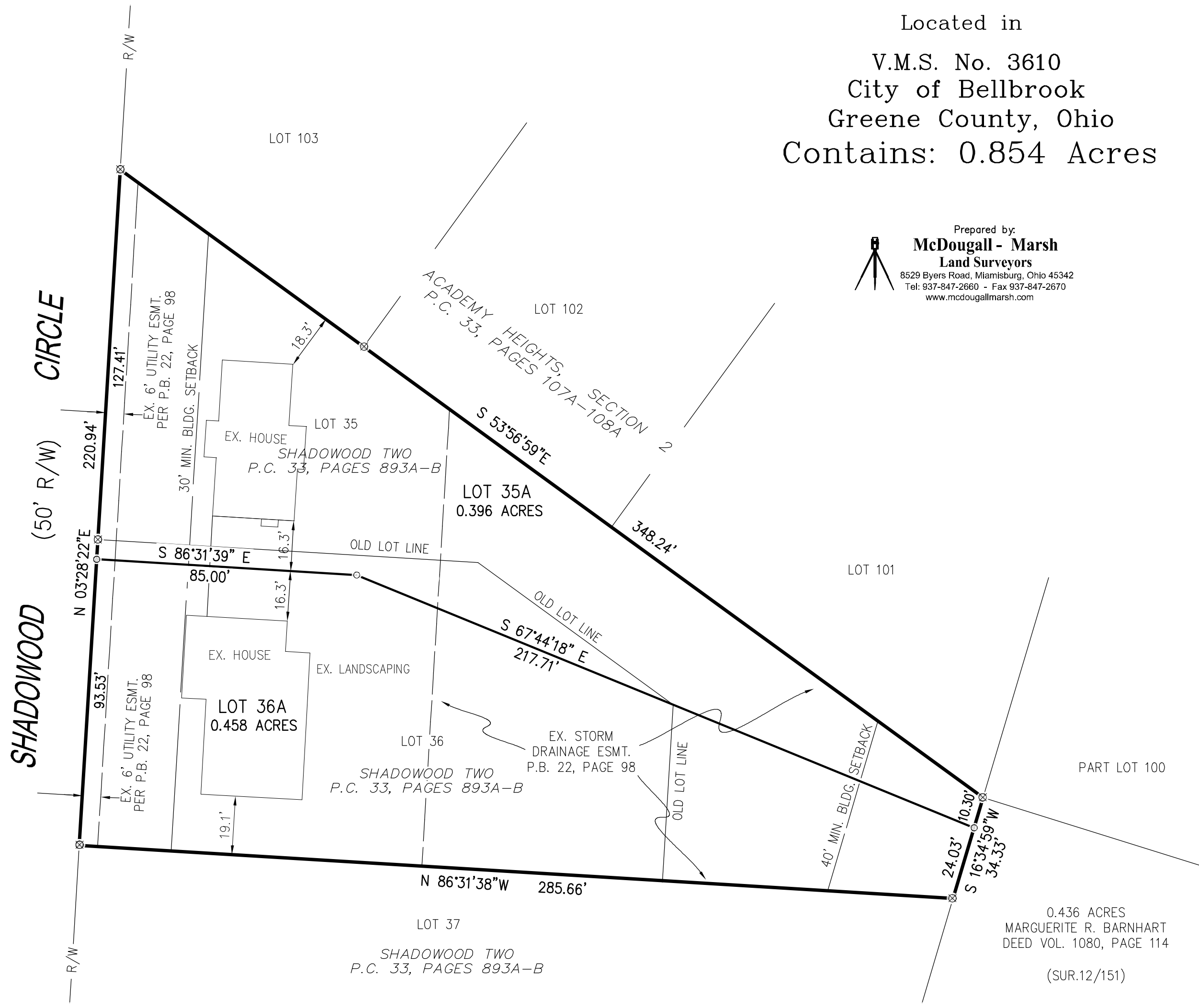
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**SURVEY NOTES:**

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.

0.436 ACRES  
 MARGUERITE R. BARNHART  
 DEED VOL. 1080, PAGE 114  
 (SUR.12/151)

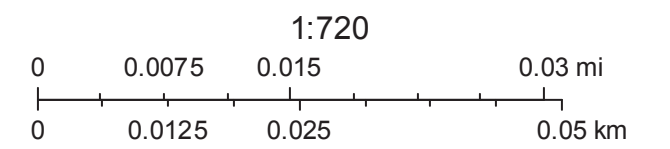


# Greene County, Ohio



July 27, 2016

2196 Shadowood Cir, Lot # 35A(Hodges/Collins) & 2206 Shadowood Cir., Lot # 36A (Griffin)







**IBI GROUP**  
23 Triangle Park Drive – Suite 2300  
Cincinnati OH 45246 USA  
tel 513 942 3141 fax 513 881 2263  
[ibigroup.com](http://ibigroup.com)

July 13, 2016

Ms. Eileen Minamyer  
City of Bellbrook  
15 East Franklin St  
Bellbrook, Ohio 45305

Dear Ms. Minamyer:

**Re: Shadowood 2A Replat Lots 35-361**

IBI Group as the City's contract engineer received the aforementioned the replat dated July 12, 2016 for the above referenced project. As the city contract engineer I have reviewed the proposed re-plot for Shadowood 2A, Lots #35 and #36 into Lots #35A & #36A.

Following coordination and clarification with the McDougall – Marsh Land Surveyors the replat preparer, it is my opinion that the submitted re-plot meets the requirements of the Zoning Code and the Subdivision Regulations.

Should you have any questions about the materials presented, or need additional information, please do not hesitate to contact me at (513) 942-3141, ext. 241.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael S. Murray'.

Principal

Michael S. Murray, P.E.  
513-942-3141, ext.241  
[mike.murray@ibigroup.com](mailto:mike.murray@ibigroup.com)



IBI Group is a group of firms providing professional services  
M•E/IBI Group is an integral member of the IBI group of firms and includes engineers and surveyors