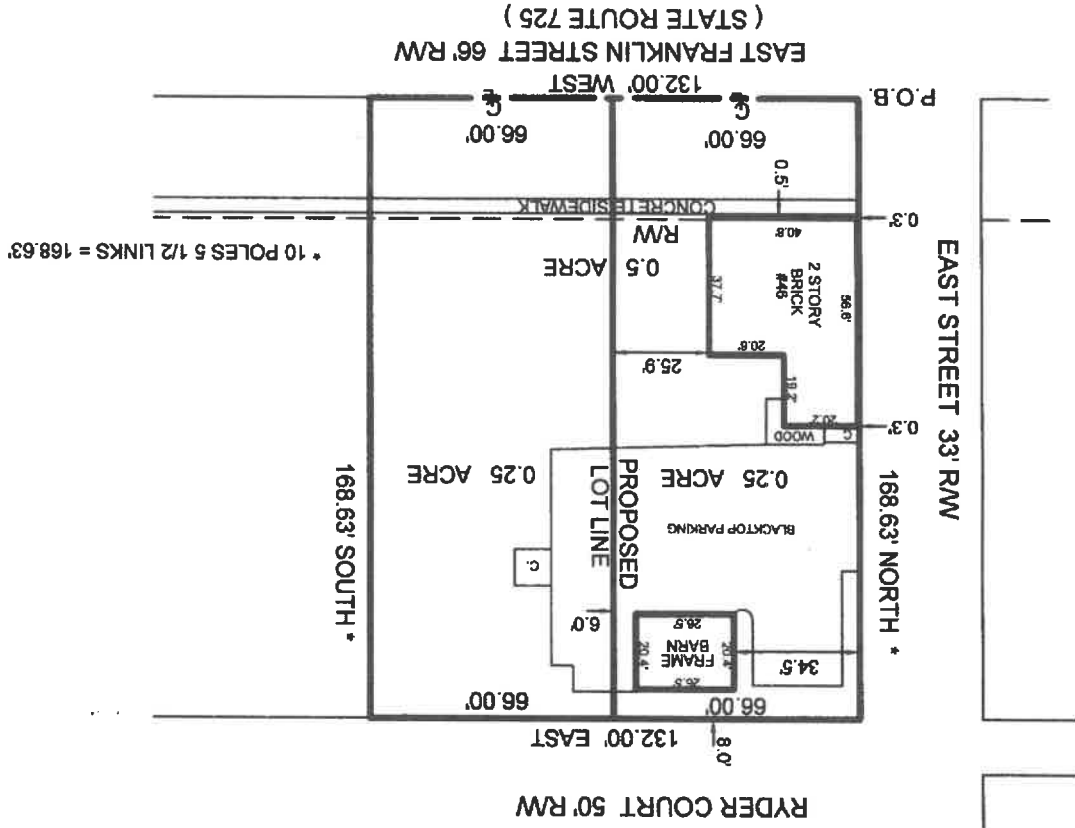


# SITE PLAN

PROPOSED LOT SPLIT



STREET ADDRESS: 46 EAST FRANKLIN STREET  
 CITY: BELLEBROOK  
 COUNTY: GREENE  
 STATE: OHIO  
 ACREAGE: 0.5 ACRE  
 SECTION: 32  
 TOWN & RANGE: T-3, R-6

5806 BUNNELL HILL ROAD  
 LEBANON, OHIO 45038  
 PHONE 937-603-2875  
 hman1965@gmail.com



By: *[Signature]*  
 Henry L. Toedtmann P.S. No. OHIO 7937



SCALE 1" = 40' DRAWN H.L.T. CHECKED H.L.T.

DATE 03/31/2022 JOB NO. 22-03-018

Henry L. Toedtmann



Land Surveyor

GENERAL DEED WARRANTY 13930

Victor A. Lawrence, married, Grantor of Montgomery County, Ohio for valuable consideration paid, grants with general warranty covenants to Victorian Bellbrook, L.L.C., an Ohio limited liability company, whose tax mailing address is 46 East Franklin Street, Bellbrook, Ohio 45305, the following real property:

situate in the City of Bellbrook, County of Greene and State of Ohio, and bounded and described as follows:

Being a part of Section 32, Town 3, Range 6 lying within the corporate limits of the City of Bellbrook. Beginning at the intersection of East Street and Franklin Streets; thence N. 10 poles and 5-1/2 links to the middle of the end of Alley No. 5; thence E. 132 feet; thence S. 10 poles and 5-1/2 links to the center of the road leading from Bellbrook to Spring Valley; thence W. 132 feet to the place of beginning, containing one-half (1/2) acre, more or less.

Also known as 46 East Franklin Street, Bellbrook, Ohio 45305.

Excepting all taxes, assessments and reassessments due and payable after the December 2000 installment.

Grantor's wife, Donna M. Lawrence, hereby releases all dower rights in and to the real property.

Prior Deed Reference: Volume 172, Page 293, of the Deed Records of Greene County, Ohio.

IN WITNESS WHEREOF, this General Warranty Deed has been executed at Dayton, Ohio, this 22 day of April, 2002

Signed and acknowledged

*Barbara Penwell*

*Victor A. Lawrence*  
Victor A. Lawrence

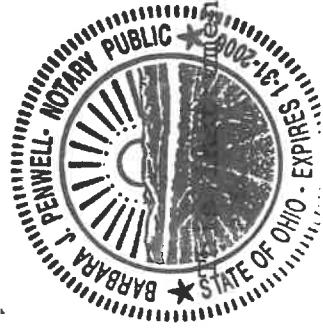
*Michelle Fredrick*

*Donna M. Lawrence*  
Donna M. Lawrence

STATE OF OHIO, COUNTY OF MONTGOMERY, ss:

BE IT REMEMBERED, that on this 22 day of April 2002, before me, a notary public in and for said state, personally came Victor A. Lawrence and Donna M. Lawrence who acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.



Document prepared by:

William A. Rogers, Jr.  
Attorney at Law  
2160 Kettering Tower  
Dayton, OH 45423

*Barbara Penwell*  
Notary Public

Greene County Engineer's Tax Map Dept.  
Description Check my name and address

Legally Sufficient As Described  
Legally Sufficient With Corrections Noted  
Legally Insufficient New Survey Required  
Date: 4-24-02  
List 135 BK 1 PG 6 PAR 120

2002 APR 25 AM 10:42  
14  
MARY L. MORRIS  
GREENE CO. RECORDER  
Xenia, Ohio

1922  
# 1900  
RECORDED  
APR 22 2002  
3:55 PM  
DEPT. OF PUBLIC SAFETY  
AUDITOR

5629271722 PG 10A