



CITY OF BELLBROOK

SUBDIVISION

LOT SPLIT/COMBINATION

15 EAST FRANKLIN STREET, BELLBROOK, OHIO 45305

(937) 848-4666 WWW.CITYOFBELLBROOK.ORG

DATE RECEIVED 1 / 21 / 2025

STAFF USE

APPLICATION # 2025-005

APPLICANT INFORMATION

NAME OF SUBDIVISION _____ SECTION, TOWN, RANGE, 2-2-6 mrs

LOCATION 4050 UPPER BELLBROOK P.D. DEED BOOK NO. 1.R.2022⁰⁰³904 PG. 04

SUBDIVIDER NAME David & Tori WOOD (Justin Beers) PHONE _____ NUMBER _____

ADDRESS(SUBDIVIDER) 4050 UPPERBELLBROOK ROAD

EMAIL(SUBDIVIDER) Alliew117@gmail.com (Atley Beers)

NAME OF ENGINEER/SURVEYOR Thomas K. Maresh PHONE NUMBER 937-847-2660

ADDRESS(ENG./SUR.) 8529 Byers Rd. Miamisburg, OHIO 45324

EMAIL(ENG./SUR.) mcdougallmaresh@wdh.rn.com

REQUEST INFORMATION

NUMBER OF LOTS 2 ARE THERE PUBLIC UTILITIES? GAS ELECTRIC WATER

SANITARY SEWER STORM SEWER

IS THERE AREA IN THE FLOOD PLAIN? no

IS THE AREA SUBJECT TO PERIODIC FLOODING? no

IS THERE A FEDERAL LAND PROGRAM INVOLVED? no

PROPOSED USE OF SPLIT/COMBINATION Residential (New home)

OTHER COMMENTS _____

I HEREBY CERTIFY THAT THE INFORMATION AND STATEMENTS GIVEN ON THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT COMPLETING THIS APPLICATION DOES NOT GRANT APPROVAL OF THE PROPOSED LOT SPLIT AND/OR COMBINATION, I UNDERSTAND THAT IT IS THE DUTY OF THE PLANNING BOARD AND CITY COUNCIL TO DO SO.

OWNER/ENGINEER SIGNATURE Thomas K. Maresh DATE 01/20/2025

OFFICE USE ONLY		
FEE <u>\$ 250.00</u>	PAYMENT TYPE CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> # _____	REVIEW AUTHORITY COUNCIL <input checked="" type="checkbox"/> PB <input checked="" type="checkbox"/>
FIRE DEPT APPROVAL <input type="checkbox"/>	SERVICE DEPT APPROVAL <input type="checkbox"/>	POLICE DEPT APPROVAL <input type="checkbox"/>
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/>	STAFF SIGNATURE <u>Michelle Frost</u>	DATE <u>1/21/2025</u>
APPROVED-CONDITIONS <input type="checkbox"/>		

ADDITIONAL INFORMATION

1. Provide an electronic copy of the proposed lot split/combination as well as (3) three paper copies unless advised otherwise by the zoning administrator.
2. All fees and documentation must be submitted before the proposal can go before the specified boards.

RECORD PLAN ITEMS

- A. The name of the subdivision, its location by section, town, range, township, county and state, the scale, the date and the north point;
- B. The names and locations of adjoining subdivisions and the locations and ownership of adjoining un-subdivided property;
- C. All plat boundaries with lengths of courses to hundredths of a foot and bearings to half minutes. Error of closure shall not exceed one: ten thousand (1:10,000);
- D. Bearings and distances to the nearest established street, municipal, township, county or section lines or other recognized permanent reference monuments, which shall be accurately described and located on the plat;
- E. The exact layout, including street and alley lines with names, bearings, angles of intersection and widths; lengths of all arcs, radii, internal angles, points of curvature and tangent bearings; and all easements for rights-of-way provided for public utilities and any limitations on such easements;
- F. All lot numbers and lot lines, with accurate dimensions to hundredths of a foot, with bearings or angles to the street line;
- G. An accurate outline of all property which is offered for dedication for public use or reserved for the common use of the property owners, with the purpose indicated thereon;
- H. Dimensions of building setback lines;
- I. Covenants and Restrictions shown on the plat and in the proper form for recording;
- J. Certification by a registered engineer or surveyor that the plat represents a survey made by said engineer or surveyor and that all monuments shown thereon actually exist and that their location, size and material are correctly shown; and
- K. An acknowledgement by the owners of their adoption of the plat and the dedication of the streets and other public ways.

ENFORCEMENT

1. Enforcement

No person shall record any plat or subdivide any land by deed or other instrument, or start construction of any permanent building or fixture in the City of Bellbrook, Ohio, in violation of the Subdivision Regulations. In the event of such violation or evidence of intention to commit a violation against the City of Bellbrook or the owner(s) of contiguous property, in addition to any other remedies, as provided by law, may institute a suit for injunction to prevent or terminate such violation.

2. Penalties

Violation of the provisions of these Subdivision Regulations shall be punishable in accordance with the provisions of Section 711.102 of the Revised Code of the State of Ohio with right of recovery by the City of Bellbrook.

GREENE COUNTY SURVEYOR'S RECORD No. _____, PAGE _____

BEARINGS BASED ON THE SOUTH LINE OF LOT 65 (P.C. 33, P.GS. 78-88) AS SHOWN ON RIDGEWOOD, SECTION THREE-B AS RECORDED IN P.C. 34, P.GS. 78-88.



- Monument Legend**
- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
 - Indicates 3/8" iron pin set
 - ⊕ Indicates 1/2" iron pin found
 - ⊙ Indicates 1/2" iron pin set
 - ⊠ Indicates MAG nail found (unless otherwise noted)
 - ⊡ Indicates MAG nail set
 - ⊛ Indicates Concrete Monument found
 - ⊜ Indicates Concrete Monument set
 - Indicates Railroad Spikes found

REFERENCES
 DEED: DAVID R. WOOD & TOBI L. WOOD - I.R. 2022003904;
 PLAT: RIDGEWOOD, SEC. THREE-B - P.C. 34, P.G. 78-88

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN HEREON 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 3/8" (5/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7/23")
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

APPROVED GREENE COUNTY ENGINEER

By _____ Date _____

APPROVED BY: _____ DATE _____

ZONING _____

REC'D, CITY, OR VILLAGE _____ DATE _____

I certify that this plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 standards for boundary surveys. Plat of Survey was made under my direct supervision and based on actual field survey in December 2024. All monumentation is or to be set as shown.

McDougal - Marsh Land Surveyors

THOMAS K. MARSH, P.S. No. 7133

6628 Byers Road, Minningburg, Ohio 46342
 Tel: 937-647-2980 - Fax: 937-647-2870
 www.mcdougalmarsh.com

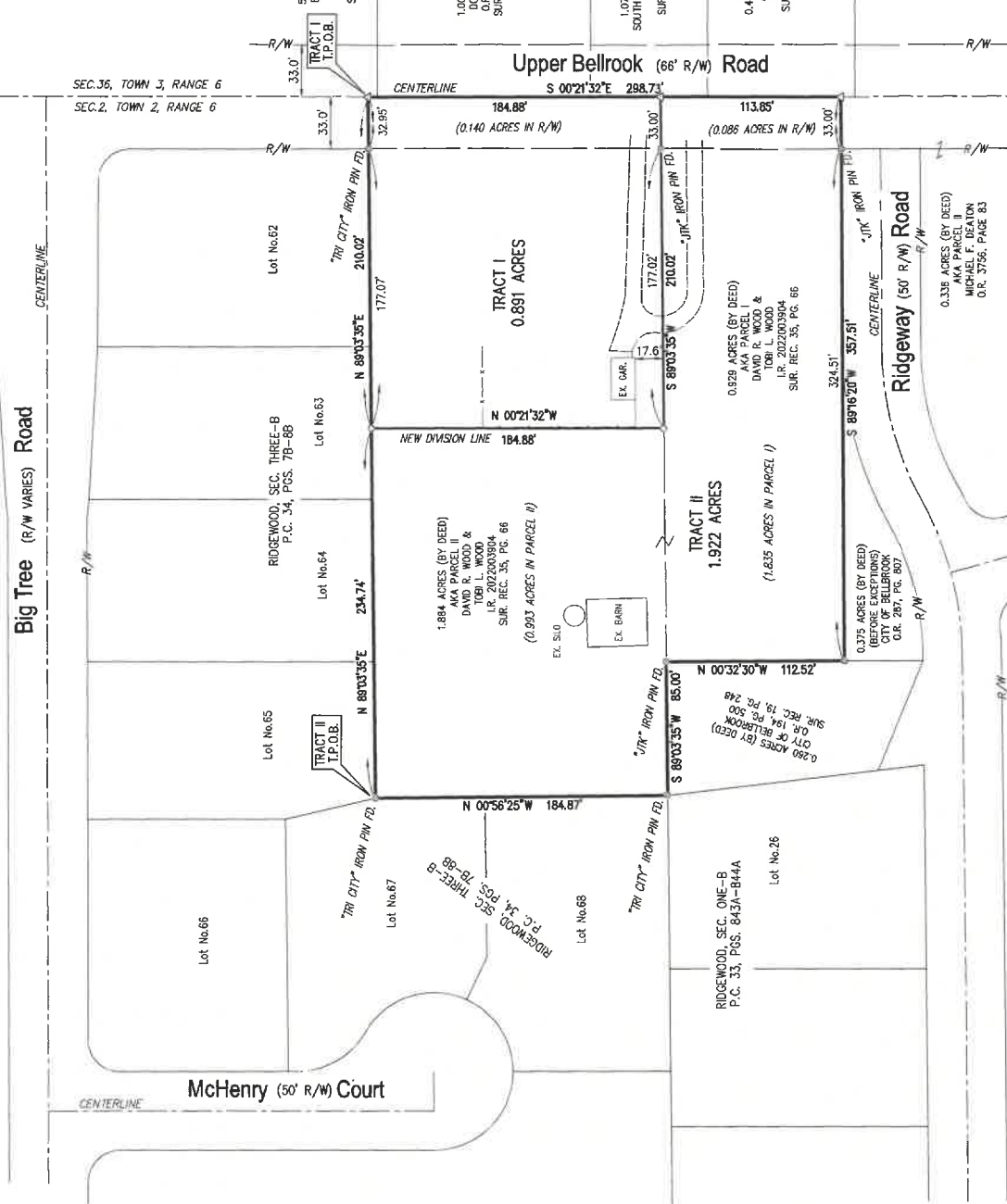
Prepared by
McDougal - Marsh
 Land Surveyors
 6628 Byers Road, Minningburg, Ohio 46342
 Tel: 937-647-2980 - Fax: 937-647-2870
 www.mcdougalmarsh.com

GRANTOR DAVID R. WOOD & TOBI L. WOOD

GRANTEE _____

LOCATION Section 2, Town 2, Range 6 M.R.S.
 or Survey No. _____
 CITY OF BELLROOK
 GREENE COUNTY, OHIO

DATE DECEMBER 2024 SCALE: 1" = 50'



S:\2024\8000\6656 BEERS\6656 SURVEY COMBO.dwg SURVEY HORIZONTAL Jan 02 2025 - 12:25:22pm Kevin



McDougall - Marsh
Land Surveyors

8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670

0.891 acres
Tract I

Situate in Section 2, Town 2, Range 6, M.R.s., City of Bellbrook, Greene County, Ohio. Being 0.891 acres of a 1.884 acre parcel (by deed), AKA Parcel II, conveyed to David R. Wood and Tobi L. Wood by I.R. 2022003904 of the Deed Records of Greene County, Ohio, and being a tract of land more particularly described as follows:

All of the Plats and Deeds referenced hereon, are recorded in the Plat and Deed Records of Greene County, Ohio.

Beginning at a Mag nail set at the southeast corner of Ridgewood Section Three – B as recorded in Plat Cabinet 34, Pages 7B-8B and in the centerline of Upper Bellbrook Road (having a width of 66 feet) and being the **True Point of Beginning**:

Thence, from said **True Point of Beginning**, S 00°21'32"E, with the centerline of said Upper Bellbrook Road, for a distance of 184.88 feet to a Mag nail set at the northeast corner of a 0.929 acre parcel (by deed), AKA Parcel I, conveyed to David R. Wood and Tobi L. Wood by I.R. 2022003904:

Thence, S 89°03'35"W, with the north line of said 0.929 acre parcel, passing a "JTK" iron pin found at a distance of 33.00 feet, for a total distance of 210.02 feet to a 5/8" iron pin set for a new corner:

Thence, N 00°21'32"W, with a new division line through said 1.884 acre parcel, for a distance of 184.88 feet to a 5/8" iron pin set for a new corner on the south line of Lot 63 of said Ridgewood Section Three – B:

Thence, N 89°03'35"E, with the south line of said Ridgewood Section Three – B, passing a "Tri City" iron pin found at a distance of 177.07 feet, for a total distance of 210.02 feet to the **True Point of Beginning**, Containing 0.891 acres of which 0.140 acres are in the right of way of said Upper Bellbrook Road. Subject to all legal conditions, easements and right-of-ways pertaining to the premises herein described. This description prepared by McDougall - Marsh Land Surveyors. Based on a field survey made by same in December 2024, under the direct supervision of Thomas K. Marsh P.S. #7735. All iron pins set are 30" x 5/8" capped "Marsh 7735." Bearings are based on the south line of Lot 65 of Ridgewood Section Three-B (N 89°03'35"E) of the Plat Records of Greene County, Ohio. Survey recorded in the Greene County Engineer's Survey Record Volume ____, Page ____.

Thomas K. Marsh P.S. #7735

Date:



McDougall - Marsh
Land Surveyors

8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670

1.922 acres
Tract II

Situate in Section 2, Town 2, Range 6, M.R.s., City of Bellbrook, Greene County, Ohio. Being all of a 0.929 acre parcel (by deed), AKA Parcel I, conveyed to David R. Wood and Tobi L. Wood by I.R. 2022003904 and 0.993 acres of a 1.884 acre parcel (by deed), AKA Parcel II, conveyed to David R. Wood and Tobi L. Wood by I.R. 2022003904 of the Deed Records of Greene County, Ohio, and being a tract of land more particularly described as follows:

All of the Plats and Deeds referenced hereon, are recorded in the Plat and Deed Records of Greene County, Ohio.

Beginning at a “Tri City“ iron pin found at the southwest corner of Lot 65 and an easterly corner of Lot 67 of Ridgewood Section Three – B as recorded in Plat Cabinet 34, Pages 7B-8B and being the ***True Point of Beginning***:

Thence, from said ***True Point of Beginning***, N 89°03’35”E, with the south line of said Ridgewood Section Three – B, for a distance of 234.74 feet to a 5/8” iron pin set for a new corner in the south line of Lot 63 of said Ridgewood Section Three – B:

Thence, S 00°21’32”E, with a new division line through said 1.884 acre parcel, for a distance of 184.88 feet to a 5/8” iron pin set for a new corner on the north line of said 0.929 acre parcel:

Thence, N 89°16’20”E, with the north line of said 0.929 acre parcel, passing a “JTK” iron pin found at a distance of 177.02 feet, for a total distance of 210.02 feet to a Mag nail set at the northeast corner of said 0.929 acre parcel, the southeast corner of said 1.884 acre parcel and in the centerline of Upper Bellbrook Road (having a width of 66 feet):

Thence, S 00°21’32”E, with the centerline of said Upper Bellbrook Road, for a distance of 113.85 feet to a Mag nail set at the northeast corner of a 0.336 acre parcel (by deed) conveyed to Michael F. Deaton by O.R. 3756, Page 83:

Thence, S 89°16’20”W, with the north line of said 0.336 acre parcel, the north right of way line of Ridgeway Road (having a width of 50 feet) and the north line of a 0.375 acre parcel (by deed) conveyed to City of Bellbrook by O.R. 287, Page 807, passing a “JTK” iron pin found at a distance of 33.00 feet, for a total distance of 357.51 feet to a 5/8” iron pin found at the northwest corner of said 0.375 acre parcel and on the east line of a 0.260 acre parcel (by deed) conveyed to City of Bellbrook by O.R. 194, Page 500:

Thence, N 00°32’30”W, with the east line of said 0.260 acre parcel, for a distance of 112.52 feet to a “JTK” iron pin found at the northeast corner of said 0.260 acre parcel:

Payment For

Utility Billing

Permit - type: Lot Reconfiguration

JAN 17 REC'D

Name

Beers

Service Address

4050 Upper Bellbrook Rd.

Payment Type

Cash

Check - #:

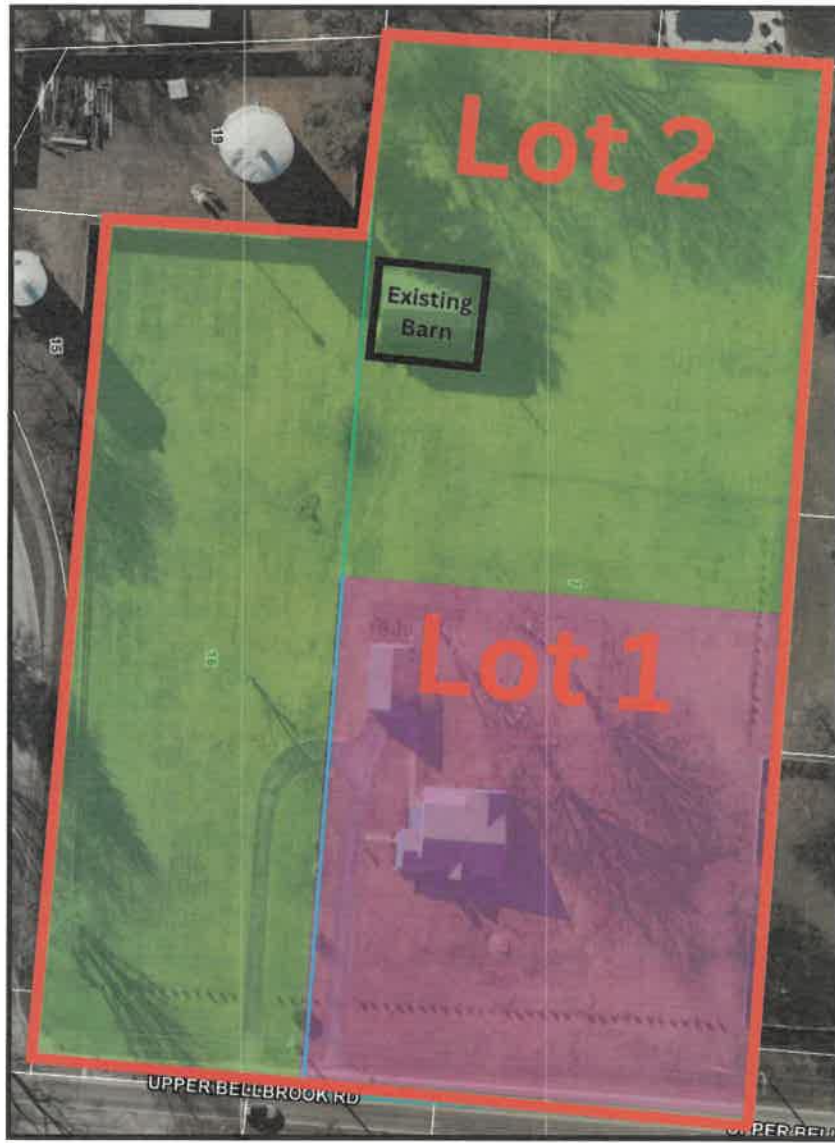
Amount Paid

\$250.00

Date Paid

1/17/2025





Lot 2

Existing
Barn

Lot 1

UPPER BELLBROOK RD

UPPER BELLBROOK RD

19

19

19

19