

GREENE COUNTY SURVEYOR'S RECORD NO. _____

SITUATED IN:
SEC. 32, T. 3, R. 6 BTMRS
CITY OF BELLBROOK & SUGARCREEK TOWNSHIP
GREENE COUNTY, OHIO

MONUMENTATION LEGEND

SYMBOL	DESCRIPTION	ABBREVIATION
○	IRON PIN FOUND	IP FD
⊗	IRON PIPE FOUND	I PIPE FD
⊕	R.R. SPIKE FOUND	RR SPK FD
⊗	CROSS FOUND	X FD
⊕	STONE FOUND	STN FD
⊗	MAG NAIL FOUND	MAG FD
⊕	MONUMENT FOUND	MON FD
⊗	IRON PIN & CAP SET	IP & CAP SET
⊕	R.R. SPIKE SET	RR SPK SET
⊗	CROSS SET	X SET
⊕	MAG NAIL SET	MAG SET
⊗	MONUMENT SET	MON SET
⊕	3/4" IP SET W/2" CAP	IP & CAP SET

NOTE: ALL FOUND IRON PINS ARE #5 REBARS IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL FOUND IRON PIPES ARE 3/4" I.D. IN GOOD CONDITION UNLESS NOTED.
NOTE: ALL SET IRON PINS ARE #5 REBAR WITH A PLASTIC CAP STAMPED "LGR & ASSOC ENGLEWOOD OH" UNLESS NOTED.

*STATE PLANE COORDINATE POINTS (NAD'83(2011), OHIO SOUTH ZONE):
#1 N 598844.462 E 1527280.459
#2 N 598913.108 E 1526488.676

ABBREVIATIONS:
IR - INSTRUMENT RECORD
PAR. - PARCEL ID
S.R. - SURVEY RECORD
O.R.V. - OFFICIAL RECORD VOLUME
POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
NTS - NOT TO SCALE

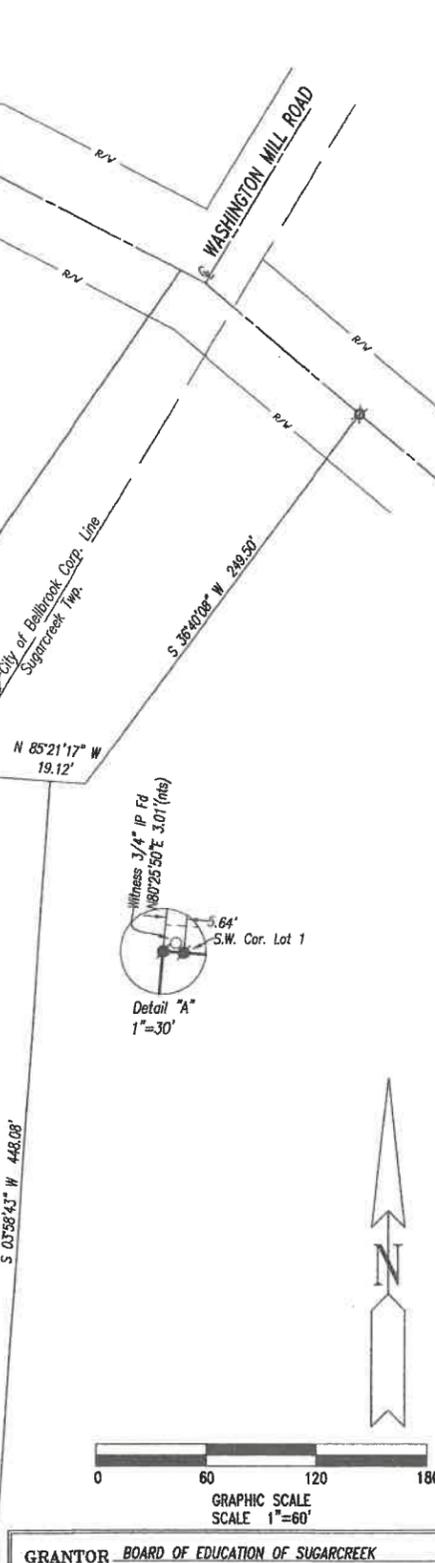
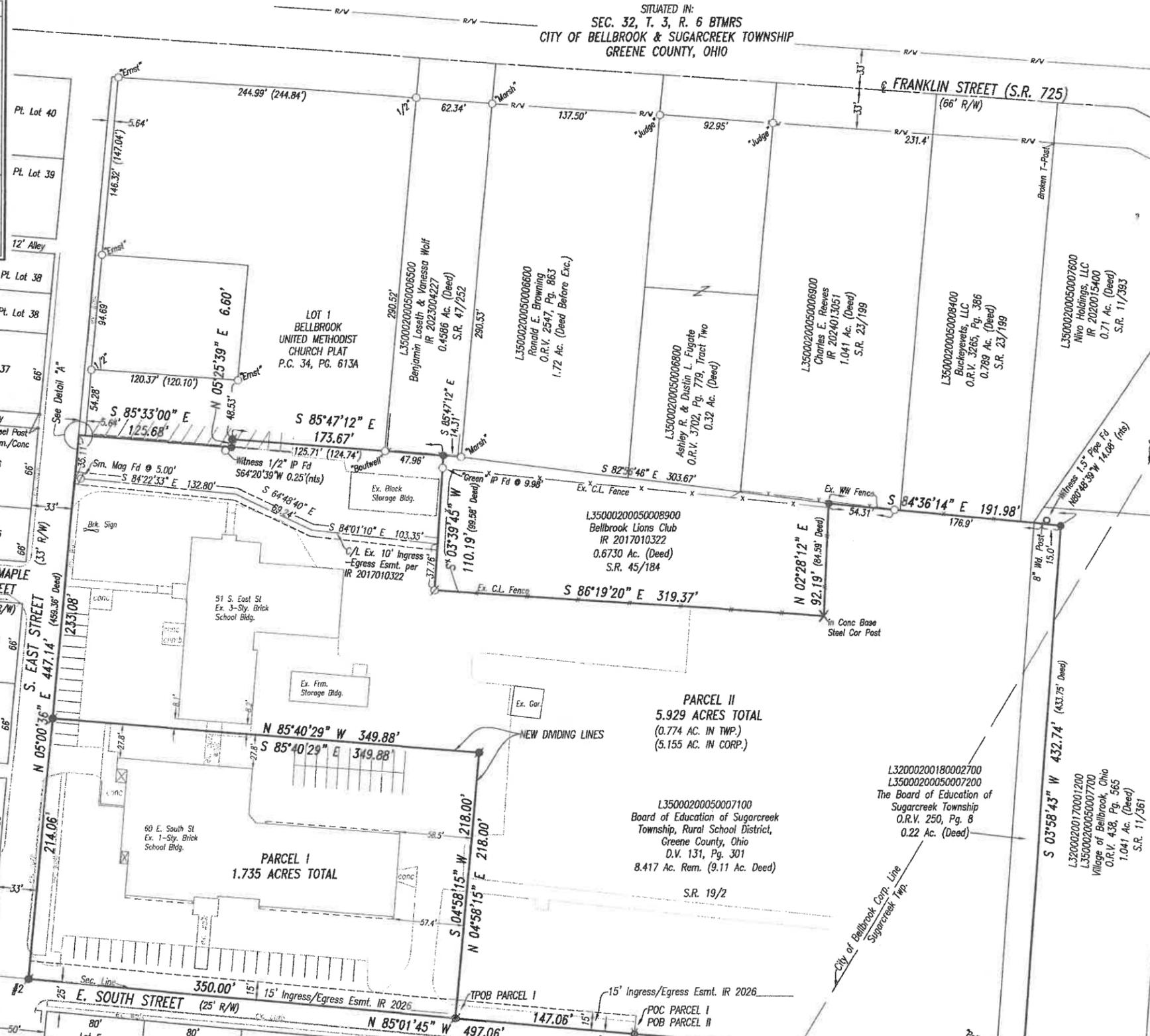
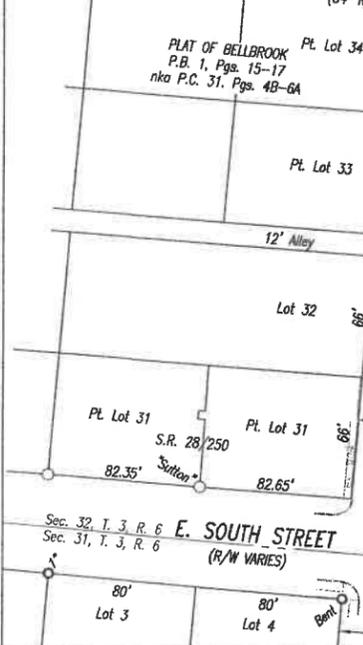
PERTINENT DOCUMENTS:
ALL DEEDS, PLATS, SURVEYS SHOWN HEREON ARE RECORDED IN THE RECORDS OF GREENE COUNTY, OHIO.

NOTES:
1. BASIS OF BEARING: N 85°01'45" W FOR THE NORTH LINE OF BARNETT PLAT SUBD. NO. 1 AND NORTH LINE OF E. SOUTH STREET FROM FROM GPS OBSERVATIONS UTILIZING GDDOT RTN STATE PLANE COORDINATE SYSTEM, NAD'83(2011), GEOID12B, OHIO SOUTH ZONE.
2. OCCUPATION IN GENERAL FITS SURVEYED LINES EXCEPT AS SHOWN HEREON.
3. A COURSE OR DISTANCE DENOTED IN () INDICATES A RECORD OR DEED CALL.

APPROVED GREENE COUNTY ENGINEER
By _____ Date _____

APPROVED BY: _____
ZONING _____ Date _____

TPCC, CITY, OR VILLAGE _____ DATE _____



GRANTOR BOARD OF EDUCATION OF SUGARCREEK TOWNSHIP
GRANTEE _____
LOCATION: Section 32, Town 3, Range 6 BTMRS
or Survey No. _____
CITY OF BELLBROOK & SUGARCREEK TOWNSHIP,
GREENE COUNTY, OHIO
DATE: JANUARY 2026

CERTIFICATION:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

BY: *Luis G. Riancho* DATE: 1/29/2026
LUIS G. RIANCHO REGISTERED SURVEYOR OF OHIO NO. 5287

STATE OF OHIO
LUIS G. RIANCHO
5287
REGISTERED SURVEYOR

PREPARED BY:
LGR LUIS G. RIANCHO & ASSOCIATES, INC.
SURVEYING
JOB # 25084
JAN. 2026
DRAWING NAME 25084POS PLOT DATE 01-21-2026

TEL 937 836-1585
FAX 937 836-9974
LGRIANCHO@OHIO.RR.COM
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322-2727

