

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND UENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, TELEVISION, OR OTHER UTILITY LINES OR SERVICES, AND FOR GRADING AND PAVEMENT WORK ASSOCIATED WITH ANY IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY, AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR THEIR OBSTRUCTIONS WITHIN SAID EASEMENT, TO THE FREE USE OF SAID EASEMENTS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS: BRIANNE T JANUSZYK  
BY: \_\_\_\_\_

WITNESS

OWNERS: SHANE L SMITH  
BY: \_\_\_\_\_

WITNESS

**ACKNOWLEDGEMENT**

STATE OF OHIO SS:  
COUNTY OF GREENE

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME \_\_\_\_\_ THE MANAGER OF \_\_\_\_\_ ON BEHALF OF SAID CORPORATION FOR AND AS THE ACT OF THE MANAGER OF \_\_\_\_\_ AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND, AND NOTARY SEAL ON THE DAY AND DATE WRITTEN HEREON:

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**LIEN HOLDER**

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

WITNESS

WITNESS

**ACKNOWLEDGEMENT**

STATE OF OHIO SS:  
COUNTY OF GREENE

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME \_\_\_\_\_ THE MANAGER OF \_\_\_\_\_ ON BEHALF OF SAID CORPORATION FOR AND AS THE ACT OF THE MANAGER OF \_\_\_\_\_ AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND, AND NOTARY SEAL ON THE DAY AND DATE WRITTEN HEREON:

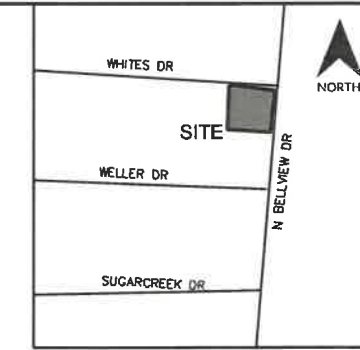
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**DESCRIPTION**

LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OHIO AND BEING A RE-PLAT OF ALL OF LOTS 124 & 125 OF BELLEVIEW PLAT, SECTION 3, AS RECORDED IN PB 5, PG 19, KNA PC 32, PG 67A, IN THE NAME OF BRIANNE T JANUSZYK & SHANE L SMITH, AS RECORDED IR 202201066.

**RECORD PLAN  
BELLEVIEW PLAT, SECTION 3  
REPLAT OF LOTS 124 & 125  
CITY OF BELLBROOK, GREENE COUNTY, OHIO  
CONTAINING 1.0858 TOTAL ACRES**



**VICINITY MAP**  
NOT TO SCALE

**SITE LOCATION**  
LAT -39°38'33.3\"/>

**ACCEPTANCE AND APPROVALS**

BELLBROOK QTY

DATE \_\_\_\_\_

**GREENE COUNTY AUDITOR**

TRANSFERRED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

GREENE COUNTY AUDITOR

**GREENE COUNTY RECORDER**

FILED FOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, AT \_\_\_\_\_

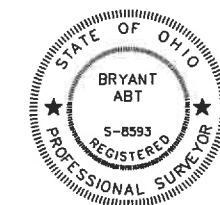
FEE \_\_\_\_\_

PLAT CABINET \_\_\_\_\_ PAGE \_\_\_\_\_

GREENE COUNTY RECORDER

**CERTIFICATE OF SURVEYOR**

THIS RECORD PLAN WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. 711.01-40, AND GREENE COUNTY SUBDIVISION REGULATIONS. I CERTIFY THAT THIS RECORD PLAN WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED UPON ACTUAL FIELD LOCATIONS.



J BRYANT ABT, P.S.  
OHIO PROFESSIONAL  
SURVEYOR # 8593

DATE: \_\_\_\_\_

**NOTES**

1. NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(11), AND THE OHIO DEPARTMENT OF TRANSPORTATION RTN (REAL TIME NETWORK) AS COLLECTED UTILIZING AN SP80 RECEIVER DURING A FIELD SURVEY CONDUCTED BY BA LAND PROFESSIONALS, DATED 06/20/2024.
2. LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.

**PERTINENT DOCUMENTS**

1. S.R. 32, PG.67A
2. IR 202201166
3. ORV 3633, PG 21
4. IR 2023010617
5. IR 2019010184

GRAPHIC SCALE (IN FEET)



**LEGEND**

- FOUND 1\"/>

**OWNER/DEVELOPER**

BRIANNE T JANUSZYK  
& SHANE L SMITH  
1831 N BELLEVIEW DR  
BELLBROOK, OH 45305

**SURVEYOR**

BA LAND PROFESSIONALS, LLC  
3707 W SALINAS CIR  
DAYTON, OH 45440  
937.286.5043  
HTTPS://BALANDPROS.COM  
admin@balandpros.com

RECORD PLAN	
BRIANNE T JANUSZYK & SHANE L SMITH	
1831 N BELLEVIEW DR CITY OF BELLBROOK	SEC 8, TWP 2, RNG 6 M.Rs GREENE COUNTY, OHIO
SCALE: 1\"/>	

DESIGN: N/A  
DRAWN: DPB  
CHECKED: JBA



JOB NO.: 24-0277  
SHEET NO.: 1 OF 1