



Subdivision Lot Split/Combination Application

Date: 02/20/2026

Applicant / Owner

Applicant Name: Bellbrook-Sugarcreek Local Schools
Address: 3757 Upper Bellbrook Rd.
City, State, Zip: Bellbrook, OH 45305
Phone: 937-684-7850
Email: Doug.cozad@bss.k12.oh.us

Engineer/Surveyor Name: Luis G Riancho & Assoc. Inc
Address: 140 W. Wenger Rd
City, State, Zip: Englewood, OH 45322
Phone: 937-836-1585
Email: lgriancho@woh.rr.com

Project

Subdivision Name: Lot Split
Section: Sdc 32, T.3, R.6
Location: 60 E. South St. Bellbrook, OH
Deed Book: D.V. 131
Page: P.301
of Lots: 2
Gas Utilities:

Electric Utilities: Existing and Not Changing
Water Utilities: Existing and Not Changing
Sanitary Sewer: Existing and Not Changing
Storm Sewer: Existing and Not Changing
Flood Plain: No
Periodic Flooding: No
Federal Land: No
Proposed Use: Splitting Lot into two parcels
One building on each parcel

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.

Luis G Riancho

Name

02/20/2026

Date



Greene County Legend

- Interstate Highway
- US Highway
- State Route
- Local Roads
- Parcel Boundary
- Corporation Boundary
- Topography
- Hydrography
- Parcel Number
- Lot Number
- Schools
- Parks
- Cemetery
- Shopping
- Buildings

1 inch = 100 feet

DISCLAIMER:

The data and maps provided herein may not be construed as a legal document or legal representation. Any person or entity who relies on the data does so solely at their own risk. The data provided was prepared by Greene County in accordance with Section 6713.09 of the Ohio Revised Code. Neither Greene County, Ohio nor its employees or officers warrant the accuracy, reliability, or timeliness of any of the data provided herein. This data is provided "as is" without warranty of any kind, and assumes no legal responsibility for the information it contains.

Spatial Reference
NAD 1983 HARN StatePlane Ohio South FIPS 3402 Feet
GCS: GCS North American 1983 HARN
Datum: North American 1983 HARN
Projection: Lambert Conformal Conic
Central Meridian: -83.50000
Standard Parallel 1: 38.25000
Standard Parallel 2: 40.03333
False Easting: 1,565,500.0000
False Northing: 0.0000
Central Parallel: 0.0000
Scale Factor: 0.0000
Map Units: Feet US





LUIS G. RIANCHO, PS

LUIS G. RIANCHO & ASSOCIATES, INC.

SURVEYING

GPS SERVICES
HIGHWAY & CONSTRUCTION STAKING
BOUNDARY & TOPOGRAPHIC SURVEYS

140 W. WENGER ROAD
ENGLEWOOD, OHIO
45322-2727

TEL (937) 836-1585

FAX (937) 836-9974

Email: lgriancho@woh.rr.com

E25084-1

January 19, 2026

Description of 15' Ingress/Egress Easement

E. South Street

Section 32, Town 3, Range 6 BTMRS

City of Bellbrook, Greene County, Ohio

Located in Section 32, Town 3, Range 6 BTMRS, City of Bellbrook, Township of Sugarcreek, County of Greene, State of Ohio and being part of an original 9.11 acre tract of land conveyed to Board of Education of Sugarcreek Township, Rural School District, Greene County, Ohio by deed recorded in Deed Volume 131, Page 301 (Current Parcel ID: L35000200050007100) and being an easement for ingress and egress purposes fifteen (15) feet wide, seven and 50/100 (7.50) feet each side of the following described the centerline:

Commencing at a railroad spike found at the northeast corner of Barnett Plat Subdivision No. 1 recorded in Plat Book 3, Page 164, nka Plat Cabinet 32, Page 39B and at the northeast corner of right-of-way of E. South Street (25' R/W) and in the south line of said Section 32, thence northerly at right angles to the north line of said Barnett Plat, North $04^{\circ} 58' 15''$ East for seven and 50/100 (7.50) feet to the **TRUE POINT OF BEGINNING** of said centerline easement;

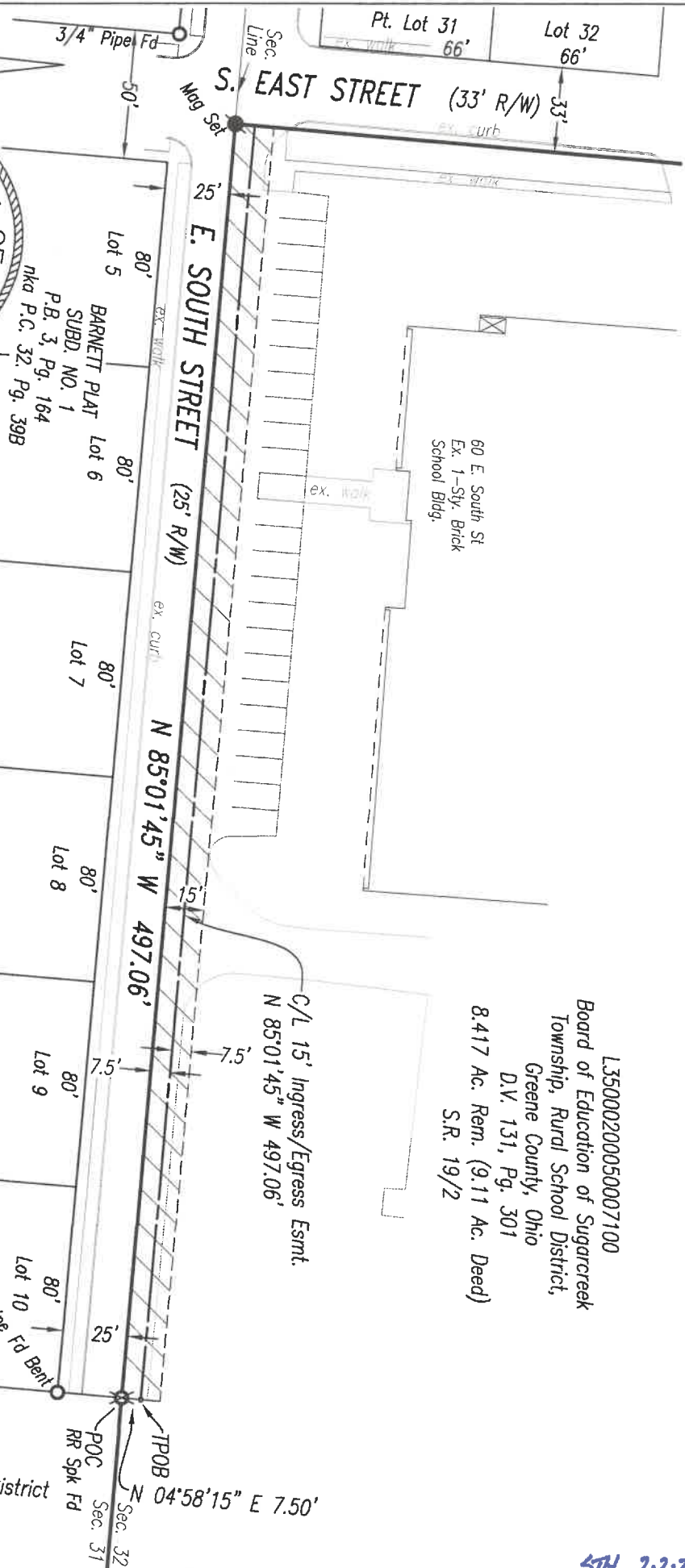
thence westerly seven and 50/100 (7.50) feet north of and parallel to the north line of said Barnett Plat and north right-of-way line of E. South Street and south line of said Section 32, North $85^{\circ} 01' 45''$ West for four hundred ninety-seven and 06/100 (497.06) feet to the terminus point in the east line of S. East Street (33' R/W), containing 0.171 acres more or less.

Note: Basis of bearing: bearing of North $85^{\circ} 01' 45''$ West for the north line of Barnett Plat Subdivision No. 1, Plat Book 3, Page 164, nka Plat Cabinet 32, Page 39B and north line of E. South Street from GPS observations utilizing ODOT RTN State Plane Coordinate System, NAD'83(2011), GEOID12B, Ohio South Zone.

SEE ATTACHED DRAWING EXHIBIT "B"

DESCRIPTION CHECK	
Greene County Engineer's Tax Map Dept.	
☒ Legally Sufficient As Described	
☐ Legally Sufficient With Corrections Noted	
☐ Legally Insufficient, New Survey Required	
By: <u>STH</u>	Date: <u>1.2.2026</u>
Plat #/Dist: _____	Page: _____

0 60
SCALE 1"=60'



L35000200050007100
Board of Education of Sugarcreek
Township, Rural School District,
Greene County, Ohio
D.V. 131, Pg. 301
8.417 Ac. Rem. (9.11 Ac. Deed)
S.R. 19/2

EXHIBIT "B", 15' INGRESS/EGRESS EASEMENT
E. SOUTH STREET
SEC. 32, T. 3, R. 6 BTMRS
CITY OF BELBROOK, GREENE COUNTY, OHIO
0.171 AC.

PREPARED BY:



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

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

L32000200180000300
L35000200050007500
Bellbrook-Sugarcreek Park District
O.R.V. 282, Pg. 239
32.091 Ac. (Deed)
S.R. 19/61
Bellbrook Corp. Line

STH 2.2.2026



LUIS G. RIANCHO, PS

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D25084-1

January 8, 2026

Parcel I, Description of 1.735 Acres

E. South Street

Section 32, Town 3, Range 6 BTMRS

City of Bellbrook, Greene County, Ohio

Located in Section 32, Town 3, Range 6 BTMRS, City of Bellbrook, County of Greene, State of Ohio and being 1.735 acres out of an original 9.11 acre tract of land conveyed to Board of Education of Sugarcreek Township, Rural School District, Greene County, Ohio by deed recorded in Deed Volume 131, Page 301 (Current Parcel ID: L35000200050007100) and being more particularly described as follows:

Commencing at a railroad spike found at the northeast corner of Barnett Plat Subdivision No. 1 recorded in Plat Book 3, Page 164, nka Plat Cabinet 32, Page 39B and at the northeast corner of right-of-way of E. South Street (25' R/W) and in the south line of said Section 32;

thence westerly with the north line of said Barnett Plat and north right-of-way line of E. South Street and south line of said Section 32, North eighty-five degrees one minute forty-five seconds (85° 01' 45") West for one hundred forty-seven and 06/100 (147.06) feet to a Mag Nail set at the **TRUE POINT OF BEGINNING**;

thence westerly continuing with the north line of said Barnett Plat and north right-of-way line of E. South Street and south line of said Section 32, North eighty-five degrees one minute forty-five seconds (85° 01' 45") West for three hundred fifty and 00/100 (350.00) feet to a Mag Nail set in the east right-of-way line of S. East Street (33' R/W);

thence northerly with the east right-of-way line of S. East Street, North five degrees zero minutes thirty-six seconds (05° 00' 36") East for two hundred fourteen and 06/100 (214.06) feet to a Mag Nail set;

thence easterly with a new dividing line, South eighty-five degrees forty minutes twenty-nine

Continued on Page 2

D25084-1

Parcel I, Desc. of 1.735 Acres

E. South Street, City of Bellbrook

-2-

01/08/2026

seconds (85° 40' 29") East for three hundred forty-nine and 88/100 (349.88) feet to an Mag Nail set;

thence southerly with a new dividing line, South four degrees fifty-eight minutes fifteen seconds (04° 58' 15") West for two hundred eighteen and 00/100 (218.00) feet returning to the **TRUE POINT OF BEGINNING**, containing **1.735** acres more or less and subject to all legal highways, easements, restrictions and agreements of record, according to a survey of said premises by Luis G. Riancho, Registered Surveyor, State of Ohio #5287, dated January 2026.

Note: Basis of bearing: bearing of North 85° 01' 45" West for the north line of Barnett Plat Subdivision No. 1, Plat Book 3, Page 164, nka Plat Cabinet 32, Page 39B and north line of E. South Street from GPS observations utilizing ODOT RTN State Plane Coordinate System, NAD'83(2011), GEOID12B, Ohio South Zone.

Note: All deeds and plats referenced are recorded in the Deed and Plat Records of Greene County, Ohio.

Note: All iron pins set are #5 rebar, capped and stamped "LGR & ASSOC, ENGLEWOOD, OHIO".

Note: A Plat of Survey is recorded in Greene County Surveyor's Record No. _____, Page _____.


Luis G. Riancho
Registered Surveyor
State of Ohio #5287
Date 1/29/2026



County of Greene, Ohio
[X] County Seal Not to be Deleted
Legal to Subdivide and Convey as Noted
Legal to Subdivide and Convey as Required
By [Signature] Date 02/02/2026
L.A.D. DIST. BY [Signature] DATE [Signature]



LUIS G. RIANCHO, PS

LUIS G. RIANCHO & ASSOCIATES, INC.

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Email: lgriancho@woh.rr.com

D25084-2

January 8, 2026

Parcel II, Description of 5.929 Acres

S. East Street

Section 32, Town 3, Range 6 BTMRS

City of Bellbrook, Greene County, Ohio

Located in Section 32, Town 3, Range 6 BTMRS, City of Bellbrook, Township of Sugarcreek, County of Greene, State of Ohio and being 5.929 acres out of an original 9.11 acre tract of land conveyed to Board of Education of Sugarcreek Township, Rural School District, Greene County, Ohio by deed recorded in Deed Volume 131, Page 301 (Current Parcel ID: L35000200050007100) and being all of a 0.22 acre tract conveyed to The Board of Education of Sugarcreek Township by deed recorded in Official Record Volume 250, Page 8 (Current Parcel ID: L32000200180002700 & L35000200050007200) and being more particularly described as follows:

BEGINNING at a railroad spike found at the northeast corner of Barnett Plat Subdivision No. 1 recorded in Plat Book 3, Page 164, nka Plat Cabinet 32, Page 39B and at the northeast corner of right-of-way of E. South Street (25' R/W) and in the south line of said Section 32;

thence westerly with the north line of said Barnett Plat and north right-of-way line of E. South Street and south line of said Section 32, North eighty-five degrees one minute forty-five seconds (85° 01' 45") West for one hundred forty-seven and 06/100 (147.06) feet to a Mag Nail set;

thence northerly with a new dividing line, North four degrees fifty-eight minutes fifteen seconds (04° 58' 15") East for two hundred eighteen and 00/100 (218.00) feet to a Mag Nail set;

thence westerly with a new dividing line, North eighty-five degrees forty minutes twenty-nine seconds (85° 40' 29") West for three hundred forty-nine and 88/100 (349.88) feet to a Mag Nail set in the east right-of-way line of S. East Street (33' R/W);

thence northerly with the east right-of-way line of S. East Street, North five degrees zero minutes

Continued on Page 2

D25084-2

Parcel II, Desc. of 5.929 Acres

E. South Street, City of Bellbrook & Sugarcreek Twp -2-

01/08/2026

thirty-six seconds (05° 00' 36") East for two hundred thirty-three and 08/100 (233.08) feet to a Mag Nail set at the intersection with the westerly extension of the south line of Lot 1 of Bellbrook United Methodist Church Plat recorded in Plat Cabinet 34, Page 613A, witness a 3/4" iron pin found bearing North 80° 25' 50" East at 3.01 feet;

thence easterly with said westerly extension line and with said south line of Lot 1, South eighty-five degrees thirty-three minutes zero seconds (85° 33' 00") East, passing a Mag Nail set at 5.64 feet at the southwest corner of said Lot 1, for a total distance of one hundred twenty-five and 68/100 (125.68) feet to an iron pin set at a corner in said south line of Lot 1, witness a 1/2" iron pin found bearing South 64° 20' 39" West at 0.25 feet;

thence northerly with a southerly line of said Lot 1, North five degrees twenty-five minutes thirty-nine seconds (05° 25' 39") East for six and 60/100 (6.60) feet to a Mag Nail set at a corner in the south line of said Lot 1;

thence easterly with the south line of said Lot 1 and with the south line of a 0.4586 acre tract conveyed to Benjamin Loseth & Vanessa Wolf by deed recorded in IR 2023004227, South eighty-five degrees forty-seven minutes twelve seconds (85° 47' 12") East, passing a 1/2" iron pin capped "Boutwell" found at 125.71 feet, for a total distance of one hundred seventy-three and 67/100 (173.67) feet to an iron pin set at the northwest corner of a 0.6730 acre tract conveyed to Bellbrook Lions Club by deed recorded in IR 2017010322, witness a 5/8" iron pin capped "Marshall" found bearing South 85° 47' 12" East at 14.31 feet at the southeast corner of said 0.4586 acre Loseth & Wolf tract;

thence southerly with the west line of said 0.6730 acre Bellbrook Lions Club tract, South three degrees thirty-nine minutes forty-five seconds (03° 39' 45") West, passing a 5/8" iron pin capped "Green" found at 9.98 feet, for a total distance of one hundred ten and 19/100 (110.19) feet to a Mag Nail found at the southwest corner of said 0.6730 acre Bellbrook Lions Club tract;

thence easterly with the south line of said 0.6730 acre Bellbrook Lions Club tract and generally along an existing chain-link fence, South eighty-six degrees nineteen minutes twenty seconds (86° 19' 20") East for three hundred nineteen and 37/100 (319.37) feet to a cross cut set in the concrete base of a steel corner post of said chain-link fence at the southeast corner of said 0.6730 acre Bellbrook Lions Club tract;

thence northerly with the east line of said 0.6730 acre Bellbrook Lions Club tract and generally along said chain-link fence, North two degrees twenty-eight minutes twelve seconds (02° 28' 12") East for ninety-two and 19/100 (92.19) feet to an iron pin set in the south line of a 1.041

Continued on Page 3

D25084-2

Parcel II, Desc. of 5.929 Acres

E. South Street, City of Bellbrook & Sugarcreek Twp

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01/08/2026

acre tract conveyed to Charles E. Reeves by deed recorded in IR 2024013051;

thence easterly with the south line of said 1.041 acre Reeves tract and with the south line of a 0.789 acre tract conveyed to Buckeyeveets, LLC by deed recorded in Official Record Volume 3265, page 386 and with the south line of a 0.71 acre tract conveyed to Nivo Holdings, LLC by deed recorded in IR 2020015400 and with a northwesterly line of a 1.041 acre tract conveyed to Village of Bellbrook, Ohio by deed recorded in Official Record Volume 438, Page 565, South eighty-four degrees thirty-six minutes fourteen seconds ($84^{\circ} 36' 14''$) East, passing a 5/8" iron pin found at 54.31 feet, passing also an 8" wood post found at 176.9 feet, for a total distance of one hundred ninety-one and 98/100 (191.98) feet to an iron pin set at a corner in the westerly line of said 1.041 acre Village of Bellbrook, Ohio tract, witness a 1.5" iron pipe found bearing North $80^{\circ} 48' 39''$ West at 14.08';

thence southerly with the west line of said 1.041 acre Village of Bellbrook, Ohio tract, South three degrees fifty-eight minutes forty-three seconds ($03^{\circ} 58' 43''$) West for four hundred thirty-two and 74/100 (432.74) feet to an iron pin set at the southwest corner of said 1.041 acre Village of Bellbrook, Ohio tract and in a westerly line of a 32.091 acre tract conveyed to Bellbrook-Sugarcreek Park District by deed recorded in Official Record Volume 282, Page 239;

thence with the westerly lines of said 32.091 acre Bellbrook-Sugarcreek Park District tract on the following three (3) courses:

- 1) North eighty-five degrees two minutes forty-seven seconds ($85^{\circ} 02' 47''$) West for twenty-two and 12/100 (22.12) feet to a 5/8" iron pin capped "Poliquin" found at a corner;
- 2) South four degrees fifty-seven minutes twelve seconds ($04^{\circ} 57' 12''$) West for twelve and 00/100 (12.00) feet to a 5/8" iron pin found at a corner;
- 3) North eighty-five degrees four minutes seventeen seconds ($85^{\circ} 04' 17''$) West for two hundred ninety-seven and 76/100 (297.76) feet returning to the **POINT OF BEGINNING**, containing **5.929** acres more or less, of which 0.774 acres more or less is within Sugarcreek Township and 5.155 acres more or less is within City of Bellbrook, and subject to all legal highways, easements, restrictions and agreements of record, according to a survey of said premises by Luis G. Riancho, Registered Surveyor, State of Ohio #5287, dated January 2026.

Note: Basis of bearing: bearing of North $85^{\circ} 01' 45''$ West for the north line of Barnett Plat Subdivision No. 1, Plat Book 3, Page 164, nka Plat Cabinet 32, Page 39B and north line of E. South Street from GPS observations utilizing ODOT RTN State Plane Coordinate System,

Continued on Page 4

01/08/2026

Note: A Plat of Survey is recorded in Greene County Surveyor's Record No. _____,
Page _____.


Luis G. Riancho
Registered Surveyor
State of Ohio #5287
Date 1/29/2026



DESCRIPTION CHECK

☒ Correct City Engineer's Tax Map Dept.

☐ Legally Sufficient As Described

☐ Legally Sufficient With Corrections Needed

☐ Legally Insufficient - New Survey Required

By: [Signature] Date: 02022026

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



To: Planning Board
From: Cathi Spaugy, Community Development Administrator
Date: March 16, 2026
Subject: Staff Report – Proposed Lot Split – 60 E. South Street
(Parcel ID – L35000200050007100)

Summary of the Request

The applicant Bellbrook Sugarcreek Schools Board of Education, owners of 60 E. South Street, are requesting approval of a lot split of the property. The existing conditions are one lot equaling 7.664 acres. The applicant's request is to split the lot into two parcels, one building on each parcel. Creating Parcel I total - 1.735 acres and Parcel II total- 5.929 acres.

Applicant Information

Bellbrook Sugarcreek Schools Board of Education, owners of 60 E. South Street
Surveyor: Luis G Riancho – LGR & Associates, Inc. Surveying, GPS Service Engineering Layout

Current Zoning District

R-2

Parcel Identification

L35000200050007100

Additional Actions or Next Steps to be taken by the City

If the proposed lot split is approved, the applicant will record the lot split with Greene County.

Applicant's Reason for the Request

Splitting existing lot into two parcels.

Surrounding Land Use within 1,000 Feet

Residential & Park
Previous Related Development Decisions in the Immediate Area (3-5 Years)
N/A
Comprehensive Plan Applied to the Geographical Area
N/A
Existing Public Utilities
All public utilities are on site.
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
N/A
Flood Plain Information
N/A
Comments from City and County Agencies
N/A
Supporting Maps & Graphics
Attached to packet.
Staff Recommendation
Staff recommend the Planning Board consider this request.