

MONTGOMERY COUNTY, OHIO
MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION JOB No. 2025-0219RE
DATE _____, 2025
ANDREW J. SHAHAN, P.E., P.S., OR AUTHORIZED REPRESENTATIVE
CHECKED BY: _____ DATE: _____

CITY OF WEST CARROLLTON, OHIO
APPROVED THIS ____ DAY OF _____, 2025
BY THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON.
IF NOT RECORDED BY THE ____ DAY OF _____, 2025,
THIS APPROVAL SHALL BE NULL AND VOID.
GREGORY S. GAINES
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

DESCRIPTION

SITUATE IN THE CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO AND BEING PART OF SECTION 20, TOWN 1, RANGE 6 M.Rs.

THE WITHIN PLAT IS A REPLAT OF 5.5300 ACRES, BEING LOT 3569 OF THE CONSECUTIVE NUMBERS OF LOTS OF THE CITY OF WEST CARROLLTON, AKA PART LOT 4 OF THE JOHN H. VAN ASHEN vs ISABEL C. VAN ASHEN ETAL PLAT, BY P.B. 7 PG. 6 AS CONVEYED TO BETHEL BAPTIST CHURCH BY DMF #82-108A01, AND LOT 4170 OF THE CONSECUTIVE NUMBERS OF LOTS OF THE CITY OF WEST CARROLLTON, AKA PART LOT 4 OF THE JOHN H. VAN ASHEN vs ISABEL C. VAN ASHEN ETAL PLAT, BY P.B. 7 PG. 6 AS CONVEYED TO BETHEL BAPTIST CHURCH BY I.R. DEED 18-036844 OF THE DEED RECORDS OF MONTGOMERY COUNTY.

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THE SAME TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE THE PUBLIC RIGHT-OF-WAY AND RESERVE THE EASEMENTS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: OWNER: BETHEL BAPTIST CHURCH

WITNESS BY: ITS:

STATE OF OHIO }
COUNTY OF _____ } SS:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____, DAY OF _____, 2025, BY BETHEL BAPTIST CHURCH, BY ITS _____ NO OATH OR AFFIRMATION WAS GIVEN.

NOTARY PUBLIC

OWNERS STATEMENT:

_____ BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS/HER KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

SWORN TO OR AFFIRMED AND SUBSCRIBED BEFORE ME BY _____, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

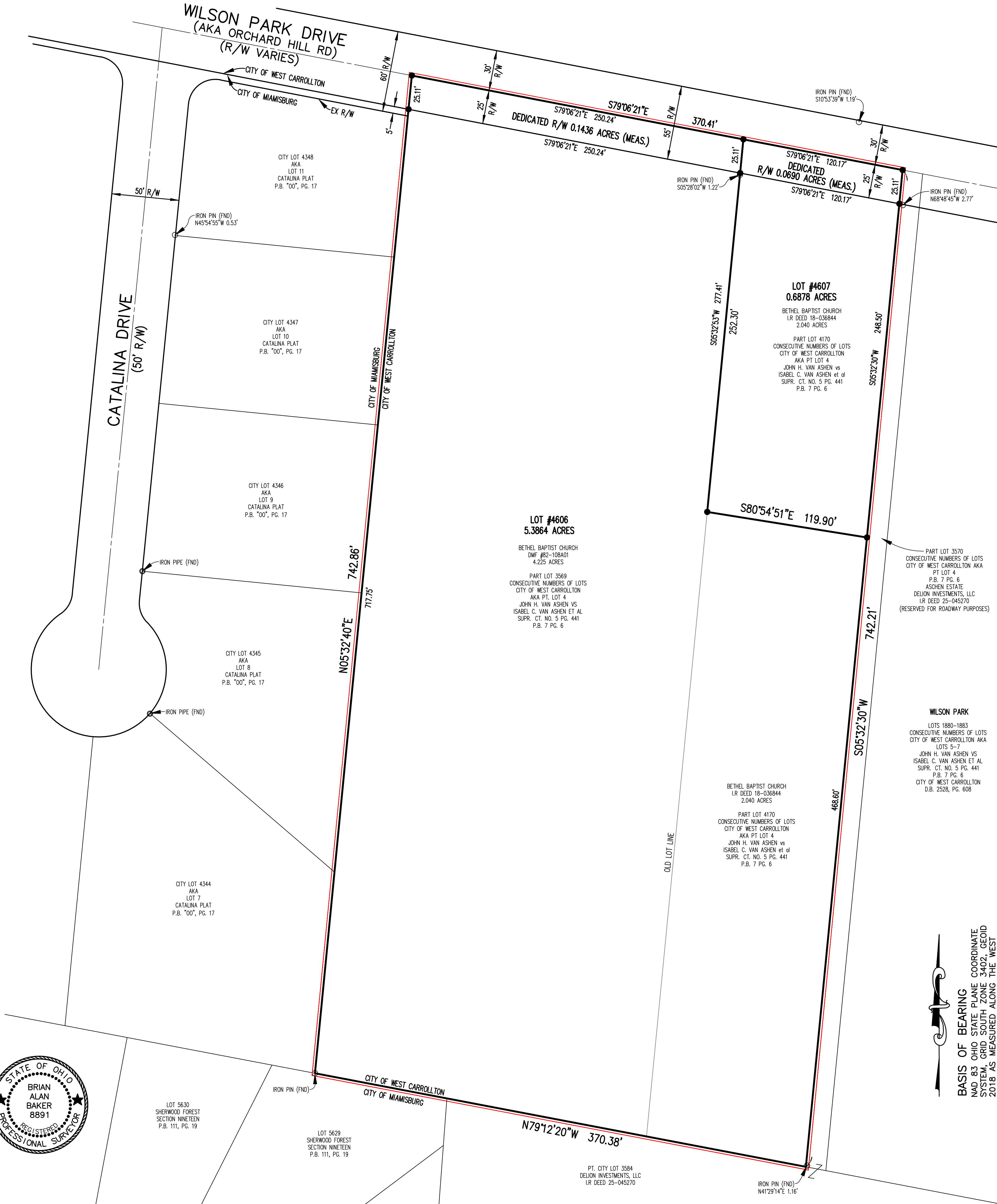
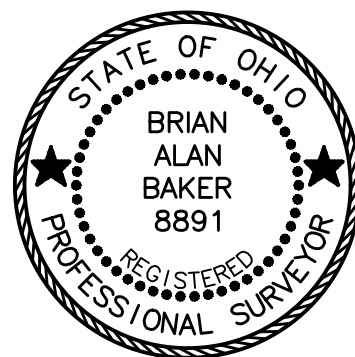
CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK IN JUNE 27, 2025. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS.

VAN ATTA ENGINEERING, INC.

BRIAN ALAN BAKER
OHIO REGISTERED SURVEYOR NO. 8891

DATE



RECORD PLAN
BETHEL BAPTIST CHURCH

BEING A REPLAT OF LOT 3569 AND LOT 4170
OF THE CONSECUTIVE NUMBERS OF LOTS
THE CITY OF WEST CARROLLTON

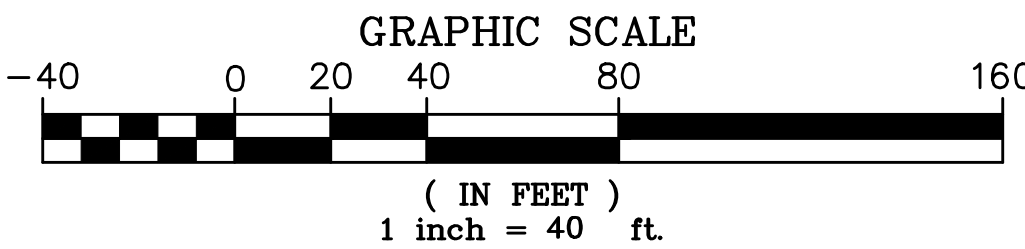
AKA PT LOT 4
JOHN H. VAN ASHEN vs ISABEL C. VAN ASHEN et al
SUPR. CT. NO. 5 PG. 441, P.B. 7 PG. 6
SECTION 20, TOWN 1, RANGE 6 M.Rs.

CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO

6.2868 ACRES

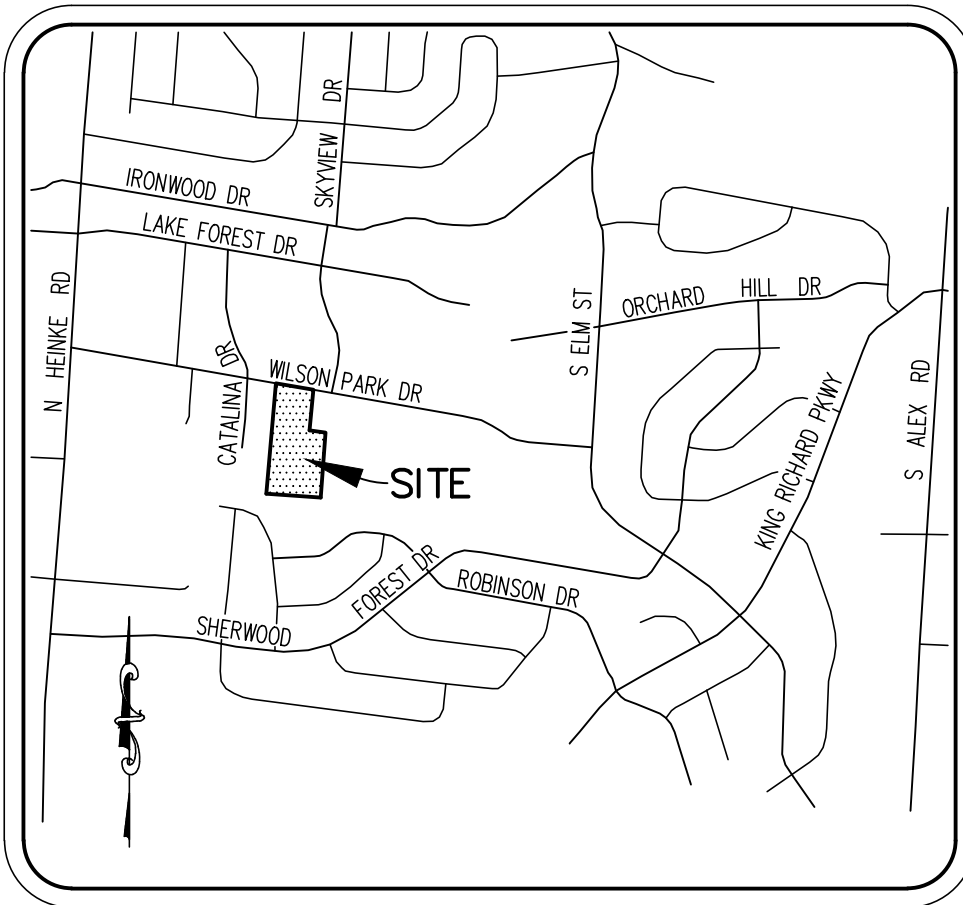
OCTOBER, 2025

PREPARED BY:



AREA SUMMARY

LOT NO. 4606	= 5.3864 ACRES
LOT NO. 4607	= 0.6878 ACRES
R/W - PT. LOT 3569 CITY OF WEST CARROLLTON	= 0.1436 ACRES
R/W - PT. LOT 4170 CITY OF WEST CARROLLTON	= 0.0690 ACRES
TOTAL	= 6.2868 ACRES



VICINITY MAP
NOT TO SCALE

SUPERIMPOSITION NOTE:

THE PLAT SHOWN HEREIN IS SUPERIMPOSED WITHIN THE LANDS OF THE DEDICATORS FROM WHICH THE PLAT IS DRAWN.

OCCUPATION STATEMENT

LINE OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

SURVEY REFERENCES:

DMF #82-108A01	P.B. 7 PG. 6
I.R. DEED 12-035095	P.B. 00, PG. 17
I.R. DEED 18-036844	P.B. 111, PG. 19
I.R. DEED 12-035095	

SURVEY SYMBOLS LEGEND:

- EX CROSS NOTCH FOUND
- EX 5/8" IRON PIN FOUND
- EX 1" IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- EX PK NAIL FOUND
- IRON PIN SET (5/8" DIA, 30" LONG)
- CONCRETE MONUMENT SET
- PK NAIL SET

BASIS OF BEARING
NAD 83 OHIO STATE PLANE COORDINATE SYSTEM WAS USED
2018 WAS MEASURED ALONG THE WEST LINE OF PART LOT 3569 BETWEEN MONUMENTS. (N05°32'40"E)