



PLANNING COMMISSION MEETING
Thursday, March 19, 2026, 7:30 PM
CITY HALL
301 SYCAMORE STREET, BROOKVILLE, OHIO 45309
www.brookvilleohio.com

Agenda

- I. Opening**
 - a. Call to Order
 - b. Pledge of Allegiance
 - c. Roll Call
- II. Adoption of Agenda**
- III. Approval of Minutes**
 - a. Approval of February 19, 2026 Regular Meeting Minutes
- IV. Special Use Applications**
 - a. Louisiana Grill, Home of Bourbon Chicken
 - b. Brave Church
- V. Reports**
 - a. Law Director
- VI. Old Business**
- VII. New Business**
- VIII. Adjournment**

Chairperson Ryan Henderson • Mayor Chuck Letner
Members: • Ken Claggett • Tony Ezerski • Dennis Piper • Curt Schreier • Jason Thomas

Brookville Planning Commission
Regular Meeting
February 19, 2026

The Regular Meeting of the Brookville Planning Commission was called to order by Chairperson Henderson at 7:30 p.m. on February 19, 2026. The meeting was held in the City Council Chambers. The Pledge of Allegiance was recited. Mayor Letner, Members Claggett, Ezerski, Piper, Schreier, Thomas; Manager Kuntz, Law Director Stephan and Clerk Duncan were present.

Roll call by Clerk Duncan.

Motion by Claggett, second by Ezerski to adopt the Agenda as presented. All yeas, motion carried.

Motion by Schreier, second by Ezerski to approve the minutes of the November 20, 2025 Planning Commission Meeting as presented. Letner yea, Claggett yea, Ezerski yea, Piper abstained, Schreier yea, Thomas yea, Henderson yea. Motion carried with six yeas and one abstention.

Law Director Stephan reported Landon Shelpman of Shelpman Holdings, LP has filed a special use application for the property at 46 Jefferson Street. The property is located in a General Business zoning district. The General Business District zoning regulations are set forth in Chapter 1137. Under 1137.02(b)(13), a mixed-use development with residential and business uses in same structure can be approved by Planning Commission as a special use. The current existing use in this building is a mixed use with an upstairs single-family residence and a downstairs warehouse use. The proposed special use would permit the upstairs residential area to be divided into two residential units, and the downstairs business area to be divided into two units. The result will be to continue the existing mixed use but increase the number of residential units and business units in the building from one residential unit to two residential units, and from one business unit to two business units in the building.

Discussion included focusing on local businesses for commercial space downstairs to minimize traffic, fire barriers and quiet occupancy requirements.

Motion by Ezerski, second by Claggett to approve the Special Use Application for 46 Jefferson Street as presented. All yeas, motion carried.

Law Director Stephan reported the Comprehensive Land Use Plan Update is before Planning Commission for its final recommendation to Council. A public hearing was held on January 20, 2026. A presentation of the plan was made by Emil Lisznianski of Envision Group at the public hearing. There were no other public comments at the public hearing. Under 4.11 of the Charter of the City of Brookville, the Planning Commission shall make its final recommendation on the Comprehensive Land Use Plan to City Council, and then City Council shall proceed with the second and third reading of Ordinance 2025-16 to adopt the Comprehensive Land Use Plan.

Motion by Claggett, second by Schreier to recommend City Council approve the Comprehensive Land Use Plan Update as presented. All yeas, motion carried.

Member Schreier raised concerns about the closure of local pharmacies and its impact on the community.

Member Henderson inquired about Council's next steps after the updated Comprehensive Land Use Plan is approved.

Mayor Letner replied once the plan is approved, the moratorium on annexations expires, and there are several parcels interested in annexing.

Member Ezerski commented Planning Commission will need to need to carefully consider the annexations, using the Land Use Plan as a guide.

Manager Kuntz advised the city has budgeted resources for a zoning code rewrite. The process will be similar to the Land Use Plan update, using consultants and a steering committee. The goal will be to make the zoning code complement the Comprehensive Land Use Plan. Manager Kuntz advised this process could take 12-24 months to complete. In the meantime, if we have annexation requests, we have to work within the tools we currently have. The city does have a legal obligation set forth by the Ohio Revised Code require us to consider annexation applications and assign zoning code.

Law Director Stephan commented we could consider using planned development as an interim tool for future annexations until the zoning code rewrite is complete.

Motion by Claggett, second by Piper to adjourn. All yeas, motion carried.

Kimberly Duncan, Clerk

Ryan Henderson, Chairperson

MEMORANDUM:

DATE: MARCH 11, 2026

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

RE: SPECIAL USE-LOUISIANA GRILL, HOME OF BOURBON CHICKEN

Louisiana Grill, Home of Bourbon Chicken, has filed a special use application to operate as a Mobile Food Vendor. The vendor will be operating at McMaken's IGA in their parking lot at 1 McMaken Lane.

The property is zoned General Business. Under Section 1163.03(b)(26), a mobile food vendor may be approved as a special use in a general business district.

Louisiana Grill has previously been approved by Planning Commission to operate as a mobile food vendor at McMaken's IGA, and there have not been any issues with their operation. McMaken's IGA has again authorized Louisiana Grill to operate on their property.

It is requested that Planning Commission approve this special use application for Louisiana Grill, Home of Bourbon Chicken.

ZONING APPLICATION FOR A SPECIAL USE PERMIT

The undersigned hereby applies for a Special Use Permit to be issued solely on the basis of information contained herein and with the knowledge that the falsification of any fact or statement submitted with, or within, this application shall render this application null and void. (PERMIT SHALL EXPIRE IF IT HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.)

1. Applicant Louisiana Grill, Home of Bourbon Chicken Phone # 937-602-9272
2. Applicant address 1575 Woodland Greens Blvd, Springboro, OH 45066
3. E-mail jrkrfml3@gmail.com Interest in property McMaken IGA
4. Location or address of property to be affected One McMaken Way
5. Legal description Mobile Food Service; Manufacture of Food
sauce and other related products
6. Present Zoning classification _____ Existing _____
7. Proposed Special Use Food Concession to Support Retail Sales
of Vendor Product
8. In order for a Special Use Permit to be processed the applicant must provide a narrative statement evaluating the effect of elements such as noise, flare, odor, fumes and vibrations on adjoining property; and discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Zoning District Map.
Outdoor cooking using propane gas, grilling vapor from chicken & sausage,
cooking pinto beans and rice. Assist Retail store with
Sales Promotion of Retail Sauce & other related food products.

9. The Planning Commission shall establish beyond a reasonable doubt that both the general standards and the specific requirements pertinent to each special use indicated herein shall be satisfied by the establishment and operation of the proposed special use.

10. Wherever no specific area, frontage and setback requirements are specified in provision for specific special uses, then the area, frontage and setback requirements in the applicable zone shall apply; provided, that the Planning Commission shall be authorized to waive or modify certain requirements as necessary to achieve compatible development with adjacent land areas as well as in the interest of the community in general. The Planning Commission may also impose such additional conditions, guarantees, and safeguards as it deems necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed.

11. Has a previous application been filed for a Special Use Permit? Yes

12. When? 2025 Results? Approved

Jessie R. Kelly, owner
Signature of Applicant

March 5 2026
Application Date

----- DO NOT WRITE BELOW THIS LINE * FOR OFFICE USE ONLY -----

Reviewed by _____ Date _____

Approved/Denied Planning Commission _____ Approval/Denial date _____

Fee (non-refundable) _____ Receipt # _____ Check # _____ Date _____

March 12, 2026

McMaken IGA
One McMaken Way
Brookville, OH 45309

Mr Rod Stephan
Law Director
City of Brookville
301 Sycamore Street
Brookville, OH 45309

RE: Mr Jim Kelly
Louisiana Grill, Home of Bourbon Chicken

The above name vendor is granted to permission to come and setup their food concession on the side of our parking lot in order to promote and sell their bourbon chicken sauce , which is carried in our grocery store.

Thank you,

Arnold Patterson
Manager, Meat Dept
Tel 937-833-2118

A handwritten signature in black ink, appearing to read "Arnold Patterson". The signature is written in a cursive style with a large initial "A".

MEMORANDUM:

DATE: MARCH 11, 2026

TO: CITY OF BROOKVILLE PLANNING COMMISSION

FROM: RODNEY L. STEPHAN, LAW DIRECTOR

RE: SPECIAL USE APPLICATION-BRAVE CHURCH

Brave Church has submitted a special use application to develop a church campus. A copy of the special use application is submitted to Planning Commission. The property is located on Rona Parkway. A copy of County Auditor Maps with the property outlined is attached to this memorandum. The property includes Parcel No. C05 00314 0045 being approximately 7.854 acres and Parcel No. C05 00314 0063 being approximately 1.245 acres.

The property is zoned R-3. Churches are a special use in this zoning district. In 1163.03(b)(12), standards are set forth for approving a church as a special use in a residential district. These standards include:

- A. Minimum Lot Area-1 acre
- B. All sites shall have access only from an arterial or collector street or shall provide access in a manner that does not cause heavy traffic on residential streets.
- C. All structures and active outdoor recreation areas shall be setback a minimum of fifty feet (50) from any residential property; however, any outdoor recreation area with night lighting shall be setback one hundred feet from any residential property.
- D. Parking spaces for church buses shall be located as far distant from any adjacent residential property line as possible. A minimum of fifty (50) shall be required in any case.

The proposed site is approximately 9.1 acres in size. The site will have access to an arterial or collector street in Rona Parkway. The project can comply with the minimum setbacks from residential properties in the area. Therefore, the application meets the minimum standards set forth in 1163.03 (b) (12).

The application contains a narrative statement regarding this proposed development and additional information regarding the project. As noted in the narrative statement of the applicant, the project will be done in phases and will require additional zoning and building department approvals prior to the commencement of new construction. This special use will provide approval for the development of a campus for Brave Church at this site. It is requested that Planning Commission approve this special use application of Brave Church.

(1) 197 PG 13
204 PG 3
207 PG 3
233 PG 36
244 PG 25
(6) 20 '56' 67
7



1 inch = 255 ft

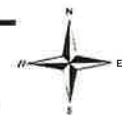
Furthermore The Montgomery County Auditors Office shall assume no liability for
 1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or
 2. Any decision made or action taken or not taken by the reader in reliance upon any information
 furnished hereunder.
 Note: Exact property boundaries must be derived by a legal survey of the property.

**DISCLAIMER
 This map is a visual presentation of data to be used as a public resource of general information and is provided strictly as a
 courtesy. The Montgomery County Auditors
 Office makes no warranty representation, or guaranty as to the content, accuracy, timeliness, or completeness of any
 information provided herein



DISCLAIMER
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 1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or
 2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.
 Note: Exact property boundaries must be derived by a legal survey of the property.

1 inch = 217 ft



GIS DEPARTMENT

City of Brookville
"A Proud and Progressive Community"

Application #SU _____

ZONING APPLICATION FOR A SPECIAL USE PERMIT

The undersigned hereby applies for a **SPECIAL USE PERMIT**, to be issued solely on the basis of information contained herein, and with the knowledge that the falsification of any fact or statement submitted with, or within, this application shall render this application null and void. **(PERMIT SHALL EXPIRE IF USE HAS NOT BEGUN WITHIN SIX (6) MONTHS, OR IF DISCONTINUED FOR MORE THAN TWO (2) YEARS.)**

1. Applicant Brave Church (Heath Florkey)
2. Applicant address Brave Church, 222 Market Street
3. Phone (Hm) 937-776-8975 (Bus) 937-770-1006 Interest in property Contract Purchaser
4. Location or address of property to be affected 573 Arlington Road
5. Legal description See attached legal description from property deed/auditor record

6. Present Zoning classification R-3 Existing Multi-Family Residential
7. Proposed Special Use Churches & other buildings for the purpose of religious worship

8. In order for a **SPECIAL USE PERMIT** to be processed, applicant must provide a narrative statement evaluating the effect of such elements as noise, glare, odor, fumes, and vibrations on adjoining property; and discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Zoning District Map.

Special Use Permit to allow a Church Campus within a residential zoning district

See attached Exhibit A

9. The Planning Commission shall establish beyond reasonable doubt that both the general standards and the specific requirements pertinent to each special use indicated herein shall be satisfied by the establishment and operation of the proposed special use.

10. Wherever no specific area, frontage and setback requirements are specified in provision for specific special uses, then the area, frontage and setback requirements in the applicable zone shall apply; provided, that the Planning Commission shall be authorized to waive or modify certain requirements as necessary to achieve compatible development with adjacent land areas as well as in the interest of the community in general. The Planning Commission may also impose such additional conditions, guarantees, and safeguards as it deems necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed.

11. Has previous application been filed for a SPECIAL USE PERMIT? No

12. When? _____ Results? _____

3/6/2026
Application Date


Signature of Applicant

OFFICE USE ONLY BELOW LINE

Reviewed by _____ Date _____

Appr/Denied Planning Commission _____ Date _____

Fee _____ Receipt Number _____ Date _____
(NON REFUNDABLE)

EXHIBIT A

Special Use Permit Narrative – Church Campus

Brave Church is requesting a **Special Use Permit to allow a Church Campus within a residential zoning district** at 573 Arlington, Road in Brookville, Ohio. Brave Church is in the process of purchasing the subject property, which includes an existing residence situated on approximately 9.1 acres.

The intent of this request is to establish a church campus that will serve the local community and thoughtfully unlock a hidden park-like gem in the heart of town for gathering, connection, and community life. The campus will be developed in phases. As an initial step, the existing residential structure on the property will be renovated and adapted for small worship gatherings and ministry activities. This adaptive reuse allows the church to begin serving the community while minimizing immediate site impacts.

Any change in occupancy classification for the existing residential structure will be completed in coordination with the applicable building authorities and in full compliance with current building and life-safety codes administered through Montgomery County, Ohio building officials. This will include any required improvements related to accessibility, life safety, and building systems as determined by the reviewing officials.

To support safe and appropriate site access, the church intends to install a temporary gravel construction drive from Rona Parkway. It will connect at the stub street near the termination of Coranado Drive on Rona Parkway. This new drive will help alleviate reliance on the existing access through the adjacent Reichard Chevrolet property, which currently serves as the only means of ingress and egress to the site. The gravel drive will provide improved and independent site access while longer-term site planning occurs. It will become paved as part of a later phase.

Over time, the long-term vision for the property is the development of a purpose-built worship facility as part of the church campus. Should a new worship center or additional structures be constructed in the future, Brave will return to the City with the appropriate Zoning Compliance Permit Application and any other required approvals prior to construction.

This Special Use request is therefore intended to establish the permitted use of the property as a Church Campus, with development occurring in phases and in full coordination with city zoning requirements and county building code review.

The proposed use is expected to be compatible with the surrounding area. Church activities are typically concentrated during limited hours throughout the week, primarily weekends and occasional evening gatherings. The phased approach to development will allow the property to evolve responsibly while maintaining compatibility with surrounding residential and business uses.

Brave Church looking forward to working collaboratively with the City and Planning Commission to ensure the project aligns with community expectations and regulatory requirements.

Type: DEED
Kind: DEE
Recorded: 07/12/2021 at 03:11:44 PM
Fee Amt \$50.00 Page 1 of 4
Montgomery County, OH
Brandon C. McClain Recorder
File# 2021-00052396

TRANSFER
09:27:28 7/06/2021
Reg ID# 06 Receipt 10204 Cashier NO
Montgomery County Auditor
Karl L. Keith
CONV # 013789 5.00

QUIT CLAIM DEED

unmarried
JOSHUA D. ROSLAN, a ~~married~~ man, for valuable consideration paid, grants to PAIGE M. REICHARD, a single woman, does hereby remise, release all of his rights, title and interests, including dower in the following real property: 573 Arlington Road, Brookville, Ohio 45309.

Tract I

Situate in the Northeast Quarter of Section Thirty-Three (33), Town Six (6) North, Range Four (4) East, City of Brookville, Montgomery County, Ohio and being all of 7.848 acre tract of land known as part Brookville City Lots No. 1477 and 1284 as conveyed to Velma E. Bloom, Trustee in Deed Microfiche 95-715D10 in the Office of the Montgomery County Recorder, all deeds and records plat are recorded in the Office of Montgomery County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at a one (1) inch diameter, iron pin found for the Southeast corner of said Quarter, said pin is located along the centerline of Arlington Road; thence North 01 degrees 22 minutes 58 seconds West, along the East line of said Quarter and following the centerline of said road, for a distance of 821.66 feet to a point being the Southeast corner of said City Lot #1284, said point is witnessed by a railroad spike found, North 89 degrees 41 minutes 03 seconds West, at a distance of 0.26 feet and also witnessed by a one-half (1/2) inch diameter iron pin found, North 89 degrees 31 minutes 22 seconds West, at a distance of 34.97 feet and the center of a three-quarter (3/4) inch diameter iron pipe found, North 89 degrees 04 minutes 03 seconds West, at a distance, of 34.73 feet; thence North 89 degrees 41 minutes 03 seconds West, along the South line of said Lot #1284, being the South line of a 4.569 acre tract of land described as Exhibit "A" as conveyed to Bruce E. Bloom in Instrument Record Deed-05-080167 and being the North line of a 1.208 acre tract of land known as part Lot #1285 described as Exhibit "A" as conveyed to Scott E. Behnken and Kent A. Behnken in Instrument Record Deed-18-062710 and the North line of Brookville City Lot #1606 as conveyed to Rona Parkway Office Owners Association, Inc. in Deed Microfiche 86-482C03 and as shown in Plat Book Volume 127, Page 45, for a distance of 388.90 feet to the center of a three-quarter (3/4) inch diameter iron pipe found for the Southeast corner of the aforementioned 7.848 acre tract and being the TRUE POINT OF BEGINNING of the tract herein described, said pipe is witnessed by a five-eighths (5/8) inch diameter iron pin found, North 13 degrees 06 minutes 13 seconds West, at a distance of 0.55 feet;

Thence continuing North 89 degrees 41 minutes 03 seconds West, along the South line of said Lot #1284, being the North line of the aforementioned Lot #1606, the North line of a 0.069 acre tract of land described as Tract No. 2 and the North line of a 0.241 acre tract of land described as Tract No. 1, the North line of Rona Village Drive as shown in Plat Book Volume 86, Page 62 and 63 and the North line of a 0.0164 acre strip of land known as part of City of Brookville Lot #1285 as conveyed to Kenneth H. Durnbaugh and Maria C. Wagner in Deed Microfiche 99-034A10, for a distance of 700.55 feet to the center of a three-quarter (3/4) inch diameter iron pipe found for the Southwest corner of said Lot #1284;

Thence North 01 degrees 27 minutes 30 seconds West, along the West line of said Lot #1284, being the East line of part Brookville City Lot #1285 described as 0.756 acres of land as conveyed to Darrell L. Flory and Barbara G. Flory in Deed Microfiche 86-521D07, for a distance of 150.23 feet to a five-eighths (5/8) inch diameter iron pin found for the Southeast corner of a 1.245 acre tract of land described as Exhibit "A" and being part of said Lot #1285 as conveyed to said Velma E. Bloom, Trustee in Deed Microfiche 01-049A03, said pin is witnessed by a five-eighths (5/8) inch diameter iron pin found with cap stamped "Boyer";

JA

North 03 degrees 33 minutes 55 seconds East, at a distance of 6.11 feet;

Thence North 01 degrees 22 minutes 06 seconds West, along the East line of the aforementioned 1.245 acre tract and continuing along the East line of said Lot #1285 and the West line of said Lot #1284, for a distance of 249.77 feet to a five-eighths (5/8) inch diameter iron pin found on the South line of Brookville City Lot #2231 of Brookwoode Commercial Development, Section One Subdivision as shown in Plat Book Volume 197, Page 13 and as conveyed to R.F.K. & K Group, LLC in Deed Microfiche 00-712D11, said pin is witnessed by the center of a three-quarter (3/4) inch diameter iron pipe found, South 42 degrees 09 minutes 03 seconds East, at a distance of 0.91 feet;

Thence South 89 degrees 45 minutes 29 seconds East, along the North line of said Brookville City Lot #1284 and the South line of said Brookville City Lot #2231, for a distance of 306.19 feet to a five-eighths (5/8) inch diameter iron pin found with cap stamped "Schram" for the Southeast corner of said lot;

Thence North 33 degrees 39 minutes 50 seconds East, continuing along the East line of said Brookwoode Commercial Development, Section One and the East line of said lot and the East line of Brookville City Lot #2230 of said subdivision, described as Exhibit "A" as conveyed to the Brookville National Bank in Instrument Record Deed-04-129250, for a distance of 155.06 feet to a five-eighths (5/8) inch diameter iron pin found with cap stamped "Schram" at a deflection point along said lot line;

Thence North 86 degrees 41 minutes 39 seconds East, continuing along the South line of the aforementioned City Lot #2230, for a distance of 196.59 feet to a five-eighths (5/8) inch diameter iron pin found with cap stamped "Schram" for the Southwest corner of Brookville City Lot #2229 of said subdivision known as Reserve Area "A" as shown in said Plat Book Volume 197 Page 13;

Thence North 88 degrees 10 minutes 58 seconds East, along the South line of said lot, for a distance of 161.96 feet to five-eighths (5/8) inch diameter iron pin found with cap stamped "Schram" at a deflection point found along the South line of said lot;

Thence South 87 degrees 25 minutes 53 seconds East, continuing along the South line of said lot, for a distance of 143.85 feet to a five-eighths (5/8) inch diameter iron pin found with cap stamped "Schram" at a deflection point found along the South line of said lot, said pin being the North corner of the aforementioned 4.569 acre tract;

Thence South 54 degrees 41 minutes 24 seconds West, along the North line of the aforementioned 4.569 acre tract, for a distance of 240.61 feet to a five-eighths (5/8) inch diameter iron pin found with cap stamped "Schram" for the Northwest corner of said tract;

Thence South 01 degree 48 minutes 12 seconds East, along the West line of the aforementioned 4.569 acre tract, for a distance of 402.65 feet to the TRUE POINT OF BEGINNING, containing 7.854 acres of land more or less and being subject to all legal easements and highways of record. Of the area described above, 6.422 acres are located within part Brookville City Lot #1284 and 1.432 acres are located within part Brookville City Lot #1477. Bearings are based on the East line of the Northeast Quarter of said Section 33 as taken from the State Plane Coordinate System, NAO 83 CORS 96 Adjustment, GEOID 2003, Ohio South Zone, ODOT VRS CORS Network and being: South 01 degrees 22 minutes 58 seconds East. The description

written above is the result of a field survey completed in April of 2020 by Stephen A. Pope Professional Land Surveyor #6761 and is on file in the Office of the Montgomery County Engineer Records for Land Surveys Volume 2020, Page 0111.

Tract II

Situate in the Northeast Quarter of Section Thirty-Three (33), Town Six (6) North, Range Four (4) East, City of Brookville, Montgomery County, Ohio and being all of a 1.245 acre tract of land known as part Brookville City Lot No. 1285 described as Exhibit "A" as conveyed to said Velma E. Bloom, Trustee in Deed Microfiche 01-049A03 in the Office of the Montgomery County Recorder, all deeds and records plat are recorded in the Office of the Montgomery County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at a five-eighths (5/8) inch diameter, iron pin found for the Southeast corner of Brookville City Lot #2231 of Brookwoode Commercial Development, Section One Subdivision as recorded in Plat Book Volume 197, Page 13 and as conveyed to R.F.K. & K. Group, LLC in Deed Microfiche 00-712D11, said pin also being the Northwest corner of Brookville City Lot #2533 of Meadow Glen Subdivision No. 2 as shown in Plat Book Volume 207, Page 05 and as conveyed to B & B Rentals, LTD, in Instrument Record Deed-06-001236, said pin also located along the East line of Meadow Glen Avenue in said City of Brookville; thence South 89 degrees 45 minutes 29 seconds East, along the South line of said Lot #2231 and the North line of said Lot #2533, for a distance of 157.50 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE OHIO-INDIANA" for the Northwest corner of the aforementioned 1.245 acre tract and being the TRUE POINT OF BEGINNING of the tract herein described, said pin is witnessed by the center of a three-quarter (3/4) inch diameter iron pipe found, South 89 degrees 45 minutes 29 seconds East, at a distance of 0.63 feet;

Thence continuing South 89 degrees 45 minutes 29 seconds East, along the South line of said Lot #2231, for a distance of 217.4 feet to a five-eighths (5/8) inch diameter iron pin found for the Northeast corner of said Lot #1285, being the Northwest corner of Brookville City Lot #1284, said pin is witnessed by the center of a three-quarter (3/4) inch diameter iron pipe found, South 42 degrees 09 minutes 03 seconds East, at a distance of 0.91 feet;

Thence South 01 degrees 22 minutes 06 seconds East, along the East line of said City Lot #1285, being the West line of Brookville City Lot #1284 and the West line of a 7.848 acre tract of land as conveyed to said Velma E. Bloom, Trustee in Deed Microfiche 95-715D10, for a distance of 249.77 feet to a five-eighths (5/8) inch diameter iron pin found for the Northeast corner of a 0.756 acre tract of land as conveyed to Darrell L. Flory in Deed Microfiche 86-521D07, said pin is witnessed by a five-eighths (5/8) inch diameter iron pin found with cap stamped "Boyer", North 03 degrees 33 minutes 55 seconds East, at a distance of 6.11 feet;

Thence North 89 degrees 41 minutes 33 seconds West, along the North line of the aforementioned 0.756 acre tract, for a distance of 216.86 feet to a five-eighths (5/8) inch diameter iron pin found on the East line of Brookville City Lot #2403 of said Meadow Glen Subdivision No. 2 as conveyed to TNB Rentals, LLC Instrument Record Deed-15-002811;

KARL KEITH
COUNTY AUDITOR
MONTGOMERY COUNTY DAYTON, OHIO
DESCRIPTION APPROVED FOR
STRAIGHT TRANSFER CLOSURE
NOT CHECKED.
BY CJ DATE 7/2/21
MAP DEPARTMENT

Thence North 01 degrees 24 minutes 38 seconds West, along the East line of the aforementioned Lot #2403 and the East line of Brookville City Lots #2536, 2535, 2534 and said 2533 of said Meadow Glen Subdivision, No. 2, and as conveyed to said B & B Rentals, LTD in said Instrument Record Deed-06-001236, for a distance of 249.52 feet to the TRUE POINT OF BEGINNING, containing 1.243 acres of land more or less and being subject to all legal easements and highways of record. Bearings are based on the East line of the Northeast Quarter of said Section 33 as taken from the State Plane Coordinate System, NAO 83 CORS 96 Adjustment, GEOID 2003, Ohio South Zone, ODOT VRS CORS Network and being: South 01 degrees 22 minutes 58 seconds East. The description written above is the result of a field survey completed in April of 2020 by Stephen A. Pope Professional Land Surveyor #6761 and is on file in the Office of the Montgomery County Engineer Records for Land Surveys Volume 2020, Page 0111

Auditor Parcel No.: C05-3-14-45, 63

This conveyance is made subject to all legal highways, easements, zoning regulations, covenants, conditions and restrictions of record, and all taxes and assessments not yet payable.

Witness his hand this 23 day of June, 2021.

**SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:**

[Signature]
Witness (Signature)

[Signature]
JOSHUA D. ROSLAN

Andrew D. Vercaan
Witness (Print name)

Prepared by: David Mesaros

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

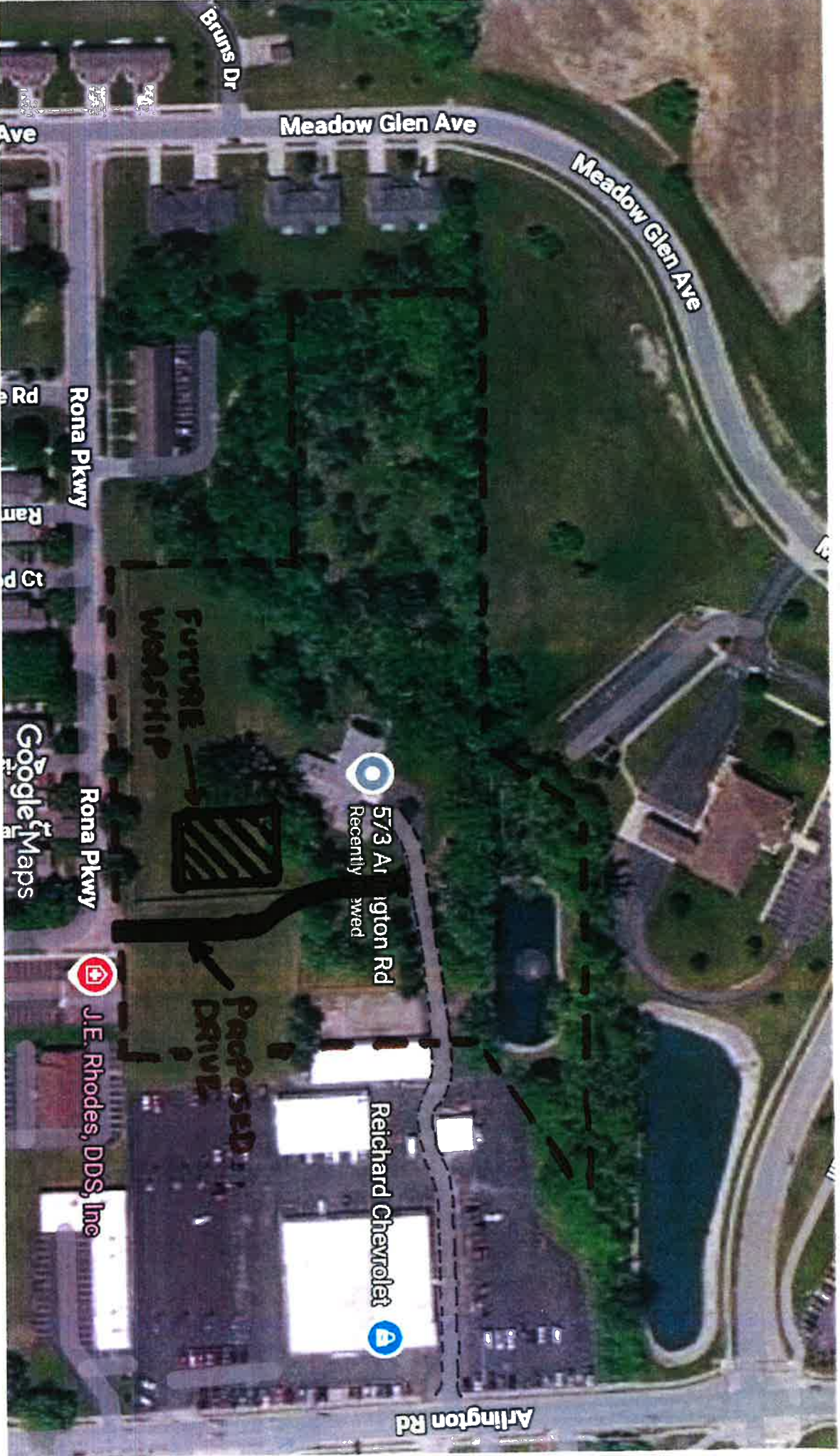
BE IT REMEMBERED, that on this 23rd day of June, 2021, before me, the subscriber, a Notary Public, in and for said State, personally came, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



ANDREW D. VERNAU
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.

[Signature]
Notary Public



BRAVE CHURCH CAMPUS

HS

R-3

R-3

MEADOWS GLEN AVE

RIDGE ROAD

1.245
ACRES

RONA PARKWAY DR.

7.848
ACRES

WEST UPPER LEWISBURG SALEM RD.

PARKVIEW

PARKVIEW DR. E.

GB

OS

GB

ARLINGTON RD.

I-1

C

GB

BIKE PATH

WOLF CREEK ST.

FLANDERS AVE.

R-2

COBONADO DR.

RONA PARKWAY DR.

ANKARA AVE.

TERRI DRIVE

BRUNS DRIVE

BRUNS DRIVE

CENTER CT.

JESSICA ST.

SHELBY

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