

BELLBROOK CITY COUNCIL AGENDA
December 12, 2016



City of Bellbrook
15 E. Franklin Street
Bellbrook, Ohio 45305

T (937) 848-4666
F (937) 848-5190

www.cityofbellbrook.org

6:30 pm –Work Session

7:00 pm—Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Formal Approval of the City Council Work Session and Regular Meeting Minutes of **November 28, 2016.**

5. Mayor’s Announcements/Special Guest
6. Public Hearing of Ordinances

Ordinance 2016-13 An Ordinance Amending Ordinances 2015-16 and 2016-10 to Adjust the City of Bellbrook Appropriations to Reflect Additional Costs in some Line Items and Reduced Costs in other Line Items. (Seger-Lawson)

Ordinance 2016-14 An Ordinance Approving the Appropriations of the City of Bellbrook for the Fiscal Year Ending December 31, 2017. (Schweller)

7. Introduction of Ordinances
8. Resolutions

Resolution 2016-FF A Resolution Authorizing the Transfer of Funds for 2017. (Edwards)

Resolution 2016-GG A Resolution Approving the Replat of Lots #36A and #3C into Lots #36B, #37A,#38A and #3D, Highview Terrace Subdivision Section I.(Greenwood)

9. City Manager’s Report
10. Committee Reports
 - A. Service
 - B. Safety
 - C. Finance/Audit
 - D. Community Affairs-
11. Old Business
12. New Business

- Appoint Mary Graves to serve on the Records Commission, term expires 12-31-18.

13. Open Discussion

14. Adjourn

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
Work Session
November 28, 2016

PRESENT: Mr. Nick Edwards
Mr. Forrest Greenwood
Mr. Darryl McGill
Mrs. Elaine Middlestetter
Mrs. Dona Seger-Lawson
Mr. Mike Schweller
Mayor Bob Baird

This is a summary of the City Council work session held on November 28, 2016 at 5:30 pm to discuss the 2017 Budget.

Mr. Schlagheck distributed several documents including a five year projection for both the property tax supported funds, the transportation related funds and the water fund. Council and Mr. Schlagheck also discussed replacement or additional levies in the next five years for the City of Bellbrook. Legislation will be added to the December 12, 2016 Council agenda for a General Fund renewal levy, a Police Fund additional levy, and a Fire Fund additional levy.

Being no further business the work session ended at 6:52 pm.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

November 28, 2016

PRESENT: Mr. Nick Edwards
Mr. Forrest Greenwood
Mr. Darryl McGill
Mrs. Elaine Middlestetter
Mrs. Seger-Lawson
Deputy Mayor Mike Schweller
Mayor Bob Baird

This is a summary of the City Council meeting held on Monday, November 28, 2016. Mayor Baird called the meeting to order at 7:00 pm and the Clerk called the roll.

After polling members of City Council, as there were no corrections or additions to the **work session minutes and regular meeting minutes of November 14, 2016** Mayor Baird declared the minutes approved as written.

MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST

The Mayor swore in Philip Ograd to serve on the Board of Zoning Appeals and Property Review Commission, term expires 12-31-18. The Mayor thanked Philip for volunteering to serve on this board.

PUBLIC HEARING OF ORDINANCES

INTRODUCTION OF ORDINANCES

Mrs. Seger-Lawson read Ordinance 2016-13. An ordinance amending Ordinances 2015-16 and 2016-10 to adjust the City of Bellbrook appropriations to reflect additional costs in some line items and reduced cost in other line items. This is the second amendment to the appropriations this year. In addition to the normal adjustments, this ordinance accounts for the change to the chart of accounts used in the new finance software. This ordinance is set for a public hearing to be held on December 12, 2016.

Mrs. Seger-Lawson made a motion to introduce Ordinance 2016-13. Mr. Schweller seconded the motion. The Clerk called the roll: Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 7-0.

Mr. Schweller read Ordinance 2016-14. An ordinance approving the appropriations of the City of Bellbrook for the fiscal year ending December 31, 2017. These appropriations were developed following the budget discussions with Council over the past several weeks. The complete budget will be presented at the December 12th meeting. This ordinance is also set for a public hearing to be held on December 12, 2016.

Mr. Schweller made a motion to introduce Ordinance 2016-14. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Schweller, yes; Mr. McGill, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mayor Baird, yes. The motion carried 7-0.

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
November 28, 2016

CITY MANAGER REPORT

Mr. Schlagheck said there is a vacancy on the Planning Board. Applications are being accepted through the end of November. If anyone is interested in applying for this vacancy, they can visit the website to fill out an application.

Mr. Schlagheck said the Plantation Trail Project is complete. The paving was completed last week with only final restoration needed to complete the project.

Lastly, Mr. Schlagheck mentioned that Christmas in the Park will be Saturday, December 10th from 5-7 pm in Bellbrook Park.

COMMITTEE REPORTS

Service: No report.

Safety: No Report.

Finance/Audit: Mr. Schweller congratulated the City Manager and staff for having the budget prepared ahead of time. Mr. Schweller also said the city has gotten away from passing the budget as an emergency ordinance and the new budget is in place prior to the beginning of the year. Mrs. Seger-Lawson also said she appreciates the time and effort that the City Manager and staff put in to the budget process.

Community Affairs:

Mrs. Middlestetter made a motion to appoint Susan Weeks to serve on the Village Review Board, term expiring 1-31-19. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll: Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

OLD BUSINESS-

NEW BUSINESS-

OPEN DISCUSSION-

Mr. Edwards said that he had the opportunity to ride along with two Police Officers a couple of weeks ago. He enjoyed the experience and said it was very interesting. He wanted to commend Seargent Brian Meade and Officer Nick Davis for their professionalism and hard work.

Mr. McGill said he met a member of Troop 375 at the Christmas tree stand located at Dot's Market. The member said that the Troop appreciated being at a Council meeting and learning about City government.

RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

November 28, 2016

Isaac Lefeld was at the Council meeting tonight from Troop 375. He came to the Council meeting to earn his communications merit badge. The Mayor thanked Isaac for coming to the meeting and presented him with a pin.

ADJOURN

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 7:15 pm.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF ORDINANCES

Ordinance No. 2016-13

December 12, 2016

City of Bellbrook

Ordinance No. 2016-13

An Ordinance Amending Ordinances 2015-16 and 2016-10 to Adjust the City of Bellbrook Appropriations to Reflect Additional Costs in some Line Items and Reduced Costs in other Line Items.

WHEREAS, the City of Bellbrook adopted the 2016 annual budget based on the best information available at the time; and

WHEREAS, additional costs have or will occur in some line items and reduced costs are projected in other line items which requires the amendment of various appropriation levels.

Now, Therefore, the City of Bellbrook Hereby Ordains:

Section 1. That the 2016 appropriation levels in several of the funds listed below be amended as follows:

| Fund | Personal Services | Other Expenses | 2016 Supplemental Appropriations |
|--------------------------|--------------------------|-----------------------|---|
| -Legislative | (\$350) | \$0 | (\$350) |
| -Administrative | 1,985 | 22,270 | 24,255 |
| -Security | 0 | (13,470) | (13,470) |
| -Public Health | 0 | (16,000) | (16,000) |
| -Leisure | (9,619) | (7,400) | (17,019) |
| -Museum | 8,619 | 7,400 | 16,019 |
| -Community Environment | <u>520</u> | <u>0</u> | <u>520</u> |
| Total General Fund | 1,155 | (7,200) | (6,045) |
| Police Fund | (400) | (3,100) | (3,500) |
| Police Pension Fund | 2,000 | 0 | 2,000 |
| Fire Fund | (33,500) | 3,350 | (30,150) |
| Street Fund | (21,000) | (400) | (21,400) |
| State Highway Fund | 0 | 1,500 | 1,500 |
| Waste Fund | 600 | 0 | 600 |
| Water Fund | (9,700) | (21,450) | (31,150) |
| Capital Improvement Fund | 0 | 20,000 | 20,000 |
| Performance Bond Fund | 0 | 35,000 | 35,000 |
| Grand Total - All Funds | <u>(\$60,845)</u> | <u>\$27,700</u> | <u>(\$33,145)</u> |

RECORD OF ORDINANCES

Ordinance No. 2016-13

December 12, 2016

Section 2. This ordinance shall take effect and be in force from and after the earliest period provided by law.

PASSED this ____ day of _____, 2016.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

APPROVED AS TO FORM:
Patricia N. Campbell, Municipal Attorney

RECORD OF ORDINANCES

Ordinance No. 2016-14

December 12, 2016

City of Bellbrook

Ordinance No. 2016-14

An Ordinance Approving the Appropriations of the City of Bellbrook for the Fiscal Year Ending December 31, 2017.

WHEREAS, the City Council has reviewed the proposed 2017 annual budget; and

WHEREAS, the City of Bellbrook desires to adopt the 2017 annual budget and authorize the related appropriations.

Now, Therefore, the City of Bellbrook Hereby Ordains:

Section 1. That to provide for the current expenses and other expenditures of the City of Bellbrook, during the fiscal year ending December 31, 2017, the following sums be and they are hereby set aside to be appropriated, as follows:

| Fund | Personal Services | Other Expenses | Transfers | 2017 Appropriations |
|--------------------------|--------------------------|-----------------------|------------------|----------------------------|
| General Fund: | | | | |
| -Legislative | \$ 42,136 | \$ 6,260 | \$ 0 | \$48,396 |
| -Administrative | 145,998 | 189,643 | 500,000 | 835,641 |
| -Library | 0 | 2,000 | 0 | 2,000 |
| -Museum | 9,988 | 9,075 | 0 | 19,063 |
| -Community Environment | <u>83,214</u> | <u>5,972</u> | <u>0</u> | <u>89,186</u> |
| Total General Fund | 281,336 | 212,950 | 500,000 | 994,286 |
| Police Fund | 1,411,085 | 274,495 | 0 | 1,685,580 |
| Police Pension Fund | 48,000 | 335 | 0 | 48,335 |
| Fire Fund | 1,017,129 | 199,696 | 0 | 1,216,825 |
| Street Fund | 265,332 | 44,838 | 0 | 310,170 |
| State Highway Fund | 0 | 14,865 | 0 | 14,865 |
| Motor Vehicle Fund | 0 | 24,230 | 0 | 24,230 |
| Waste Fund | 22,393 | 408,849 | 0 | 431,242 |
| Water Fund | 703,755 | 1,878,117 | 0 | 2,581,872 |
| Capital Improvement Fund | 0 | 346,125 | 0 | 346,125 |
| Fuel System Fund | 0 | 1,700 | 0 | 1,700 |
| Performance Bond Fund | 0 | 25,000 | 0 | 25,000 |
| Agency Fund | 0 | 6,000 | 0 | 6,000 |
| Grand Total - All Funds | <u>\$3,749,030</u> | <u>\$3,437,200</u> | <u>\$500,000</u> | <u>\$7,686,230</u> |

RECORD OF ORDINANCES

Ordinance No. 2016-14

December 12, 2016

Section 2. That the Finance Director is hereby authorized to make payments from any of the foregoing appropriations upon receiving proper documentation approved by the officers authorized by law to approve the same.

Section 3. This ordinance shall take effect and be in force from and after the earliest period provided by law.

PASSED this ____ day of _____, 2016.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

APPROVED AS TO FORM:
Patricia N. Campbell, Municipal Attorney

RECORD OF RESOLUTIONS

Resolution No. 2016-FF

December 12, 2016

City of Bellbrook

Resolution No. 2016-FF

A Resolution Authorizing the Transfer of Funds for 2017.

WHEREAS, the City of Bellbrook has adopted its budget for 2017, and

WHEREAS, the 2017 budget will require the transfer of money among various funds, and

WHEREAS, the Ohio Revised Code Section 5705.14 requires transfers of funds to be approved by City Council

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the transfer of funds be made by the City Manager as follows:

| <u>From</u> | <u>To:</u> | <u>Amount</u> |
|-----------------|--------------------------|------------------|
| General Fund | Capital Improvement Fund | \$250,000 |
| General Fund | Police Fund | \$100,000 |
| General Fund | Fire Fund | \$150,000 |
| Total Transfers | | <u>\$500,000</u> |

Section 2. That the fund transfers shown as specific line items are hereby approved from and after the effective date of this resolution and may then be completed as determined by the City Manager.

Section 3. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF RESOLUTIONS

Resolution No. 2016-GG

December 12, 2016

City of Bellbrook

Resolution No. 2016-GG

A Resolution Approving the Replat of Lots #36A and #3C into Lots #36B, #37A, #38A and #3D, Highview Terrace Subdivision Section I.

WHEREAS, the Ohio Revised Code requires a re-plat for changes of lot lines or easements in a platted subdivision, and

WHEREAS, the City of Bellbrook's consulting engineer and the Bellbrook Planning Board have recommended approval of a replat of Lots #36A and #3C into Lots #36B, #37A, #38A and #3D, Highview Terrace Subdivision, Section I; and

WHEREAS, the City of Bellbrook Subdivision Regulations stipulate that changes to a recorded plat shall be approved by action of the Bellbrook City Council

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the replat of Lots #36A and #3C into Lots #36B, #37A, #38A and #3D, Highview Terrace Subdivision, Section I is hereby approved for recording purposes.

Section 2. That the Mayor and Clerk of Council are authorized to affix their signatures to the revised record plan.

Section 3. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

**HIGHVIEW TERRACE
SECTION ONE
RE-PLAT OF LOTS 96A & 9C
INTO LOTS 96B, 97A, 98A & 9D**

FOR
CLEMENS DEVELOPMENT COMPANY, INC.
LOCATED IN
CITY OF BELLBROOK
SECTION 2, TOWN 2, RANGE 6 M.R.'s.
GREENE COUNTY, OHIO
5.193 ACRES
NOVEMBER 17, 2016

DEDICATION
HEREBY DESIGNATED, BEING ALL THE OWNERS AND LEASEHOLDERS OF THE LANDS HEREIN PLATED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON, AND DO HEREBY VOLUNTARILY CONSENT TO THE PUBLIC USE FOREVER OF SAID EASEMENTS, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PURPOSES OF SAID UTILITIES AND FOR THE PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
OWNER LOT 96A,
MARK ALFES & STACI ALFES
BY: MARK ALFES
BY: STACI ALFES
STATE OF OHIO, S.S.:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____, BY MARK ALFES AND STACI ALFES, AS
OWNERS.

NOTARY PUBLIC
SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
LEASING/DEED
WITNESS
BY: WITNESS
ITS: _____ (PRINTED NAME)
STATE OF OHIO, S.S.:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____, BY
AS LEASING/DEED.

NOTARY PUBLIC
SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
OWNER, LOT 9C,
CLEMENS DEVELOPMENT CO., INC.
WITNESS
BY: RICHARD M. CLEMENS
PRESIDENT, CLEMENS DEVELOPMENT CO., INC.
WITNESS
STATE OF OHIO, S.S.:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY RICHARD M. CLEMENS, ITS PRESIDENT, AS OWNER.

NOTARY PUBLIC
SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
LEASING/DEED
MINISTER BANK (WESTERN OHIO)
WITNESS
BY: WITNESS
ITS: _____ (PRINTED NAME)
STATE OF OHIO, S.S.:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____, BY MINISTER BANK
AS LEASING/DEED.

BELLBROOK PLANNING BOARD:

CHAIRMAN _____ SECRETARY _____

BELLBROOK COUNCIL:

MAYOR _____ CLERK OF COUNCIL _____

GREENE COUNTY AUDITOR:
WE HEREBY APPROVE AND ACCEPT THIS PLAT AND RECOMMEND THAT THE SAME BE
RECORDED SUBJECT TO THE INCLUDED AGREEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

GREENE COUNTY AUDITOR

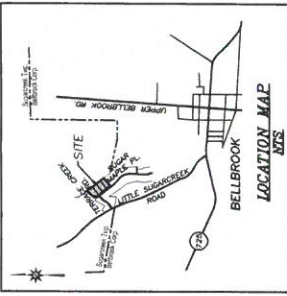
GREENE COUNTY RECORDER:

FILE NO. _____ PLAT CABINET VOL. _____ PAGES _____

FEE: _____ RECEIVED FOR RECORD THIS _____ DAY OF _____

RECORDED THIS _____ AT _____ M. _____, 20____

GREENE COUNTY RECORDER



DESCRIPTION
THE WITHIN RE-PLAT IS A SUBDIVISION CONTAINING 5.193 ACRES AND BEING ALL OF
CLEMENS DEVELOPMENT COMPANY, INC. LOTS 96A AND 9C AS RECORDED IN HIGHVIEW
SECTION ONE, TOWN TWO, RANGE SIX, MERIDIAN SIX, GREENE COUNTY, OHIO, AS
ACQUIRED BY CLEMENS DEVELOPMENT COMPANY THROUGH INSTRUMENTS RECORDED IN
O.R. 2222, PG. 822 OF THE OFFICIAL RECORDS OF GREENE COUNTY, OHIO AND LOT
96B, 97A, 98A AND 9D AS RECORDED IN HIGHVIEW SECTION ONE, TOWN TWO,
RANGE SIX, MERIDIAN SIX, GREENE COUNTY, OHIO, AS RECORDED IN O.R.
3303, PG. 854 OF THE OFFICIAL RECORDS OF GREENE COUNTY, OHIO.

STATE OF OHIO, S.S.: CLEMENS DEVELOPMENT CO., INC. BY RICHARD M. CLEMENS, ITS
PRESIDENT, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE
LEASING/DEED, HAVE UNITED IN ITS EXECUTION.

RICHARD M. CLEMENS
SWORN TO AND SIGNED IN MY PRESENCE ON
THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

COVENANTS, CONDITIONS AND RESTRICTIONS:
THE WITHIN RE-PLAT IS A SUBDIVISION OF SAID SECTION ONE, TOWN TWO, RANGE SIX,
MERIDIAN SIX, GREENE COUNTY, OHIO, AS RECORDED IN HIGHVIEW SECTION ONE,
TOWN TWO, RANGE SIX, MERIDIAN SIX, GREENE COUNTY, OHIO, AS RECORDED IN
O.R. 2222, PG. 822 OF THE OFFICIAL RECORDS OF GREENE COUNTY, OHIO AND
O.R. 3303, PGS. 854 & O.R. VOL. 2795, PGS. 619-637 OF THE DEED RECORDS OF GREENE
COUNTY, OHIO AND SHALL BE IN EFFECT FOR HIGHVIEW TERRACE, SECTION TWO
INCLUDING THIS PLAT.

CERTIFICATION
TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT REPRESENTS A
FIELD SURVEY OF JANUARY, 2016 PERFORMED UNDER THE DIRECT SUPERVISION OF
PHILIP C. BRUMBAUGH AND THE MONUMENTS, THEIR LOCATION, SIZE & MATERIAL SHOWN
HEREON ARE TRUE AND CORRECT AND THAT THE SUBDIVISION RULES FOR THE CITY OF
BELLBROOK, OHIO HAVE BEEN COMPLIED WITH.

PHILIP C. BRUMBAUGH P.E.
OHIO LICENSE NO. 9487

DATE _____

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**
1105 SOUTH MIAMI STREET
COLUMBUS, OHIO 43260
PHONE (637) 698-3200
FAX (637) 698-3228
SHEET 1 OF 2

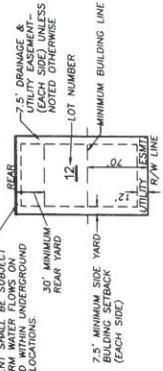
DEVELOPER
CLEMENS DEVELOPMENT CO., INC.
8730 LITTLE SUGARCREEK RD.
DAYTON, OHIO 45440
PHONE: (937) 545-3232

HIGHVIEW TERRACE SECTION ONE RE-PLAT OF LOTS 36A & 3C INTO LOTS 36B, 37A, 38A & 3D

FOR
CLEMENS DEVELOPMENT COMPANY, INC.
LOCATED IN
CITY OF BELLBROOK
SECTION 2, TOWN 2, RANGE 6 M.R.s.
GREENE COUNTY, OHIO
5.183 ACRES
NOVEMBER 17, 2016

LEGEND:
○ 5/8" x 30" IRON PIN SET WITH YELLOW PLASTIC CAP
STAMPED "BRUMBAUGH EAS"

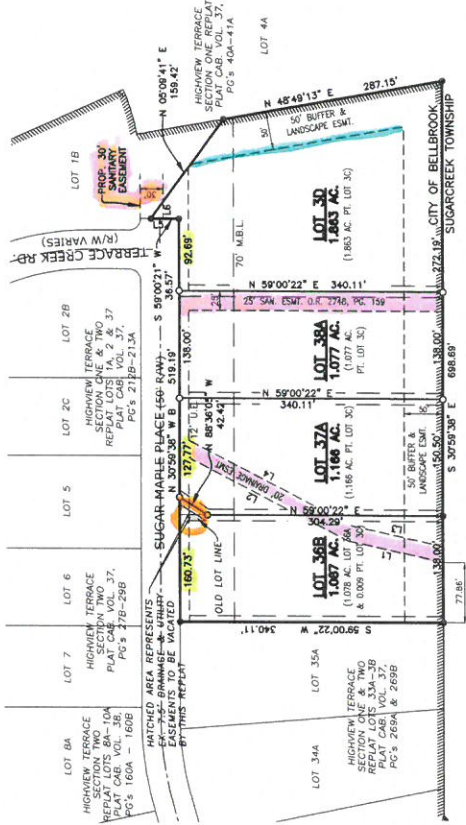
● 5/8" IRON PIN FOUND
ALL MEASUREMENTS FOUND ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.



TYPICAL LOT
NO BUILDING OR OTHER STRUCTURE SHALL BE LOCATED OR "DRAINAGE EASEMENT" SHALL BE MAINTAINED FOR SURFACE EROSION IN THE REAR YARD. THE RESPONSIBILITY OF THE PROPERTY OWNER, SEE THE "DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS" FOR FURTHER BUILDING RESTRICTIONS.

- NOTES:**
- NO BUILDING OR OTHER STRUCTURES SHALL BE LOCATED IN "DRAINAGE EASEMENT".
 - IMPROVEMENTS FOR DRAINAGE PURPOSES, SHALL AT ALL TIMES BE KEPT FREE OF ANY OBSTRUCTIONS TO THE FLOW OF WATER. NO IMPROVEMENTS, STRUCTURES OR UTILITIES SHALL BE LOCATED IN THE DRAINAGE EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. MAINTENANCE OF THE DRAINAGE EASEMENT AREA, STORMWATER MANAGEMENT CONTROL FACILITIES (CFS) AND OTHER FACILITIES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER(S) OF THE LOT OR HOME OWNERS OR CONDOMINIUM ASSOCIATION, WHICHEVER IS APPLICABLE, ON THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.
 - ANY LOT TRANSFERRED WILL HAVE A MINIMUM WIDTH AND AREA REQUIREMENTS THAT WILL BE PERMITTED ON ANY SUCH LOT.

PERTINENT DOCUMENTS:
- IN ADDITION TO THE REFERENCES SHOWN ON FACE HEREOF, THE FOLLOWING DOCUMENTS HAVE BEEN USED:
- OCCUPATION MAP GENERAL MAP OF SUGAR CREEK IN 6600 CONDITION UNLESS OTHERWISE SHOWN.



INVENESS GROUP, INCORPORATED
REMANENT 147,092 ACRES
S.R. 36, PG. 295

EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 89°00'22" E | 340.11' |
| L2 | N 85°26'36" E | 231.86' |
| L3 | S 71°26'34" W | 118.11' |
| L4 | N 85°26'36" E | 231.86' |
| L5 | N 30°09'36" E | 153.83' |
| L6 | N 30°09'36" W | 153.83' |



BEARING OF BASE:
THE NORTH LINE OF CLEMENS
DEVELOPMENT COMPANY, INC.
RECORDED IN O.R. 2372 PAGE 672 BEING N
71°00'45" W

BRUMBAUGH & BENSURVEYING, LLC
1102 SOUTH MIAMI STREET
MARIETTA, OHIO 45750
PHONE (937) 698-3000
FAX (937) 688-3928
SHEET 2 OF 2