

# RECORD OF RESOLUTIONS

Resolution No. 2016-W

August 8, 2016

## City of Bellbrook

### Resolution No. 2016-W

#### **A Resolution Approving the Replat of Lots #18, #19, #20 and #21 into Lots #18A, #19A, #20A and #21A, Highview Terrace Subdivision Section II.**

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 #18, #19, #20 and #21 into Lots #18A, #19A, #20A and #21A, Highview Terrace Subdivision, Section II; 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 #18, #19, #20 and #21 into Lots #18A, #19A, #20A and #21A, Highview Terrace Subdivision, Section II 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.

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Robert L. Baird, Mayor

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Jami L. Kinion, Clerk of Council

**LEGEND**

○ 5/8" x 30" IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"

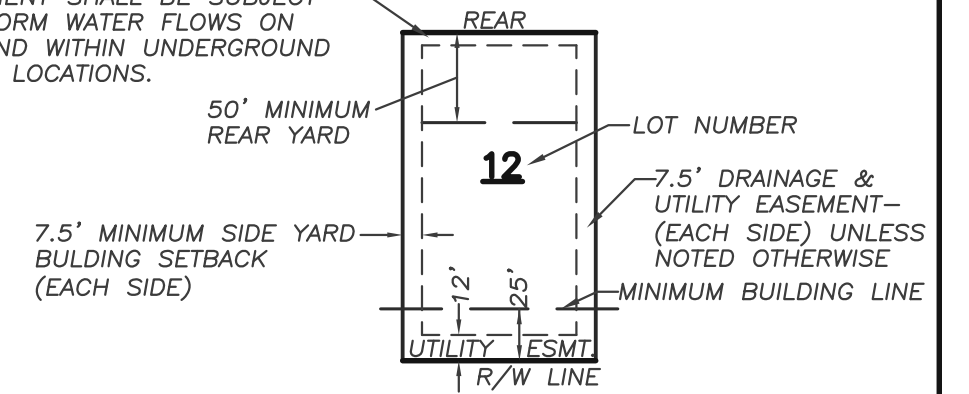
● 5/8" IRON PIN FOUND

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

# HIGHVIEW TERRACE SECTION TWO RE-PLAT OF LOTS 18 THROUGH 21 & PART OF 60.069 ACRE TRACT INTO LOTS 18A, 19A, 20A & 21A

FOR  
CLEMENS DEVELOPMENT COMPANY  
LOCATED IN  
CITY OF BELLBROOK  
SECTION 2, TOWN 2, RANGE 6 M.R.'s.  
GREENE COUNTY, OHIO  
2.324 ACRES  
JUNE 3, 2016

"D.E." INDICATES "DRAINAGE EASEMENT"  
DRAINAGE EASEMENT SHALL BE SUBJECT  
TO PERIODIC STORM WATER FLOWS ON  
THE SURFACE AND WITHIN UNDERGROUND  
PIPING IN SOME LOCATIONS.



**TYPICAL LOT**

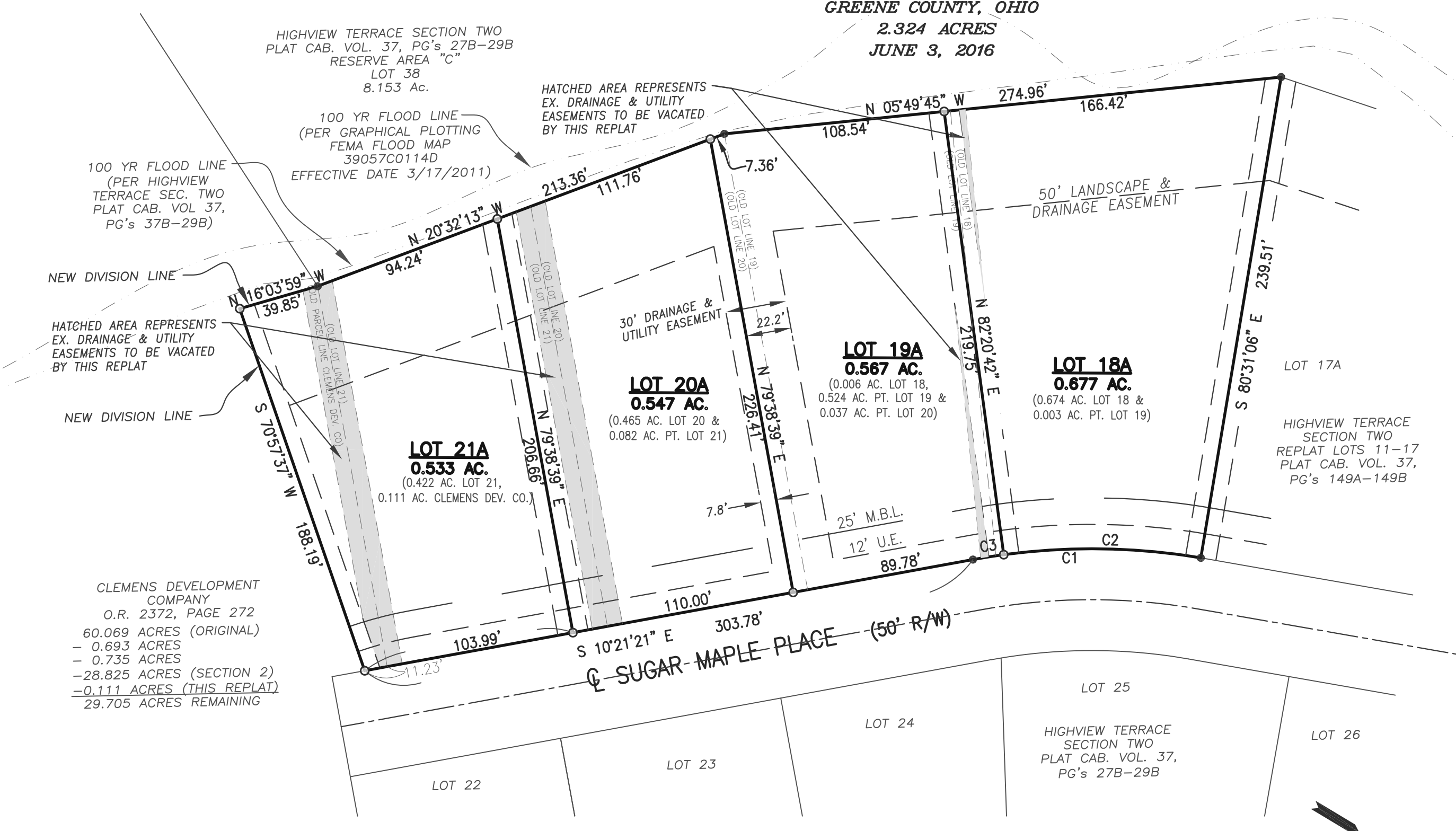
NO BUILDING OR OTHER STRUCTURE SHALL BE LOCATED IN "DRAINAGE EASEMENT". MAINTENANCE OF SURFACE EROSION IN THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. SEE THE "DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS" FOR FURTHER BUILDING RESTRICTIONS.

**NOTES:**

1. NO BUILDING OR OTHER STRUCTURES SHALL BE LOCATED IN "DRAINAGE EASEMENT".
2. ANY LOT AREA RESERVED FOR DRAINAGE PURPOSES, SHALL AT ALL TIMES BE KEPT FREE OF ANY OBSTRUCTIONS TO THE FLOW OF WATER. NO IMPROVEMENTS, STRUCTURES OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENT AREA WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. MAINTENANCE OF THE DRAINAGE EASEMENT AREA, STORMWATER MANAGEMENT CONTROL FACILITY(IES), SITE AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER(S) OF THE LOT OR HOME OWNERS OR CONDOMINIUM ASSOCIATION, WHICHEVER IS APPLICABLE, ON WHICH THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.
3. ANY LOT TRANSFERRED WILL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS THOSE SHOWN ON THE PLAT AND THAT ONLY ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT.

**PERTINENT DOCUMENTS:**

- IN ADDITION TO THE REFERENCES SHOWN ON FACE OF THIS PLAT THE FOLLOWING DOCUMENTS WERE USED: NONE
- OCCUPATION IN GENERAL FITS THE SURVEYED LINES.
- ALL MONUMENTATION FOUND OR SET IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.



HIGHVIEW TERRACE SECTION TWO  
PLAT CAB. VOL. 37, PG's 27B-29B  
RESERVE AREA "C"  
LOT 38  
8.153 Ac.

100 YR FLOOD LINE  
(PER GRAPHICAL PLOTTING  
FEMA FLOOD MAP  
39057C0114D  
EFFECTIVE DATE 3/17/2011)

100 YR FLOOD LINE  
(PER HIGHVIEW  
TERRACE SEC. TWO  
PLAT CAB. VOL. 37,  
PG's 37B-29B)

HATCHED AREA REPRESENTS  
EX. DRAINAGE & UTILITY  
EASEMENTS TO BE VACATED  
BY THIS REPLAT

HATCHED AREA REPRESENTS  
EX. DRAINAGE & UTILITY  
EASEMENTS TO BE VACATED  
BY THIS REPLAT

NEW DIVISION LINE

NEW DIVISION LINE

CLEMENS DEVELOPMENT  
COMPANY  
O.R. 2372, PAGE 272  
60.069 ACRES (ORIGINAL)  
- 0.693 ACRES  
- 0.735 ACRES  
- 28.825 ACRES (SECTION 2)  
- 0.111 ACRES (THIS REPLAT)  
29.705 ACRES REMAINING

HATCHED AREA REPRESENTS  
EX. DRAINAGE & UTILITY  
EASEMENTS TO BE VACATED  
BY THIS REPLAT

**LOT 20A**  
**0.547 AC.**  
(0.465 AC. LOT 20 &  
0.082 AC. PT. LOT 21)

**LOT 19A**  
**0.567 AC.**  
(0.006 AC. LOT 18,  
0.524 AC. PT. LOT 19 &  
0.037 AC. PT. LOT 20)

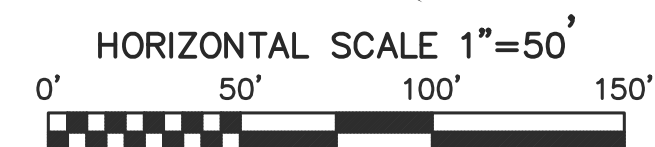
**LOT 18A**  
**0.677 AC.**  
(0.674 AC. LOT 18 &  
0.003 AC. PT. LOT 19)

**LOT 21A**  
**0.533 AC.**  
(0.422 AC. LOT 21,  
0.111 AC. CLEMENS DEV. CO.)

HIGHVIEW TERRACE  
SECTION TWO  
REPLAT LOTS 11-17  
PLAT CAB. VOL. 37,  
PG's 149A-149B

**CURVE TABLE:**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	112.52'	325.00'	19°50'14"	S 00°26'13" E	111.96'
C2	97.21'	325.00'	17°08'13"	S 00°54'48" W	96.84'
C3	15.32'	325.00'	2°42'02"	S 09°00'19" E	15.32'



BEARING OF BASIS:  
THE NORTH LINE OF CLEMENS  
DEVELOPMENT COMPANY, INC. 60.069  
ACRE TRACT AS RECORDED IN O.R. 2372  
PAGE 672 BEING N 71°00'45" W

BES JOB #121.07

**BRUMBAUGH  
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SURVEYING, LLC**

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