

**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 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 \_\_\_\_\_ (PRINTED TITLE)  
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  
BY 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\_\_\_\_

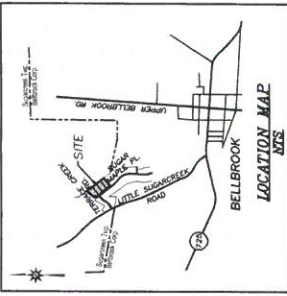
GREENE COUNTY AUDITOR \_\_\_\_\_

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  
96A AS ACQUIRED BY CLEMENS DEVELOPMENT COMPANY THROUGH INSTRUMENTS 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/DEEDS, HAVE UNITED IN ITS EXECUTION.

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

NOTARY PUBLIC  
STATE OF OHIO, S.S.:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
BY RICHARD M. CLEMENS, ITS PRESIDENT, AS OWNER.

**COVENANTS, CONDITIONS AND RESTRICTIONS:**  
COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, ARTICLES OF INCORPORATION  
AND BY-LAWS OF THE "HIGHVIEW TERRACE SUBDIVISION HOMEOWNERS ASSOCIATION"  
RECORDED IN O.R. 2222, PG. 822 OF THE OFFICIAL RECORDS OF GREENE COUNTY,  
O.R. 3303, PG. 854 OF THE OFFICIAL 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 BELIEVED 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

**BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC**  
1105 SOUTH MIAMI STREET  
LITTLE SUGARCREEK, OHIO 45440  
PHONE (937) 698-3200  
FAX (937) 698-3228  
SHEET 1 OF 2

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

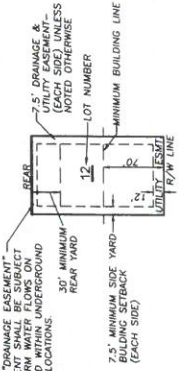
# HIGHVIEW TERRACE SECTION ONE RE-PLAT OF LOTS 36A & 3C INTO LOTS 36B, 37A, 38A & 3D

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:  
O 5/8" x 3/32" IRON PIN SET WITH YELLOW PLASTIC CAP  
STAMPED "BRUMBAUGH EAS"

● 5/8" IRON PIN FOUND

ALL MONUMENTS FOUND ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.



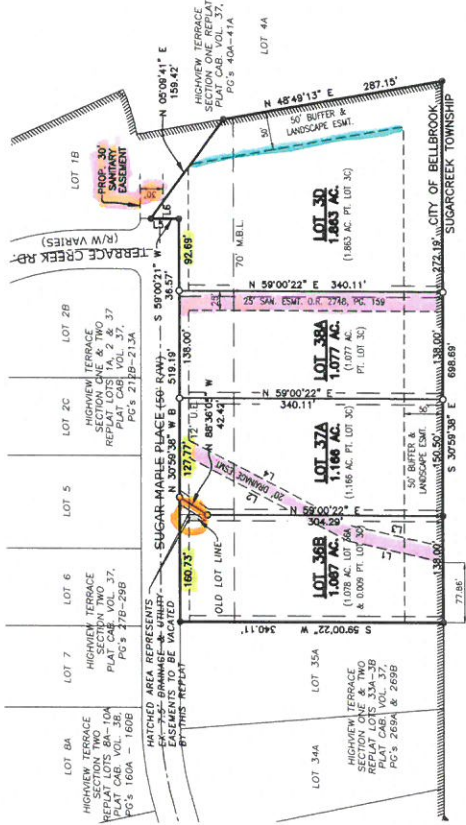
TYPICAL LOT

NO BUILDING OR OTHER STRUCTURE SHALL BE LOCATED OR "DRAINAGE EASEMENT" SHALL BE MAINTAINED TO PERIODIC SURFACE EROSION IN THE REAR YARD. 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. ALL 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 OR MAINTAINED IN THE DRAINAGE EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. MAINTENANCE OF THE DRAINAGE EASEMENT AREA SHALL BE THE RESPONSIBILITY OF THE CITY ENGINEER. STORMWATER MANAGEMENT CONTROL FACILITIES (C/S) AND OTHER FACILITIES (C/S) OF THE LOT OR HOME OWNERS OR CONDOMINIUM ASSOCIATION, WHICHEVER IS APPLICABLE, ON THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.
  3. ANY LOT TRANSFERRED WILL HAVE A MINIMUM WIDTH AND AREA AS SHOWN ON THIS PLAT. THE MINIMUM WIDTH AND AREA THAT ONLY ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT.

**PERTINENT DOCUMENTS:**

- IN ADDITION TO THE REFERENCES SHOWN ON FACE HEREOF, THE FOLLOWING DOCUMENTS HAVE BEEN FILED FOR RECORD AND SHALL BE CONSIDERED PART OF THIS PLAT:
- OCCUPANCY AGREEMENT, PG. 5, IN 6600.
- CONDITION UNLESS OTHERWISE SHOWN.



HORIZONTAL SCALE 1"=100'

BEARING OF BASE:  
THE NORTH LINE OF CLEMENS  
DEVELOPMENT COMPANY, INC.  
RECORDED IN O.R. 2372 PAGE 672 BEING N  
71.0045° W

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 71°26'34" W	123.15'
L2	N 85°26'35" E	231.86'
L3	S 71°26'34" W	118.11'
L4	N 85°26'35" E	239.61'
L5	N 30°09'58" E	159.83'
L6	N 30°09'58" W	21.83'

**BRUMBAUGH & BENS SURVEYING, LLC**  
1105 SOUTH MIAMI STREET  
MARIETTA, OHIO 45750  
PHONE (937) 698-3000  
FAX (937) 698-3928  
SHEET 2 OF 2