

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON, AND DO DEDICATE EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE 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 PT. OF LOT 22 R M CLEMENS CO.

WITNESS BY: RICHARD M. CLEMENS PRESIDENT, R M CLEMENS CO.

WITNESS

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS PRESIDENT, AS OWNER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: LIENHOLDER: MINSTER BANK (WESTERN OHIO)

WITNESS

WITNESS BY: (PRINTED NAME)

WITNESS BY: (PRINTED TITLE)

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY MINSTER BANK

BY AS LIENHOLDER, IT'S

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: OWNER LOT 23: MARC A. RASLICH AND TOBY A. RASLICH

WITNESS BY: MARC A. RASLICH

WITNESS BY: TOBY A. RASLICH

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY MARC A. RASLICH AND TOBY A. RASLICH, AS OWNERS.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: LIENHOLDER:

WITNESS

WITNESS BY: (PRINTED NAME)

WITNESS BY: (PRINTED TITLE)

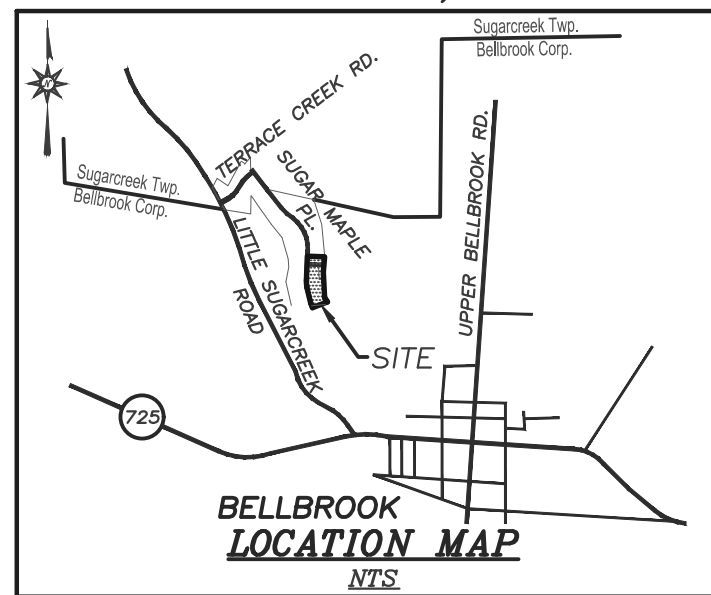
STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY

BY AS LIENHOLDER, IT'S

NOTARY PUBLIC

HIGHVIEW TERRACE, SECTION TWO RE-PLAT OF LOTS 23 THROUGH 26, PART OF LOT 22, PART OF LOT 27, PART OF RIVER BIRCH COURT RIGHT-OF-WAY & PART OF 60.069 ACRE TRACT INTO LOTS 22A, 23A, 24A, 25A, 26A, 26B & 27A

FOR CLEMENS DEVELOPMENT COMPANY LOCATED IN CITY OF BELLBROOK, SECTION 2, TOWN 2, RANGE 6 M.R.'s., GREENE COUNTY, OHIO 3.516 ACRES SEPTEMBER 1, 2016



SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: OWNER LOTS 24 - 26, PT LOT 27, & 0.396 ACRES OUT OF REMAINING 60.069 ACRE TRACT CLEMENS DEVELOPMENT CO.

WITNESS BY: RICHARD M. CLEMENS PRESIDENT, CLEMENS DEVELOPMENT CO.

WITNESS

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS PRESIDENT, AS OWNER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: LIENHOLDER: MINSTER BANK (WESTERN OHIO)

WITNESS

WITNESS BY: (PRINTED NAME)

WITNESS BY: (PRINTED TITLE)

STATE OF OHIO, S.S.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY MINSTER BANK

BY AS LIENHOLDER, IT'S

NOTARY PUBLIC

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

TRANSFERRED THIS DAY OF 20

GREENE COUNTY AUDITOR

GREENE COUNTY RECORDER:

FILE NO. PLAT CABINET VOL. PAGES

FEE: RECEIVED FOR RECORD THIS DAY OF

20 AT M.

RECORDED THIS DAY OF 20

GREENE COUNTY RECORDER

DESCRIPTION

THE WITHIN RE-PLAT IS A SUBDIVISION CONTAINING 3.516 ACRES AND BEING ALL OF LOTS 24, 25, 26, AND PART OF LOT 27 AND PART OF 60.069 ACRE TRACT (ORIGINAL) AS ACQUIRED BY CLEMENS DEVELOPMENT COMPANY THROUGH INSTRUMENTS RECORDED IN O.R. 2372, PG. 672 OF THE OFFICIAL RECORDS OF GREENE COUNTY, OHIO, AND BEING PART OF RIVER BIRCH COURT RIGHT-OF-WAY AS RECORDED IN RECORD PLAN HIGHVIEW TERRACE SECTION TWO, PLAT CABINET VOL. 37, PG'S 27B-29B, AND BEING PART OF LOT 22 AS ACQUIRED BY R M CLEMENS COMPANY THROUGH INSTRUMENTS RECORDED IN O.R. 3700, PG. 877 OF THE OFFICIAL RECORDS OF GREENE COUNTY OHIO, AND BEING ALL OF LOT 23 AS ACQUIRED BY MARC A. RASLICH & TOBY A. RASLICH THROUGH INSTRUMENTS RECORDED IN O.R. 3523, PG. 267 OF THE OFFICIAL RECORDS OF GREENE COUNTY OHIO

STATE OF OHIO, S.S.: CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS PRESIDENT, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, 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 LOTS OF THE WITHIN RE-PLAT ARE GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, ARTICLES OF INCORPORATION AND BY-LAWS OF THE "HIGHVIEW TERRACE SUBDIVISION HOMEOWNERS ASSOCIATION", ALL OF WHICH ARE RECORDED ON HIGHVIEW TERRACE SECTION ONE, O.R. VOL. 2782, PG'S 450-483 & O.R. VOL. 2795, PG'S 619-637 OF THE DEED RECORDS OF GREENE COUNTY, OHIO AND SHALL BE IN EFFECT FOR HIGHVIEW TERRACE, SECTION TWO AND INCLUDING THIS REPLAT.

CERTIFICATION

I HEREBY CERTIFY, 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 EXIST AS LOCATED OR WILL BE SET AS INDICATED, ALL DIMENSIONAL DETAILS ARE BELIEVED CORRECT AND THAT THE SUBDIVISION RULES FOR THE CITY OF BELLBROOK, OHIO HAVE BEEN COMPLIED WITH.

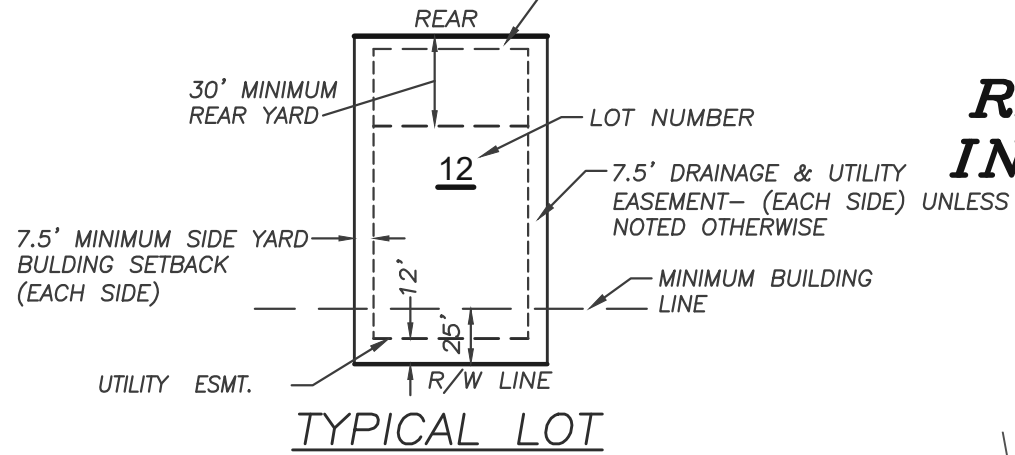
PHILIP C. BRUMBAUGH, P.S. DATE OHIO LICENSE NO. 5057

DEVELOPER

CLEMENS DEVELOPMENT CO. 6730 LITTLE SUGARCREEK RD. DAYTON, OHIO 45440 PHONE: (937) 545-3232

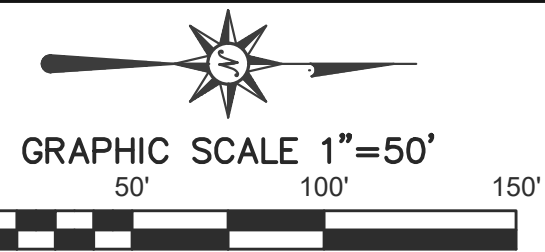
BRUMBAUGH ENGINEERING & SURVEYING, LLC 1105 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 PHONE (937) 698-3000 FAX (937) 698-3928 BES JOB#287.16 SHEET 1 OF 2

"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.



HIGHVIEW TERRACE, SECTION TWO RE-PLAT OF LOTS 23 THROUGH 26, PART OF LOTS 22, PART OF 27, PART OF RIVER BIRCH COURT RIGHT-OF-WAY & PART OF 60.069 ACRE TRACT INTO LOTS 22A, 23A, 24A, 25A, 26A, 26B & 27A

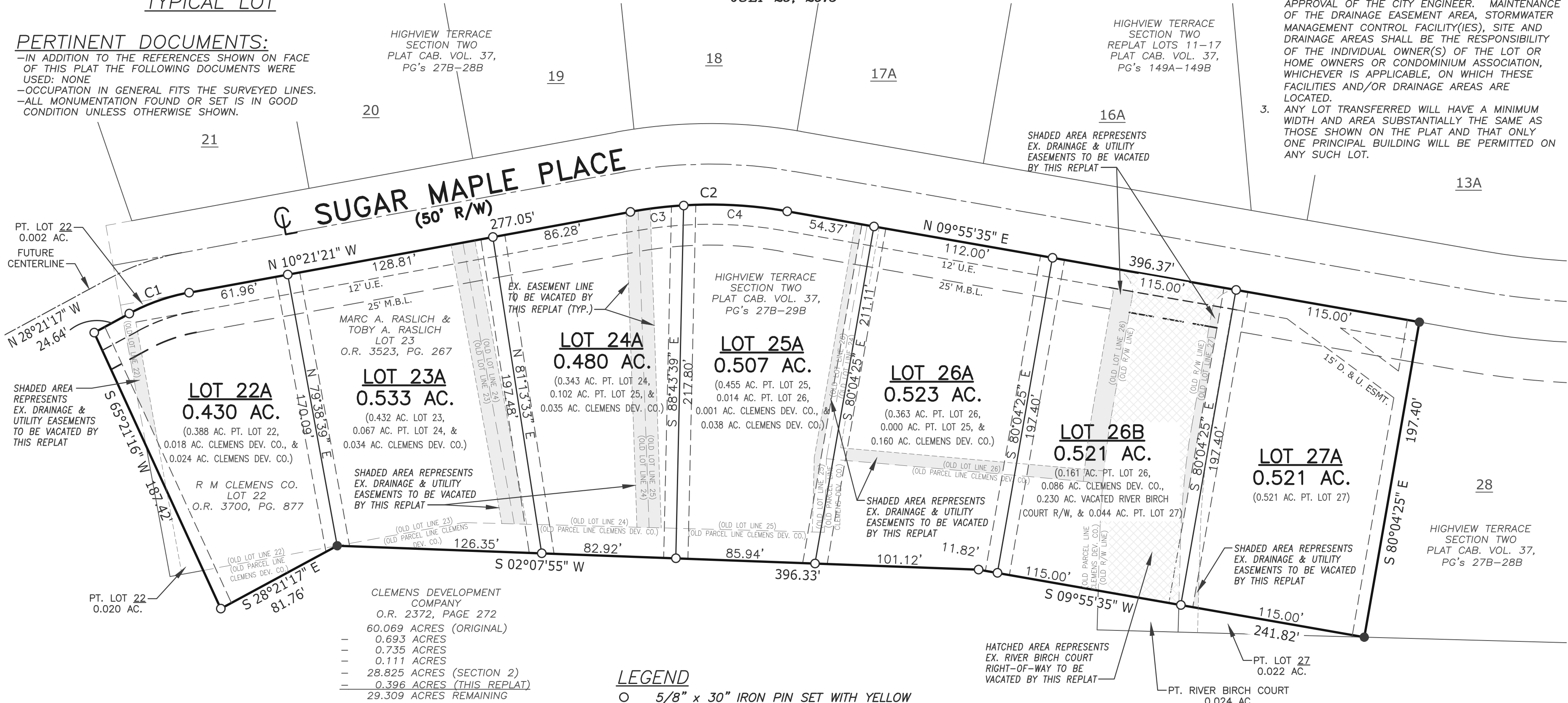
FOR
CLEMENS DEVELOPMENT COMPANY
LOCATED IN
CITY OF BELLBROOK, SECTION 2, TOWN 2, RANGE 6 M.R.'s., GREENE COUNTY, OHIO
3.516 ACRES
JULY 29, 2016



- NOTES:**
- NO BUILDING OR OTHER STRUCTURES SHALL BE LOCATED IN "DRAINAGE EASEMENT".
 - 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.
 - 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.



CLEMENS DEVELOPMENT COMPANY
O.R. 2372, PAGE 272

-	60.069 ACRES (ORIGINAL)
-	0.693 ACRES
-	0.735 ACRES
-	0.111 ACRES
-	28.825 ACRES (SECTION 2)
-	0.396 ACRES (THIS REPLAT)
-	29.309 ACRES REMAINING

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	125.00'	17°59'56"	S 19°21'19" E	39.11'
C2	97.35'	275.00'	20°16'55"	N 00°12'53" W	96.84'
C3	33.21'	275.00'	6°55'09"	S 06°53'46" E	33.19'
C4	64.14'	275.00'	13°21'46"	N 03°14'41" E	63.99'

- LEGEND**
- 5/8" x 30" IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 - ⊗ MAG NAIL SET
 - 5/8" IRON PIN FOUND
 - ⊗ MAG NAIL FOUND

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR NO. 5057

BRUMBAUGH ENGINEERING & SURVEYING, LLC

1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
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BES JOB#287.16 SHEET 2 OF 2