

RECORD OF RESOLUTIONS

Resolution No. 2017-Z

August 28, 2017

City of Bellbrook Resolution No. 2017-Z

A Resolution Approving the Record Plan for the Highview Terrace Subdivision, Section Three, Phase Two.

WHEREAS, the City of Bellbrook Planning Board, after a comprehensive review, granted approval on August 8, 2017 for the record plan for Section Three, Phase Two of the Highview Terrace Subdivision; and

WHEREAS, the City of Bellbrook Subdivision Regulations stipulate that the signing of the Record Plan must be approved by City Council.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That Section Three, Phase Two of the Highview Terrace Subdivision as shown on the final Record Plan is hereby approved for recording purposes.

Section 2. That the Mayor and Clerk of Council are authorized to affix their signatures to the Record Plan.

Section 3. That the developer shall file a copy of the Record Plan for recording in the office of the County Recorder following the date of final approval by the Planning Board and furnish the City with one print of the final recorded plat.

Section 4. That the approval of said Record Plan for recording purposes does not constitute the final acceptance of the proposed streets shown thereon as public streets or the acceptance of the dedication of any other public lands.

Section 5. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

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 THE SANITARY SEWERS TO THE GREENE COUNTY BOARD OF COMMISSIONERS FOR 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, PUBLICLY OR PRIVATELY OWNED, 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. STREETS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER.

SIGNED AND ACKNOWLEDGED
PRESENCE OF:

OWNER: REMAINING 60.069 ACRE TRACT, IN THE
CLEMENS DEVELOPMENT CO.
OWNER: PT. OF LOT 27 R M CLEMENS CO.

WITNESS

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

WITNESS

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY R M CLEMENS CO., AND BY
CLEMENS DEVELOPMENT CO.
BY RICHARD M. CLEMENS, THEIR PRESIDENT, AS OWNER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

LIENHOLDER:
MINSTER BANK

WITNESS

SIGNATURE

WITNESS

(PRINTED NAME)

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____, BY MINSTER BANK

BY _____,
AS LIENHOLDER.

NOTARY PUBLIC

**RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE TWO
CONTAINING 11.126 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
AUGUST 4, 2017**

DESCRIPTION

THE WITHIN RE-PLAT IS A SUBDIVISION CONTAINING 11.126 ACRES AND BEING ALL OF THE REMAINING LANDS OF A 60.069 ACRE TRACT (ORIGINAL) AS ACQUIRED BY CLEMENS DEVELOPMENT CO. 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, CABINET VOL. 3Z, PG'S 27B-28B, AND BEING PART OF LOT 27 AS ACQUIRED BY R M CLEMENS COMPANY THROUGH INSTRUMENTS RECORDED IN O.R. 3775 PG. 819 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

OWNER / DEVELOPER

CLEMENS DEVELOPMENT CO.
6730 LITTLE SUGARCREEK RD.
DAYTON, OHIO 45440
PHONE: 937-545-3232
ACQUIRED IN
O.R. VOLUME 2372, PAGE 672

AREA SUMMARY

SITE ACREAGE: 11.126 ACRES
LOTS: 9.767 ACRES
STREETS & RIGHT OF WAY: 1.359 ACRES

COVENANTS, CONDITIONS AND RESTRICTIONS:

THE WITHIN PLAT IS 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 THREE, PHASE TWO.

NOTES:

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN OR DESCRIBED AS RESIDENTIAL LOTS.
- MAINTENANCE OF ALL AREAS DESIGNATED AS DRAINAGE EASEMENTS, WALKING PATH EASEMENTS, AND LANDSCAPE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE COLLECTIVE HOMEOWNERS IF SAID ASSOCIATION BE DISSOLVED.
- 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 OF BELLBROOK'S ENGINEER. MAINTENANCE OF THE DRAINAGE EASEMENT AREA, STORMWATER MANAGEMENT CONTROL FACILITY(IES), AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER(S) OF THE LOT OR LAND/HOMEOWNERS ASSOCIATION, WHICHEVER IS APPLICABLE, ON WHICH THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.

BOARD OF GREENE COUNTY COMMISSIONERS:
(ACCEPTANCE FOR SANITARY SEWERS ONLY)

COMMISSIONER

COMMISSIONER

COMMISSIONER

WE HEREBY APPROVE AND ACCEPT THIS PLAT (FOR SANITARY SEWERS) AND RECOMMEND THAT THE SAME BE RECORDED

THIS _____ DAY OF _____, 20____

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

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 REGISTERED
PROFESSIONAL SURVEYOR NO. 5057

HIGHVIEW TERRACE, SECTION THREE, PHASE TWO RECORD PLAN
LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

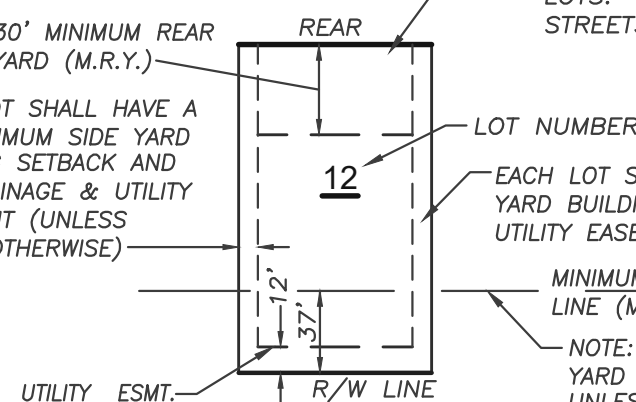
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928

PAGE 1 OF 3

"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.

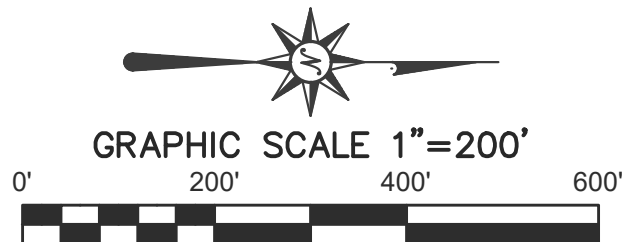
30' MINIMUM REAR YARD (M.R.Y.)

EACH LOT SHALL HAVE A 7.5' MINIMUM SIDE YARD BUILDING SETBACK AND 7.5' DRAINAGE & UTILITY EASEMENT (UNLESS NOTED OTHERWISE)



TYPICAL LOT

**RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE TWO**
CONTAINING 11.126 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
AUGUST 4, 2017



LINE DATA
L1- S 33°57'54" E 49.05'
L2- N 77°30'26" W 29.96'
L3- S 85°28'58" W 86.66'
L4- N 45°38'42" W 62.59'
L5- S 61°33'46" W 20.00'

STATE OF OHIO
VOL. 501, PG. 157
0.209 ACRES

STATE OF OHIO
VOL. 506, PG. 850
0.176 ACRES

BERNHARD ENTERPRISES, INC.
VOL. 486, PG. 929
1.933 ACRES

STATE OF OHIO
VOL. 899, PG. 110
0.051 ACRES

BERNHARD ENTERPRISES, INC.
VOL. 486, PG. 929
4.094 ACRES

THOMAS M. CRAYCRAFT &
VICKI M. CRAYCRAFT
VOL. 108, PG. 469
REMAINING 1.37 ACRES

PATRICK J. & KAREN ANN
HILGEFORD
VOL. 2983, PG. 564
0.869 ACRES

VINEYARDS OF
BELLBROOK
SECTION TWO
P.C. 38, PG. 17A-18A

HIGHVIEW TERRACE
SECTION TWO
REPLAT LOTS 18-21
PLAT CAB. 38,
PAGES 161A-161B

HIGHVIEW TERRACE
SECTION TWO
REPLAT LOTS 22-27
PLAT CAB. 38,
PAGES 209A-209B

CLEMENS DEVELOPMENT COMPANY
OFFICIAL RECORD 2372, PAGE 672
60.069 ACRES (ORIG.)
-28.825 ACRES (SECTION TWO)
-19.670 ACRES (SECTION THREE, PH. ONE)
-0.383 ACRES (REPLAT SEC. 2 LOTS 22A-27A)
11.181 ACRES REMAIN

HIGHVIEW TERRACE
SECTION THREE
PHASE TWO
11.126 ACRES
SURVEY

WILLIAM C. JOHNSON &
DEANNA D. JOHNSON
VOL. 996, PG. 100
6.505 ACRES

RIDGEWOOD
SECTION 4 REPLAT
P.C. 34, PG. 561A-567B

RIDGEWOOD
SECTION 1-B
P.C. 33, PG. 843A-844A

RIDGEWOOD
SECTION 3-A
P.C. 33, PG. 917A-918A

VINEYARDS OF
BELLBROOK
SECTION ONE
P.C. 36, PG. 305A-306B

BOARD OF TRUSTEES OF THE
BELLBROOK-SUGARCREEK
PARK DISTRICT
VOL. 375, PG. 636
REMAINING 5.116 ACRES

HIGHVIEW TERRACE
SECTION TWO
(28.825 ACRES)
PLAT CAB. 37, PAGES 27B-28B

EDNA M. KEITER
VOL. 1361, PG. 480
REMAINING 2.96 ACRES

HIGHVIEW TERRACE
SECTION ONE & TWO
PLAT CAB. 37,
PAGES 212B-213B

HIGHVIEW TERRACE
SECTION TWO
PLAT CAB. 37,
PAGES 27B-28B

HIGHVIEW TERRACE
SECTION TWO
REPLAT LOTS 33-36
PLAT CAB. VOL. 37,
PAGES 269A-269B

HIGHVIEW TERRACE
SECTION TWO
REPLAT LOT 3B
PLAT CAB. VOL. 37,
PAGES 290B-291A

INVERNESS GROUP, INC.
VOL. 3596, PG. 931
REMAINING 147.09 ACRES
SURVEY RECORD
VOLUME 38 PAGE 295

BASIS OF BEARING

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

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR NO. 5057

HIGHVIEW TERRACE, SECTION THREE, PHASE TWO RECORD PLAN
LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928
PAGE 2 OF 3

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SUPERIMPOSITION MAP
SCALE: 1" = 200'

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.

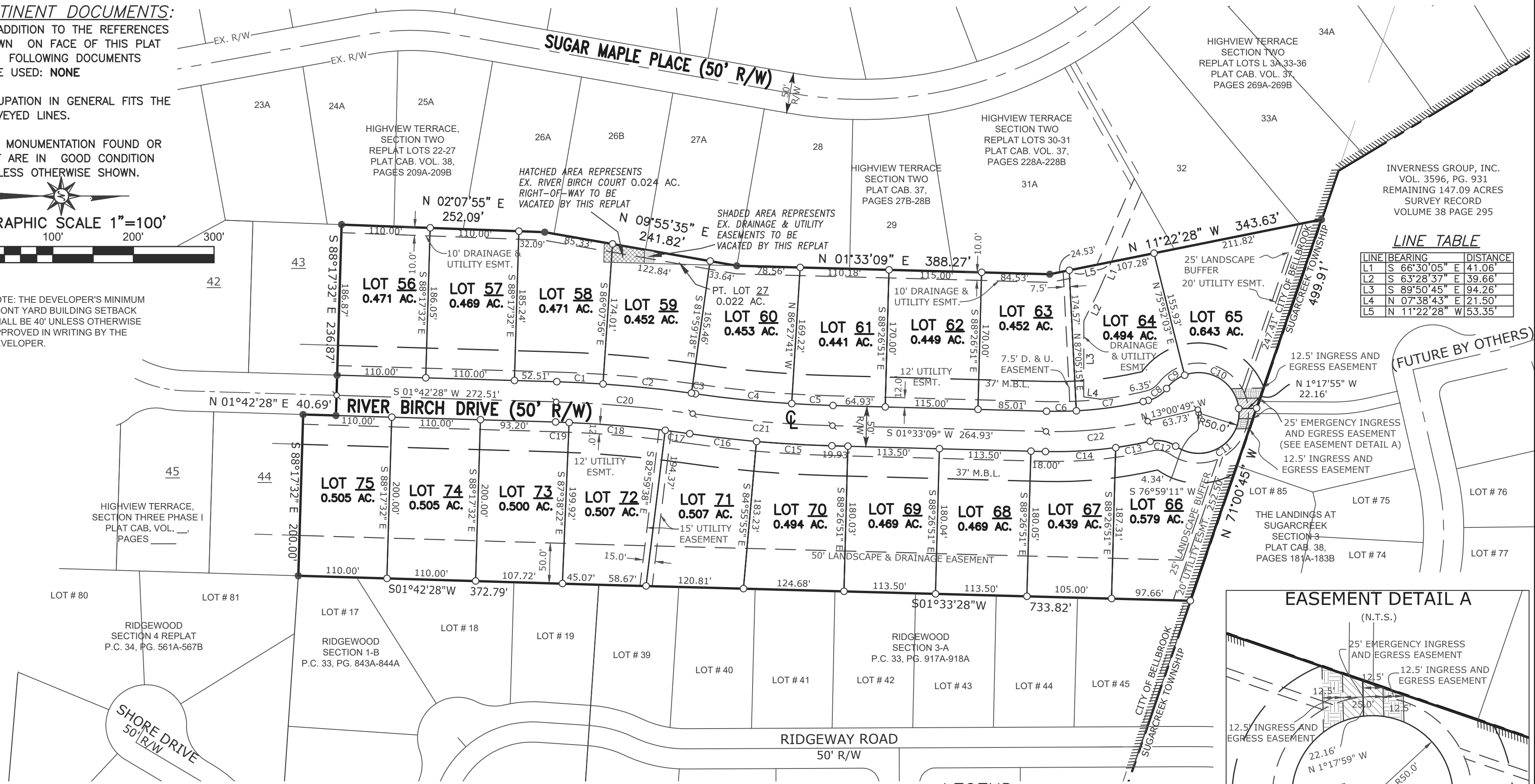
- ALL MONUMENTATION FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE SHOWN.



GRAPHIC SCALE 1"=100'



NOTE: THE DEVELOPER'S MINIMUM FRONT YARD BUILDING SETBACK SHALL BE 40' UNLESS OTHERWISE APPROVED IN WRITING BY THE DEVELOPER.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°30'05" E	41.06'
L2	S 63°28'37" E	39.66'
L3	S 89°50'45" E	94.26'
L4	N 07°38'43" E	21.50'
L5	N 11°22'28" W	53.35'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.49'	1525.00'	2°09'36"	N 02°47'16" E	57.48'
C2	110.29'	1525.00'	4°08'38"	N 05°56'23" E	110.27'
C3	5.01'	1525.00'	0°11'17"	N 08°06'20" E	5.01'
C4	119.99'	1475.00'	4°39'40"	N 05°52'09" E	119.96'
C5	51.13'	1475.00'	1°59'10"	S 02°32'44" W	51.12'
C6	37.06'	475.50'	4°27'54"	N 00°40'48" W	37.05'
C7	83.83'	475.50'	10°06'04"	S 07°57'47" E	83.72'
C8	27.65'	40.00'	39°36'27"	N 32°49'03" W	27.10'
C9	28.32'	50.00'	32°27'20"	N 36°23'36" W	27.95'
C10	90.66'	50.00'	103°53'19"	S 31°46'44" W	78.74'
C11	114.22'	50.00'	130°53'29"	N 30°49'52" W	90.96'
C12	33.06'	40.00'	47°20'54"	N 10°56'26" E	32.12'
C13	43.63'	525.50'	4°45'25"	N 10°21'19" W	43.62'
C14	87.40'	525.50'	9°31'46"	N 03°12'44" W	87.30'
C15	93.57'	1525.00'	3°30'55"	N 03°18'37" E	93.55'
C16	83.35'	1525.00'	3°07'54"	N 06°38'02" E	83.34'
C17	30.73'	1475.00'	1°11'37"	S 07°36'11" W	30.73'
C18	119.60'	1475.00'	4°38'45"	N 04°41'00" E	119.57'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C19	16.80'	1475.00'	0°39'09"	S 02°02'03" W	16.80'
C20	169.96'	1500.00'	6°29'31"	S 04°57'14" W	169.86'
C21	174.02'	1500.00'	6°38'50"	S 04°52'34" W	173.92'
C22	127.24'	500.50'	14°33'59"	S 05°43'50" E	126.90'

**RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE TWO**

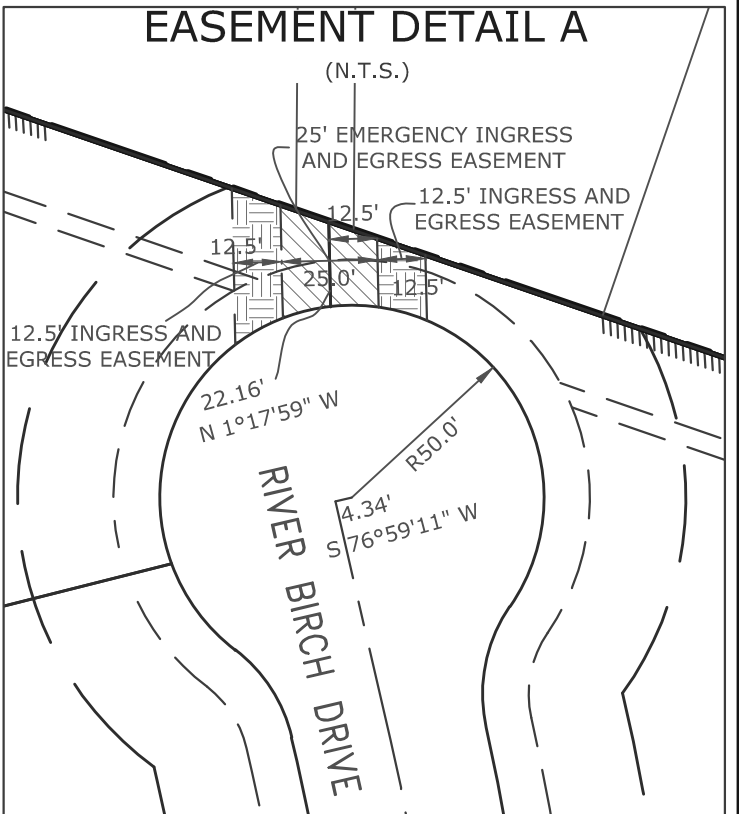
CONTAINING 11.126 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs
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AUGUST 4, 2017

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



HIGHVIEW TERRACE, SECTION THREE, PHASE TWO RECORD PLAN LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

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