



BELLBROOK CITY COUNCIL AGENDA
February 12, 2018

6:00 pm Executive Session-Personnel Matters (Employment of a Public Employee)

7:00 pm-Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Formal Approval of the City Council Executive Session and Regular Meeting Minutes of January 22, 2018.
5. Mayor's Announcements/Special Guest
 - Certificate of Appreciation Robert Gooding, Historical Museum Board
 - Police Chief Doug Doherty Police Department 2017 Annual Report
 - Oath of Office-Alexi Wilson

6. Public Hearing of Ordinances
7. Introduction of Ordinances
8. Resolutions

Resolution 2018-K A Resolution Declaring Specific Equipment No Longer Needed By the City of Bellbrook as Surplus Property and Authorizing the City Manager to Dispose of Said Surplus Property. (Greenwood)

Resolution 2018-L A Resolution Approving the Record Plan for the Highview Terrace Subdivision, Section Three, Phase Three. (Middlestetter)

Resolution 2018-M A Resolution Approving the Platting of Lot #3 Wilson Plat Subdivision, Section 3. (Edwards)

9. City Manager's Report
10. Committee Reports
 - A. Service
 - B. Safety
 - C. Finance/Audit
11. Old Business
12. New Business
 - 2018 Water Rates Review

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

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

www.cityofbellbrook.org

13. Open Discussion

14. Adjourn

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
January 22 2018

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

This is a summary of the City Council meeting held on Monday, January 22, 2018. Mayor Baird called the meeting to order at 6:00 pm and the Clerk called the roll.

Mr. McGill made a motion to go into executive session at 6:00 pm to discuss Personnel Matters (Employment and Compensation of a Public Employee) Mrs. Middlestetter seconded the motion. The Clerk called the roll: Mr. McGill, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Mr. Edwards made a motion to exit out of executive session at 6:56 pm. Mr. Greenwood seconded the motion. The Clerk called the roll: Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Being no further business the executive session ended at 6:56 pm.

Mayor Baird called the regular council 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 executive session and regular meeting minutes of January 8, 2018, Mayor Baird declared the minutes approved as written.

MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST

PUBLIC HEARING OF ORDINANCES

INTRODUCTION OF ORDINANCES

RESOLUTIONS

Mr. McGill **read Resolution 2018-E** A Resolution to Proceed to Levy a Tax in Excess of the Ten Mill Limitation. This resolution authorizes the placement of a 1.75 mill fire levy on the May 2018 ballot. The County Auditor certified the taxes to be generated by this levy as \$313,000 per year. The purposes of this levy are to add one additional full time fire fighter and to restore some part time fire fighter hours that were cut to meet budgetary purposes. This will allow the city to have four firefighters on duty 24 hours a day, seven days a week. This is the second and final step to placing the levy request on the May ballot.

RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

January 22 2018

Mr. McGill made a motion to **adopt Resolution 2018-E**. Mr. Schweller seconded the motion. The Clerk called the roll. Mr. McGill, yes; Mr. Schweller, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mayor Baird, yes. The motion carried 7-0.

Mr. Greenwood **read Resolution 2018-F** A Resolution Accepting the Bid Submitted by Brackney, Inc. for the Upper Hillside Water Main Improvement Project and to Authorize the City Manager to Enter into a Contract in Connection Therewith. This resolution authorizes the acceptance of the bid from Brackney, Inc. in the amount of \$1,166,510.50 for the Upper Hillside Main Improvement Project. Mr. Schlagheck said the contractor has received positive reviews form other governments that have used them. The schedule is not finalized yet but they are expected to start around March 1st. A letter will be mailed to the residents of the Upper Hillside plat when a tentative schedule has been drafted.

Mrs. Middlestetter asked if there will be digging in the resident's yards. Mr. Schlagheck said yes, we will be replacing the service line. Inside water meters will be replaced with a new meter located out in a pit. The Service Department workers will be removing the inside meters.

Mr. Schweller asked Mr. Schlagheck if he has received any feedback from any residents in the area regarding this project. Mr. Schlagheck said no, he has not heard from anyone.

Mr. Greenwood made a motion to **adopt Resolution 2018-F**. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. McGill, yes; Mr. Edwards, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Mrs. Middlestetter **read Resolution 2018-G** A Resolution Approving the Record Plan for the Highview Terrace Subdivision, Section Three, Phase Two. The Planning Board approved this record plan last week. The record plan is consistent with the approved preliminary plan.

Mrs. Middlestetter made a motion to **adopt Resolution 2018-G**. 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.

Mrs. Seger-Lawson **read Resolution 2018-H** A Resolution Authorizing the City Manager to Participate in a Contract with the Department of Administrative Services, Office of State Purchasing, for the Purchase of Pick-up Trucks for the City of Bellbrook. This will authorize the City Manager to enter into a contract to purchase two pick-up trucks for the Service Department. Both trucks are available from state bid. The total budget for these two trucks is \$70,000. The total estimated cost, when completely outfitted, is \$64,449.

Mrs. Seger-Lawson made a motion to **adopt Resolution 2018-H**. Mrs. Middlestetter seconded the motion. The Clerk called the roll. Mrs. Seger-Lawson, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

January 22 2018

Mr. Edwards read **Resolution 2018-I** A Resolution Directing the Greene County Auditor to Enter the Delinquent Cost of Unpaid Water Bills on the Tax Duplicate for the Properties Attached Hereto. This authorizes the assessment of unpaid water bills to property taxes. The total of delinquent water bills for assessment is \$1,721.66.

Mr. Edwards made a motion to **adopt Resolution 2018-I**. Mr. Greenwood seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Mr. Schweller read **Resolution 2018-J** A Resolution Authorizing the City Manager to Participate in a Contract with the Department of Administrative Services, Office of State Purchasing, for the Purchase of Police Vehicles for the City of Bellbrook. This authorizes the City Manager to enter into a contract to purchase two SUV's for the Police Department. These SUV's will replace the last two Dodge Chargers. The budget for these two vehicles, before outfitting, is \$56,000.

Mr. Schweller made a motion to **adopt Resolution 2018-J**. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll. Mr. Schweller, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 7-0.

CITY MANAGER REPORT

Mr. Schlagheck said residents should be receiving their property tax bill within the next couple of weeks. The overall valuation for the city went up 7.4%. Mr. Schlagheck said if your property value did not go up, you would actually pay less tax. Also, if your property value increased 8%, your taxes only increased 2%. When property values increase, tax rates decrease.

Next, Mr. Schlagheck said the City of Beavercreek does an annual cost of local government. This annual report shows for a typical homeowner, how much they pay for real estate taxes, how much they pay in city income taxes and how much they pay annually for water and sewer. The City of Bellbrook has the lowest annual cost of local government for the second or third year in a row. Mr. Schlagheck said he hears a lot that our property taxes are the highest in the county. He said our taxes are higher but we do not have a city income tax or a school district income tax.

COMMITTEE REPORTS

Service: No Report.

Safety: No Report.

Finance/Audit: Mr. Schweller said it looks like the City is on track with both revenue and expenditures. He also said the capital projects are on track too. At the auditor's request, the quarterly financial report needs to be accepted by formal action of Council.

Mr. Schweller made a motion to accept the 12-31-17 quarterly finance update. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Schweller, yes; Mr. McGill, yes; Mr. Edwards, yes; Mr.

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
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Greenwood, yes; Mrs. Middlestetter yes; Mrs. Seger-Lawson, yes; Mayor Baird, yes. The motion carried 7-0.

Community Affairs:

Mrs. Middlestetter made a motion to appoint Brady Harding to serve on the Planning Board, term, January 1, 2018 to December 31, 2022. Mr. Edwards seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

OLD BUSINESS-

NEW BUSINESS Mayor Baird said that City Manager, Mark Schlagheck has resigned his position effective March 16, 2018. The Mayor said Mr. Schlagheck has done a lot of good things for the City of Bellbrook. The Mayor wished Mr. Schlagheck well. Mayor Baird said that Mr. Schlagheck will be helping Council with the hiring of a new City Manager.

Mr. Edwards made a motion to accept the resignation of City Manager, Mark Schlagheck, effective March 16, 2018. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mr. McGill, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

OPEN DISCUSSION:

Mr. Edwards said that Mr. Schlagheck has been a pleasure to work with. He wished Mr. Schlagheck all the best.

Mr. Greenwood told Mr. Schlagheck good luck and it has been a pleasure to work with him.

Mr. McGill said Mr. Schlagheck has been an asset to this council and also the community. He has provided excellent guidance.

Mrs. Middlestetter said Mr. Schlagheck will be sorely missed.

Mrs. Seger-Lawson also said Mr. Schlagheck will be missed.

Mr. Schweller said Mr. Schlagheck is both the City Manager and Finance Director. He said it is not often you can find both skill sets in one individual. Mr. Schweller said we have had some great results with the annual audits. Mr. Schweller said he has done a great job for the city and he thanked Mr. Schlagheck.

Andrew Betts-1524 Lynlee Dr.-He said it might be helpful to include the annual cost of government report with the levy information.

Cole McCrae-1862 Sugar Run Trail is a Boy Scout from Troop 375. He is at the meeting tonight to earn his communication badge.

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Danny Betts-1524 Lynlee Dr. is also a Boy Scout from Troop 375. He is in attendance tonight to earn his citizenship in the community badge.

The Mayor presented both Boy Scouts with a pin and thanked them for coming to the meeting tonight.

ADJOURN

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 7:48 pm.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF RESOLUTIONS

Resolution No. 2018-K

February 12, 2018

City of Bellbrook

Resolution No. 2018-K

A Resolution Declaring Specific Equipment No Longer Needed By the City of Bellbrook as Surplus Property and Authorizing the City Manager to Dispose of Said Surplus Property.

WHEREAS, the City of Bellbrook desires to maintain adequate equipment to be used by its personnel; and

WHEREAS, equipment no longer needed for use by City personnel may be declared as surplus property per Chapter 230 of the Bellbrook Municipal Code.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the following equipment is hereby declared as surplus property:

1995 Freightliner Truck (VIN 1FV6HLCB9SL578850)

Section 2. That the City Manager is hereby authorized and directed to dispose of said property in accordance with Chapter 230 of the Bellbrook Municipal Code.

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. 2018-L

February 12, 2018

City of Bellbrook Resolution No. 2018-L

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

WHEREAS, the City of Bellbrook Planning Board, after a comprehensive review, granted approval on February 6, 2018 for the record plan for Section Three, Phase Three 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 Three 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: 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 2018, 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 2018, BY MINSTER BANK

BY IT'S AS LIENHOLDER.

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: 4.990 ACRES LOTS: 4.564 ACRES STREETS & RIGHT OF WAY: 0.444 ACRES

RECORD PLAN HIGHVIEW TERRACE SECTION THREE PHASE THREE

CONTAINING 4.990 ACRES LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs CITY OF BELLBROOK, GREENE COUNTY, OHIO JANUARY 29, 2018

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 4.990 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.

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 2018.

NOTARY PUBLIC

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 THREE.

NOTES:

- 1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN OR DESCRIBED AS RESIDENTIAL LOTS.
- 2. 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.
- 3. 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 ARE 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 2018

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 2018

TRANSFERRED THIS DAY OF 2018

GREENE COUNTY AUDITOR

GREENE COUNTY RECORDER:

FILE NO. PLAT CABINET VOL. PAGES

FEE: RECEIVED FOR RECORD THIS DAY OF

2018 AT .M.

RECORDED THIS DAY OF 2018.

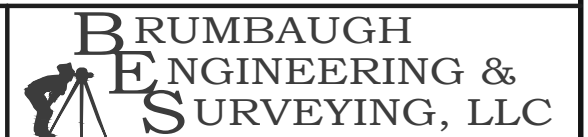
GREENE COUNTY RECORDER

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.

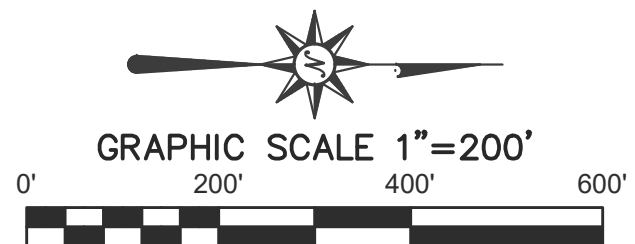
PHILIP C. BRUMBAUGH, P.S. DATE OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 5057

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

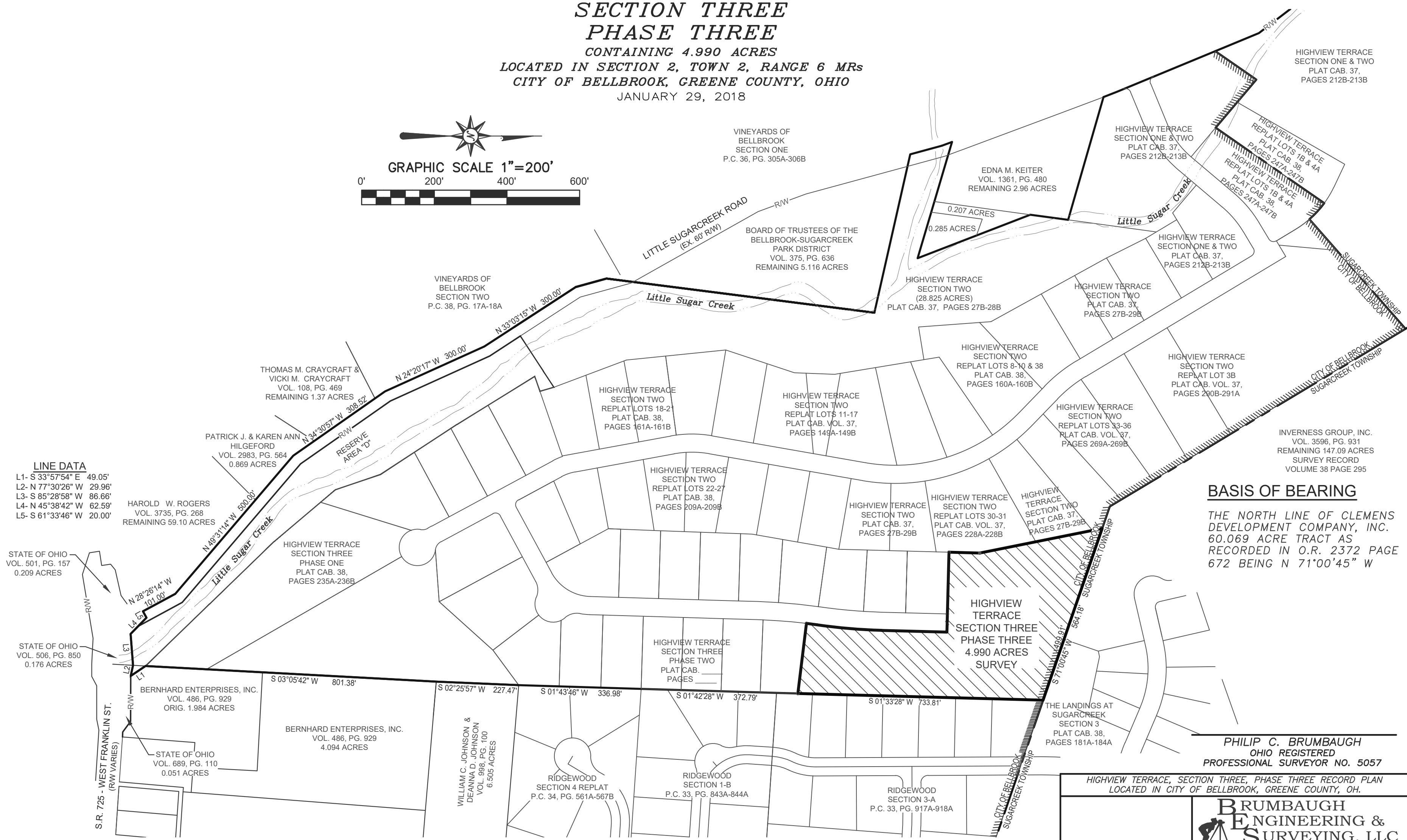


2270 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 PHONE: (937) 698-3000 FAX: (937) 698-3928

**RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE THREE**
CONTAINING 4.990 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
JANUARY 29, 2018



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'



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 THREE RECORD PLAN LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

BRUMBAUGH ENGINEERING & SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928
PAGE 2 OF 3

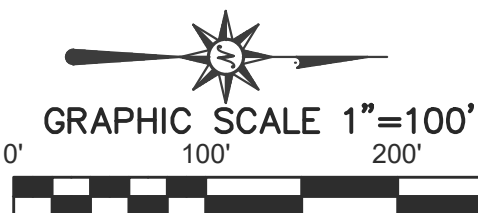
2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SUPERIMPOSITION MAP
SCALE: 1" = 200'

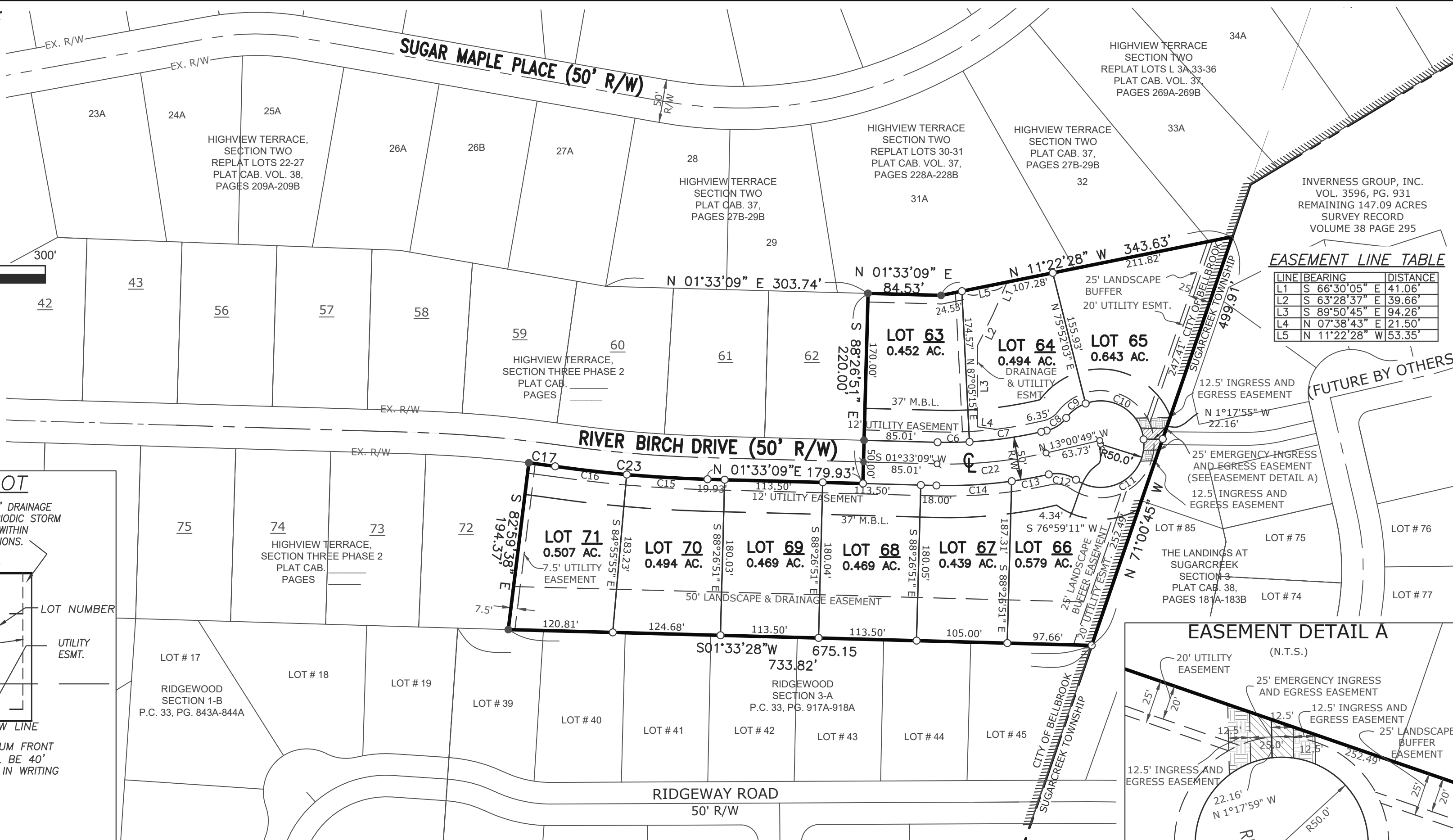
PERTINENT DOCUMENTS:

IN ADDITION TO THE REFERENCES SHOWN ON FACE OF THIS PLAT THE FOLLOWING DOCUMENTS WERE USED: NONE

OCCUPATION IN GENERAL FITS THE SURVEYED LINES.



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



EASEMENT LINE TABLE

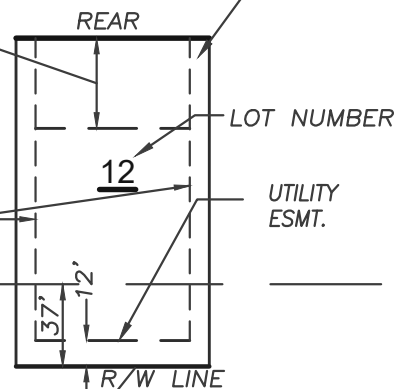
LINE	BEARING	DISTANCE
L1	S 66°30'05" E	41.06'
L2	S 63°28'37" E	39.66'
L3	S 89°50'45" E	94.26'
L4	N 07°38'43" E	21.50'
L5	N 11°22'28" W	53.35'

TYPICAL LOT

"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) PARALLEL TO BOTH SIDE LOT LINES.

37' MINIMUM FRONT BUILDING LINE (M.B.L.)



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

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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'
C22	127.24'	500.50'	14°33'59"	S 05°43'50" E	126.90'
C23	176.92'	1525.00'	6°38'50"	S 04°52'34" W	176.82'

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

CONTAINING 4.990 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
JANUARY 29, 2018

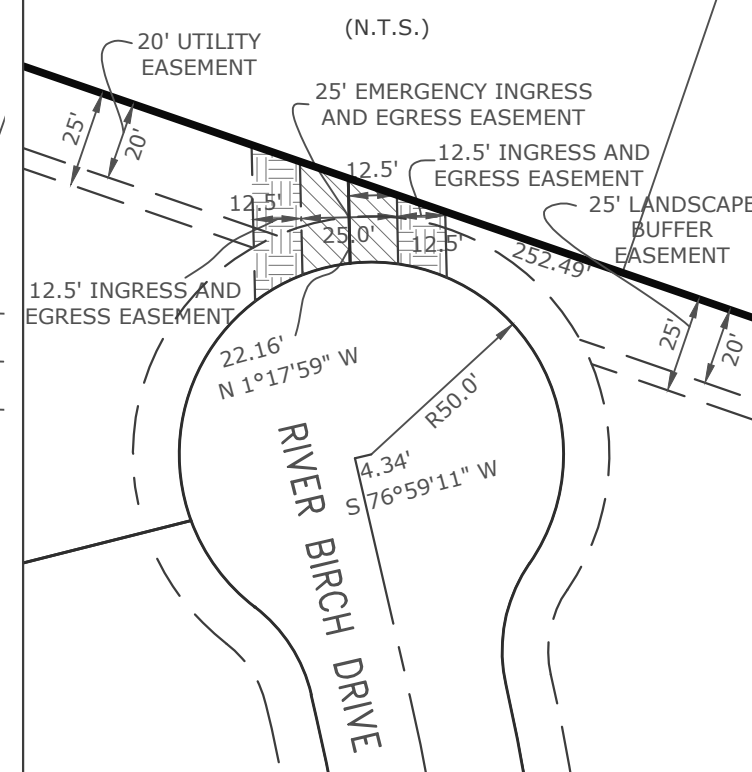
LEGEND

- 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

EASEMENT DETAIL A



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

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928

RECORD OF RESOLUTIONS

Resolution No. 2018-M

February 12, 2018

City of Bellbrook

Resolution No. 2018-M

A Resolution Approving the Platting of Lot #3 Wilson Plat Subdivision, Section 3.

WHEREAS, the Ohio Revised Code sets forth the Planning Board as the municipal platting authority; and

WHEREAS, the requested plat meets the requirements of the City's zoning code and subdivision regulations; and

WHEREAS, the Bellbrook Planning Board has recommended approval of the platting of Lot #3 Wilson Plat Subdivision, Section 3; 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 platting of Lot #3 Wilson Plat Subdivision, Section 3 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

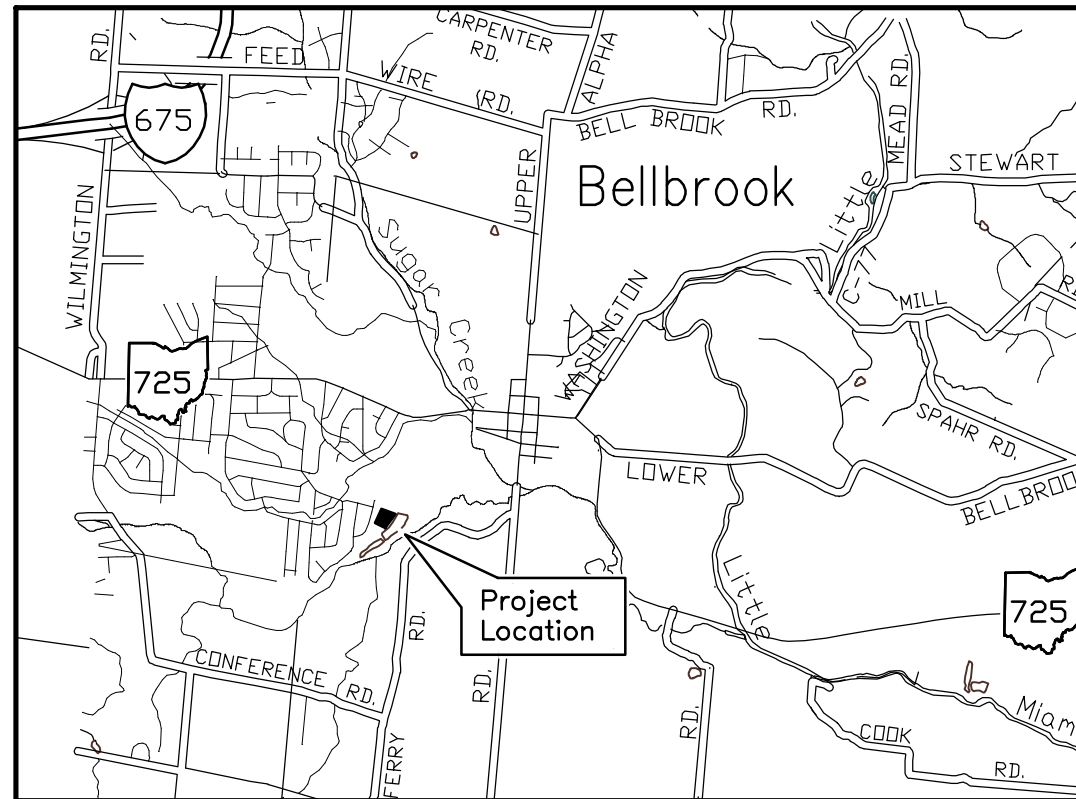
Jami L. Kinion, Clerk of Council

DEDICATION AND EASEMENTS:

WE THE UNDERSIGNED, BEING THE LANDOWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID PLAT OF 1.4027 ACRES, BEING PART OF THE ORIGINAL 12.470 ACRE PARCEL CONVEYED TO DANIEL C. WILSON AND CYNTHIA J. WILSON BY O.R. 787, PAGE 618 OF THE PLAT AND DEED RECORDS OF GREENE COUNTY, OHIO, AND DEDICATE THE STREETS AND RESERVE THE EASEMENTS AS SHOWN FOR THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, GAS LINES, STORM SEWER, SANITARY 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 PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

THERE IS HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO ALL GOVERNMENTAL AUTHORITIES TO ENTER UPON ALL LOTS IN PERFORMANCE OF THEIR GOVERNMENTAL DUTIES.



VICINITY MAP
NO SCALE

RECORD PLAN
WILSON PLAT, SECTION THREE

LOCATED IN
SECTION 1, TOWN 2, RANGE 6 M.Rs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
0.5001 ACRES

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

SIGNED AND ACKNOWLEDGED:

OWNER:

BY: DANIEL C. WILSON

BY: CYNTHIA J. WILSON

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2017 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, _____, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

NOTARY PUBLIC

APPROVAL:
CITY OF BELLBROOK

MAYOR

DATE:

CLERK OF COUNCIL

DATE:

PLANNING BOARD CHAIRPERSON

DATE:

PLANNING BOARD SECRETARY

DATE:

LIENHOLDER ACKNOWLEDGEMENT:

SIGNATURE

PRINTED NAME

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2017 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, _____, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LIENHOLDERS.

NOTARY PUBLIC

DESCRIPTION:

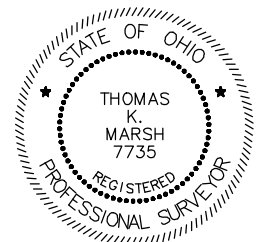
THE WITHIN PLAT IS A SUBDIVISION OF 0.5001 ACRES, BEING PART OF A THE ORIGINAL 12.470 ACRE PARCEL CONVEYED TO DANIEL C. WILSON AND CYNTHIA J. WILSON BY O.R. 787, PAGE 618 OF THE PLAT AND DEED RECORDS OF GREENE COUNTY, OHIO,

CERTIFICATION:

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN, IN ACCORDANCE WITH MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVED DISTANCES ARE MEASURED ON THE ARC.

McDOUGALL - MARSH LAND SURVEYORS

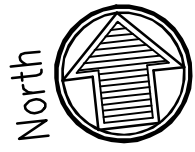
BY: _____
THOMAS K. MARSH, P.S. #7735



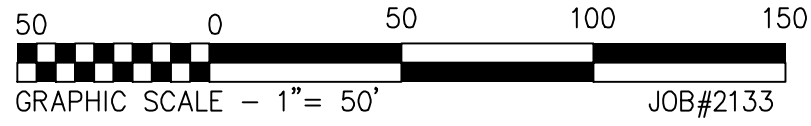
FILE NO: _____
FEE: _____
PLAT VOLUME _____, PAGES _____
RECEIVED FOR RECORD THIS ____ DAY OF _____, 2017
AT _____ M
RECORDED THIS ____ DAY OF _____, 2017

GREENE COUNTY RECORDER
TRANSFERRED THIS ____ DAY OF _____, 2017

GREENE COUNTY AUDITOR



BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 OF WILSON PLAT (N 62°18'18"W) AS RECORDED IN P.C.30, PAGE 772B-773A OF THE PLAT RECORDS OF GREENE COUNTY, OHIO.



Monument Legend

- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- ⊙ Indicates Iron Pipe found
- △ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- Indicates Railroad Spike found

References:

DEEDS: DANIEL C. WILSON AND CYNTHIA J. WILSON
O.R. 787, PAGE 618

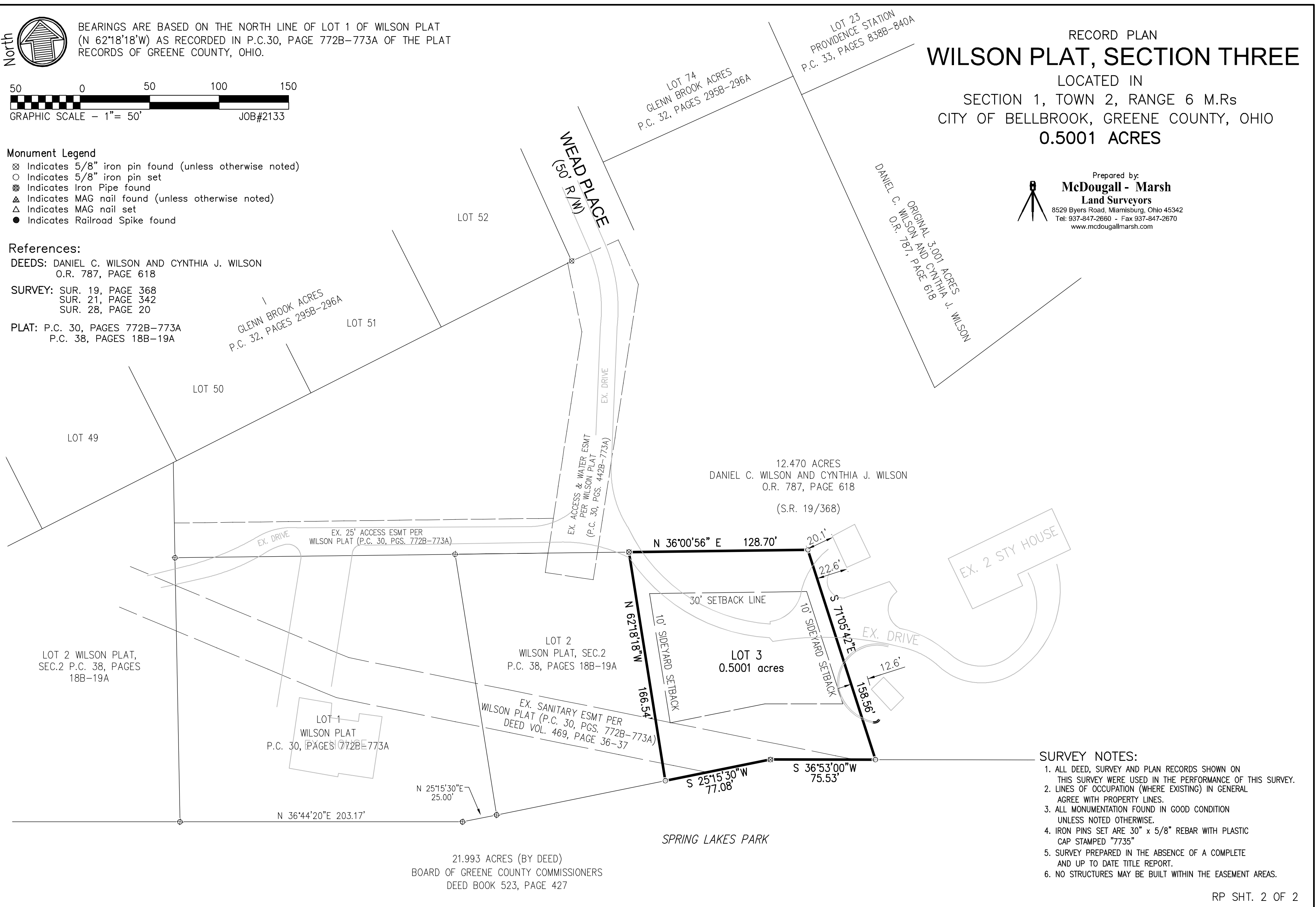
SURVEY: SUR. 19, PAGE 368
SUR. 21, PAGE 342
SUR. 28, PAGE 20

PLAT: P.C. 30, PAGES 772B-773A
P.C. 38, PAGES 18B-19A

RECORD PLAN
WILSON PLAT, SECTION THREE

LOCATED IN
SECTION 1, TOWN 2, RANGE 6 M.Rs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
0.5001 ACRES

Prepared by:
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- SURVEY NOTES:**
1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
 2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
 3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "7735"
 5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.
 6. NO STRUCTURES MAY BE BUILT WITHIN THE EASEMENT AREAS.