

BELLBROOK CITY COUNCIL AGENDA

September 10, 2018



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

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

www.cityofbellbrook.org

6:00 Executive Session-Current Litigation & Security Matters

7:00 pm-Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Formal Approval of Minutes
 - Regular Meeting Minutes of August 27, 2018.
5. Mayor's Announcements/Special Guest
 - **Beautification Awards for 2018, presented by Bronne Wilson**

AREA A

Jeff and Karen Heinrich
2115 Clear View Dr.

Stephanie Menker
2069 Clear View Dr.

AREA B

Brandon Gordin and Travis Moore
2329 Lakeview Dr.

Vicki and Kim Walters
2295 Lakeview Dr.

AREA C

Tracie and Gregg Johnson
4183 Woodacre Dr.

Chester and Janet Carroll
4239 Whites Dr.

AREA D

Nathan and Aimee Richardson
11 E Walnut St.

Brett and Sally McNamara
3610 Ridgeway Rd.

AREA E

Gabrielle and Erik Andersons
3763 E. Sudbury Ct.

Tammy Baker
3935 Jacob Hills Ct.

BUSINESS

Bellbrook United Methodist Church
47 E Franklin St

6. Public Hearing of Ordinances
 - Ordinance 2018-5** An Ordinance Amending Ordinance 2017-14 to Adjust the City of Bellbrook Appropriations for 2018 to Reflect Additional Costs in some Line Items and Reduced Costs in other Line Items. (Edwards)
7. Introduction of Ordinances
8. Resolutions
 - Resolution 2018-CC** A Resolution Approving the Combination of Lots 61 and 62 of the Highview Terrace Subdivision, Section 3, Phase 2 into a Single Lot, Lot 61A (Middlestetter)
9. City Manager's Report
10. Committee Reports
 - A. Service
 - B. Safety
 - C. Finance/Audit
 - D. Community Affairs
11. Old Business
12. New Business
13. Open Discussion
14. Adjourn

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
August 27, 2018

CALL TO ORDER

Mayor Baird called the meeting to order at 7:00 pm.

ROLL CALL

Present were Mr. Nick Edwards, Mr. Forrest Greenwood, Mr. Darryl McGill, Mrs. Elaine Middlestetter, Mrs. Dona Seger-Lawson, Deputy Mayor Mike Schweller, Mayor Bob Baird. Also present was City Manager Melissa Dodd and Fire Chief Jim Neidhard.

FORMAL APPROVAL OF MINUTES

After polling members of City Council, as there were no corrections or additions the following minutes were approved: safety committee June 11, regular meeting minutes, July 9, joint meeting minutes of July 16 and special meeting minutes of August 6, Mayor Baird declared the minutes approved as written.

MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST

Nikki Kosins, Assistant High School Cheer Coach, was at the meeting to get permission to put up streamers in the downtown area before the first home football game on September 7th. The Mayor and Council agreed and reminded Nikki to remove the streamers after the last football game of the season. Mrs. Middlestetter requested that no purple streamers be put on white painted poles to prevent staining.

Mayor Baird swore in Anthony Bizzarro into the new position of Deputy Chief of the Fire Department. The Deputy Chief's wife, Michelle, pinned on his new shield. The Mayor and Council congratulated the Deputy Chief and thanked him for his many years of service.

PUBLIC HEARING OF ORDINANCES

INTRODUCTION OF ORDINANCES

Mr. Edwards **read Ordinance 2018-5** An Ordinance Amending Ordinance 2017-14 to Adjust the City of Bellbrook Appropriations to 2018 to Reflect Additional Costs in some Line Items and Reduced Cost in other Line Items. Ms. Dodd said she changed the format slightly to include the original and final appropriation amounts. She noted some of the changes: \$78,000 allocated to the Upper Hillside water main project, leave payout, additional legal and IT expenses, \$10,000 to replace the museum floor, street striping, salt and additional Police part time wages. This is the first supplemental appropriation of the year and a standard ordinance to adjust various line items which have changed since the original passage of the budget.

Mr. Edwards made a motion to **introduce Ordinance 2018-5**. 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. The motion carried 7-0.

RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

August 27, 2018

RESOLUTIONS

Mrs. Seger-Lawson **read Resolution 2018-BB** A Resolution Accepting Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor. This resolution authorizes the property tax rates for 2019. This resolution is required by the County Auditor before assessing the rates.

Mrs. Seger-Lawson made a motion to **adopt Resolution 2018-BB**. 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.

CITY MANAGER REPORT

Ms. Dodd said the Fire Department is in the process of hiring a third Lieutenant. A third Lieutenant will adequately cover all shifts with a person in that rank. This will ensure that when responding on mutual aid calls that the City of Bellbrook has a clear line of leadership in the absence of the Chief or Deputy Chief.

Ms. Dodd said she has also begun the application process for a new Service Director. The posting will be in place from August 24th until September 10th. It will be posted internally and externally.

Ms. Dodd said we are in the home stretch of the Upper Hillside project. The fiber communication line has been installed on the poles and we are awaiting final inspection and approval from DP&L. Final paving will be on September 10th.

Ms. Dodd said the 2017 Audit will be finished in the next few weeks per the State in an email on August 22nd.

Also, Ms. Dodd said we have been selected to have our 2018 and next 4 years' audits contracted with an IPA firm. The state is compiling the RFP and Ms. Dodd will have input in the selection of the firm. She said we will also have the option to contract out for 5 years past the initial 5 year contract. Ms. Dodd said this will make the audits much more efficient as they tend to be completed much faster and all work done is remotely which creates less disruption in the workplace.

Ms. Dodd said she has contracted with a CPA firm Julian and Grube to complete our financial statements for the next 3 years at the cost of \$8,400 per year. She said that with the changes implemented with GASB 75 which requires very time consuming calculations of post-employment benefit obligations, contracting the entire financial statement process makes the most sense.

Ms. Dodd said the annual street striping occurred the evening of August 21st. Stop bars, crosswalks and other street markings that needed re-painted were completed.

Next, Ms. Dodd said there will be a community tailgate at the first Bellbrook High School Football game on Friday, September 7th from 5-7 pm behind Bell Creek Intermediate. She is collaborating with the new Athletic Director to hold this community event. There will be food trucks, games, a DJ and more to get everyone excited for the first home game against Tecumseh.

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
August 27, 2018

Ms. Dodd told everyone to mark their calendars for the City of Bellbrook's Fall Farmer's Market Pilot on the morning of September 15th here in the municipal parking lot. She said she has a wide variety of vendors on tap for the event and look forward to bringing the community together. She said if this is well received, she would like to have a weekly market next year.

Ms. Dodd said that she and the Mayor attended the Fourth Friday Food Truck event. They did a Home Town Hero presentation. At the presentation, two of our Home Town Hero's, Police Lieutenant Steve Carmin and Firefighter Steven Lawrence were honored. Ms. Dodd congratulated them both.

Mr. Greenwood asked if there was a good place to find these events. Mayor Baird said we have a couple of community web pages and also Facebook. Ms. Dodd said she created a Facebook page for Bellbrook. She also said we have a calendar function on our website and she plans to utilize that more too.

Mrs. Seger-Lawson said she is a Football Club Mom and she has heard that the community is really excited about the community tail gate coming up.

Mr. Schweller congratulated Ms. Dodd for getting the internal audits outsourced.

COMMITTEE REPORTS

Service: No Report.

Safety: Mr. Greenwood mentioned that on August 21st an officer was dispatched to get a cat that was stuck in an engine compartment of a vehicle. They were not able to get the cat but they suggested taking the vehicle to a mechanic. The mechanic was able to retrieve the cat. A vet checked the cat and it was in good health. The residents were pleased with how the officer helped them out with this situation. Mr. Greenwood thanked the Police Department.

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 06-30-18 quarterly finance update. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Schweller, yes; Mr. McGill, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter yes; Mrs. Seger-Lawson, yes; Mayor Baird, yes. The motion carried 7-0.

Community Affairs: No Report.

OLD BUSINESS

NEW BUSINESS

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
August 27, 2018

OPEN DISCUSSION

Mr. Edwards congratulated Deputy Chief Bizzarro on his promotion. He also wanted to congratulate Lieutenant Steve Carmin and Firefighter Steven Lawrence for their recognition of being a Home Town Hero.

Mr. McGill wanted to invite everyone to visit the Bellbrook Historical Museum. He recently visited with the Museum Curator, Judy Carr. The current exhibit is "Just in Time". Mr. Gill also mentioned about some complaints he has seen on social media about grass clippings in the street. He encouraged everyone to keep the grass clippings out of the streets. He referenced Section 1060.07 of the Municipal Code that prohibits putting grass clippings into the street.

Mrs. Seger-Lawson wanted to congratulate the high school varsity football team for winning their first football game against Tipp City. She also encouraged everyone to come to the community tail gate on September 7th.

Mayor Baird said the Chamber golf outing will be on September 20th at Sugar Valley Golf Club. The cost is \$90 per person. For more information or to sign up visit the Chamber website at bellbrooksugarcreekchamber.com.

ADJOURN

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 7:32 pm.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF ORDINANCES

Ordinance No. 2018-5

September 10, 2018

City of Bellbrook

Ordinance No. 2018-5

An Ordinance Amending Ordinance 2017--14 to Adjust the City of Bellbrook Appropriations for 2018 to Reflect Additional Costs in some Line Items and Reduced Costs in other Line Items.

WHEREAS, the City of Bellbrook adopted the 2018 annual budget based on the best information available at the time; and

WHEREAS, additional costs have or will occur in some line items and reduced costs are projected in other line items which requires the amendment of various appropriation levels.

Now, Therefore, the City of Bellbrook Hereby Ordains:

Section 1. That the 2018 appropriation levels in several of the funds listed below be amended as follows:

Fund	2018 Appropriations	Personnel Services Revisions	Other Expenses Revisions	Total Revisions	Amended 2018 Appropriations
General Fund:					
-Legislative	\$ 51,906	\$ -	\$ -	\$ -	\$ 51,906
-Administrative	\$ 871,672	8,323	14,450	22,773	894,445
-Library	\$ 2,000	\$ -	\$ -	\$ -	2,000
-Museum	\$ 17,961	\$ -	10,000	10,000	27,961
-Community Environment	\$ 36,660	\$ -	\$ -	\$ -	36,660
Total General Fund	\$ 980,199	8,323	24,450	32,773	1,012,972
Police Fund	\$ 1,767,368	15,000	\$ -	15,000	1,782,368
Police Pension Fund	\$ 48,340	\$ -	\$ -	\$ -	48,340
Fire Fund	\$ 1,247,416	\$ -	\$ -	\$ -	1,247,416
Street Fund	\$ 313,502	\$ -	9,200	9,200	322,702
State Highway Fund	\$ 11,140	\$ -	2,200	2,200	13,340
Motor Vehicle Fund	\$ 12,100	\$ -	3,900	3,900	16,000
Waste Fund	\$ 458,820	\$ -	\$ -	\$ -	458,820
Water Fund	\$ 2,501,456	\$ 8,323	\$ 78,320	\$ 86,643	\$ 2,588,099
Capital Improvement Fund	\$ 341,225	\$ -	\$ -	\$ -	341,225
Fuel System Fund	\$ 1,700	\$ -	\$ -	\$ -	1,700
Performance Bond Fund	\$ 15,000	\$ -	\$ -	\$ -	15,000
Agency Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Total - All Funds	<u>\$ 7,698,266</u>	<u>\$ 31,646</u>	<u>\$ 118,070</u>	<u>\$ 149,716</u>	<u>\$ 7,847,982</u>

RECORD OF ORDINANCES

Ordinance No. 2018-5

September 10, 2018

Section 2. This ordinance shall take effect and be in force from and after the earliest period provided by law.

PASSED this ____ day of _____, 2018.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

APPROVED AS TO FORM:

Patricia N. Campbell, Municipal Attorney

SUPPLEMENTAL APPROPRIATION WORKSHEET

SUPPLEMENT TO ORDINANCE 2018-5

GENERAL FUND		
DEPT	AMOUNT	PROJECT
ADMINISTRATIVE	\$ 8,323	Employee payout
ADMINISTRATIVE	\$ 14,450	IT costs, legal fees and misc.
MUSEUM	\$ 10,000	Replacement of floor
Total GF	\$ 32,773	

SPECIAL REVENUE FUNDS		
POLICE FUND	\$ 15,000	Part time wages
STREET FUND	\$ 9,200	Salt , street striping and other contract. Services
STATE HIGHWAY FUND	\$ 2,200	Salt and street striping
MOTOR VEHICLE FUND	\$ 3,900	Salt and street striping
Total SR Funds	\$ 30,300	

ENTERPRISE FUNDS		
WATER FUND	\$ 8,323	
	\$ 78,320	Upper Hillside Engineering & Construction
Total Enterprise	\$ 86,643	

Total Supplemental Appropriations	\$ 149,716	
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RECORD OF RESOLUTIONS

Resolution No. 2018-CC

September 10, 2018

City of Bellbrook

Resolution No. 2018-CC

A Resolution Approving the Combination of Lots 61 and 62 of the Highview Terrace Subdivision, Section 3, Phase 2 into a Single Lot, Lot 61A.

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 combination of lots 61 and 62 of the Highview Terrace Subdivision, Section 3, Phase 2 into a single lot, Lot 61A of the same subdivision; 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 combination of lots 61 and 62 of the Highview Terrace Subdivision, Section 3, Phase 2 into a new single lot, Lot 61A 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



To: City Council
From: Don Buczek, Assistant to the City Manager
Date: September 6, 2018
Subject: Staff Report for Lot Combination (Lots 61 & 62 – Highview Terrace)

Summary of the Request

The engineer representing the builder and the property owners have submitted a request to combine Lots 61 and 62 of Highview Terrace Section 3 Phase 2. The property addresses are 3626 and 3622 River Birch Drive respectively. This action is a replat of Section 3 Phase 2 which was originally approved in February 2018. The Planning Board approved the request on August 21. Each public utility has approved the vacation of the utility easement between the two existing lots. The action being presented before you is to either approve or deny the lot combination request.

Additional Actions or Next Steps to be taken by the City

If a replat is approved by City Council, the Mayor will be able to sign the documents and the owners can record the replat.

If a replat is denied, the property owners can submit revisions to the Planning Board.

Applicant's Reason for the Request

The owners bought both parcels and would like to put one residence on the newly formed parcel.

Previous Related Development Decisions in the Immediate Area (3-5 Years)

In 2011, the Planning Board approved the combination of Lots 30 and 31 in Highview Terrace Section 2 into Lot 31A. The owners wanted to combine the lots so they could build a garage on the neighboring lot. They had already completed their primary residence at the time. After reviewing documents from the replat, the Planning Board approved the lot combination, but did not discuss the impacts of the decision.

In June 2018, the Planning Board approved the combination of Lots 58 and 59 in Highview Terrace Section 3 into Lot 58A. This combination request was similar to the current request.

Comments from City and County Agencies

City Engineer: The City Engineer approves of the record plan and requested the utility providers to approve vacating the utility easement.

Other Agencies:

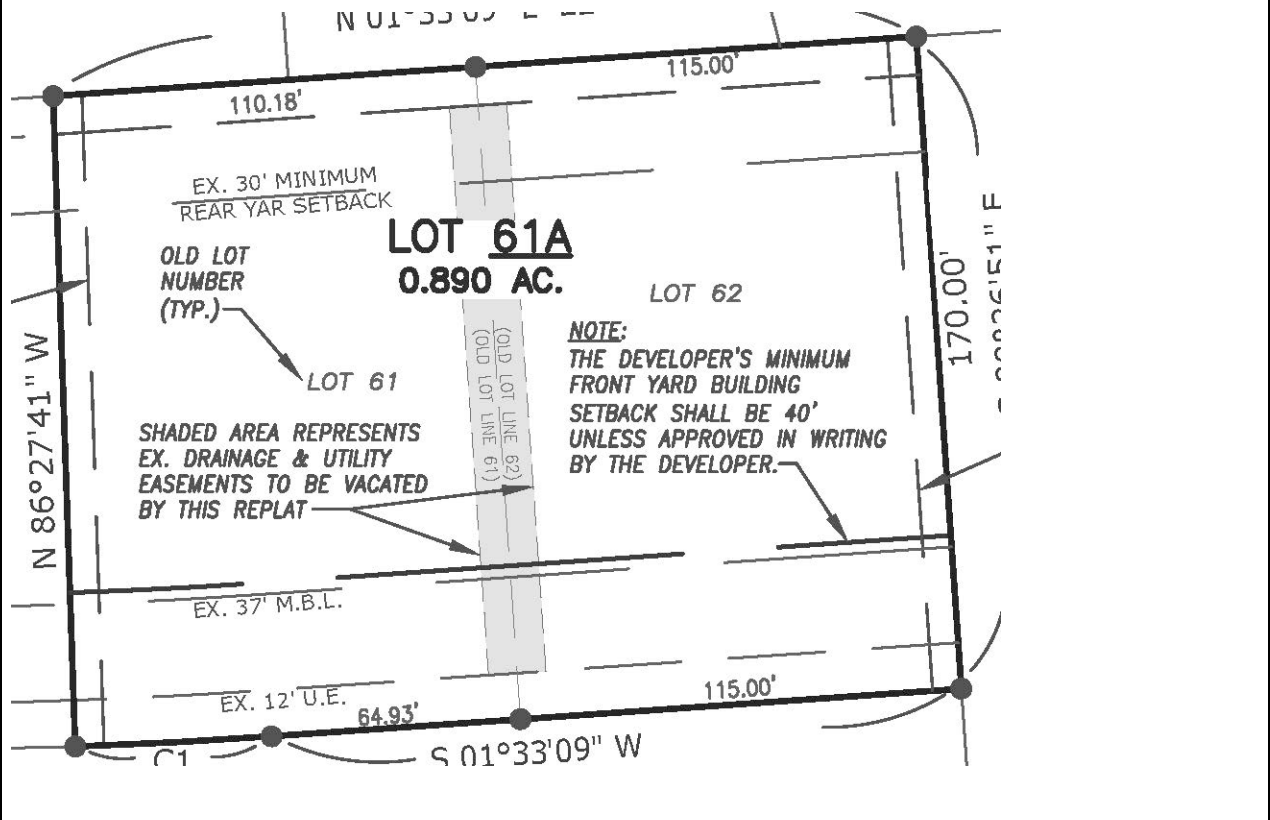
NA

Supporting Maps & Graphics

Figure 1



Figure 2



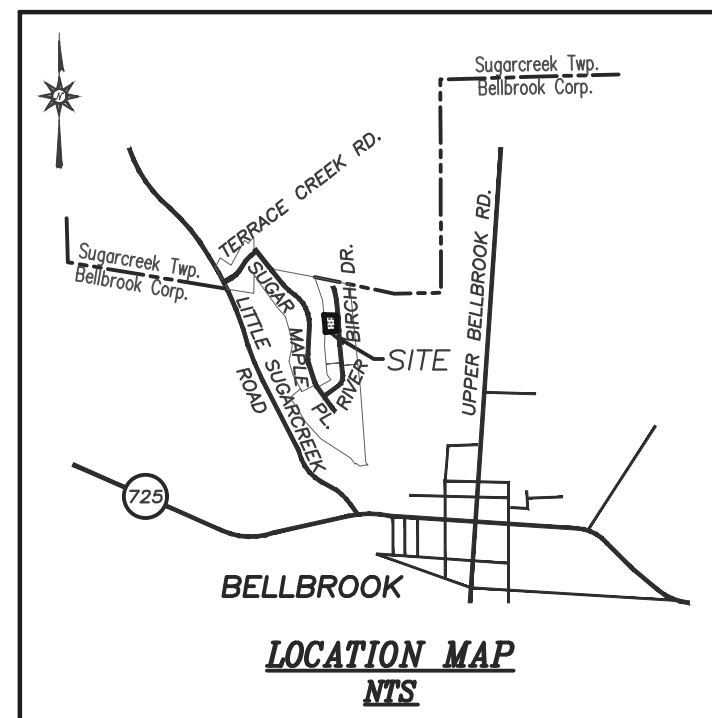
Replat - Enclosed

Staff Recommendation

Based on the previous lot combinations in the same subdivision, staff recommends the approval of this request.

**HIGHVIEW TERRACE
SECTION THREE PHASE TWO
RE-PLAT OF LOTS 61 AND 62
INTO LOT 61A**

LOCATED IN
SECTION 2, TOWN 2, RANGE 6 M.R.'s.,
CITY OF BELLBROOK, GREENE COUNTY, OHIO
0.890 ACRES
AUGUST 9, 2018



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 OWNERS LOTS 61 - 62:
IN THE PRESENCE OF: JAMES SPANGLER AND BRIDGET KATHERINE O'MALLEY

WITNESS BY: JAMES SPANGLER

WITNESS BY: BRIDGET KATHERINE O'MALLEY

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY JAMES SPANGLER AND BRIDGET KATHERINE O'MALLEY AS OWNERS.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

LIENHOLDER:

WITNESS

BY: _____
(PRINTED NAME)

ITS: _____
(PRINTED TITLE)

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY _____

BY _____, IT'S _____
AS LIENHOLDER.

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 THREE AND INCLUDING THIS RE-PLAT.

DESCRIPTION

THE WITHIN RE-PLAT IS A SUBDIVISION CONTAINING 0.890 ACRES AND BEING ALL OF JAMES SPANGLER AND BRIDGET KATHERINE O'MALLEY LOTS 61 & 62 AS RECORDED IN RECORD PLAN HIGHVIEW TERRACE SECTION THREE, PHASE TWO, PLAT CABINET VOL. 38, PG'S 269B-270B, ACQUIRED THROUGH INSTRUMENTS RECORDED IN INSTRUMENT # 2018002397 OF THE DEED RECORDS OF GREENE COUNTY OHIO.

STATE OF OHIO, S.S.: JAMES SPANGLER, 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.

JAMES SPANGLER
SWORN TO AND SIGNED IN MY PRESENCE ON
THIS _____ DAY OF _____, 20____.

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

CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT REPRESENTS A FIELD SURVEY OF MARCH, 2018 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

HIGHVIEW TERRACE SECTION THREE PHASE TWO RE-PLAT OF LOTS 61 & 62
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
JOB No. 394.18 SHEET 1 OF 2

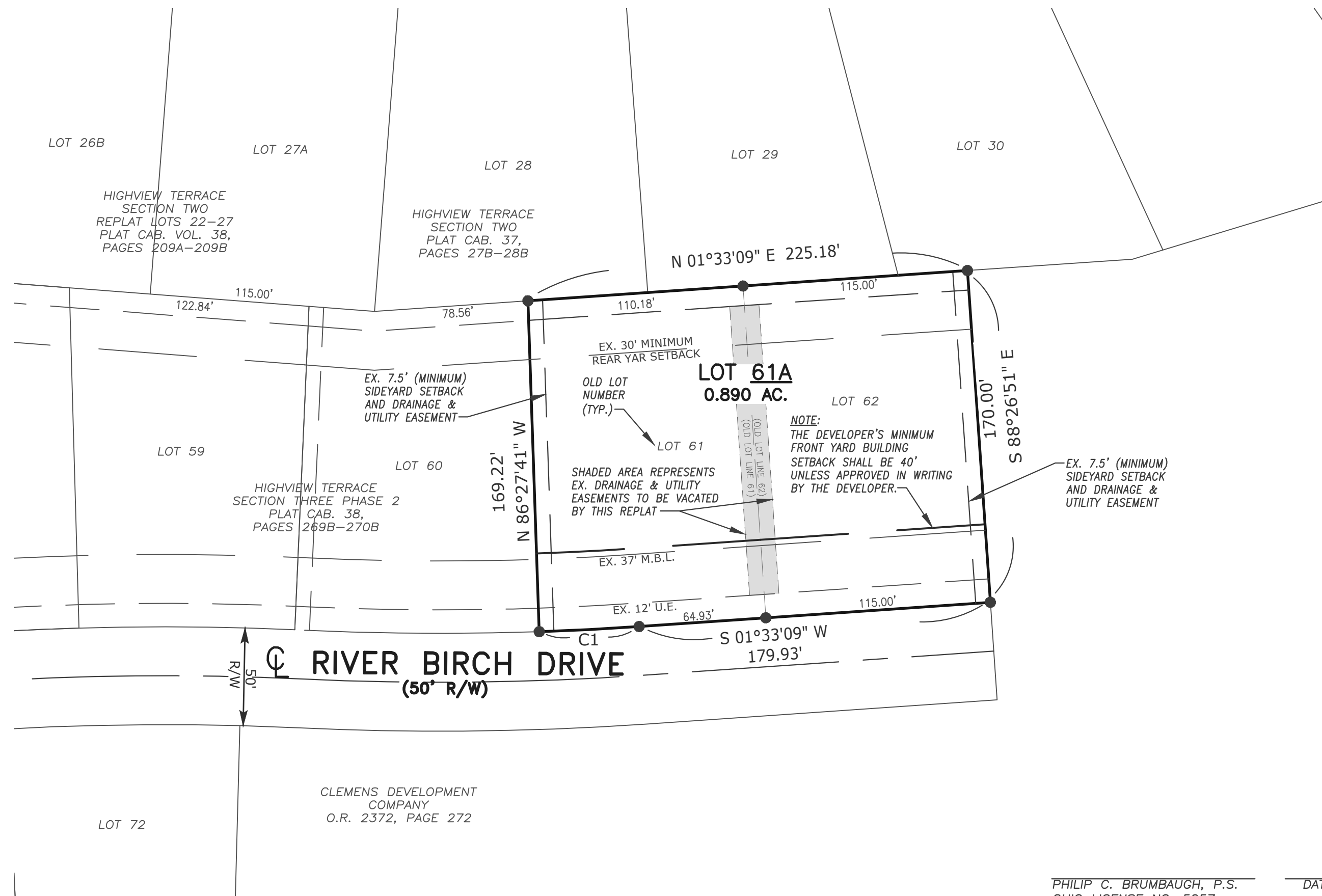
LEGEND

- 5/8" IRON PIN FOUND
- ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

**HIGHVIEW TERRACE
SECTION THREE PHASE TWO
RE-PLAT OF LOTS 61 AND 62
INTO LOT 61A**

LOCATED IN
SECTION 2, TOWN 2, RANGE 6 M.R.'s.,
CITY OF BELLBROOK, GREENE COUNTY, OHIO
0.890 ACRES
AUGUST 9, 2018

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	51.13'	1475.00'	1°59'10"	S 02°32'44" W	51.12'



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.



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



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 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.

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 THREE PHASE TWO RE-PLAT OF LOTS 61 & 62
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
JOB No. 394.18 SHEET 2 OF 2

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