DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LEHOLDERS OF THE
LAPONS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION
OF SAID PLAT AS SHOWN HEREIN, AND DO DEED AND HEREBY AS AGRREE
HEREON TO THE PUBLIC USE FOREVER, EASEMENTS SHOWN ON THE WITHIN
PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR,
OPERATION AND OPERATION OF ANY AND ALL PUBLIC OR PRIVATE UTILITIES OR
OTHER UTILITIES OF SERVICE, AND FOR THE EXPRESS PRIVILEGE OF REMOVING
ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID
UTILITIES AND FOR THE PREVENTION OF INJURIES AND DAMAGES TO THE PROPERTY
FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FORV

SIGNED AND ACKNOWLEDGED

IN THE PRESENCE OF:

WITNESS

BY: RICHARD M. CLEMENS

PRESIDENT, CLEMENS DEVELOPMENT 
CO.

WITNESS

STATE OF OHIO, SS:

THE FOREGOING INSTRUMENT HAS 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:

WITNESS

BY: [PRINTED NAME]

ITS: [PRINTED TITLE]

STATE OF OHIO, SS:

THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED BEFORE ME

THIS _______ DAY OF ______, 20__, BY WINTER BANK 

AS LEHOLDER

ITS

NOTARY PUBLIC

COVENANTS, CONDITIONS AND RESTRICTIONS:

THE LOTS ON THE WITHIN RE-PLAT ARE COVERED BY THE DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS, ASSIGNMENTS, ARTICLES OF INCORPORATION
AND BY-LAWS OF THE HIGHVIEW TERRACE SUBDIVISION ASSOCIATION,
ALL OF WHICH ARE RECORDED ON HIGHVIEW TERRACE SECTION ONE, O.H. VOL. 2785,
PT 461-462 & O.H. VOL. 2783, P 518-527 OF THE O.H. RECORDS OF GREENE
COUNTY, OHIO, AND SHALL BE IN EFFECT FOR HIGHVIEW TERRACE, SECTION TWO.

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 RECORDER

FILE NO. _______ PLAT CABINET VOL. _______ PAGES _______

RECEIVED FOR RECORD THIS _______ DAY OF _______ AT _______ M.

RECORDED THIS _______ DAY OF _______ 20__

GREENE COUNTY RECORDER

DEVELOPER

CLEMENS DEVELOPMENT CO.

6730 LITTLE SUGARCREEK RD.

DAYTON, OHIO 45440

PHONE: (937) 545-3232

HIGHVIEW TERRACE

SECTION TWO

RE-PLAT OF LOTS 18 THROUGH 21 &
PART OF 60.069 ACRE TRACT
INTO LOTS 18A, 19A, 20A & 21A
FOR

CLEMENS DEVELOPMENT COMPANY
LOCATED IN

CITY OF BELLBROOK

SECTION 2, TOWN 1, RANGE 6 Rts.
GREENE COUNTY, OHIO

2.324 ACRES

JUNE 3, 2016

DESCRIPTION

THE WITHIN RE-PLAT IS A SUBDIVISION CONTAINING 2.324 ACRES AND BEING ALL OF
CLEMENS DEVELOPMENT COMPANY, LOTS 18, 19, 20 & 21 AS RECORDED IN
RECORD PLAT HIGHVIEW TERRACE SECTION TWO, PLAT CABINET VOL. 22, PG 6
AND PART OF THE CLEMENS DEVELOPMENT COMPANY 60.069 ACRE ACRT TRACT,
AS ACQUIRED BY CLEMENS DEVELOPMENT COMPANY THROUGH
INSTRUMENTS RECORDED IN O.H. VOL. 522, PG 117 OF THE OFFICIAL RECORDS OF
GREENE COUNTY, OHIO.

STATE OF OHIO, SS:

CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS 
PRESIDENT, BEING FULLY SHOWN, SAYS THAT ALL PERSONS AND CORPORATION TO
THE FULL OF HIS KNOWLEDGE INTERESTED IN THIS DECLARATION, EACHER AS OWNERS OR
LEHOLDERS, HAVE UNDERTAKEN IN ITS EXECUTION.

RICHARD M. CLEMENS

SIGNED TO AND SIGNED IN MY PRESENCE ON

THIS _______ DAY OF ______, 20__. 

NOTARY PUBLIC

PREP: BRUMBAUGH P.S.

DATE: _______

OHIO LICENSE NO. 5057

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 THERE LOCATION SIZE MATERIAL SHOWN
HEREIN 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.

PREP: BRUMBAUGH P.S.

DATE: _______

OHIO LICENSE NO. 5057

DevelOer

CLEMENS DEVELOPMENT CO.

6730 LITTLE SUGARCREEK RD.

DAYTON, OHIO 45440

PHONE: (937) 545-3232

BrUMBAUGH
ENGINEERING & SURVEYING, LLC

1105 SOUTH MAIN STREET
WEST MILFORD, OHIO 45383
PHONE (937) 698-1000
FAX (937) 698-3628
HIGHVIEW TERRACE
SECTION TWO

RE-PLAT OF LOTS 18 THROUGH 21 &
PART OF 60.069 ACRE TRACT
INTO LOTS 18A, 19A, 20A & 21A

FOR
CLEMENTS DEVELOPMENT COMPANY
LOCATED IN
CITY OF BELLEBROOK
SECTION 2, TOWNSHIP 2, RANGE 6 M.R.
CREESE COUNTY, OHIO
2.324 ACRES
JUNE 3, 2004

NOTES:

1. NO BUILDING OR OTHER STRUCTURES SHALL BE LOCATED IN "DRAINAGE EASEMENTS.
   ANY LOT AREA RESERVED FOR DRAINAGE EASEMENT USE SHALL BE FREE FROM ANY CONSTRUCTION OR USE THAT "DRAINAGE EASEMENTS" ARE LOCATED.
   EASEMENTS TO BE LOCATED AS SHOWN.

2. "DRAINAGE EASEMENTS" ARE LOCATED AS SHOWN.
   EASEMENTS TO BE LOCATED AS SHOWN.

3. "DRAINAGE EASEMENTS" ARE LOCATED AS SHOWN.
   EASEMENTS TO BE LOCATED AS SHOWN.

4. "DRAINAGE EASEMENTS" ARE LOCATED AS SHOWN.
   EASEMENTS TO BE LOCATED AS SHOWN.

5. "DRAINAGE EASEMENTS" ARE LOCATED AS SHOWN.
   EASEMENTS TO BE LOCATED AS SHOWN.

6. "DRAINAGE EASEMENTS" ARE LOCATED AS SHOWN.
   EASEMENTS TO BE LOCATED AS SHOWN.

7. "DRAINAGE EASEMENTS" ARE LOCATED AS SHOWN.
   EASEMENTS TO BE LOCATED AS SHOWN.

8. "DRAINAGE EASEMENTS" ARE LOCATED AS SHOWN.
   EASEMENTS TO BE LOCATED AS SHOWN.

9. "DRAINAGE EASEMENTS" ARE LOCATED AS SHOWN.
   EASEMENTS TO BE LOCATED AS SHOWN.

10. "DRAINAGE EASEMENTS" ARE LOCATED AS SHOWN.
    EASEMENTS TO BE LOCATED AS SHOWN.

PERTINENT DOCUMENTS:

- IN ADDITION TO THE REFERENCES SHOWN ON FACE OF THIS PLAT THE FOLLOWING DOCUMENTS WERE
  OCCUPATION IN GENERAL FITS THE SURVEYED LINES.

- ANY MONUMENTATION FOUND ON SITE IS IN GOOD
  CONDITION UNLESS OTHERWISE SHOWN.

LEGEND:

- 5/8" x 30" IRON PIN SET WITH YELLOW
  PLASTIC CAP STAMPED "BRUMBAUGH E&S"

- 5/8" IRON PIN FOUND

ALL MONUMENTS FOUND ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

CURVE TABLE:

<table>
<thead>
<tr>
<th>Curve</th>
<th>Direction</th>
<th>Start</th>
<th>Length</th>
<th>End</th>
</tr>
</thead>
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<tr>
<td>1</td>
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<td>500</td>
<td>100</td>
<td>600</td>
</tr>
<tr>
<td>2</td>
<td>South</td>
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<td>750</td>
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<td>East</td>
<td>750</td>
<td>200</td>
<td>950</td>
</tr>
<tr>
<td>4</td>
<td>West</td>
<td>950</td>
<td>150</td>
<td>1100</td>
</tr>
</tbody>
</table>

HORIZONTAL SCALE 1"=50'

BEARING OF BASE:
THE NORTH LINE OF CLEMENTS
DEVELOPMENT COMPANY INC. IS 193
ACRE TRACT AS RECORDED IN O.R. 2272
PAGE 672 BEING # 170348 #

BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45170
PHONE (937) 698-3000
FAX (937) 698-3926

SHEET 2 OF 2
GENERAL NOTES
1. All road work and storm drainage construction on this site shall be performed in accordance with the latest edition of the City of Bellbrook Construction and Material Specifications. Where not specifically addressed by the above mentioned specifications, then the latest edition of the State of Ohio, Department of Transportation, "Construction & Material Specifications" shall apply.

2. Contractor shall field verify all existing underground utilities.

3. Forty-eight (48) hours before digging is to commence, the contractor shall notify the following agencies: The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764; the Greene County Sanitary Engineering Department at (937) 562-7450, and all other agencies which might have underground utilities involving this project and are non-members of OUPS.

4. All methods, materials and work for stormwater runoff and sediment control shall conform to the City of Bellbrook Stormwater Runoff and Sediment Abatement Ordinance and shall be subject to inspection and approval by the City of Bellbrook Inspector.

5. All trench excavation within existing right of way or new street right of way shall be backfilled with granular fill material (Item 310) in accordance with the City of Bellbrook Specifications and compacted before subgrade approval. All trench excavation within the existing right of way or existing paved street shall conform to the City of Bellbrook Trench Restoration Detail.

6. Storm sewer piping shall be reinforced concrete ASTM C-76 Class IV, unless otherwise shown.

7. Contractor shall provide temporary erosion control in accordance with the Greene County Runoff - Control, Sediment Abatement Resolution and as shown on the construction drawings.

8. City of Bellbrook shall be contacted prior to start of any earth disturbing activities.

9. Contractor shall state a maintenance schedule for inspection and repair of temporary erosion and sediment control structures and who is responsible.

10. All curb inlets to be Type Y.

11. Access to the site shall be maintained throughout all phases of construction. Control parking of construction vehicles so that if they are parked in the public right of way, there is adequate width for emergency vehicle movement.

12. Provide temporary street and address signs as soon as development begins.

13. If existing springs or field tiles are encountered during construction, the contractor shall replace the tiles. Within the dedicated public street right-of-way, the contractor shall replace the tile with steel reinforced concrete pipe (ASTM C-76, CL 4) or ductile iron pipe (ANSI Class 52) at the direction of the City Engineer’s Inspector and shall be tied into the proposed storm drainage system.

STORM SEWER NOTES
1. All storm manholes shall be Type "A" unless otherwise noted. Channel bottoms of all manholes and catch basins.

2. Catch basins with grate type lids shall be bicycle safe.

3. See Trench Details for backfill requirements.

4. Materials shall conform to the following:
   - Reinforced concrete pipe conforming to ASTM C-76
   - Reinforced concrete pipe joints conforming to ASTM C-443
   - PVC pipe conforming to ASTM D-3034
   - PVC pipe joints conforming to ASTM D-3034, D-3212
   - A-2000 pipe conforming to ASTM F-949
   - A-2000 pipe joints conforming to ASTM F-3212
   - Perma-Loc or Ultra Rib pipe conforming to ASTM F-794 and AASHTO M304
   - Perma-Loc or Ultra Rib pipe joints conforming to ASTM D-3212
   - ADS N12 with bell joints

5. All existing manholes and catch basins shall be cored.

6. All storm manhole castings shall be Neenah R-1767 with 4 hole vented lids.

7. All catch basins laterals shall be reinforced concrete culvert pipe ASTM specification C-76, CL-4, at 1.00% minimum slope, unless otherwise shown.

8. All catch basins to meet Greene County standards and are to be Type Y, unless otherwise shown.
July 12, 2016

Ms. Eileen Minamyer
City of Bellbrook
15 East Franklin St
Bellbrook, Ohio 45305

Dear Ms. Minamyer:

Re: Highview Terrace Replat Lots 18-21

We are in receipt of proposed storm sewer relocation plan prepared for the replat dated July 12, 2016 for the above referenced project. As the city contract engineer I have reviewed the proposed re-plat for Highview Terrace, Lots #18 #21 into Lots #18A & #21A.

Following coordination and clarification with the developer’s engineer, Brumbaugh Engineering, it is my opinion that the submitted re-plat meets the requirements of the Zoning Code and the Subdivision Regulations. Any required approval final design issues with be resolved with the development of construction plot plans and permitting for the aforementioned lots.

Should you have any questions about the materials presented, or need additional information, please do not hesitate to contact me at (513) 942-3141, ext. 241.

Sincerely,

Michael S. Murray, P.E.
513-942-3141, ext.241
Principal  mike.murray@ibigroup.com