City of Bellbrook

Resolution No. 2017-J

A Resolution Approving the Replat of Lots #22-27 into Lots #22A, #23A, #24A, #25A, #26A, #26B and #27A, Highview Terrace Subdivision Section II.

WHEREAS, the Ohio Revised Code requires a re-plat for changes of lot lines or easements in a platted subdivision, and

WHEREAS, the City of Bellbrook’s consulting engineer and the Bellbrook Planning Board have recommended approval of a replat of Lots #22-27 into Lots #22A, #23A, #24A, #25A, #26A, #26B and #27A, Highview Terrace Subdivision, Section II; 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 replat of Lots #22-27 into Lots #22A, #23A, #24A, #25A, #26A, #26B and #27A, Highview Terrace Subdivision, Section II 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

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Jami L. Kinion, Clerk of Council
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
FOR
CLEMENTS DEVELOPMENT COMPANY
LOCATED IN
CITY OF BELLBROOK, SECTION 2, TOWN 2, RANGE 6 W.R.A., GREENEE COUNTY, OHIO
3.566 ACRES
SEPTEMBER 1, 2016

BELLBROOK PLANNING BOARD:

Clerk

BELLBROOK COUNCIL:

Mayor

GREENE COUNTY AUDITOR:

We hereby approve and accept this plat and recommend that the same be recorded subject to the following requirements:

Signed this, Day of, 20

Transferred this, Day of, 20

GREENE COUNTY RECORDER:

FILE NO. PLAT CABINET VOL. PAGES

RECORD OF RECORDED DATE: AT DATE

RECORD OF RECORDED DATE: AT DATE

GREENE COUNTY RECORDER

DESCRIPTION

THE BELLBROOK PLAT IS A SUBDIVISION CONTAINING 3.566 ACRES AND BEING ALL OF LOTS 24, 25, 26, AND PART OF LOT 27 AND PART OF 60.069 ACRE TRACT (ORIGINALLY ACQUIRED BY CLEMENTS DEVELOPMENT COMPANY FROM INSTRUMENTS RECORDED IN ORR. REG. PG. 872 OF THE OFFICIAL RECORDS OF GREENEE COUNTY, OHIO; AND BEING PART OF BELLBROOK COURT RIGHT-OF-WAY AS RECORDED IN RECORD PLAT HIGHVIEW TERRACE SECTION TWO, PLAT CABINET VOL. PG. 872 OF THE OFFICIAL RECORDS OF GREENEE COUNTY, OHIO; AND BEING ALL OF LOT 29 AS RECORDED IN ORR. REG. PG. 872 OF THE OFFICIAL RECORD OF GREENEE COUNTY, OHIO; AND BEING ALL OF LOT 22 AS RECORDED IN ORR. REG. PG. 872 OF THE OFFICIAL RECORDS OF GREENEE COUNTY, OHIO)

STATE OF OHIO, S.S.: CLEMENTS DEVELOPMENT CO., BY RICHARD M. CLEMENTS, ITS PRESIDENT, AS OWNER.

COVENANTS, CONDITIONS AND RESTRICTIONS:

THE LOTS OF THE BELLBROOK RE-PLAT AND SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ARTICLES OF INCORPORATION AND BY-LAWS OF THE "HIGHVIEW TERRACE, SUBDIVISION HOMEOWNERS ASSOCIATION," ALL OF WHICH ARE RECORDED ON HIGHVIEW TERRACE SECTION ONE, ORR. REG. PG. 872 OF THE OFFICIAL RECORDS OF GREENEE COUNTY, OHIO. THE COVENANTS, CONDITIONS AND RESTRICTIONS ARE 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 WALT C. BRUMBAUGH and the Monogram, their location, size in material shown herein exist as located or will be set as indicated, all dimensional details are correct and that the submission rules for the BELLBROOK, OHIO have been complied with.

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DEVELOPER
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