City of Bellbrook
Resolution No. 2017-K

A Resolution Approving the Recording of the Highview Terrace Subdivision, Section Three, Phase One.

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

WHEREAS, the City reviewed the record plan, bonds, letters of credit and subdivider’s agreement for the project; and

WHEREAS, said bonds or letters of credit shall be held by the City until all public improvements are installed by the developer and accepted by the City; 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 One 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 plans.

Section 3. That the City Manager/Finance Director is hereby authorized to accept the bonds or letters of credit and inspection fees and to sign the City subdivider’s agreement with the developer.

Section 4. 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 5. That the approval of said plat 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 6. 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 LAND HEREIN PLANTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAN AS SHOWN THEREON, AND DO DESIGNATE THE SANITARY SEWERS TO THE GREENE COUNTY BOARD OF COMMISSIONERS FOR THE PUBLIC USE FOREVER. BASEMENTS SHOWN ON THE MAIN PLAN ARE INTENDED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF THE PUBLIC SEWERS OR MUNICIPAL SEWER LINES, OWNED OR PURCHASED BY THE PRIVATE OWNER, AND FOR THE EXPRESS PURPOSE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR THE PROVISION OF ROOM AND ACCESS TO THE PROPER PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER. STREETS SHOWN ON THE PLAN ARE HERETO DESIGNATED TO THE PUBLIC FOREVER LOT 55 (RESERVED FOR) SHALL BE DEDICATED TO THE CITY OF BELLBROOK AS OPEN SPACE.

SIGNED AND ACKNOWLEDGED

OWNERS:
IN THE PRESENCE OF:

WITNESS:
BY:

STATE OF OHIO, SS.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS__ DAY OF ____, 20__, BY ______________, ______________.

NOTARY PUBLIC
SIGNED AND ACKNOWLEDGED

NAME:
SIGNATURE

STATE OF OHIO, SS.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS__ DAY OF ____, 20__, BY ______________, ______________.

NOTARY PUBLIC
SIGNED AND ACKNOWLEDGED

OWNER 0.735 ACRE TRACT.
IN THE PRESENCE OF:

WITNESS:
BY:

STATE OF OHIO, SS.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS__ DAY OF ____, 20__, BY ______________, ______________.

NOTARY PUBLIC
SIGNED AND ACKNOWLEDGED

NAME:
SIGNATURE

STATE OF OHIO, SS.: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS__ DAY OF ____, 20__, BY ______________, ______________.

NOTARY PUBLIC

4.00 PLAIN NOTE

PARTS OF LOTS ____, ____, AND ____, LIE WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FERMAP MAP PANEL 3295/00213140. DEVELOPMENT OF MODIFICATION OR ANY OTHER CONSTRUCTION WITHIN THE 100 YEAR FLOODPLAIN IS PROHIBITED. ELEVATIONS BEING ABOVE 100 YEAR FLOODPLAIN. ANY AREA DESIGNATED FOR THE NATURAL FLOW OF WATER SHALL NOT BE ALTERED OR MODIFIED IN ANY MANNER AND ANY STRUCTURE OR CONSTRUCTION WITHIN SUCH DESIGNATED AREA BE MADE WITHOUT THE APPROVAL OF THE CITY OF BELLBROOK.

COVENANTS, CONDITIONS AND RESTRICTIONS:

1. ALL THE UNDERSIGNED OWNERS OF THE LAND HEREBY CONSENT TO THE EXECUTION OF SAID PLAN AS SHOWN THEREON, AND DO DESIGNATE THE SANITARY SEWERS TO THE GREENE COUNTY BOARD OF COMMISSIONERS FOR THE PUBLIC USE FOREVER LOT 55 (RESERVED FOR) SHALL BE DEDICATED TO THE CITY OF BELLBROOK AS OPEN SPACE.

NOTES:

1. ALL LOTS IN THIS SUBDIVISION EXCEPT LOT 55 SHALL BE KNOWN OR DESCRIBED AS "BELLY BROOK TERRACE," LOT ____, ET AL.


3. EASEMENTS SHOWN ON THE MAIN PLAN ARE INTENDED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF THE PUBLIC SEWERS OR MUNICIPAL SEWER LINES, OWNED OR PURCHASED BY THE PRIVATE OWNER, AND FOR THE EXPRESS PURPOSE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR THE PROVISION OF ROOM AND ACCESS TO THE PROPER PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

4. STREETS SHOWN ON THE PLAN ARE HERETO DESIGNATED TO THE PUBLIC FOREVER.

5. THE UNDERSIGNED OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLANTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAN AS SHOWN THEREON, AND DO DESIGNATE THE SANITARY SEWERS TO THE GREENE COUNTY BOARD OF COMMISSIONERS FOR THE PUBLIC USE FOREVER.

6. LOT 55 (RESERVED FOR) SHALL BE DEDICATED TO THE CITY OF BELLBROOK AS OPEN SPACE.

BOARD OF GREENE COUNTY COMMISSIONERS:

ACCEPTANCE FOR SANITARY SEWERS ONLY:

COMMISSIONER:
COMMISSIONER:

WE HEREBY APPROVE AND CONSENT TO THE PLAN FOR SANITARY SEWERS AND RECOMMEND THAT THE SAME BE RECORDED.

THIS__ DAY OF ____, 20__.

BELLBROOK PLANNING BOARD:

SECRETARY:

BELLBROOK COUNCIL:

CLERK:

GREENE COUNTY AUDITOR:

WE HEREBY APPROVE AND CONSENT TO THIS PLAN AND RECOMMEND THAT THE SAME BE RECORDED SUBJECT TO THE INCORPORATED AGREEMENTS.

SIGNED THIS__ DAY OF ____, 20__.

GREENE COUNTY RECORDER:

FILE NO.#__________________________ PLAT CABINET VOL. ___________ PAGES ___________

FEED ____________________ RECEIVED FOR RECORD THIS__ DAY OF ____, 20__.

RECORDED THIS__ DAY OF ____, 20__.

GREENE COUNTY RECORDER:

CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN REPRESENTS A DEDICATION OF PUBLIC UTILITY FACILITIES TO THE PUBLIC FOR THE USE FOREVER. THE PLAN HAS BEEN APPROVED BY THE GREENE COUNTY BOARD OF COMMISSIONERS AND IS IN CONFORMITY WITH THE REQUIREMENTS OF THE BELLBROOK ZONING CODE.

PREPARED BY:

PRINCE PLUMBING & HEATING, LLC.

602 S. MAIN STREET
WEST MILTON, OHIO 45093

PHONE: (937) 698-5000
FAX: (937) 698-3928
## Land Descriptions

### Ex. 0.781
- **INGRESS/EGRESS**
- Address: ESMT.
- **Address Details:** O.R. 3031, PG. 541
- **Size:** 6.505 ACRES

### Ex. 1.933
- **WILLIAM C. JOHNSON & DEANNA D. JOHNSON**
- **Address Details:** VOL. 998, PG. 100
- **Size:** 1.933 ACRES

### Ex. 4.094
- **BERNHARD ENTERPRISES INC.**
- **Address Details:** VOL. 486, PG. 929
- **Size:** 4.094 ACRES

### Ex. 0.869
- **PATRICK J. & KAREN ANN HILGEFORD**
- **Address Details:** VOL. 2983, PG. 564
- **Size:** 0.869 ACRES

### Ex. Remaining 1.37
- **THOMAS M. & VICKI M. CRAYCRAFT**
- **Address Details:** VOL. 108, PG. 469
- **Size:** Remaining 1.37 ACRES

### Ex. Remaining 59.10
- **SHIRLEY MAE. & HAROLD W. ROGERS**
- **Address Details:** VOL. 2821, PG. 63
- **Size:** Remaining 59.10 ACRES

### C/L SR 725
- **West Franklin Street**
- **Size:** 60.069 ACRES (ORIG.) - 28.825 ACRES (SECTION TWO) - 19.683 ACRES (SECTION THREE, PH. ONE) - 11.561 ACRES REMAIN

### Shed
- **N 33°03'15" W**
- **99.02'**
- **N 28°26'14" W**
- **101.00'**
- **S 03°05'42" W**
- **801.38'**
- **S 01°43'46" W**
- **336.98'**

### Vineyard of Bellbrook
- **SECTION TWO**
- **P.C. 38, PG. 17A-18A
- **Size:** 6.505 ACRES

### Ridgewood
- **SECTION 1-B**
- **P.C. 33, PG. 843A-844A
- **Size:** 30.0' M.R.Y.