City of Bellbrook

Resolution No. 2017-Y

A Resolution Approving the Re-Plat of Lot #3C into Lots #37A and #3D, Highview Terrace Subdivision Section I.

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 re-plat of Lot #3C into Lots #37A and #3D, Highview Terrace Subdivision, Section I; 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 re-plat of Lot #3C into Lots #37A and #3D, Highview Terrace Subdivision, Section I 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
HIGHVIEW TERRACE
SECTION ONE
RE-PLAT OF LOT 3C INTO LOTS 37A & 3D
FOR
CLEMENS DEVELOPMENT COMPANY, INC.
LOCATED IN
CITY OF BELLBROOK
SECTION 2, TOWN 5, RANGE 6 M.R.
GREENCE COUNTY, OHIO
4.15 ACRES
JULY 17, 2017

DESCRIPTION
THE BELLBROOK CORP. IS OWNED BY "THE LANDS" AND THE LOT IS OWNED BY "THE LANDS" AS SHOWN IN THE ATTACHED Plat. THE ATTACHED Plat IS A SUBDIVISION CONTAINING 4.15 ACRES AND BEING ALL OF THE LANDS DEVELOPMENT COMPANY, INC., LOT 3C AS SHOWN IN HIGHVIEW TERRACE SECTION ONE RE-PLAT, PLAT CARNABY VOL. 278B, PG. 383, AS ACQUIRED BY CLEMENS DEVELOPMENT COMPANY THROUGH WITNESS, AS SHOWN IN O.R. 278B, PG. 383 OF THE OFFICIAL RECORDS OF GREENE COUNTY, OHIO.

STATE OF OHIO, S.S.: CLEMENS DEVELOPMENT COMPANY, INC., BY RICHARD M. CLEMENS, ITS PRESIDENT, SWORN AND SIGNED IN MY PRESENCE ON THE DAY OF ___, 20__, BY MINSTER BANK AS WITNESS.

RICHARD M. CLEMENS

SIGNED AND ACKNOWLEDGED:

WITNESS:

NOTARY PUBLIC

CERTIFICATION
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT, REPRESENTS THE FIELD SURVEY OF JANUARY, 2016 PERFORMED UNDER THE DIRECT SUPERVISION OF PHILIP C. BRUMBAUGH AND THE DOCUMENTS THEREIN EXIST AS LOCATED OR WILL BE SET AS INDICATED, ALL DIMENSIONAL DETAILS ARE ACCURATELY AND THAT THE SUBDIVISION RULES FOR THE CITY OF BELLBROOK, OHIO HAVE BEEN COMPLIED WITH.

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

DEVELOPER
CLEMENS DEVELOPMENT COMPANY, INC.
6/30 LITTLE SUGAR CREEK RD.
DAYTON, OHIO 45440
PHONE: (937) 545-3232

URVEYING, LLC
ENGINEERING & SURVEYING

RICHARD M. CLEMENS, PRESIDENT

COVENANTS, CONDITIONS AND RESTRICTIONS
THE LOT ON THE ATTACHED RE-PLAT IS OWNED BY "THE LANDS" AND THE LOT IS OWNED BY "THE LANDS" AS SHOWN IN THE ATTACHED Plat. THE ATTACHED Plat IS A SUBDIVISION CONTAINING 4.15 ACRES AND BEING ALL OF THE LANDS DEVELOPMENT COMPANY, INC., LOT 3C AS SHOWN IN HIGHVIEW TERRACE SECTION ONE RE-PLAT, PLAT CARNABY VOL. 278B, PG. 383, AS ACQUIRED BY CLEMENS DEVELOPMENT COMPANY THROUGH WITNESS, AS SHOWN IN O.R. 278B, PG. 383 OF THE OFFICIAL RECORDS OF GREENE COUNTY, OHIO AND SHALL BE IN EFFECT FOR HIGHVIEW TERRACE, SECTION TWO EXCLUDING THIS PLAT.
TERRACE CREEK RD. (R/W VARIES)
SUGAR MAPLE PLACE (50' R/W)

FOR CLEMENS DEVELOPMENT COMPANY, INC.
LOCATED IN CITY OF BELLBROOK
SECTION 2, TOWN 2, RANGE 6 N.W.
GREENE COUNTY, OHIO
4.115 ACRES
JULY 17, 2017

--- Diagram of Highview Terrace Section One ---

- All monuments found are in good condition unless otherwise noted.

--- Notes ---
1. 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 area will be allowed without the approval of the City Engineer. Maintenance of the drainage easement area, stormwater management control facilities, site and drainage areas shall be the responsibility of the individual owner(s) of the lot of home owners or condominium association, whichever is applicable, on which these facilities and/or drainage areas are located.

2. Any lot transferred will have a minimum width and area substantially the same as those shown on the plat and that only one principal building will be permitted on any such lot.

--- Easement Line Table ---

--- Horizontal Scale 1"=100 ---

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

--- Brumbaugh Engineering & Surveying, LLC ---

--- Job #309.16 ---

--- Rodgers Surveying ---

--- HOS - SOUTH MAIN STREET ---

--- West Milton, OH 45383 ---

--- Phone: (937) 896-3300 ---

--- Fax: (937) 896-3928 ---