RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE THREE
CONTAINING 4.990 ACRES
LOCATED IN SECTION 8, TOWN 3, RANGE 6 M.R.
CITY OF BELLBROOK, GREENE COUNTY, OHIO
JANUARY 29, 2018

COVENANTS, CONDITIONS AND RESTRICTIONS:
The within plat is subject to the following conditions and restrictions. All covenants, conditions, restrictions, assessments, articles of incorporation, and by-laws of the Highview Terrana Subdivision Homeowners Association, all of which are recorded on Highview Terrace Section One, D.O.V. Vol. 2792, P.O. 645~653 & D.O.V. Vol. 2793, P.O. 416~437 of the official records of Greene County, Ohio, and shall be in effect for Highview Terrace Section Three, Phase Three, are hereby incorporated into this record plan. All occupants, lessees, and vendees are bound by the above covenants, conditions, and restrictions.

NOTES:
1. All lots in this subdivision shall be known or described as residential lots.
2. Maintenance of all areas designated as drainage easements, walking paths, sidewalks, and landscape easements shall be the responsibility of the individual homeowners or associations. Any improvements and/or modifications within the identified drainage easements shall be approved by the homeowners association. All homeowners or associations shall be responsible for maintaining the drainage easement areas and all improvements or modifications to these areas.
3. All common areas designated for drainage purposes shall, at all times, remain free of all obstructions or obstructions to the flow of water. No improvements, structures, or improvements within the identified drainage easement areas shall be approved without the approval of the homeowners association or the City of Bellbrook. Easements shall be maintained for the benefit of the collective homeowners or associations as designated in this record plan.

OWNER / DEVELOPER
CLEMENTS DEVELOPMENT CO.
6750 LITTLE DUSKINNED RD.
DAYTON, OH OHIO 45440
PHONE: 937-545-2652
ACQUIRED IN
D.O.V. VOLUME 2732, PAGE 672

AREA SUMMARY
SITE ACRES
4.990 ACRES
LOTS
4.564 ACRES
STREETS & RIGHT OF WAY
0.444 ACRES

كفاح و تداول للجميع، بما في ذلك所有 owners and lienholders of the lands herein platted, do hereby voluntarily consent to the execution of said plat as shown hereon, and to dedicate the sanitary sewers to the Greene County Board of Commissioners for the public use forever. Easements shown on the within plat are reserved for the construction, operation, maintenance, repair, replacement or removal of sewers, gas, water, electric, telephone or other utilities or services, publicly or privately owned, and for the express purpose of reserving any and all areas designated for drainage purposes.

UDATLAKER, LLC
S
ENGINEERING &
FUMBAUGH
E IGENEERING
NGEERING &

STATE OF OHIO, SS.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS DAY OF ____________, 2018, BY CLEMENTS DEVELOPMENT CO.
BY RICHARD M. CLEMENTS, THEIR PRESIDENT, AS OWNER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED:
LAWRENCE C. REYNOLDS, MUNICIPAL BANK

WITNESS:

SIGNED AND ACKNOWLEDGED:
(LEONARD)

WITNESS:

STATE OF OHIO, SS.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF __________, 2018, BY MUNICIPAL BANK
BY _____________________
it's

NOTARY PUBLIC

OWNER / DEVELOPER
CLEMENTS DEVELOPMENT CO.
6750 LITTLE DUSKINNED RD.
DAYTON, OHIO 45440
PHONE: 937-545-2652
ACQUIRED IN
D.O.V. VOLUME 2732, PAGE 672

AREA SUMMARY
SITE ACRES
4.990 ACRES
LOTS
4.564 ACRES
STREETS & RIGHT OF WAY
0.444 ACRES

COVENANTS, CONDITIONS AND RESTRICTIONS:
The within plat is subject to the following conditions and restrictions. All covenants, conditions, restrictions, assessments, articles of incorporation, and by-laws of the Highview Terrana Subdivision Homeowners Association, all of which are recorded on Highview Terrace Section One, D.O.V. Vol. 2792, P.O. 645~653 & D.O.V. Vol. 2793, P.O. 416~437 of the official records of Greene County, Ohio, and shall be in effect for Highview Terrace Section Three, Phase Three.

NOTES:
1. All lots in this subdivision shall be known or described as residential lots.
2. Maintenance of all areas designated as drainage easements, walking paths, sidewalks, and landscape easements shall be the responsibility of the individual homeowners or associations. Any improvements and/or modifications within the identified drainage easement areas shall be approved by the homeowners association. All homeowners or associations shall be responsible for maintaining the drainage easement areas and all improvements or modifications to these areas.
3. All common areas designated for drainage purposes shall, at all times, remain free of all obstructions or obstructions to the flow of water. No improvements, structures, or improvements within the identified drainage easement areas shall be approved without the approval of the homeowners association or the City of Bellbrook. Easements shall be maintained for the benefit of the collective homeowners or associations as designated in this record plan.

CERTIFICATION
I hereby certify, to the best of my knowledge, that this plat represents a field survey of January 2018 performed under the direct supervision of the undersigned, and that all dimensions and areas are correct and that the subdivision rules for the City of Bellbrook, Ohio have been complied with.

PHILIP L. FRAUNBERGER, P.S.
PROFESSIONAL SURVEYOR NO. 00797

RECORD PLANNING THREE-MEASURE THREE RECORD PLAN
LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OHIO

RECORD PLANNING THREE-MEASURE THREE RECORD PLAN
LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OHIO

BOARD OF GREENE COUNTY COMMISSIONERS:
(ACCEPTANCE FOR SANITARY SEWERS ONLY)

COMMISSIONER

COMMISSIONER

WE HEREBY APPROVE AND ACCEPT THIS PLAT (FOR SANITARY SEWERS) AND RECOMMEND THAT THE SAME BE RECORDED
THIS ________ DAY OF __________, 2018

BELLBROOK PLANNING BOARD:

COMMITTEE

SECRETARY

WE HEREBY APPROVE AND ACCEPT THIS PLAT AND RECOMMEND THAT THE SAME BE RECORDED SUBJECT TO THE INCLUDED AGREEMENTS.
SIGNED THIS ________ DAY OF __________, 2018
TRANSFERRED TO ________ DAY OF __________, 2018

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 __________, 2018

GREENE COUNTY RECORDER:

FILE NO. ________ PLAT CABINET NO. ________ PAGES ________

FILE __________ RECEIVED FOR RECORD ON THIS ________ DAY OF __________, 2018 AT __________ M.

RECORDED ON THIS ________ DAY OF __________, 2018.

GREENE COUNTY RECORDER

2370 SOUTH MAIN STREET
WEST WILTON, OHIO 45383
PHONE: (937) 668-3300
FAX: (937) 668-3328

PAGE 1 OF 3