City of Bellbrook
Resolution No. 2018-L

A Resolution Approving the Record Plan for the Highview Terrace Subdivision, Section Three, Phase Three.

WHEREAS, the City of Bellbrook Planning Board, after a comprehensive review, granted approval on February 6, 2018 for the record plan for Section Three, Phase Three of the Highview Terrace Subdivision; 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 Three 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 Plan.

Section 3. 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 4. That the approval of said Record Plan 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 5. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council
DEDICATION

The undersigned, being all the owners and lienholders of the lands herein plattd, do hereby voluntarily consent to the execution or said plat as shown herein, and do dedicate the sanitary sewers to the Greene County Board of Commissioners for the public use forever. Easements shown on the within plat are preserved for the construction, operation, maintenance, repair, replacement of facilities by water, gas, steam electric, telephone or other utilities or services, publicly or privately owned, and for the express purpose of reserving any and all areas of the plat not dedicated to the public forever. All streets shown on the plat are hereby dedicated to the public forever.

Signed and Acknowledged: Owner: Clemens Development Co.

Witness: By: Richard M. Clemens

ENGINEERING & SURVEYING, LLC

RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE THREE
CONTAINING 4.990 ACRES
LOCATED IN SECTION 9, TOWNSHIP 23, RANGE 6 EAST
M. & M. CITY OF BELLBROOK, GREENE COUNTY, OHIO

January 29, 2018

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

COMMISSIONERS

COMMISSIONED

We hereby approve and accept this plat (for sanitary sewers) and recommend that the same be recorded.

This _______ day of ________, 2018

BELLBROOK PLANNING BOARD:

Chairman

Secretary

BELLBROOK COUNCIL:

Mayor

Council of Councilors

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

TRANSFERRED THIS _______ day of ________, 2018

GREENE COUNTY RECORDER:

File No. _______ plat cabinet vol. _______ pages

Fee _______ received for record this _______ day of _______, 2018 at _______ M.

Recorded this _______ day of ________, 2018

GREENE COUNTY RECORDER

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 a licensed professional surveyor. The boundaries shown herein exist as located or will be set as indicated. All dimensional details were reduced correctly and that the subdivision rules for the City of Bellbrook, Ohio have been complied with.

Philip C. Brumbaugh, P.S.

Professional Surveyor No. 5002

MONDAY, JANUARY 29, 2018, PHASE THREE, THREE PROVIDE RECORD PLAN

2770 SOUTH MAIN STREET | WEST WILTON, OHIO 45381
PHONE: (937) 698-3000 FAX: (937) 698-3928

OWNER / DEVELOPER

Clemens Development Co.

8720 Little Susquehanna Rd.
Dayton, Ohio 45440
Phone: 937-545-3232

Acquired in D.O.R. Volume 2372, Page 872

AREA SUMMARY

SITE ACREAGE 4.990 ACRES
LOTS 454 ACRES
STREETS & RIGHT OF WAY 0.444 ACRES

COVENANTS, CONDITIONS AND RESTRICTIONS:

The within plat is a subdivision of the original plat of the subdivision of Greene County, Conditions, Restrictions, Assessments, Articles of Incorporation and By-Laws of the Highview Terrace Subdivision Homeowners Association, all of which are recorded on Highview Terrace Section One, D.O.R. Volume 2782, PS 650-663 & D.O.R. Volume 2785, PS 616-617 of the deed records of Greene County, Ohio 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 path easements, and landscape easements shall be the responsibility of the collective homeowners if said association is dissolved.
3. Any lot area reserved for drainage easements, 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 of Bellbrook's Engineer, Maintenance of the drainage easement area, stormwater management control facility's, and drainage areas shall be the responsibility of the individual owners of the lot or lots. Homeowners association, whoever applicable, on which these facilities and/or drainage areas are located.

OWNED BY: Clemens Development Co.

Dated: January 29, 2018

RECORD DATE: January 29, 2018

SIGNED AND ACKNOWLEDGED: Owner: Clemens Development Co.

Witness: By: Richard M. Clemens