

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON, AND DO DEDICATE EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR THE PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER LOTS 8:  
RICHARD C. AND TAMBRA S. ARCHIBALD

WITNESS

BY: RICHARD C. ARCHIBARD

WITNESS

BY: TAMBRA S. ARCHIBALD

STATE OF OHIO, S.S.:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY RICHARD C. ARCHIBALD AND  
TAMBRA S. ARCHIBALD, AS OWNERS.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

LIENHOLDER:

WITNESS

BY: \_\_\_\_\_  
WITNESS \_\_\_\_\_

(PRINTED NAME)

ITS: \_\_\_\_\_

(PRINTED TITLE)

STATE OF OHIO, S.S.:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY

BY \_\_\_\_\_, IT'S \_\_\_\_\_  
AS LIENHOLDER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER LOTS 9, 10 & LOT 38 RESERVE AREA C:  
CLEMENS DEVELOPMENT CO.

WITNESS

BY: RICHARD M. CLEMENS  
PRESIDENT, CLEMENS DEVELOPMENT CO.

WITNESS

STATE OF OHIO, S.S.:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CLEMENS DEVELOPMENT CO.,  
BY RICHARD M. CLEMENS, ITS PRESIDENT, AS OWNER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

LIENHOLDER:  
HUNTINGTON BANK (WESTERN OHIO)

WITNESS

BY: \_\_\_\_\_  
WITNESS \_\_\_\_\_

(PRINTED NAME)

ITS: \_\_\_\_\_

(PRINTED TITLE)

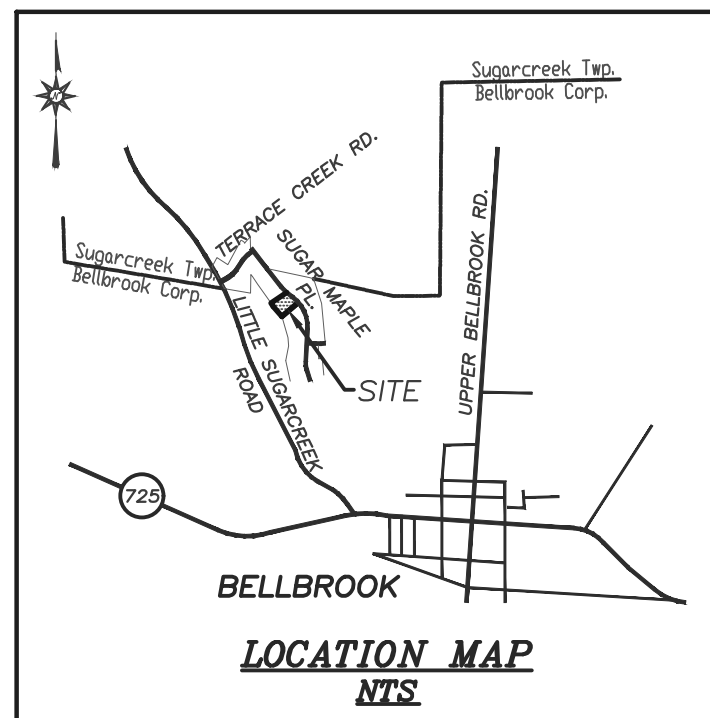
STATE OF OHIO, S.S.:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY HUNTINGTON BANK

BY \_\_\_\_\_, IT'S \_\_\_\_\_  
AS LIENHOLDER.

NOTARY PUBLIC

**HIGHVIEW TERRACE  
SECTION TWO  
RE-PLAT OF LOTS 8-10 & PART  
OF LOT 38 RESERVE AREA C  
INTO LOTS 8A & 10A**

FOR  
CLEMENS DEVELOPMENT COMPANY  
LOCATED IN  
CITY OF BELLBROOK  
SECTION 2, TOWN 2, RANGE 6 M.R.'s.  
GREENE COUNTY, OHIO  
1.994 ACRES  
MAY 26, 2016



**DESCRIPTION**

THE WITHIN RE-PLAT IS A SUBDIVISION CONTAINING 1.994 ACRES AND BEING PART OF LOT 38 RESERVE AREA C AND ALL OF LOTS 8, 9, & 10 AS RECORDED IN RECORD PLAN HIGHVIEW TERRACE SECTION TWO, PLAT CABINET VOL. 3Z, PG'S 27B-29B. LOT 9 & LOT 10 ACQUIRED BY CLEMENS DEVELOPMENT COMPANY THROUGH INSTRUMENTS RECORDED IN O.R. 2372, PG. 672 OF THE OFFICIAL RECORDS OF GREENE COUNTY OHIO AND LOT 8 ACQUIRED BY RICHARD C. & TAMBRA S. ARCHIBALD THROUGH INSTRUMENTS RECORDED IN O.R. 3598 PG. 509 OF THE OFFICIAL RECORDS OF GREENE COUNTY OHIO.

STATE OF OHIO, S.S.: CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS PRESIDENT, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

RICHARD M. CLEMENS

SWORN TO AND SIGNED IN MY PRESENCE ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

**COVENANTS, CONDITIONS AND RESTRICTIONS:**

THE LOTS OF THE WITHIN RE-PLAT ARE GOVERNED BY THE DECLARATION OF COVENANTS, 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, O.R. VOL. 2782, PG'S 450-483 & O.R. VOL. 2795, PG'S 619-637 OF THE DEED RECORDS OF GREENE COUNTY, OHIO AND SHALL BE IN EFFECT FOR HIGHVIEW TERRACE, SECTION TWO.

BELLBROOK PLANNING BOARD:

CHAIRMAN

SECRETARY

BELLBROOK COUNCIL:

MAYOR

CLERK OF COUNCIL

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 \_\_\_\_\_, 20\_\_\_\_

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

GREENE COUNTY AUDITOR

GREENE COUNTY RECORDER:

FILE NO. \_\_\_\_\_ PLAT CABINET VOL. \_\_\_\_\_, PAGES \_\_\_\_\_

FEE: \_\_\_\_\_ RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ .M.

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

GREENE COUNTY RECORDER

**NOTE**

PARTS OF LOTS #8A AND #10A LIE WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FEMA MAP PANEL 39057C00114D. DEVELOPMENT OR MODIFICATION OF ANY LOT WITHIN THE 100 YEAR FLOODPLAIN SHALL REQUIRE COMPLIANCE WITH THE FLOOD DAMAGE PROTECTION ORDINANCE. ANY AREA DESIGNATED FOR THE NATURAL FLOW OF SURFACE WATER SHALL BE AT ALL TIMES BE KEPT FREE AND CLEAR FROM ANY OBSTRUCTION TO SUCH NATURAL FLOW. IN NO CASE SHALL ANY IMPROVEMENT, ALTERATION OR CONSTRUCTION UPON SUCH DESIGNATED AREA BE MADE WITHOUT THE APPROVAL OF THE CITY OF BELLBROOK.

**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 PHILIP C. BRUMBAUGH AND THE MONUMENTS, THEIR LOCATION, SIZE & MATERIAL SHOWN HEREON EXIST AS LOCATED OR WILL BE SET AS INDICATED, ALL DIMENSIONAL DETAILS ARE BELIEVED CORRECT AND THAT THE SUBDIVISION RULES FOR THE CITY OF BELLBROOK, OHIO HAVE BEEN COMPLIED WITH.

PHILIP C. BRUMBAUGH, P.S. \_\_\_\_\_ DATE \_\_\_\_\_  
OHIO LICENSE NO. 5057

**DEVELOPER**

CLEMENS DEVELOPMENT CO.  
6730 LITTLE SUGARCREEK RD.  
DAYTON, OHIO 45440  
PHONE: (937) 545-3232

**BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC**

1105 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE (937) 698-3000  
FAX (937) 698-3928

**LEGEND**

○ 5/8" x 30" IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"

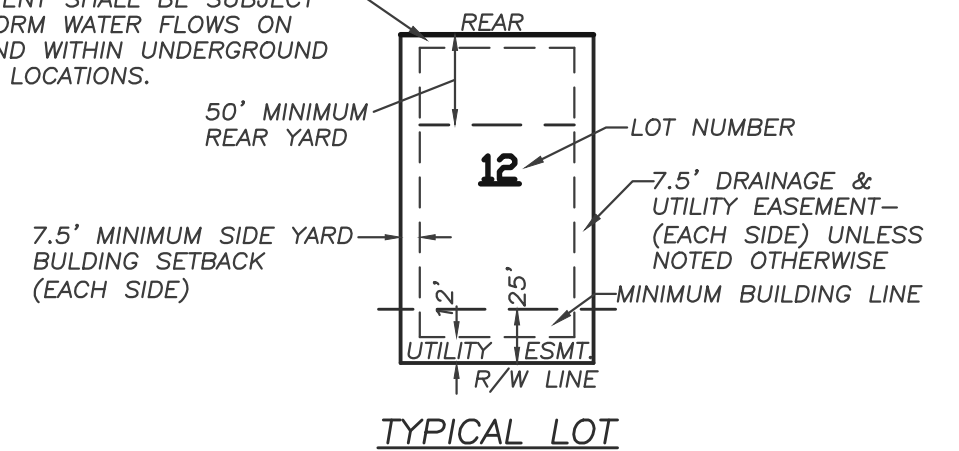
● 5/8" IRON PIN FOUND

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

**HIGHVIEW TERRACE  
SECTION TWO  
RE-PLAT OF LOTS 8-10 & PART  
OF LOT 38 RESERVE AREA C  
INTO LOTS 8A & 10A**

FOR  
**CLEMENS DEVELOPMENT COMPANY**  
LOCATED IN  
**CITY OF BELLBROOK**  
SECTION 2, TOWN 2, RANGE 6 M.R.'s.  
**GREENE COUNTY, OHIO**  
1.994 ACRES  
MAY 26, 2016

"D.E." INDICATES "DRAINAGE EASEMENT" DRAINAGE EASEMENT SHALL BE SUBJECT TO PERIODIC STORM WATER FLOWS ON THE SURFACE AND WITHIN UNDERGROUND PIPING IN SOME LOCATIONS.



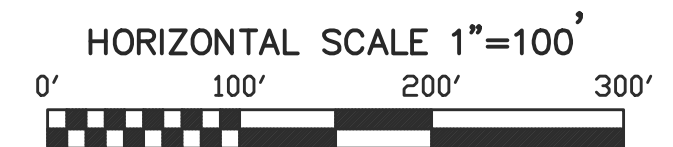
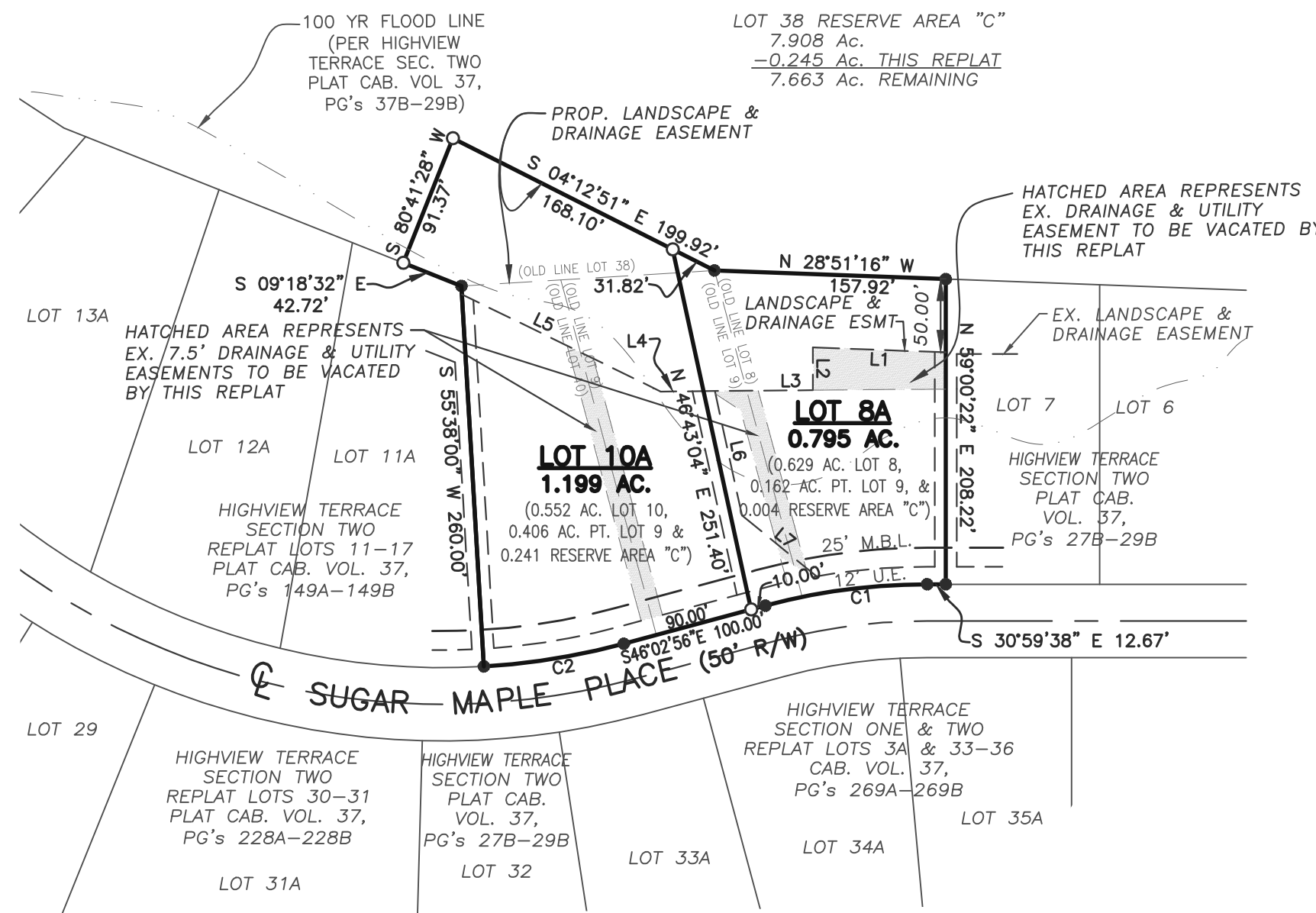
NO BUILDING OR OTHER STRUCTURE SHALL BE LOCATED IN "DRAINAGE EASEMENT". MAINTENANCE OF SURFACE EROSION IN THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. SEE THE "DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS" FOR FURTHER BUILDING RESTRICTIONS.

**NOTES:**

1. NO BUILDING OR OTHER STRUCTURES SHALL BE LOCATED IN "DRAINAGE EASEMENT".
2. 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 FACILITY(IES), SITE AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER(S) OF THE LOT OR HOME OWNERS OR CONDOMINIUM ASSOCIATION, WHICHEVER IS APPLICABLE, ON WHICH THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.
3. 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.

**PERTINENT DOCUMENTS:**

-IN ADDITION TO THE REFERENCES SHOWN ON FACE OF THIS PLAT THE FOLLOWING DOCUMENTS WERE USED: NONE  
-OCCUPATION IN GENERAL FITS THE SURVEYED LINES.  
-ALL MONUMENTATION FOUND OR SET IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.



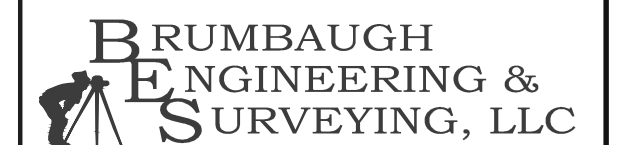
BEARING OF BASIS:  
THE NORTH LINE OF CLEMENS DEVELOPMENT COMPANY, INC. 60.069 ACRE TRACT AS RECORDED IN O.R. 2372 PAGE 672 BEING N 71°00'45" W

**CURVE TABLE:**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.67'	425.00'	15°03'18"	N 38°31'17" W	111.35'
C2	96.85'	475.00'	11°40'55"	N 40°12'28" W	96.68'

**EASEMENT LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N 28°51'16" W	90.77'
L2	N 59°00'22" E	29.15'
L3	N 31°29'42" W	74.46'
L4	S 31°29'42" E	29.26'
L5	N 04°56'44" W	150.92'
L6	S 46°43'04" W	86.91'
L7	S 08°15'09" W	65.59'

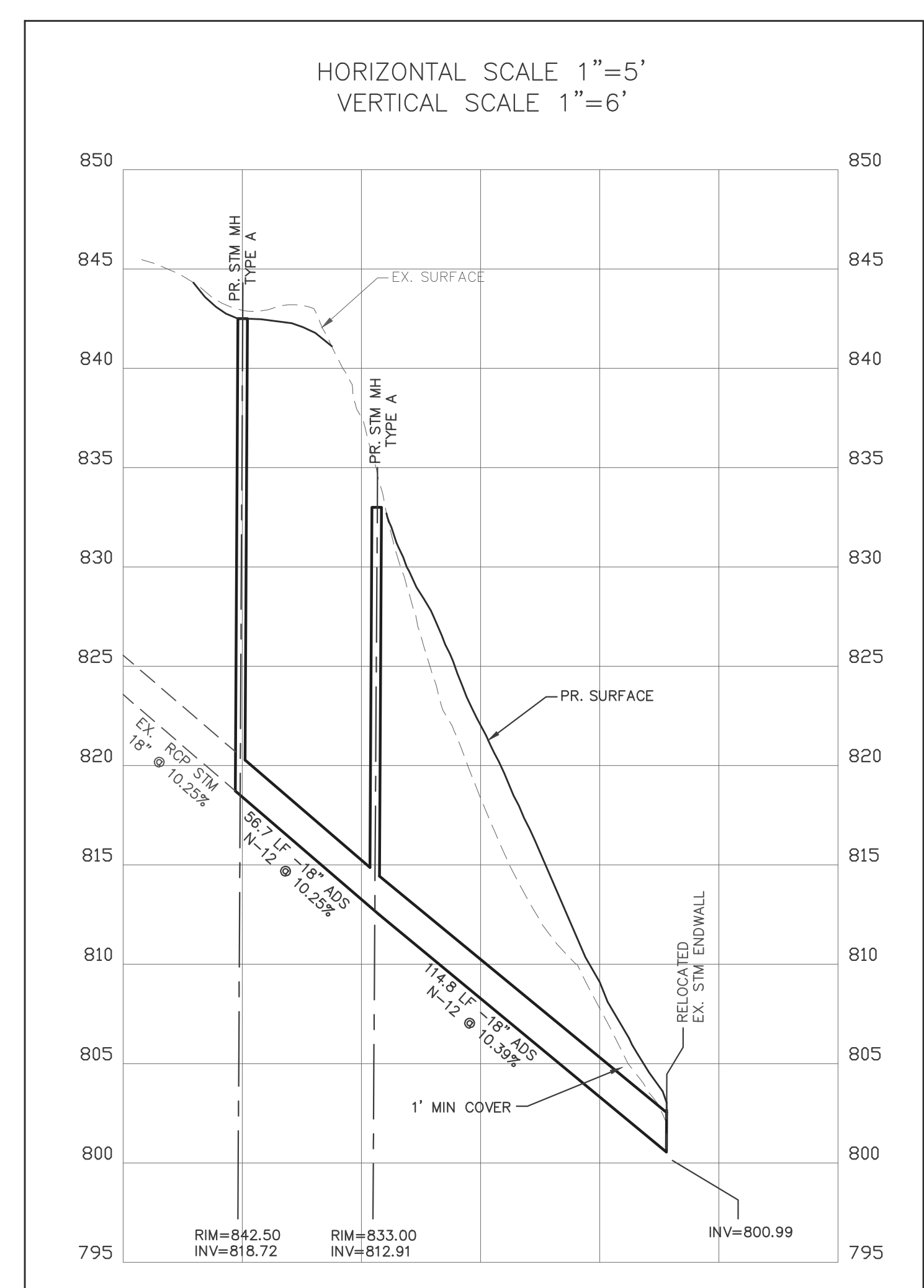


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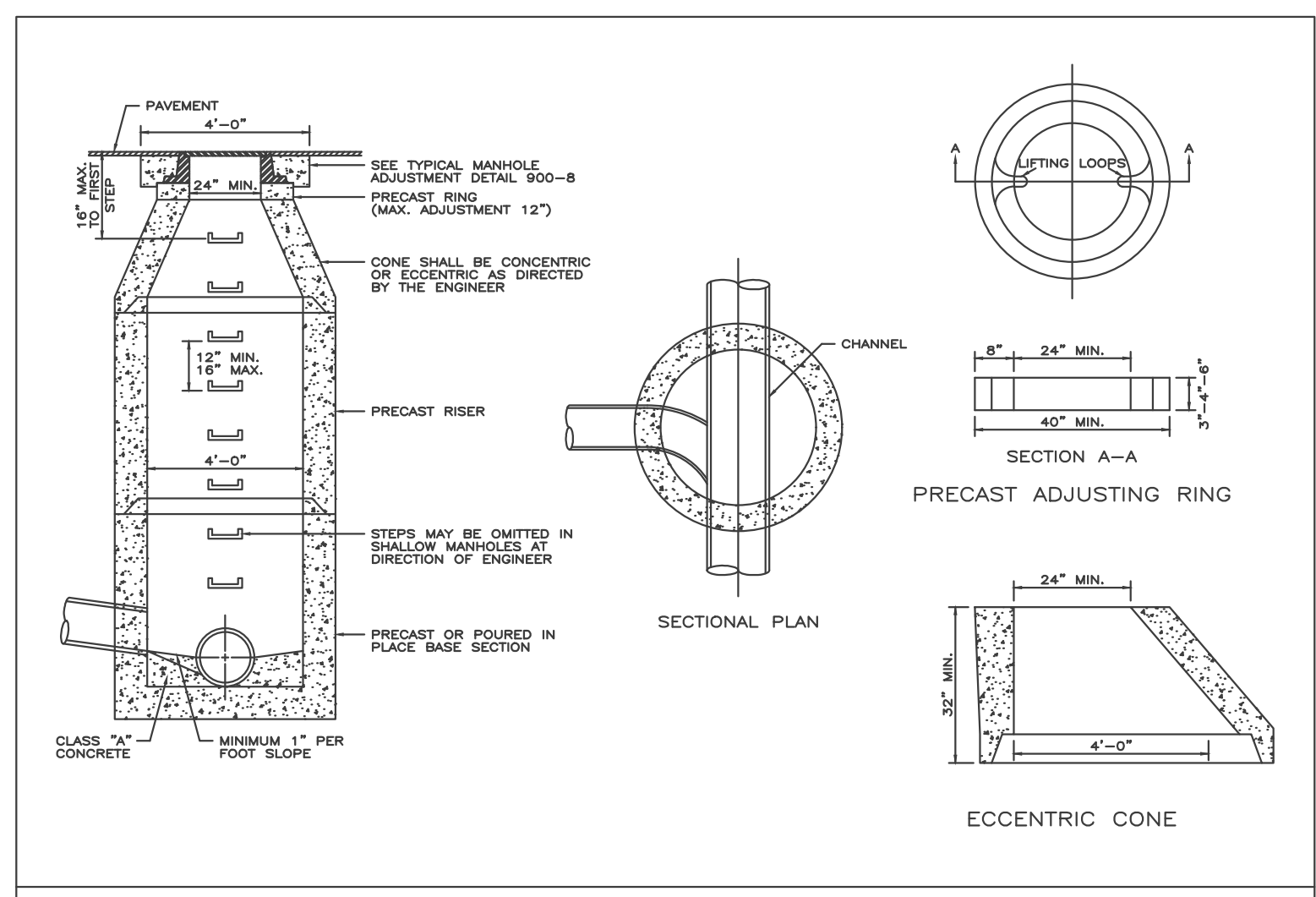
**PLOT AND GRADING PLAN**  
 FOR: SIMMS HOMES  
 LOCATION: HIGHVIEW TERRACE  
 SECTION TWO ~ LOT 8A  
 CITY OF BELLBROOK  
 GREENE COUNTY  
 STATE OF OHIO  
 ADDRESS: SUGAR MAPLE PL.  
 PLAT CAB. 37 PG 27B-29B  
 DATE: JUNE 24, 2015  
 REVISED: JULY 16, 2015  
 REVISED: AUGUST 7, 2015  
 REVISED: FEBRUARY 29, 2016  
 REVISED: MAY 4, 2016  
 REVISED: MAY 26, 2016  
 JOB # 191.15 DRAWN BY: SRF

**PROPOSED POND RELOCATION  
 POND VOLUME SUMMARY**  
 EXISTING POND VOLUME =  
 36,954 CUBIC FEET  
 RELOCATED POND VOLUME =  
 49,240 CUBIC FEET

--- 838 --- EXISTING CONTOUR  
 --- 838 --- PROPOSED CONTOUR

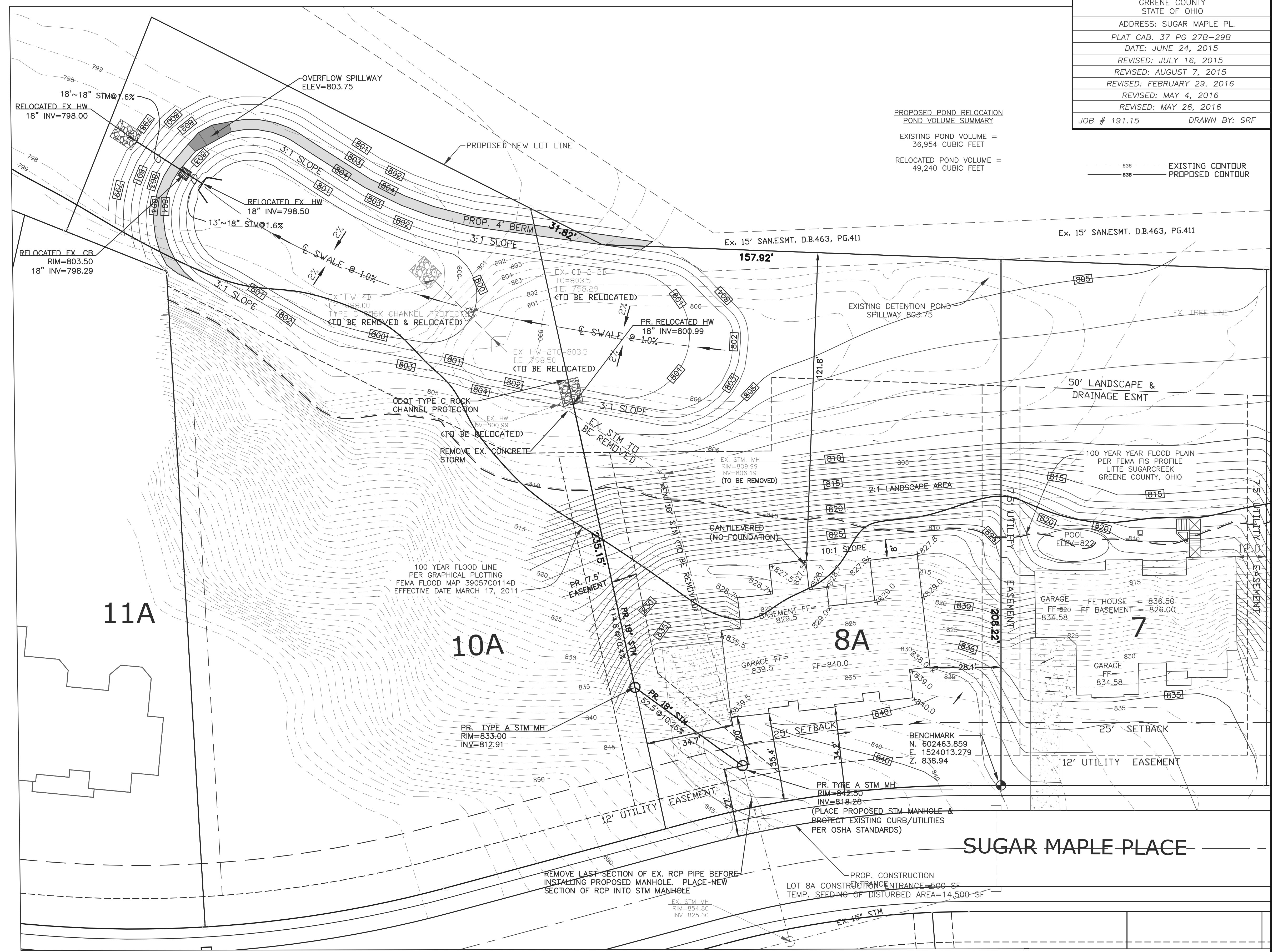


STORM PROFILE



TYPE "A" STORM MANHOLE

PIPE CAPACITY CALCULATIONS			
SIZE	SLOPE	N-VALUE	CAPACITY
EX. 18 RCP	10.25%	0.013	33.62 CFS
PR. N-12	10.38%	0.012	35.97 CFS



OFF-SITE GRADING TO BE  
 COORDINATED WITH LOT 7  
 FILL SHOWN REQUIRES GEOTECHNICAL ENGINEERING

NOTE:  
 \*IN LIEU OF REMOVING EX. STORM, THE  
 EX. STORM CAN BE FILLED WITH FLOWABLE  
 FILL AND REMAIN IN PLACE.

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