

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 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 WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, PUBLICLY OR PRIVATELY OWNED, 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. STREETS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER.

SIGNED AND ACKNOWLEDGED
PRESENCE OF:

OWNER: CLEMENS DEVELOPMENT CO.
& R M CLEMENS CO.

WITNESS

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

WITNESS

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY R M CLEMENS CO., AND BY CLEMENS DEVELOPMENT CO.
BY RICHARD M. CLEMENS, THEIR PRESIDENT, AS OWNER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

LIENHOLDER:
MINSTER BANK

WITNESS

SIGNATURE

WITNESS

(PRINTED NAME)

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____, BY MINSTER BANK

BY _____, IT'S _____
AS LIENHOLDER.

NOTARY PUBLIC

OWNER / DEVELOPER

CLEMENS DEVELOPMENT CO.
6730 LITTLE SUGARCREEK RD.
DAYTON, OHIO 45440
PHONE: 937-545-3232
ACQUIRED IN
O.R. VOLUME 2372, PAGE 672

AREA SUMMARY

SITE ACREAGE: 6.136 ACRES
LOTS: 5.223 ACRES
STREETS & RIGHT OF WAY: 0.913 ACRES

**RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE TWO**

CONTAINING 6.136 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
DECEMBER 28, 2017

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 6.136 ACRES AND BEING PART OF THE REMAINING LANDS OF A 60.069 ACRE TRACT (ORIGINAL) AS ACQUIRED BY CLEMENS DEVELOPMENT CO. THROUGH INSTRUMENTS RECORDED IN O.R. 2372, PG. 672 OF THE OFFICIAL RECORDS OF GREENE COUNTY, OHIO, AND BEING PART OF RIVER BIRCH COURT RIGHT-OF-WAY AS RECORDED IN RECORD PLAN HIGHVIEW TERRACE SECTION TWO, CABINET VOL. 37, PG'S 27B-28B, AND BEING PART OF LOT 27 AS ACQUIRED BY R M CLEMENS COMPANY THROUGH INSTRUMENTS RECORDED IN O.R. 3775 PG. 819 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 WITHIN PLAT IS 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 THREE, PHASE TWO.

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 HOMEOWNER'S ASSOCIATION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE COLLECTIVE HOMEOWNERS IF SAID ASSOCIATION BE DISSOLVED.
- 3. 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 ARE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF BELLBROOK'S ENGINEER. MAINTENANCE OF THE DRAINAGE EASEMENT AREA, STORMWATER MANAGEMENT CONTROL FACILITY(IES), AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER(S) OF THE LOT OR LAND/HOMEOWNERS ASSOCIATION, WHICHEVER IS APPLICABLE, ON WHICH THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.

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

COMMISSIONER

COMMISSIONER

COMMISSIONER

WE HEREBY APPROVE AND ACCEPT THIS PLAT (FOR SANITARY SEWERS) AND RECOMMEND THAT THE SAME BE RECORDED

THIS _____ DAY OF _____, 20____

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

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.

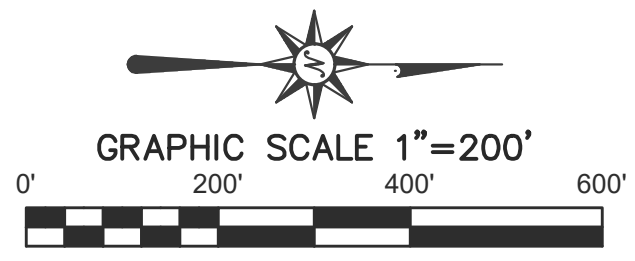
PHILIP C. BRUMBAUGH, P.S. _____ DATE _____
OHIO REGISTERED
PROFESSIONAL SURVEYOR NO. 5057

HIGHVIEW TERRACE, SECTION THREE, PHASE TWO RECORD PLAN
LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928

**RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE TWO**
CONTAINING 6.136 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRS
CITY OF BELLBROOK, GREENE COUNTY, OHIO
DECEMBER 28, 2017



LINE DATA
L1- S 33°57'54" E 49.05'
L2- N 77°30'26" W 29.96'
L3- S 85°28'58" W 86.66'
L4- N 45°38'42" W 62.59'
L5- S 61°33'46" W 20.00'

STATE OF OHIO
VOL. 501, PG. 157
0.209 ACRES

STATE OF OHIO
VOL. 506, PG. 850
0.176 ACRES

HAROLD W. ROGERS
VOL. 3735, PG. 268
REMAINING 59.10 ACRES

PATRICK J. & KAREN ANN
HILGEFORD
VOL. 2983, PG. 564
0.869 ACRES

THOMAS M. CRAYCRAFT &
VICKI M. CRAYCRAFT
VOL. 108, PG. 469
REMAINING 1.37 ACRES

VINEYARDS OF
BELLBROOK
SECTION TWO
P.C. 38, PG. 17A-18A

VINEYARDS OF
BELLBROOK
SECTION ONE
P.C. 36, PG. 305A-306B

BOARD OF TRUSTEES OF THE
BELLBROOK-SUGARCREEK
PARK DISTRICT
VOL. 375, PG. 636
REMAINING 5.116 ACRES

EDNA M. KEITER
VOL. 1361, PG. 480
REMAINING 2.96 ACRES

HIGHVIEW TERRACE
SECTION ONE & TWO
PLAT CAB. 37,
PAGES 212B-213B

CLEMENS DEVELOPMENT Co., Inc.
O.R. 2601, PG. 416
19.165 ACRES

INVERNESS GROUP, INC.
VOL. 3596, PG. 931
REMAINING 147.09 ACRES
SURVEY RECORD
VOLUME 38 PAGE 295

BASIS OF BEARING
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

**HIGHVIEW
TERRACE
SECTION THREE
PHASE TWO
6.136 ACRES
SURVEY**

CLEMENS DEVELOPMENT COMPANY
ORIGINAL RECORD 2372, PAGE 672

- 60.069 ACRES (ORIG.)
- 28.825 ACRES (SECTION TWO)
- 19.670 ACRES (SECTION THREE, PH. ONE)
- 0.383 ACRES (REPLAT SEC. 2 LOTS 22A-27A)
- 6.136 ACRES (SECTION THREE, PH. TWO)

5.055 ACRES REMAIN

S.R. 725 - WEST FRANKLIN ST.
(RW VARIES)

BERNHARD ENTERPRISES, INC.
VOL. 486, PG. 929
1.933 ACRES

BERNHARD ENTERPRISES, INC.
VOL. 486, PG. 929
4.094 ACRES

WILLIAM C. JOHNSON &
DEANNA D. JOHNSON
VOL. 896, PG. 100
6.505 ACRES

RIDGEWOOD
SECTION 4 REPLAT
P.C. 34, PG. 561A-567B

RIDGEWOOD
SECTION 1-B
P.C. 33, PG. 843A-844A

RIDGEWOOD
SECTION 3-A
P.C. 33, PG. 917A-918A

THE LANDINGS AT
SUGARCREEK
SECTION 3
PLAT CAB. 38,
PAGES 181A-183B

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR NO. 5057

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PAGE 2 OF 3

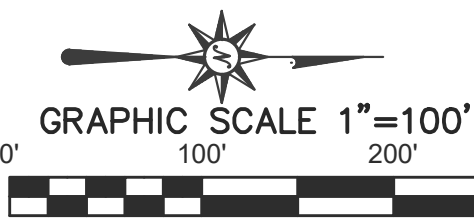
**2 WORKING DAYS
BEFORE YOU DIG**
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SUPERIMPOSITION MAP
SCALE: 1" = 200'

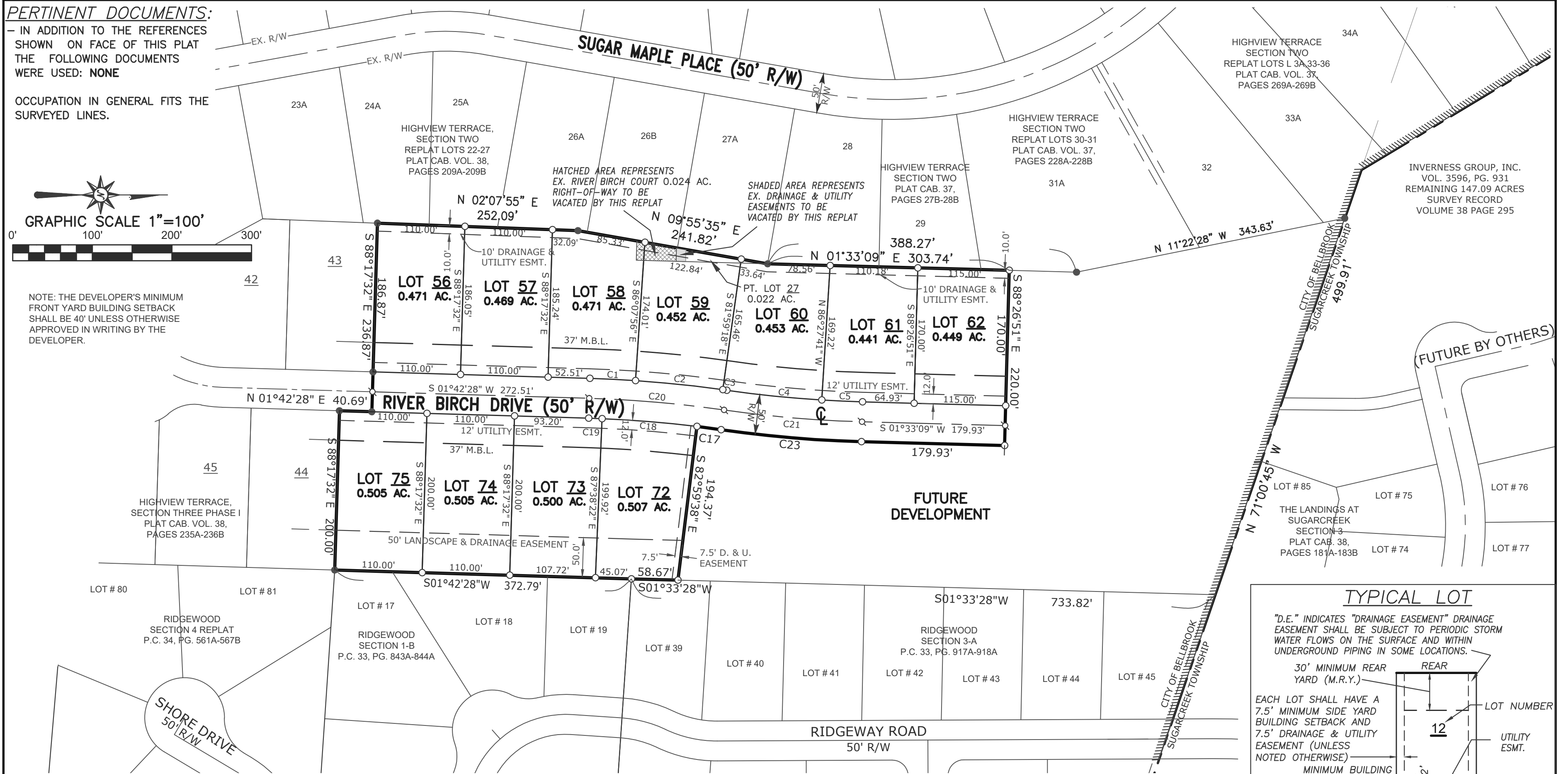
PERTINENT DOCUMENTS:

— IN ADDITION TO THE REFERENCES SHOWN ON FACE OF THIS PLAT THE FOLLOWING DOCUMENTS WERE USED: NONE

OCCUPATION IN GENERAL FITS THE SURVEYED LINES.



NOTE: THE DEVELOPER'S MINIMUM FRONT YARD BUILDING SETBACK SHALL BE 40' UNLESS OTHERWISE APPROVED IN WRITING BY THE DEVELOPER.



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.49'	1525.00'	2°09'36"	N 02°47'16" E	57.48'
C2	110.29'	1525.00'	4°08'38"	N 05°56'23" E	110.27'
C3	5.01'	1525.00'	0°11'17"	N 08°06'20" E	5.01'
C4	119.99'	1475.00'	4°39'40"	N 05°52'09" E	119.96'
C5	51.13'	1475.00'	1°59'10"	S 02°32'44" W	51.12'
C17	30.73'	1475.00'	1°11'37"	S 07°36'11" W	30.73'
C18	119.60'	1475.00'	4°38'45"	N 04°41'00" E	119.57'
C19	16.80'	1475.00'	0°39'09"	S 02°02'03" W	16.80'
C20	169.96'	1500.00'	6°29'31"	S 04°57'14" W	169.86'
C21	174.02'	1500.00'	6°38'50"	S 04°52'34" W	173.92'
C23	176.92'	1525.00'	6°38'50"	S 04°52'34" W	176.82'

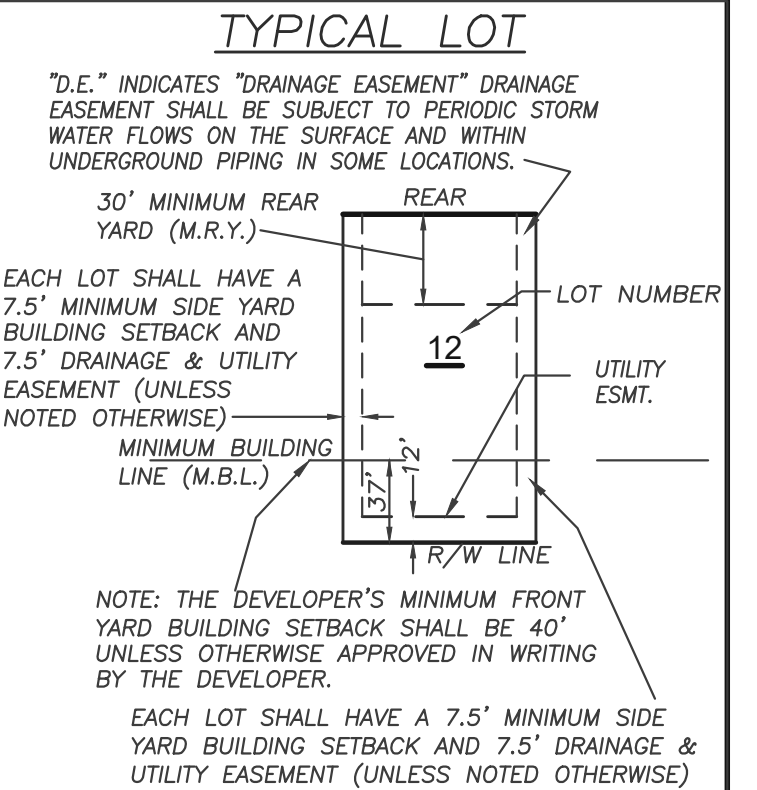
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LEGEND

- 5/8" x 30" IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ⊗ MAG NAIL SET
- 5/8" IRON PIN FOUND
- ⦿ MAG NAIL FOUND

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



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