



June 1, 2018

Memorandum for the Planning Board

Planning Board Meeting on June 7, 2018

City of Bellbrook

15 E. Franklin Street
Bellbrook, Ohio 45305

T (937) 848-4666
F (937) 848-5190

www.cityofbellbrook.org

This is to confirm that the Planning Board will conduct a public meeting on June 7, 2018 at 6:00 pm in the City Council Chambers, 15 E Franklin St., 2nd floor, Bellbrook. Please find following an agenda with appropriate supporting documentation.

Replat lot combination for 3638 River Birch Drive, lots 58-59 in Highview Terrace

The property owner has submitted a request to combine the two lots in order to build one home in the middle.

The City's engineer has reviewed the Record Plan and approves of it as long as the utility providers approve vacating the utility easement. At the time of this memo, the majority of the utilities have approved such; however we are still awaiting approval from DP&L and Vectren. If approved by the Planning Board, the Record Plan will be forwarded to City Council for further action.

Consideration to potential impacts this combination could have in terms of property taxes and the precedent that this may set for the remaining lots.

Replat and vacate drainage access for 3760 Terrace Creek Road, Lot 1D, in Highview Terrace

The property owners, along with their engineer, are requesting to update the position of the drainage easement currently on the property. This will ensure that the new residence will be out of the easement.

The City has reviewed the request and approves of the changes. If approved by the Planning Board, the Record Plan will be forwarded to City Council for further action.

Comprehensive Plan Survey Results

Greene County Regional Planning conducted and closed the survey of residents and business owners and will be presenting the results during the meeting.

Please let me know if you have any questions or need additional information.

Melissa Dodd
City Manager



**Bellbrook Planning Board
Public Meeting
June 7, 2018 6:00 PM
Agenda**

1. Call to Order
2. Roll Call
3. Approval of Prior Minutes of February 6, 2018
4. Old Business:
5. New Business:
 - A. Replat lot combination for 3638 River Birch Drive, lots 58-59 in Highview Terrace
 - B. Replat and vacate drainage access for 3760 Terrace Creek Road, Lot 1D, in Highview Terrace
 - C. Comprehensive Plan Discussion – Survey Results
6. Open Discussion
7. Adjournment



BELLBROOK PLANNING BOARD
PUBLIC MEETING MINUTES
FEBRUARY 6, 2018

PRESENT: Mr. Denny Bennett
Mr. Brady Harding
Mr. Ed Stangel
Vice Chairman Mitch Thompson

ABSENT: Chairman Van Veldhuizen

GUEST: Dan and Cindy Wilson

CALL TO ORDER

Vice Chairman Thompson called the meeting of the Planning Board to order at 6:00 PM and requested a motion regarding the prior minutes of January 11, 2018. Mr. Bennett moved to approve the prior minutes; Mr. Stangel seconded the motion. Roll was called. Mr. Bennett, yes; Mr. Stangel, yes; Mr. Harding, abstain; Vice Chairman Thompson, abstain. The motion carried 2-0 with two abstentions; the minutes stand approved.

OLD BUSINESS: None

NEW BUSINESS:

Record Plan for Highview Terrace Section Three, Phase Three.

The developer of Highview Terrace is requesting approval of the Record Plan for Section Three, Phase Three. Phase Three represents the final nine lots of the Highview terrace subdivision. The record plan is consistent with the approved preliminary plan for the development.

Mr. Schlagheck mentioned that there will be an emergency access gate between Highview Terrace and the Landings at Sugarcreek. There will be grass pavers in this area. Mr. Thompson asked who will maintain that. Mr. Schlagheck said the Highview Terrace Home Owners Association will maintain the gate and the pavers. Mr. Schlagheck said there will also be a sidewalk connector between the Highview Terrace development and the Landings at Sugarcreek development.

The City's engineer has reviewed the Record Plan and is satisfied that it meets the requirements of the City. If approved by the Planning Board, the Record Plan will be forwarded to City Council for further action.

Mr. Bennett made a motion to approve the Record Plan for Highview Terrace Section Three, Phase Three. Mr. Stangel seconded the motion. Roll was called. Mr. Bennett, yes; Mr. Stangel, yes; Mr. Harding, yes; Vice Chairman Thompson, yes. The motion carried 4-0.

Record Plan for Wilson Plat, Section Three

The owners of the property at 3830 Wead Place (Dan & Cindy Wilson) are requesting a lot split to add one residential lot to their existing plat. In 2006, the Wilsons were granted a variance by the Board of Zoning Appeals to the requirement for a parcel to have 40 feet of frontage on a public street. This variance is still in force and satisfies this requirement in order for the Planning Board to consider the lot split.

Mr. Bennett asked if this property was located in the flood plain. The Wilson's were in attendance tonight and they responded no, the property is not in the flood plain.

Mr. Thompson asked when construction starts, how will the runoff be managed. Mr. Schlagheck said they are required to submit a storm water plan to the city. Service Director Dale Wilson will monitor this.

Mr. Stangel made a motion to approve the Record Plan for Wilson Plat. Mr. Harding seconded the motion. Roll was called. Mr. Stangel, yes; Mr. Harding, yes; Mr. Bennett, yes; Vice Chairman Thompson, yes. The motion carried 4-0.

COMPREHENSIVE PLAN SURVEY QUESTIONS DRAFT

Next, the Planning Board discussed a draft of survey questions related to the updating of the Comprehensive Plan. Once the questions are finalized, a survey will be available for citizen input.

OPEN DISCUSSION: None

ADJOURNMENT:

Mr. Bennett moved to adjourn the meeting at 6:36 PM.

Mitch Thompson, Vice Chairman

Date

Jami Kinion, Secretary

Date



To: Planning Board
From: Don Buczek, Assistant to the City Manager
Date: June 1, 2018
Subject: Staff Report for Lot Combination (Lots 58 & 59 – Highview Terrace)

Summary of the Request

The engineer representing the builder has submitted a request to combine Lots 58 and 59 of Highview Terrace Section 3 Phase 2. The property addresses are 3634 and 3638 River Birch Drive respectively. This action is a replat of Section 3 Phase 2 which was originally approved in February 2018. The action being presented before you is to either approve or deny the lot combination request.

Applicant Information

Owners:

Jeffrey & Deborah Dana
1968 Vista Oaks Trail
Dayton, Ohio 45459

Engineer:

John Brumbaugh PE, PS
Brumbaugh Engineering and Surveying
2270 South Miami Street
West Milton, Ohio 45383

Current Zoning District

PD-1: Planned Development

Parcel Identification

Lot 58: Parcel ID #L35000100030016000, 0.471 Acres

Lot 59: Parcel ID #L35000100030012000, 0.452 Acres

Additional Actions or Next Steps to be taken by the City

If a replat is approved by the Planning Board, the next step would be for City Council to either approve or deny the Planning Board's recommendation.

If a replat is denied, the property owners can submit revisions to the Planning Board to be considered at another meeting.

Applicant's Reason for the Request

The owners bought both parcels and would like to put one residence on the newly formed parcel.

Surrounding Land Use within 1,000 Feet

The surrounding land use is mostly residential with two parcels of A-1 Agricultural land. One of those parcels is Magee Park and the other is a single family residence.



Previous Related Development Decisions in the Immediate Area (3-5 Years)

In 2011, the Planning Board approved the combination of Lots 30 and 31 in Highview Terrace Section 2 into Lot 31A. The owners wanted to combine the lots so they could build a garage on the neighboring lot. They had already completed their primary residence at the time. After reviewing documents from the replat, the Planning Board approved the lot combination, but did not discuss the impacts of the decision.

Comprehensive Plan Applied to the Geographical Area

NA

Existing Public Utilities

City of Bellbrook – Water – Approved vacation of easement and removal of lateral at owner's expense.

Greene County – Sewer – Approved vacation of easement and removal of lateral at owner's expense.

Vectren – Gas – Waiting on approval

Dayton Power & Light – Electric – Waiting on approval

AT&T – Telephone – Approved vacation of easement. Telephone boxes are to remain in street right of way.

Spectrum Charter – Cable – do not need permission

Soil Survey Data

NA

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

Minor Street with a 50' Right of Way

Flood Plain Information

These parcels are not in the flood plain.

Comments from City and County Agencies

City Engineer: The City Engineer approves of the record plan and requested the utility providers to approve vacating the utility easement.

Other Agencies:

NA

Supporting Maps & Graphics
Enclosed
Staff Consideration
<p>Instead of a recommendation, staff would ask the Board to consider the impact of the loss of property taxes (approximately \$3,000/year) for the city by removing the potential for a second home. Also, consider the Planning Board and City Council have approved this subdivision with the assumption that every buildable lot would have a primary residence that would generate property taxes. In 2011 when the last combination was approved there was no discussion on the impact of that decision. With this being 7 years after that initial decision, it is recommended that the Board have this discussion prior to making a decision.</p>

**HIGHVIEW TERRACE
SECTION THREE PHASE TWO
RE-PLAT OF LOTS 58 AND 59
INTO LOT 58A**

**LOCATED IN
SECTION 2, TOWN 2, RANGE 6 M.R's.,
CITY OF BELLBROOK, GREENE COUNTY, OHIO
0.922 ACRES
MAY 16, 2018**

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

OWNER LOTS 58 – 59:
JEFFERY CHARLES DANA AND
DEBORAH JENSEN DANA

IN THE PRESENCE OF:

WITNESS

BY: JEFFERY CHARLES DANA

WITNESS

BY: DEBORAH JENSEN DANA

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY JEFFERY CHARLES DANA
AND DEBORAH JENSEN DANA AS OWNERS.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

LIENHOLDER:

WITNESS

BY: _____
(PRINTED NAME)

ITS: _____
(PRINTED TITLE)

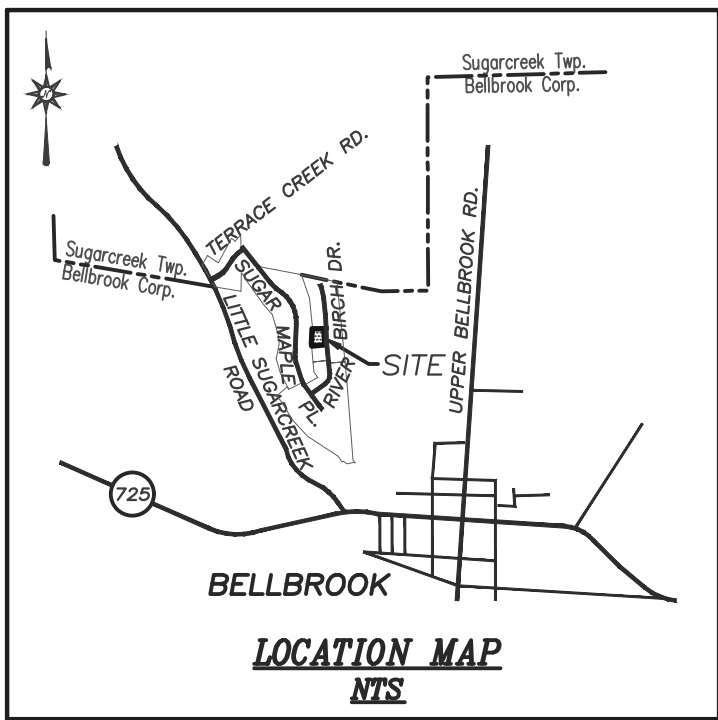
STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY _____

BY _____, IT'S _____
AS LIENHOLDER.

NOTARY PUBLIC



DESCRIPTION

THE WITHIN RE-PLAT IS A SUBDIVISION CONTAINING 0.922 ACRES AND BEING ALL OF JEFFERY CHARLES AND DEBORAH JENSEN DANA LOTS 58 & 59 AS RECORDED IN RECORD PLAN HIGHVIEW TERRACE SECTION THREE, PHASE TWO, PLAT CABINET VOL. 38, PG's 269B-270B, ACQUIRED THROUGH INSTRUMENTS RECORDED IN INSTRUMENT # 2018002453 OF THE DEED RECORDS OF GREENE COUNTY OHIO.

STATE OF OHIO, S.S.: JEFFERY CHARLES AND DEBORAH JENSEN DANA, 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.

JEFFERY CHARLES AND DEBORAH JENSEN DANA

SWORN TO AND SIGNED IN MY PRESENCE ON

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

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 MARCH, 2018 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.
OHIO LICENSE NO. 5057

DATE

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 THREE AND INCLUDING THIS RE-PLAT.

HIGHVIEW TERRACE SECTION THREE PHASE TWO RE-PLAT OF LOTS 58 & 59
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

JOB No. 191.18

SHEET 1 OF 2

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.

HIGHVIEW TERRACE
SECTION THREE PHASE TWO
RE-PLAT OF LOTS 58 AND 59
INTO LOT 58A

LOCATED IN
SECTION 2, TOWN 2, RANGE 6 M.R's.,
CITY OF BELLBROOK, GREENE COUNTY, OHIO
0.922 ACRES
MAY 16, 2018

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.49'	1525.00'	2°09'36"	S 02°47'16" W	57.48'
C2	110.29'	1525.00'	4°08'38"	S 05°56'23" W	110.27'
C3	167.78'	1525.00'	6°18'13"	S 04°51'35" W	167.70'

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.



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

HORIZONTAL SCALE 1"=50'

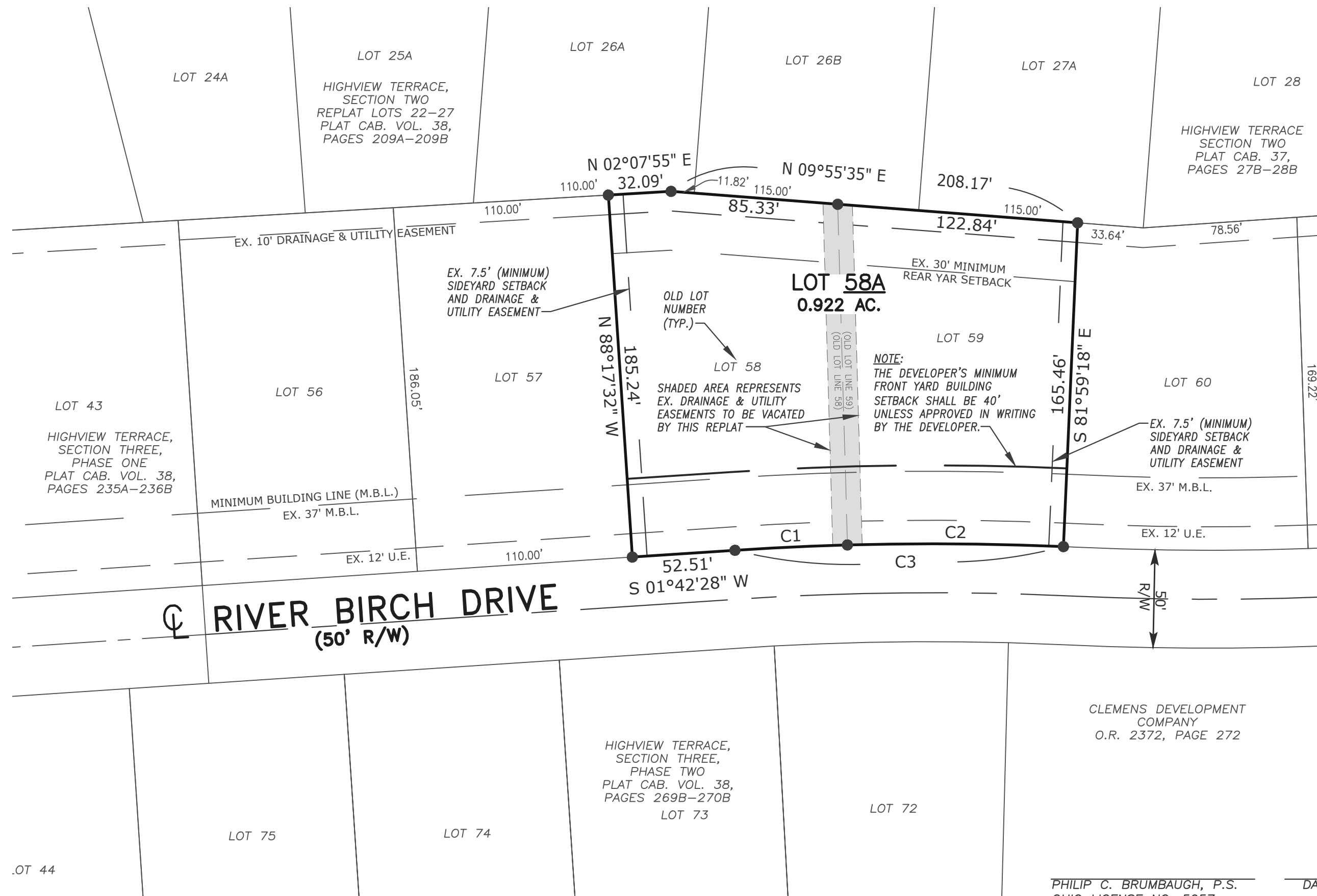


NOTES:

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN OR DESCRIBED AS RESIDENTIAL LOTS.
- 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.
- 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.

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.



CLEMENS DEVELOPMENT
COMPANY
O.R. 2372, PAGE 272

HIGHVIEW TERRACE,
SECTION THREE,
PHASE TWO
PLAT CAB. VOL. 38,
PAGES 269B-270B
LOT 73

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

DATE

HIGHVIEW TERRACE SECTION THREE PHASE TWO RE-PLAT OF LOTS 58 & 59
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

JOB No. 191.18 SHEET 2 OF 2



To: Planning Board
From: Don Buczek, Assistant to the City Manager
Date: June 1, 2018
Subject: Staff Report for Replat – Vacate Drainage & Access Easement

Summary of the Request

The engineer representing the builder has submitted a request to replat and vacate the drainage and access easement on Lot 1D of Highview Terrace Section 1 and replace it with an adjusted easement on Lot 1F. This will ensure the new residence will be out of the easement. The property address is 3760 Terrace Creek Road. This action is to update the easement line on the lot from the original easement that was approved in 2008. Also, the engineer has studied the lot and applied to FEMA to update the flood plain boundary. The action being presented before you is to either approve or deny the change to the drainage and access easement request.

Applicant Information

Owners:

Lawrence & Rhoda Gazda
3964 Sable Ridge Drive
Bellbrook, Ohio 45305

Engineer:

John Brumbaugh PE, PS
Brumbaugh Engineering and Surveying
2270 South Miami Street
West Milton, Ohio 45383

Current Zoning District

PD-1: Planned Development

Parcel Identification

Lot 1D: Parcel ID #L35000100030013700, 1.054 Acres

Additional Actions or Next Steps to be taken by the City

If a replat is approved by the Planning Board, the next step would be for City Council to either approve or deny the Planning Board's recommendation.

If a replat is denied, the property owners can submit revisions to the Planning Board to be considered at another meeting.

Applicant's Reason for the Request

The drainage and access easement is not being completely vacated but moved. The development has changed over the years and this is not a significant change to the area around the new Lot 1F. This change would ensure the new residence will be outside of the easement.

Surrounding Land Use within 1,000 Feet

The surrounding land use is mostly residential with two parcels of A-1 Agricultural land. One of those parcels is Magee Park and the other is a single family residence.



Previous Related Development Decisions in the Immediate Area (3-5 Years)
Other replats involving the vacating and/or moving drainage and access easements in Highview Terrace have occurred.
Comprehensive Plan Applied to the Geographical Area
NA
Existing Public Utilities
Bellbrook City Water Greene County Water
Soil Survey Data
NA
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
Minor Street with a 50' Right of Way
Flood Plain Information
Part of this parcel is in the flood plain. The engineer has petitioned FEMA to adjust the flood plain line and we have received notification of FEMA's approval. The current structure is not in the flood plain.
Comments from City and County Agencies
City Engineer: The city's engineer has reviewed the request and approves of the changes. Other Agencies: NA
Supporting Maps & Graphics
Enclosed
Staff Recommendation
I recommend the Board approve the request since this is not a significant change to the development and will ensure the new homeowner will not have any conflicts with the

easement.

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 LOT 1D: RHODA ELLEN & LAWRENCE SCOTT GAZDA.

WITNESS BY: RHODA ELLEN GAZDA

WITNESS BY: LAWRENCE SCOTT GAZDA

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS DAY OF , 2018 BY RHODA ELLEN & BY LAWRENCE SCOTT GAZDA, AS OWNERS.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED

LIENHOLDER: LOT 1D
IN THE PRESENCE OF:

WITNESS SIGNATURE

WITNESS BY: (PRINTED NAME)

ITS: (PRINTED TITLE)

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS DAY OF , 2018, BY

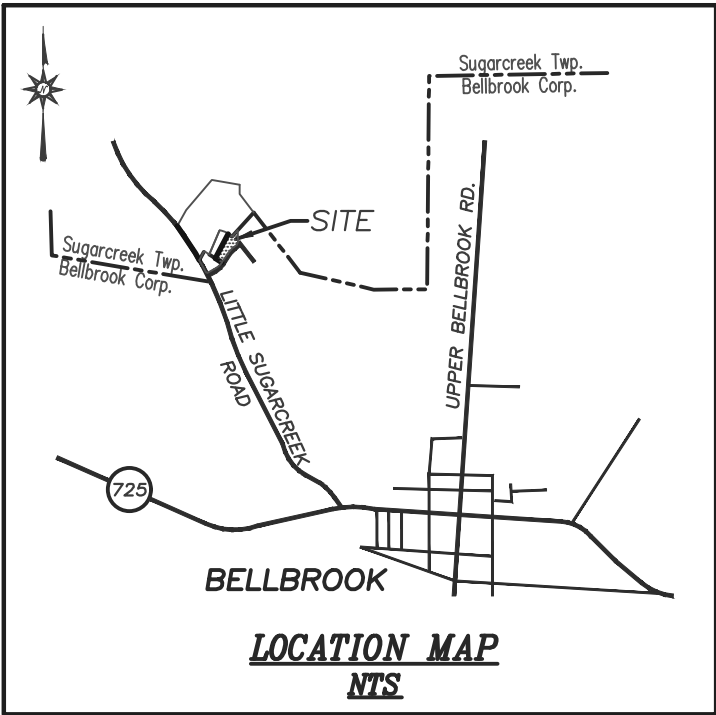
BY , IT'S AS LIENHOLDER.

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.

REPLAT OF HIGHVIEW TERRACE LOT 1D
INTO LOT 1F
(VACATION OF PART OF
DRAINAGE AND ACCESS EASEMENT)
OF SECTION ONE & TWO
RE-PLAT OF LOT 1B INTO LOTS 1D & 1E
LOCATED IN
CITY OF BELLBROOK
SECTION 2, TOWN 2, RANGE 6 M.R.'s.
GREENE COUNTY, OHIO
1.054 ACRES
APRIL 30, 2018



DESCRIPTION

THE WITHIN RE-PLAT IS A SUBDIVISION CONTAINING 1.054 ACRES AND BEING ALL OF RHODA ELLEN & LAWRENCE SCOTT GAZDA LOT 1D AS RECORDED IN PLAT CABINET VOL. 38, PG's 247A-248A, AS ACQUIRED THROUGH INSTRUMENTS RECORDED IN O.R. 3741, PG. 200 OF THE DEED RECORDS OF GREENE COUNTY OHIO.

STATE OF OHIO, S.S.:

RHODA ELLEN & LAWRENCE SCOTT GAZDA, BEING DULY SWORN, SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF THEIR KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

RHODA ELLEN & LAWRENCE SCOTT GAZDA

SWORN TO AND SIGNED IN MY PRESENCE ON

THIS DAY OF , 2018.

NOTARY PUBLIC

APPROVALS

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 , 2018

TRANSFERRED THIS DAY OF , 2018

GREENE COUNTY AUDITOR

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 JUNE, 2007 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

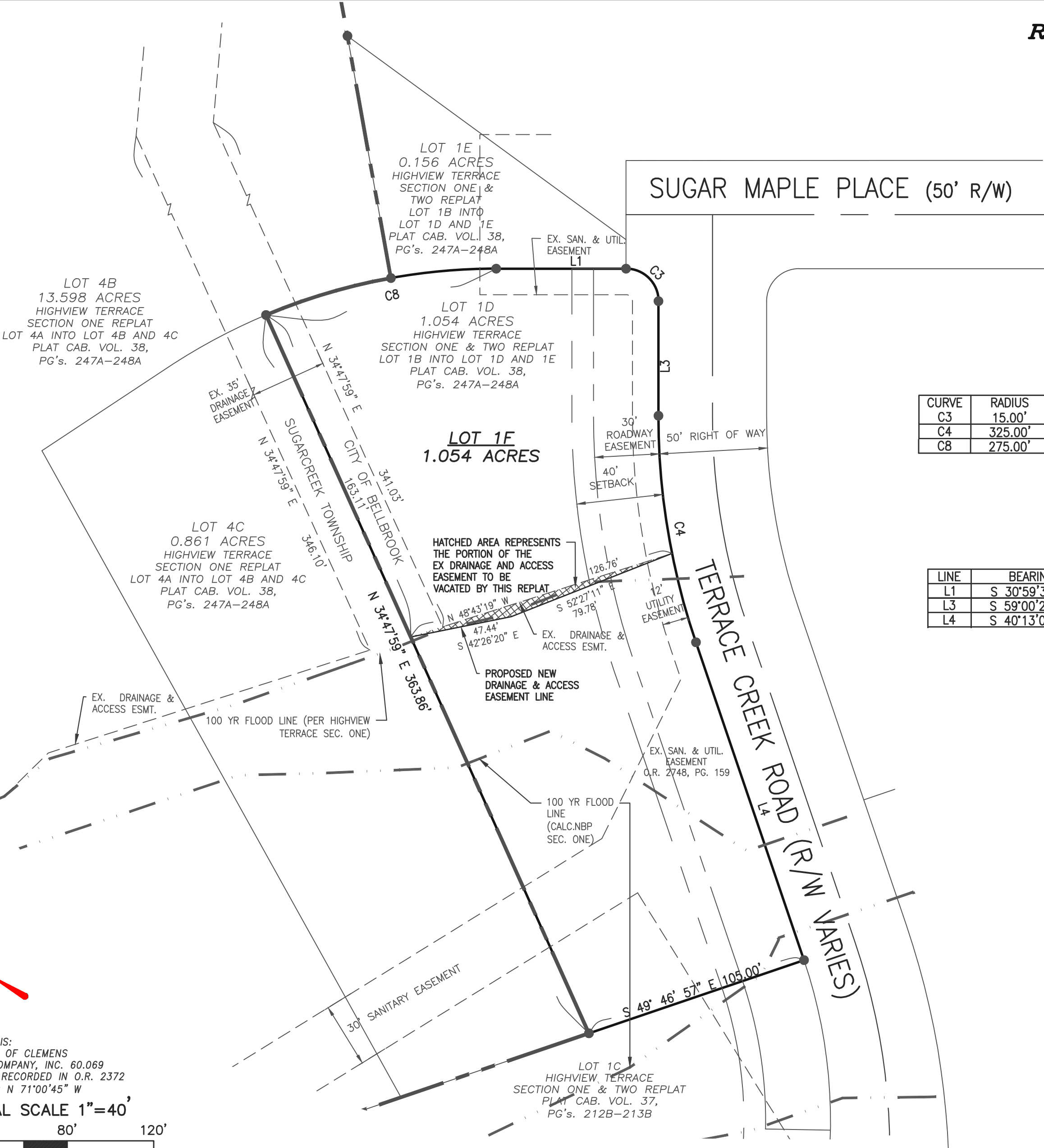
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

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

SHEET 1 OF 2

**REPLAT OF HIGHVIEW TERRACE LOT 1D
INTO LOT 1F
(VACATION OF PART OF
DRAINAGE AND ACCESS EASEMENT)**

OF SECTION ONE & TWO
RE-PLAT OF LOT 1B INTO LOTS 1D & 1E
LOCATED IN
CITY OF BELLBROOK
SECTION 2, TOWN 2, RANGE 6 M.R.'s.
GREENE COUNTY, OHIO
1.054 ACRES
APRIL 30, 2018



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C3	15.00'	23.56'	21.21'	S 14°00'22" W	90°00'00"	15.00'
C4	325.00'	106.57'	106.10'	S 49°36'42" W	18°47'19"	53.77'
C8	275.00'	109.18'	108.47'	S 42°22'04" E	22°44'52"	55.32'

LINE	BEARING	DISTANCE
L1	S 30°59'38" E	60.00'
L3	S 59°00'22" W	52.96'
L4	S 40°13'03" W	155.07'

LEGEND
○ 5/8" IRON PIN SET WITH YELLOW PLASTIC
CAP STAMPED "BRUMBAUGH E&S"
✕ MAG NAIL SET
● 5/8" IRON PIN FOUND
— CORPORATION LINE
ALL MONUMENTS FOUND ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

- NOTES:**
- DRAINAGE EASEMENTS SHALL BE SUBJECT TO PERIODIC STORM WATER FLOWS ON THE SURFACE AND WITHIN UNDERGROUND PIPING IN SOME LOCATIONS.
 - NO BUILDING OR OTHER STRUCTURES SHALL BE LOCATED IN "DRAINAGE EASEMENT".
 - MAINTENANCE OF ALL AREAS DESIGNATED AS DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, EXCEPT FOR SURFACE EROSION, WHICH SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. MAINTENANCE SHALL BECOME THE RESPONSIBILITY OF THE COLLECTIVE HOMEOWNERS IF SAID ASSOCIATION BE DISSOLVED.
 - 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: ANNEXATION PLAT TO THE CITY OF BELLBROOK PLAT BK 37, PG. 44A
-OCCUPATION IN GENERAL FITS THE SURVEYED LINES.
-ALL MONUMENTATION FOUND OR SET IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.

**BRUMBAUGH
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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

HORIZONTAL SCALE 1"=40'

