

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 18 - 21 & PART OF CLEMENS DEVELOPMENT CO. ACRE TRACT
 IN THE PRESENCE OF: _____

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

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 _____ LIENHOLDER:
 IN THE PRESENCE OF: MINSTER BANK (WESTERN OHIO)

WITNESS _____

WITNESS _____ BY: _____
 (PRINTED NAME)

ITS: _____
 (PRINTED TITLE)

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY MINSTER BANK

BY _____, IT'S _____
 AS LIENHOLDER.

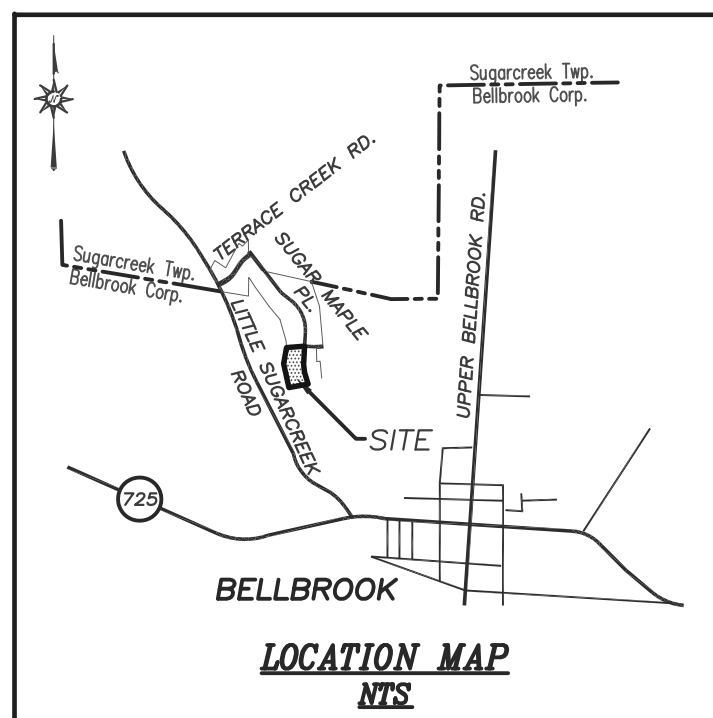
NOTARY PUBLIC _____

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.

**HIGHVIEW TERRACE
 SECTION TWO
 RE-PLAT OF LOTS 18 THROUGH 21 &
 PART OF 60.069 ACRE TRACT
 INTO LOTS 18A, 19A, 20A & 21A**

FOR
CLEMENS DEVELOPMENT COMPANY
 LOCATED IN
CITY OF BELLBROOK
SECTION 2, TOWN 2, RANGE 6 M.R.'s.
GREENE COUNTY, OHIO
2.324 ACRES
JUNE 3, 2016



DESCRIPTION

THE WITHIN RE-PLAT IS A SUBDIVISION CONTAINING 2.324 ACRES AND BEING ALL OF CLEMENS DEVELOPMENT COMPANY, LOTS 18, 19, 20 & 21 AS RECORDED IN RECORD PLAN HIGHVIEW TERRACE SECTION TWO, PLAT CABINET VOL. 37, PG'S 27B-29B AND PART OF THE CLEMENS DEVELOPMENT COMPANY 60.069 ACRE TRACT (ORIGINAL) AS ACQUIRED BY CLEMENS DEVELOPMENT COMPANY THROUGH INSTRUMENTS RECORDED IN O.R. 2372, PG. 672 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

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 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"

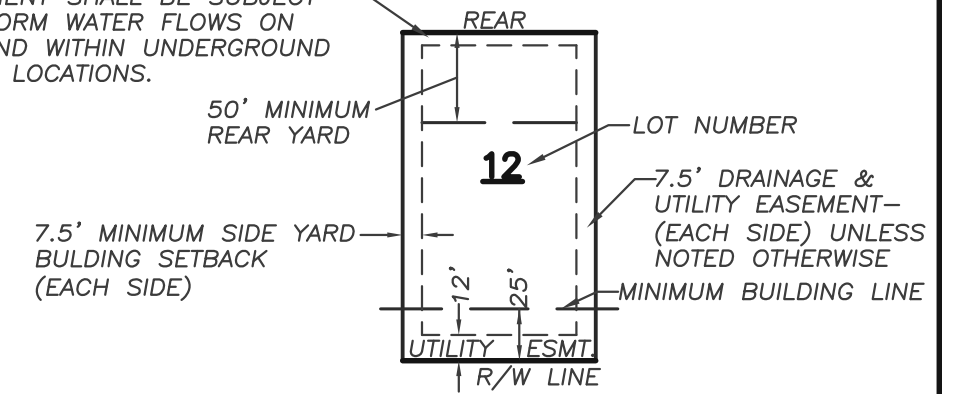
● 5/8" IRON PIN FOUND

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

HIGHVIEW TERRACE SECTION TWO RE-PLAT OF LOTS 18 THROUGH 21 & PART OF 60.069 ACRE TRACT INTO LOTS 18A, 19A, 20A & 21A

FOR
CLEMENS DEVELOPMENT COMPANY
LOCATED IN
CITY OF BELLBROOK
SECTION 2, TOWN 2, RANGE 6 M.R.'s.
GREENE COUNTY, OHIO
2.324 ACRES
JUNE 3, 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.



TYPICAL LOT

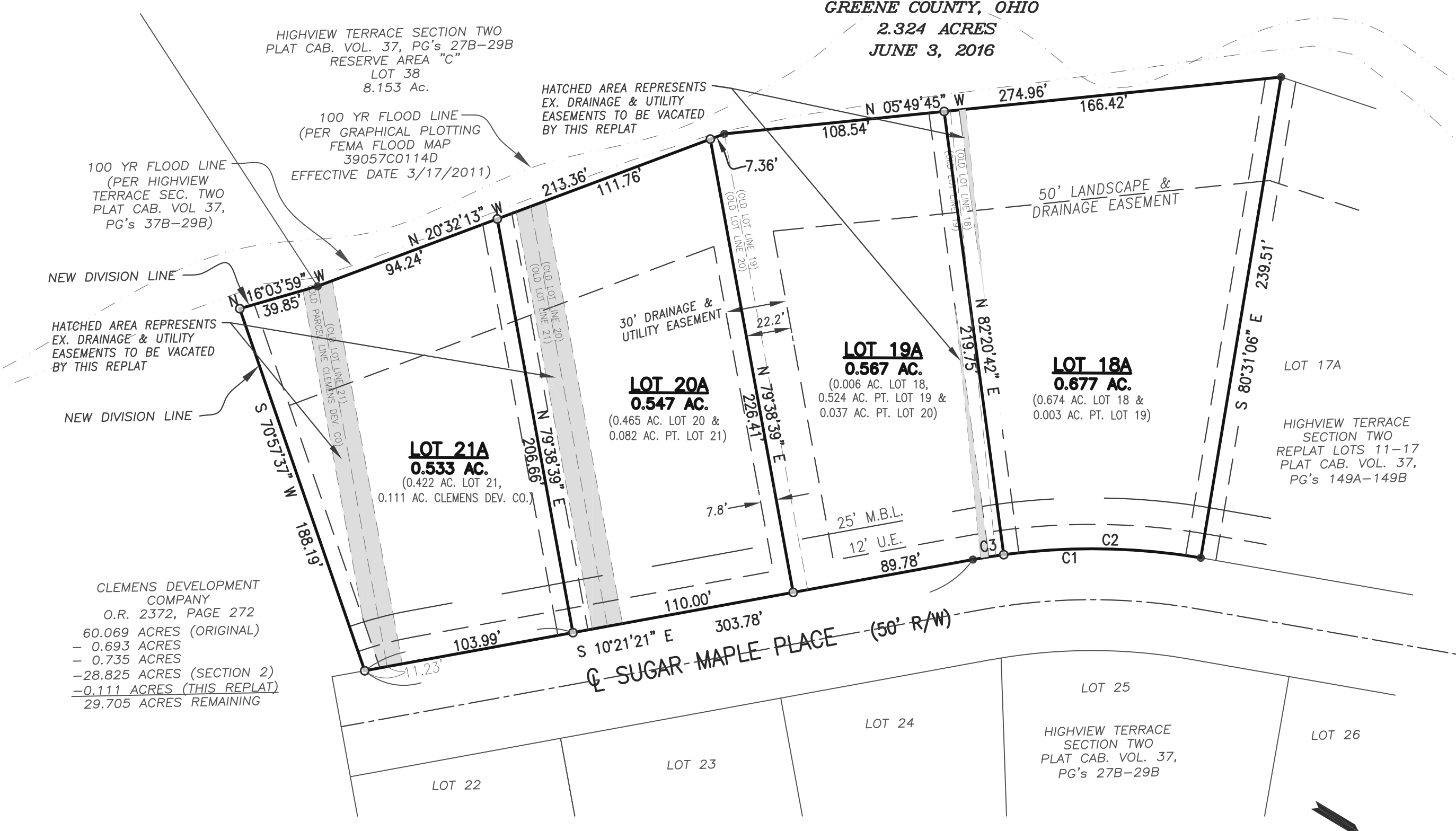
NO BUILDING OR OTHER STRUCTURE SHALL BE LOCATED IN "DRAINAGE EASEMENT". MAINTENANCE OF SURFACE EROSION IN THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. SEE THE "DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS" FOR FURTHER BUILDING RESTRICTIONS.

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.



HIGHVIEW TERRACE SECTION TWO
PLAT CAB. VOL. 37, PG's 27B-29B
RESERVE AREA "C"
LOT 38
8.153 Ac.

100 YR FLOOD LINE
(PER GRAPHICAL PLOTTING
FEMA FLOOD MAP
39057C0114D
EFFECTIVE DATE 3/17/2011)

100 YR FLOOD LINE
(PER HIGHVIEW
TERRACE SEC. TWO
PLAT CAB. VOL. 37,
PG's 37B-29B)

HATCHED AREA REPRESENTS
EX. DRAINAGE & UTILITY
EASEMENTS TO BE VACATED
BY THIS REPLAT

HATCHED AREA REPRESENTS
EX. DRAINAGE & UTILITY
EASEMENTS TO BE VACATED
BY THIS REPLAT

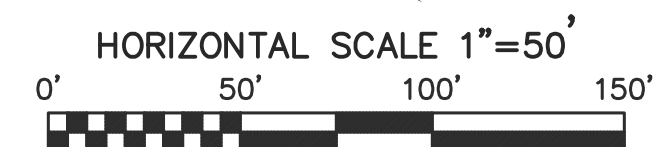
NEW DIVISION LINE

NEW DIVISION LINE

CLEMENS DEVELOPMENT
COMPANY
O.R. 2372, PAGE 272
60.069 ACRES (ORIGINAL)
- 0.693 ACRES
- 0.735 ACRES
- 28.825 ACRES (SECTION 2)
- 0.111 ACRES (THIS REPLAT)
29.705 ACRES REMAINING

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	112.52'	325.00'	19°50'14"	S 00°26'13" E	111.96'
C2	97.21'	325.00'	17°08'13"	S 00°54'48" W	96.84'
C3	15.32'	325.00'	2°42'02"	S 09°00'19" E	15.32'



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

BES JOB #121.07

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

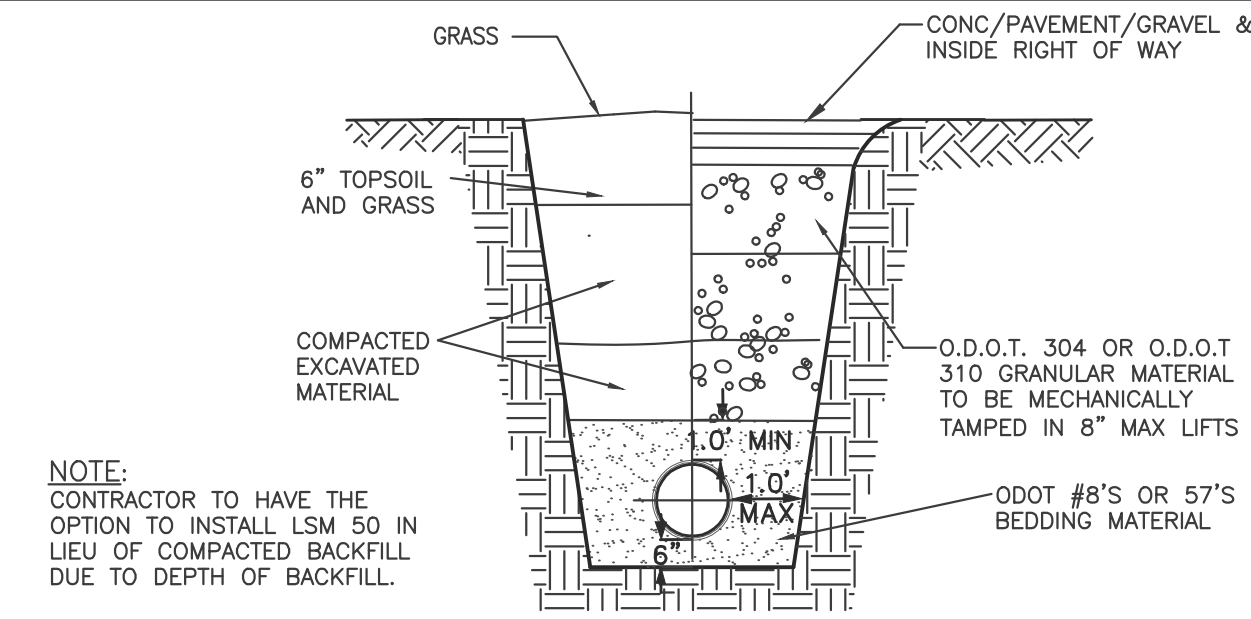
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928

GENERAL NOTES

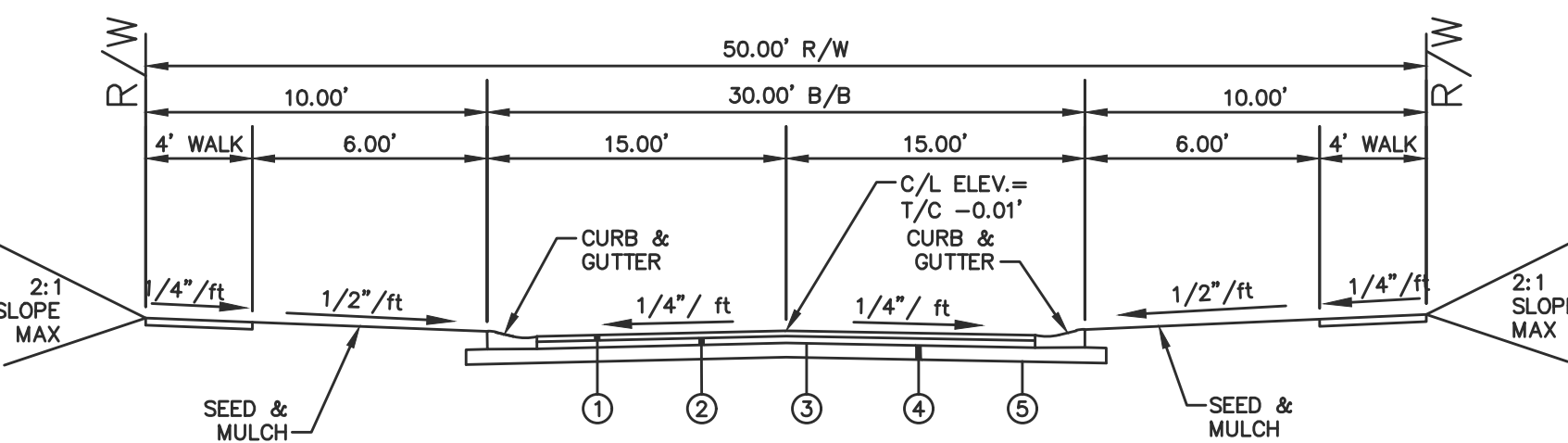
1. ALL ROAD WORK AND STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF BELLBROOK CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHERE NOT SPECIFICALLY ADDRESSED BY THE ABOVE MENTIONED SPECIFICATIONS, THEN THE LATEST EDITION OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, "CONSTRUCTION & MATERIAL SPECIFICATIONS" SHALL APPLY.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES.
3. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; THE GREENE COUNTY SANITARY ENGINEERING DEPARTMENT AT (937) 562-7450, AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS.
4. ALL METHODS, MATERIALS AND WORK FOR STORMWATER RUNOFF AND SEDIMENT CONTROL SHALL CONFORM TO CITY OF BELLBROOK STORMWATER RUNOFF AND SEDIMENTATION ABATEMENT ORDINANCE AND SHALL BE SUBJECT TO INSPECTION AND APPROVED BY THE CITY OF BELLBROOK INSPECTOR.
5. ALL TRENCH EXCAVATION WITHIN EXISTING RIGHT OF WAY OR NEW STREET RIGHT OF WAY SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL (ITEM 310) IN ACCORDANCE WITH CITY OF BELLBROOK SPECIFICATIONS AND COMPACTED BEFORE SUBGRADE APPROVAL. ALL TRENCH EXCAVATION WITHIN THE EXISTING RIGHT OF WAY OR EXISTING PAVED STREET SHALL CONFORM TO CITY OF BELLBROOK TRENCH RESTORATION DETAIL.
6. STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE ASTM C-76 CLASS IV, UNLESS OTHERWISE SHOWN.
7. CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL IN ACCORDANCE WITH GREENE COUNTY RUNOFF - CONTROL, SEDIMENT - ABATEMENT RESOLUTION AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
8. CITY OF BELLBROOK SHALL BE CONTACTED PRIOR TO START OF ANY EARTH DISTURBING ACTIVITIES.
9. CONTRACTOR SHALL STATE A MAINTENANCE SCHEDULE FOR INSPECTION AND REPAIR OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES AND WHO IS RESPONSIBLE.
10. ALL CURB INLETS TO BE TYPE Y.
11. ACCESS TO THE SITE SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTROL PARKING OF CONSTRUCTION VEHICLES SO THAT IF THEY ARE PARKED IN THE PUBLIC RIGHT OF WAY, THERE IS ADEQUATE WIDTH FOR EMERGENCY VEHICLE MOVEMENT.
12. PROVIDE TEMPORARY STREET AND ADDRESS SIGNS AS SOON AS DEVELOPMENT BEGINS.
13. IF EXISTING SPRINGS OR FIELD TILES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE TILE WITHIN THE DEDICATED PUBLIC STREET RIGHT-OF-WAY, THE CONTRACTOR SHALL REPLACE THE TILE WITH STEEL REINFORCED CONCRETE PIPE (ASTM C-76, CL 4) OR DUCTILE IRON PIPE (ANSI CLASS 52) AT THE DIRECTION OF THE CITY ENGINEER'S INSPECTOR AND SHALL BE TIED INTO THE PROPOSED STORM DRAINAGE SYSTEM.

STORM SEWER NOTES

1. ALL STORM MANHOLES ARE TO BE TYPE "A" UNLESS OTHERWISE NOTED. CHANNEL BOTTOMS OF ALL MANHOLES TO BE TYPE Y.
2. ALL CATCH BASINS WITH GRATE TYPE LIDS SHALL BE BICYCLE SAFE.
3. SEE TRENCH DETAIL FOR BACKFILL REQUIREMENTS.
4. MATERIALS SHALL CONFORM TO THE FOLLOWING:
 REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76
 REINFORCED CONCRETE PIPE JOINTS CONFORMING TO ASTM C-443
 PVC PIPE CONFORMING TO ASTM D-3034
 PVC PIPE JOINTS CONFORMING TO ASTM D-3034, D-3212
 A-2000 PIPE CONFORMING TO ASTM F-949
 A-2000 PIPE JOINTS CONFORMING TO ASTM F-3212
 PERMA-LOC OR ULTRA RIB PIPE CONFORMING TO ASTM F-794 AND AASHTO M304
 PERMA-LOC OR ULTRA RIB PIPE JOINTS CONFORMING TO ASTM D-3212
 ADS N12 WITH BELL JOINTS
5. ALL EXISTING MANHOLES AND CATCH BASINS SHALL BE CORED.
6. ALL STORM MANHOLE CASTINGS SHALL BE NEENAH R-1767 WITH 4 HOLE VENTED LIDS.
7. ALL CATCH BASINS LATERALS SHALL BE REINFORCED CONCRETE CULVERT PIPE ASTM SPECIFICATION C-76, CL-4, AT 1.00% MINIMUM SLOPE, UNLESS OTHERWISE SHOWN.
8. ALL CATCH BASINS TO MEET GREENE COUNTY STANDARDS AND ARE TO BE TYPE Y, UNLESS OTHERWISE SHOWN.

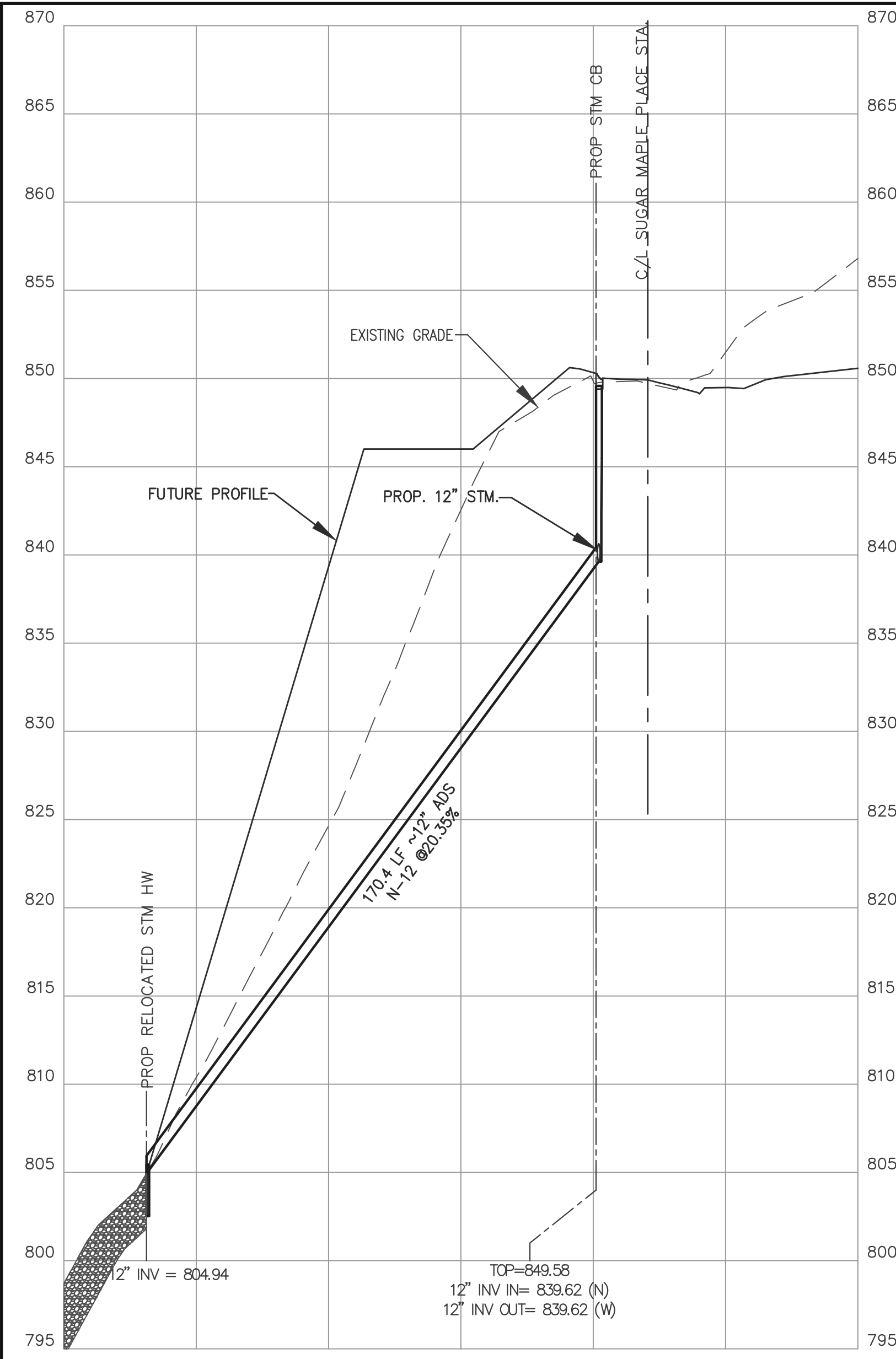


TYPICAL TRENCH DETAIL
(NTS)

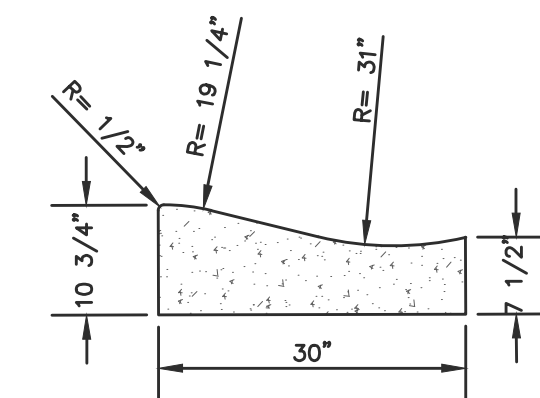


TYPICAL SECTION - 50'R/W
(PROPOSED CURB DETAIL FOR FUTURE ROADWAY EXTENSION)
SCALE: NONE

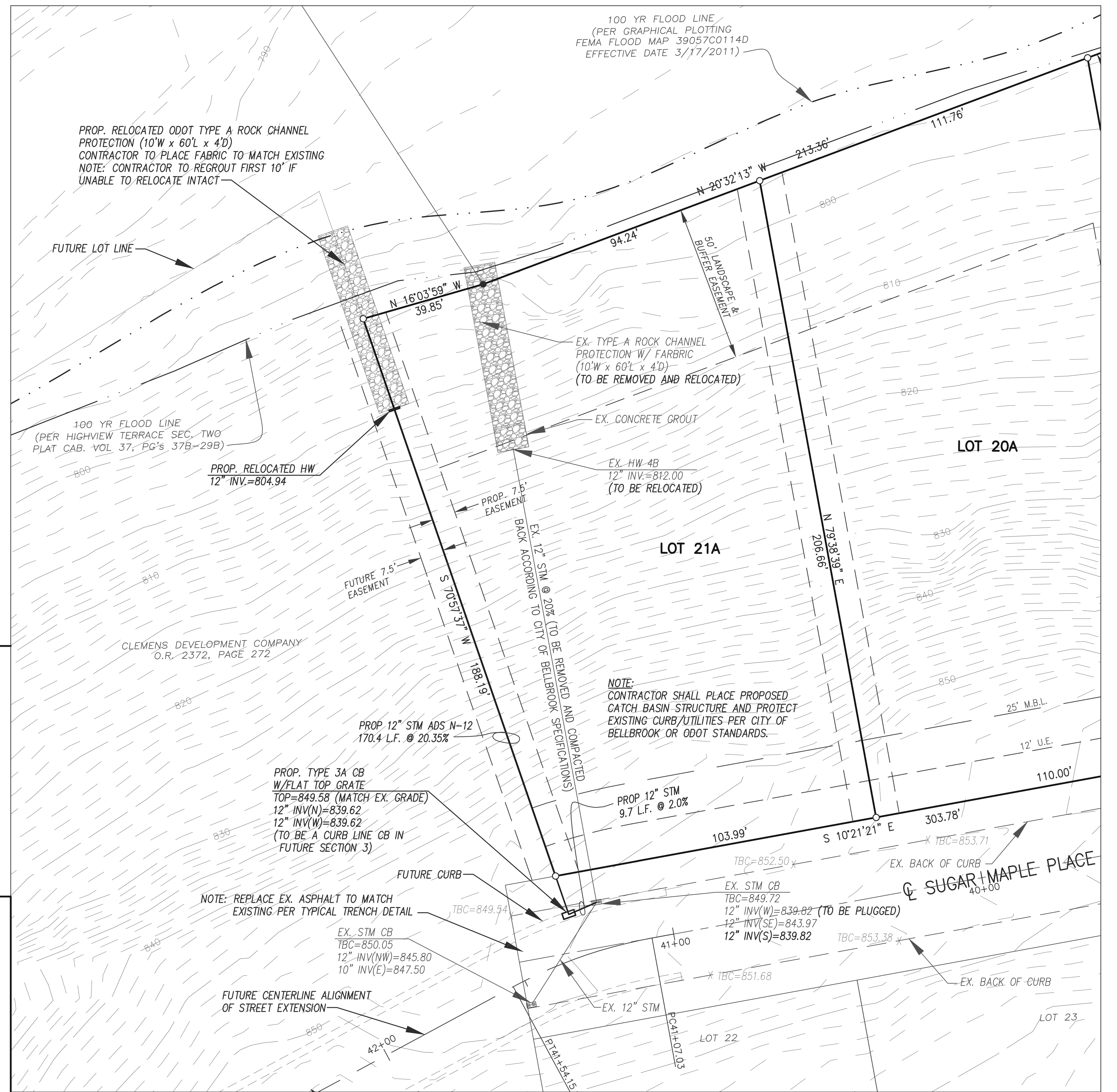
- MATERIALS**
1. ODOT ITEM #448, ASPHALT CONCRETE, TYPE 1, PG 64-22 (1-1/2" SURFACE COURSE)
 2. ODOT ITEM #448, ASPHALT CONCRETE, TYPE 1, PG 64-22 (1-1/2" LEVELING COURSE)
 3. ODOT ITEM #407, TACK COAT
 4. ODOT ITEM #304, 10" AGGREGATE BASE
 5. ODOT ITEM #203, SUBGRADE (COMPACTED)



STORM PROFILE



TYPICAL CURB & GUTTER DETAIL
(PROPOSED CURB DETAIL FOR FUTURE ROADWAY EXTENSION)
SCALE: NONE



BENCHMARK
MAG NAIL SET
N = 601272.76
E = 1524248.84
ELEV = 856.69



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

PROPOSED STORM RELOCATION PLAN FOR RE-PLAT OF LOTS 18 THROUGH 21 INTO LOTS 18A, 19A, 20A, & 22A	
LOCATION: HIGHVIEW TERRACE, SECTION TWO CITY OF BELLBROOK, GREENE COUNTY, STATE OF OHIO	
ADDRESS: SUGAR MAPLE PL.	
PLAT CAB. 37 PG 27B-29B	
DATE: JULY 12, 2016	
JOB # 121.07-B	DRAWN BY: SRF

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000



IBI GROUP
23 Triangle Park Drive – Suite 2300
Cincinnati OH 45246 USA
tel 513 942 3141 fax 513 881 2263
ibigroup.com

July 12, 2016

Ms. Eileen Minamyer
City of Bellbrook
15 East Franklin St
Bellbrook, Ohio 45305

Dear Ms. Minamyer:

Re: Highview Terrace Replat Lots 18-21

We are in receipt of proposed storm sewer relocation plan prepared for the replat dated July 12, 2016 for the above referenced project. As the city contract engineer I have reviewed the proposed re-plat for Highview Terrace, Lots #18 #21 into Lots #18A & #21A.

Following coordination and clarification with the developer's engineer, Brumbaugh Engineering, it is my opinion that the submitted re-plat meets the requirements of the Zoning Code and the Subdivision Regulations. Any required approval final design issues will be resolved with the development of construction plot plans and permitting for the aforementioned lots.

Should you have any questions about the materials presented, or need additional information, please do not hesitate to contact me at (513) 942-3141, ext. 241.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael S. Murray'.

Principal

Michael S. Murray, P.E.
513-942-3141, ext.241
mike.murray@ibigroup.com



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