

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 64 AND 65

IN THE PRESENCE OF:

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 RICHARD M. CLEMENS, PRESIDENT,
CLEMENS DEVELOPMENT CO.

NOTARY PUBLIC _____

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

RICHARD M. CLEMENS
PRESIDENT, CLEMENS DEVELOPMENT CO.

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 LOT 64A OF THIS PLAT.

**HIGHVIEW TERRACE
SECTION THREE PHASE THREE
RE-PLAT OF LOTS 64 AND 65
INTO LOT 64A**

FOR
CLEMENS DEVELOPMENT CO.

LOCATED IN
SECTION 2, TOWN 2, RANGE 6 MRs
CITY OF BELLBROOK
GREENE COUNTY, OHIO
1.137 ACRES
JUNE 14, 2023

DESCRIPTION

THE WITHIN RE-PLAT IS A SUBDIVISION CONTAINING 1.137 ACRES AND BEING ALL OF LOTS 64 AND 65 AS RECORDED IN HIGHVIEW TERRACE SECTION THREE PHASE THREE, PLAT CABINET 3B, PAGES 358A-357A AS ACQUIRED BY CLEMENS DEVELOPMENT CO. THROUGH INSTRUMENTS RECORDED IN O.R. 2372, PAGE 672 OF THE DEED RECORDS OF GREENE COUNTY, OHIO.



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 JUNE, 2020 PERFORMED UNDER THE DIRECT SUPERVISION OF JOHN J. 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.

JOHN J. BRUMBAUGH, P.S. _____ DATE _____
OHIO LICENSE NO. 8218

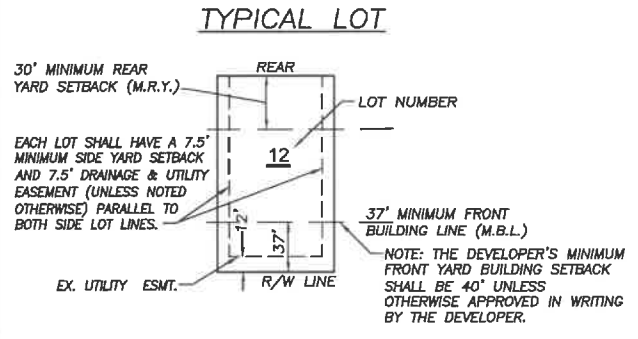
BES JOB NO. 372.23

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

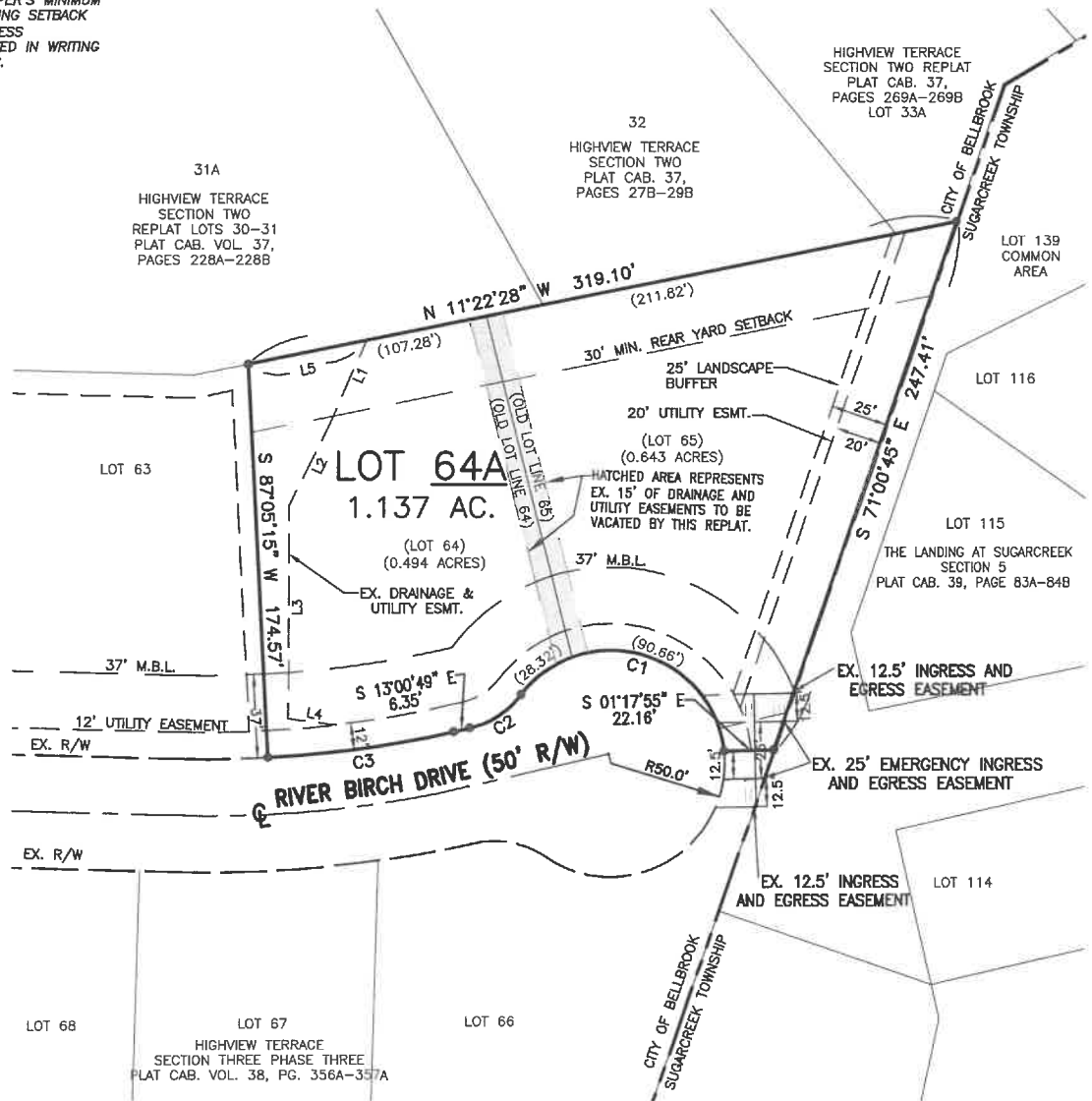
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928

**HIGHVIEW TERRACE
SECTION THREE PHASE THREE
RE-PLAT OF LOTS 64 AND 65
INTO LOT 64A**

FOR
CLEMENS DEVELOPMENT CO.
LOCATED IN
SECTION 2, TOWN 2, RANGE 6 MFS
CITY OF BELLBROOK
GREENE COUNTY, OHIO
1.137 ACRES
JUNE 14, 2023



- NOTES:**
1. LOT 64A SHALL BE KNOWN OR DESCRIBED AS RESIDENTIAL LOT.
 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.

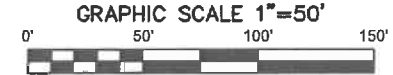
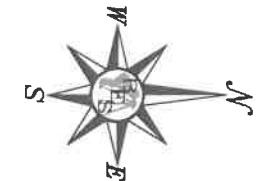


EASEMENT LINE TABLE

LINE BEARING	DISTANCE
L1 S 66°30'05" E	41.06'
L2 S 63°28'37" E	39.66'
L3 S 89°50'45" E	94.26'
L4 N 07°38'43" E	21.50'
L5 N 11°22'28" W	53.35'

LEGEND

- 5/8" IRON PIN FOUND
 - ✦ MAG NAIL FOUND
 - () REFERENCED DISTANCE OF RECORD
- ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



BASIS OF BEARING:

BASIS OF BEARING IS 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 DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.98'	50.00'	136°20'39"	S 15°33'04" W	92.83'
C2	27.85'	40.00'	39°36'27"	S 32°49'03" E	27.10'
C3	83.83'	475.50'	10°06'04"	S 07°57'47" E	83.72'

BES JOB NO. 372.23

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

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