

ORDINANCE NO. 09-18

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Belinda Kenley ON THE
19th DAY OF March, 2018.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-88, CHAPTER 1216, THE UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, TO REZONE 39.229 ACRES OF LAND, MORE OR LESS, LOCATED AT 5800 CLYO ROAD FROM R-1C TO O-PD ZONE CLASSIFICATION.

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. The Official Zoning Map attached to Ordinance Number 14-08, Chapter 1216, Article 7 of the Unified Development Ordinance, passed on the 15th day of December, 2008, and as subsequently amended, be, and the same hereby is, amended to rezone 39.229 acres of land, more or less, located at 5800 Clyo Road from R-1c, Single-Family Residential, to O-PD, Office-Planned Development. The Parcel ID Numbers are identified as O68 00604 0023 and O68 00604 0024 in the records of the Montgomery County Auditor.

Section 2. A legal description of the area in question is attached hereto, marked as Exhibit "A," and made a part hereof.

Section 3. The zoning map of the City of Centerville, Ohio shall be revised to reflect these adjustments.

Section 4. This Ordinance shall take effect and be in force at the earliest date provided by law.

PASSED THIS 19th day of March, 2018.

Brook A. Custer
Mayor of the City of Centerville, Ohio

ATTEST:

Carin K. Andrew
Clerk of Council
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 09-18, passed by the Council of the City of Centerville, Ohio on the 19th day of March, 2018.

Carin R. Andrew

Clerk of the Council

Approved as to form, consistency with the
Charter and Constitutional Provisions.
Department of Law
Scott A. Liberman
Municipal Attorney

EXHIBIT A

SITUATED IN Section 14, Town 2, Range 6, M.R.S., City of Centerville, County of Montgomery and State of Ohio and being the land conveyed to Far Hills Baptist Church as recorded in M.F. 90-0442 B08 and the land conveyed to Far Hills Baptist Church as recorded in M.F. 90-0442 B12 (all references to deeds, plats, etc. refer to the records of Montgomery County Recorders Office) and being more particularly described as follows:

Beginning at the southeast corner of the northeast quarter of said Section 14 in the centerline of Wilmington Pike, also being the Montgomery-Greene County line;

Thence along the half section line, North seventy degrees forty four minutes forty five seconds ($70^{\circ}44'45''$) West for four hundred fifteen and 00/100 (415.00) feet to the TRUE POINT OF BEGINNING of the herein described tract of land;

Thence continuing along the half section line, North seventy degrees forty four minutes forty five seconds ($70^{\circ}44'45''$) West for two thousand one hundred sixty seven and 37/100 (2167.37) feet to the southeast corner of the land conveyed to Far Hills Baptist Church as recorded in M.F. 90-0442 B12;

Thence North one degree twenty five minutes nineteen seconds ($01^{\circ}25'19''$) East for eighty three and 30/100 (83.30) feet to the southeast corner of Lot No. 6 as shown on Thomas Paine Settlement Number Three record plan, recorded in Plat Book 112, Page 18;

Thence along the east line of said Lot No. 6, North one degree one minute forty three seconds ($01^{\circ}01'43''$) East for five hundred thirty and 76/100 (530.76) feet to the south right-of-way line of Clyo Road and being the northeast corner of said Lot No. 6;

Thence along the south right-of-way line of Clyo Road for the following three courses:

1) North sixty eight degrees nine minutes thirty eight seconds ($68^{\circ}09'38''$) East for one hundred twenty eight and 90/100 (128.90) feet;

2) along a curve to the right with a radius of two thousand four hundred fifty five and 00/100 (2455.00) feet for an arc distance of one thousand one and 17/100 (1001.17) feet, with a chord bearing and distance of North seventy nine degrees fifty minutes thirty six seconds ($79^{\circ}50'36''$) East for nine hundred ninety four and 26/100 (994.26) feet, and with a central angle of twenty three degrees twenty one minutes fifty six seconds ($23^{\circ}21'56''$);

3) South eighty eight degrees twenty eight minutes twenty five seconds ($88^{\circ}28'25''$) East for three hundred fifty three and 87/100 (353.87) feet;

Thence departing from said right-of-way line South seventeen degrees zero minutes fifty two seconds (17°00'52") West for one hundred forty four and 55/100 (144.55) feet to the northwest corner of land conveyed to Joseph L. Bernardin, Archbishop in Deed 73-140B03;

Thence along the west line of said Bernardin, Archbishop land; South one degree three minutes thirty five seconds (01°03'35") West for eight hundred ten and 72/100 (810.72) feet to the southwest corner thereof;

Thence along the south line of said Bernardin, Archbishop land; South seventy degrees forty four minutes three seconds (70°44'03") East for seven hundred ninety nine and 76/100 (799.76) feet;

Thence South nineteen degrees fifteen minutes fifteen seconds (19°15'15") West for three hundred forty nine and 37/100 (349.37) feet to the TRUE POINT OF BEGINNING, containing thirty nine and 229/1000 (39.229) acres, more or less, subject however to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared based upon descriptions provided in M.F. 90-0442 B08 and M.F. 90-0442 B12 and is intended to consolidate the parcels of land conveyed to Far Hills Baptist Church as recorded in M. F. 90-0442 B08 and M.F. 90-0442 B12.

PPN: 068-006040023

