

ORDINANCE NO. 14-15

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Brooks Compton ON THE  
21st DAY OF September, 2015.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08, CHAPTER 1216, THE UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, TO REZONE 14.771 ACRES OF LAND, MORE OR LESS, LOCATED AT CORNERSTONE OF CENTERVILLE NORTH, PHASE III, FROM B-PD, BUSINESS PLANNED DEVELOPMENT WITH CC, COMMUNITY CENTER OVERLAY ZONE CLASSIFICATION, TO B-PD, BUSINESS PLANNED DEVELOPMENT 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 14.771 acres of land, more or less, located at Cornerstone of Centerville North, Phase III from B-PD, Business Planned Development zone classification with CC, Community Center Overlay, to B-PD, Business Planned Development zone classification. A map and legal description defining the area is marked Exhibit "A", attached hereto and incorporated herein. The Parcel Identification Number is L49000100010000200.

Section 2. The zoning map of the City of Centerville, Ohio, shall be revised to reflect these adjustments.

Section 3. This ordinance shall take effect and be in force at the earliest date provided by law.

PASSED THIS 21st day of September, 2015.

  
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Mayor of the City of  
Centerville, Ohio

ATTEST:

Debra A. James  
Clerk of Council  
City of Centerville, Ohio

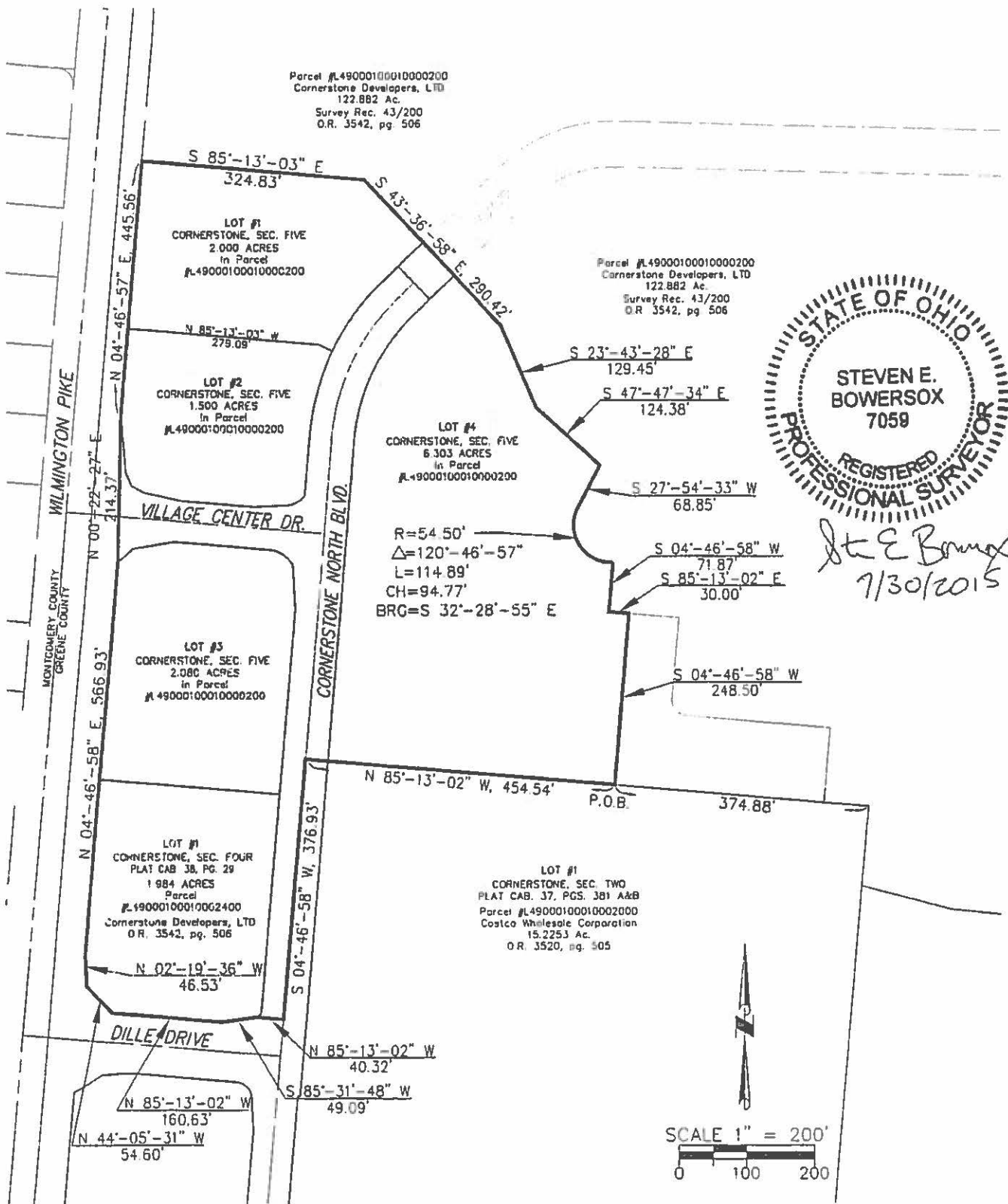
CERTIFICATE

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. 14-15, passed by the Council of the City of Centerville, Ohio on the 21st day of September, 2015.

Debra A. James  
Clerk of the Council

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

# EXHIBIT FOR REZONING OF 14.771 AC. CORNERSTONE OF CENTERVILLE



**DESCRIPTION FOR REZONING  
OF 14.771 ACRES  
CORNERSTONE OF CENTERVILLE**

BEGINNING IN THE SOUTHERN LINE OF LOT NUMBER 4 OF CORNERSTONE, SECTION FIVE AND BEING ALSO IN THE NORTH LINE OF LOT NUMBER 1 OF CORNERSTONE, SECTION TWO, NORTH 85°13'02" WEST, 374.88 FEET FROM THE NORTHEAST CORNER OF SAID LOT NUMBER 1;

THENCE, NORTH 85°13'02" WEST, 454.54 FEET, ALONG THE NORTH LINE OF LOT NUMBER 1, THE SOUTH LINE OF LOT NUMBER 4, AND THE WESTERLY PROJECTION OF SAME, TO THE CENTERLINE OF CORNERSTONE NORTH BOULEVARD;

THENCE, SOUTH 04°46'58" WEST, 376.93 FEET, ALONG THE CENTERLINE OF CORNERSTONE NORTH BOULEVARD, TO A POINT;

THENCE, NORTH 85°13'02" WEST, 40.32 FEET, TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF DILLE DRIVE AND THE SOUTHERLY LINE OF LOT NUMBER 1 OF CORNERSTONE, SECTION FOUR;

THENCE, SOUTH 85°31'48" WEST, 49.09 FEET, ALONG THE NORTHERLY RIGHT OF LINE OF DILLE DRIVE AND THE SOUTHERLY LINE OF LOT NUMBER 1, TO A POINT;

THENCE, NORTH 85°13'02" WEST, 160.63 FEET, ALONG THE NORTHERLY RIGHT OF LINE OF DILLE DRIVE AND THE SOUTHERLY LINE OF LOT NUMBER 1, TO A POINT;

THENCE, NORTH 44°05'31" WEST, 54.60 FEET, ALONG THE NORTHERLY RIGHT OF LINE OF DILLE DRIVE AND THE SOUTHERLY LINE OF LOT NUMBER 1, TO A POINT IN THE EASTERLY RIGHT OF LINE OF WILMINGTON PIKE;

THENCE, NORTH 02°19'36" WEST, 46.53 FEET, ALONG THE EASTERLY RIGHT OF LINE OF WILMINGTON PIKE AND WESTERLY LINE OF LOT NUMBER 1, TO A POINT;

THENCE, NORTH 04°46'58" EAST, 566.93 FEET, ALONG THE EASTERLY RIGHT OF LINE OF WILMINGTON PIKE, WESTERLY LINE OF LOT NUMBER 1, AND THE WESTERLY LINE OF LOT NUMBER 3 OF CORNERSTONE, SECTION FIVE, TO A POINT;

THENCE, NORTH 00°22'27" EAST, 214.37 FEET, CROSSING THE WESTERLY END OF VILLAGE CENTER DRIVE, TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF WILMINGTON PIKE AND WESTERLY LINE OF LOT NUMBER 2 OF CORNERSTONE, SECTION FIVE;

THENCE, NORTH 04°46'57" EAST, 445.56 FEET, ALONG THE EASTERLY RIGHT OF WAY LINE OF WILMINGTON PIKE AND WESTERLY LINE OF LOTS NUMBER 1 AND 2 OF CORNERSTONE, SECTION FIVE, TO THE NORTHWESTERLY CORNER OF SAID LOT NUMBER 1;

THENCE, SOUTH 85°13'03" EAST, 324.83 FEET, ALONG THE NORTHERLY LINE OF SAID LOT NUMBER 1, TO A POINT;

THENCE, SOUTH 43°36'58" EAST, 290.42 FEET, ALONG THE NORTHEASTERLY LINE OF SAID LOT NUMBER 1, THE SOUTHEASTERLY PROJECTION THEREOF AND THE NORTHEASTERLY LINE OF LOT NUMBER 4 OF CORNERSTONE, SECTION FIVE;

THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHEASTERLY AND EASTERLY LINES OF SAID LOT NUMBER 4:

SOUTH 23°43'28" EAST, 129.45 FEET;

SOUTH 47°47'34" EAST, 124.38 FEET;

SOUTH 27°54'33" WEST, 68.85 FEET;

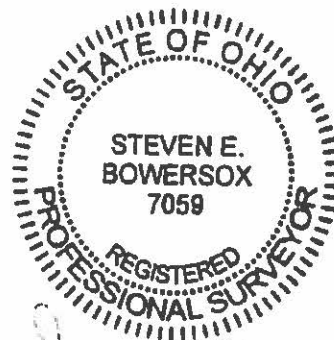
SOUTHEASTERLY, 114.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 54.50 FEET, AN INTERNAL ANGLE OF 120°46'57" AND A CHORD 94.77 FEET BEARING SOUTH 32°28'55" EAST;

SOUTH 04°46'58" WEST, 71.87 FEET;

SOUTH 85°13'02" EAST, 30.00 FEET;

THENCE, SOUTH 04°46'58" WEST, 248.50 FEET, LEAVING SAID LOT LINE, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 14.771 ACRES MORE OR LESS.



*Steven E. Bowersox*  
7/30/2015