

ORDINANCE NO. 9-10  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Paul Gusham ON THE  
21st DAY OF June, 2010.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08, CHAPTER 1216, THE UNIFIED DEVELOPMENT ORDINANCE, TO REZONE 7.599 ACRES OF LAND, MORE OR LESS, LOCATED AT 6661 CLYO ROAD AND 6690 CENTERVILLE BUSINESS PARKWAY, FROM I-PD, INDUSTRIAL PLANNED DEVELOPMENT, TO O-PD, OFFICE-PLANNED DEVELOPMENT 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 7.599 acres of land, more or less, located at 6661 Clyo Road and 6690 Centerville Business Parkway, from I-PD, Industrial Planned Development, to O-PD, Office-Planned Development zone classification.

Section 2. The property to be rezoned is situated in Section 20, Town 2, Range 6 M.Rs. City of Centerville, County of Montgomery, State of Ohio, and being part of Lot 2 of the Centerville Business Park, Section One as recorded in Plat Book 132, Page 26 of the Plat of Records of Montgomery County, Ohio; said plat being part of a 45.557 acre tract of land conveyed to Woodley Development Company, Inc. as recorded in Microfiche 86-0779 A08 and Microfiche 88-0045 D07 of the deed records of Montgomery County and as more fully described as follows:

SEE EXHIBITS "A" and "B" attached hereto and incorporated herein.

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

Section 4. This ordinance shall be effective at the earliest date allowed by law.

PASSED THIS 21st day of June, 2010.

C. Mark Kugeid  
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. 9-10, passed by the Council of the City of Centerville, Ohio on the 21st day of June, 2010.

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

# 6661 Clys Road Legal Description

LAWERS TITLE INSURANCE CORPORATION

EXHIBIT A

S106DC  
068-16-22-7

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Situated in Section 20, Town 3, Range 6, MRS, City of Centerville, County of Montgomery, State of Ohio, and being part of Lot 2 of the Centerville Business Park, Section One as recorded in Plat Book 132, Page 26 of the Plat of Records of Montgomery County, Ohio; said plat being part of a 45.557 acre tract of land conveyed to Woodley Development Company, Inc. as recorded in Microfiche 86-0779 A03 and Microfiche 85-0045 D07 of the deed records of Montgomery County and being more particularly described as follows:

Beginning at the southeast corner of the said Lot 2 at a point on the northerly right of way line of Clys Road,

Thence, along said northerly right of way line, South  $79^{\circ}16'30''$  West a distance of 39.99 feet to an iron pin at the True Point of Beginning;

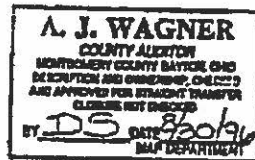
Thence, continuing along said northerly right of way line, South  $79^{\circ}15'30''$  West a distance of 200.43 feet to an iron pin;

Thence, continuing along said northerly right of way line, on a curve to the left having a radius of 1061.00 feet, an interior angle of  $86^{\circ}56'17''$ , an arc distance of 90.86 feet to an iron pin at the southeast corner of a 3.799 acre parcel as conveyed to State Farm Mutual Insurance Company as recorded in Microfiche 88-0088 D10, the chord distance for said curve being South  $76^{\circ}48'21''$  West for a distance of 90.86 feet.

Thence along the easterly property line of said 3.799 acre parcel, North  $04^{\circ}15'30''$  East a distance of 528.50 feet to an iron pin at the northeast corner thereof being also on the northerly line of said Lot 2;

Thence, along the northerly line of said Lot 2, North  $74^{\circ}42'45''$  East a distance of 254.39 feet to an iron pin, passing over an iron pin at the southwesterly corner of a 1.922 acre parcel recorded in Microfiche 90-0114 D06 of the deed records of Montgomery County.

Thence, parallel to the east line of said Lot 2, South  $10^{\circ}42'30''$  East a distance of 826.84 feet to the True Place of Beginning; containing 3.890 acres.



S106DC

DEED 96-0591 C04

# 6690 Centerville Business Parkway Legal Description

Located in Section 20, Town 2, Range 6, M.R.S. City of Centerville, County of Montgomery, State of Ohio, and being a part of Lot No.2 of Centerville Business Park Section One as recorded in Plat Book 132, Page 26 of the Plat Records of Montgomery County, Ohio, being more particularly described as follows:

Beginning at the northwest corner of said Lot No. 2 and in the east line of Centerville Business Parkway as recorded in said Centerville Business Park Section One:

thence with the north line of said Lot No. 2 and the north plat line of said Centerville Business Park Section One. North seventy-four degrees forty-two minutes forty-five seconds (74 deg. 42' 45") East for three hundred twenty-two and 26/100 (322.26) feet to a point:

thence leaving the north line of said Lot No. 2 on a new divide through said Lot No. 2 South four degrees sixteen minutes thirty seconds (04 deg. 16' 30") West for five hundred twenty-eight and 50/100 (528.50) feet to a point in the south line of said Lot No. 2 said point being also in the north line of Clio Road:

thence with the north line of Clio Road and the south line of said Lot No. 2 on a curve to the left with a radius of one thousand forty-five and 00/100 (1045.00) feet for an arc distance of two hundred ninety-four and 00/100 (294.00) feet. [long chord bearing South sixty-six degrees sixteen minutes thirty-eight seconds (66 deg. 16' 38") West for two hundred ninety-three and 03/100 (293.03) feet. central angle of said curve being sixteen degrees seven minutes ten seconds (16 deg. 07' 10")] to a point of compound curvature in the north line of Clio Road:

thence on a curve to the right with a radius of fifteen and 00/100 (15.00) feet for an arc distance of twenty-two and 92/100 (22.92) feet. [long chord bearing North seventy-seven degrees fifty-nine minutes-fifty-six second (77 deg. 59' 56") West for twenty and 76/100 (20.76) feet, central angle of said curve being eighty-seven degrees thirty-four minutes one seconds (87 deg. 34' 01")] to a point of compound curvature in the east line of Centerville Business Parkway and the west line of said Lot No. 2:

thence continuing with the east line of Centerville Business Parkway and the west line of said Lot No. 2. on a curve to the right with a radius of one hundred twelve and 07/100 (112.07) feet for an arc distance of seventy-five and 29/100 (75.29) feet. [long chord bearing North fourteen degrees fifty-eight minutes thirteen seconds (14 deg. 58' 13") West for seventy-three and 88/100 (73.88) feet. central angle of said curve being thirty-eight degrees twenty-nine minutes twenty-six seconds (38 deg. 29' 26")] to a point of tangency:

thence continuing with the east line of Centerville Business Parkway and the west line of said Lot No. 2. North four degrees sixteen minutes and thirty seconds (04 deg. 16' 30") East for four hundred eighty-five and 61/100 (485.61) feet to the point of beginning, containing three and 799/1000 (3.799) 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.

