

ORDINANCE NO. 15-06
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Bob Corbin ON THE
21st DAY OF August, 2006.

AN ORDINANCE AMENDING ORDINANCE NUMBER 11-86 DATED JULY 21, 1986, THE ZONING ORDINANCE BY REZONING 1.361 ACRES, MORE OR LESS, FROM O-PD, OFFICE PLANNED DEVELOPMENT ZONE CLASSIFICATION TO R-PD, RESIDENTIAL-PLANNED DEVELOPMENT ZONE CLASSIFICATION.

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. That the zoning map attached to Ordinance Number 11-86 passed on the 21st day of July, 1986, and as subsequently amended, by, and the same is hereby revised as follows:

By changing the zoning of the following described property from O-PD, Office Planned Development to R-PD, Residential Planned Development.

Situate in the City of Centerville Section 13, Town 2, Range 6, MRs., Montgomery County, State of Ohio, being part of a 24.399 Acre Tract, as recorded on M.F. #93 0636 B01 of the Montgomery County Deed Records, being in the name of Andreas G. Karras Family Trust, and being more particularly described as follows:

Commencing at a bent #5 rebar found at the northeast corner of said Section 13 and at the intersection of State Route 725 (A.K.A. Alexandersville Bellbrook Pike), right of way varies, and Whites Corner Road (A.K.A. Old Wilmington Pike), right of way 60.00 feet in width, also being the Montgomery County-Greene County Line;

Thence with the east line of said Montgomery County-Greene County Line and the easterly line of said Section 13, South 00° 03' 35" West, a distance of 1292.20 feet to the TRUE POINT OF BEGINNING;

Thence continuing with the east line of said Montgomery County-Greene County Line and the easterly line of said Section 13, South 00° 03' 35" West, a distance of 199.89 feet to a point in the northwesterly line of Pellbrook Farm, Section Five as recorded in Plat Book 104, Page 48A of the plat records of Montgomery County;

Thence with the northwesterly line of said Pellbrook Farm, Section Five, South 69°09'30" West, a distance of 216.37 feet to a point;

Thence crossing of said 24.399 Acre Tract, along the following three courses:

- 1) North 27°50'30" West, a distance of 246.28 feet, to a point;
- 2) North 72°09'30" East, a distance of 273.45 feet, to a point;
- 3) South 89°14'35" West, a distance of 46.26 feet to the TRUE PLACE OF BEGINNING;

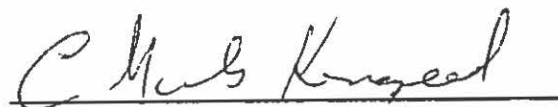
This described tract contains 1.361 Acres be it the same more or less, and being subject to all legal highways, easements and restrictions of record or otherwise.

Basis for bearing: North line Pelbrook Farms Section Two, as recorded in Plat Book 97, Page 11 of said County Plat Records (North 49°50'00" West).

Section 2. That the zoning map of the City of Centerville, Ohio, be and is hereby revised to reflect this rezoning.

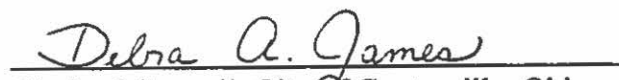
Section 3. This Ordinance shall become effective at the earliest date allowed by law.

PASSED this 21st day of August, 2006.



Mayor of the City of Centerville, Ohio

ATTEST:



Clerk of Council, City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies that the foregoing is a true and correct copy of Ordinance Number 15-06, passed by the Council of the City of Centerville, Ohio, on the 21st day of August, 2006.

Debra A. James
Clerk of Council

Approved as to form, consistency
with the Charter and Constitutional Provisions.

Department of Law
Scott A. Liberman
Municipal Attorney