

ORDINANCE NO. 9-00
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER James Singer ON THE
21st DAY OF August, 2000.

AN ORDINANCE AMENDING ORDINANCE NUMBER 11-86
DATED JULY 21, 1986, THE ZONING ORDINANCE BY
REZONING 43.043 ACRES, MORE OR LESS, FROM
WASHINGTON TOWNSHIP AGRICULTURE ZONE
CLASSIFICATION TO CENTERVILLE R-1c, SINGLE-
FAMILY RESIDENTIAL 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 Washington Township
Agriculture Zone Classification to R-1c, Centerville Single-Family Residential Zone Classification:

Situate in Section 34, Town 3, Range 5 MRs, City of Centerville, Montgomery County,
Ohio and being 5 parcels of 34.271 acres more or less and described as follows:

Beginning at a 1" iron pipe at the Northwest corner of Section 34, said iron pipe also
being the true point of beginning;

thence North 86°26' 45" East with the north line of the said Section 34, and also the north
line of a 10.920 acre tract owned by Yankee Trace Development, Inc. a distance of
1,318.13 feet to the centerline of Paragon Road;

thence N 88°10' 12"E continuing with the north line of said Section 34 a distance of 16.52
feet to the east right-of-way line of Paragon Road;

thence S 01°00' 00"W following the east right-of-way line of Paragon Road for a
distance of 139.46 feet, more or less to the south line of property owned by the
City of Centerville;

thence following the south line of said City of Centerville property N 89°38' 02"E a
distance of 499.5 feet, more or less to the northeast corner of a 2.33 acre tract
owned by John and Evelyn Bollinger;

thence following the East property line of the John and Evelyn Bollinger property
S 02°23' 10"W a distance of 203.72 feet more or less to the southeast corner and
also being the north line of a 6.45 acre tract owned by Edith Wilcox;

thence following the north line of said Edith Wilcox Tract N 89°14' 51"E a distance of
880.86 feet, more or less to the northeast corner;

thence S 03°50' 11"W a distance of 615.30 feet, more or less to the southwest corner of a
12.99 acre tract of land owned by Charles Burkhardt;

thence following the South property line of said Charles Burkhardt tract S 89°14' 51"W a distance of 1,360.27 feet more or less to the East right-of-way line of Paragon Road and also the City of Centerville Corporation Line;

thence following the East right-of-way line N 01°00' 00"W a distance of 5.41 feet more or less to a point;

thence S 89°14' 51"W a distance of 33.0 feet more or less to the west right-of-way line of Paragon Road;

thence following the west right-of-way line N 01°00' 00"W a distance of 508.12 feet more or less to a point that is located on the south property line of a 1.581 acre tract owned by Yankee Trace Development, Inc.;

thence S 89°06' 00"W a distance of 1,316.63 feet more or less following the south line of said Yankee Trace Development, Inc. tract and also the south line of the 10.920 acre tract owned by Yankee Trace Development, Inc. to the southwest corner;

thence N 01°17' 26"E a distance of 383.67 feet more or less with the west line said Yankee Trace Development, Inc. tract and also the west line of Section 34 to the point of beginning, containing 34.46 acres of land more or less.

Situate in Section 35, Town 3, Range 5 MRs, City of Centerville, Montgomery County, Ohio and being (2) parcels of 8.583 acres more or less and described as follows:

Starting at a point found by measuring from an existing 1" iron pipe at the Southwest corner of Section 35 N 2°48' 24"E a distance of 200 feet, more or less to the Southwest corner of a 5.969 acre tract of land owned by Yankee Trace Development, Inc. being the true point of beginning;

thence following said section line N 2°48' 24"E a distance of 399.70 feet, more or less to the Northeast corner of a 2.678 acre tract conveyed to Yankee Trace Development, Inc.;

thence departing the said section line and following the north property line of said Yankee Trace Development, Inc. tract N 87°49' 16"E a distance of 565.14 feet, more or less, passing an existing 5/8" iron pin on the southwesterly corner of a tract conveyed to David L. and Gayla Birch to a set 5/8" iron pin;

thence along the east property line of said Yankee Trace Development, Inc. tract S 01°17' 10"E a distance of 199.06 feet, more or less to a set 5/8" iron pin on the north property line of the 5.96 acre tract owned by Yankee Trace Development Inc. as recorded in MF#99-381-C08;

thence N 89°33' 34"E approximately 755.23 feet to the west right-of-way line of Paragon Road and also the existing Corporation line of the City of Centerville;

thence following the west right-of-way line S 3°7' 17"W a distance of 200.0 feet, more or less to a point on the north property line of a 6.028 acre tract owned by the City of Centerville;

thence following said north property line S 89°33' 34"W a distance of 1,302.68 feet to the point of beginning, containing 8.583 acres of land, more or less.

Section 2. This Ordinance shall become effective at the earliest date allowed by law.

PASSED this 21st day of August, 2000.

Sally D. Biab
Mayor of the City of Centerville, Ohio

ATTEST:

Marilyn J. Sauble
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 9-00, passed by the Council of the City of Centerville, Ohio, on the 21st day of August, 2000.

Marilyn J. Sauble
Clerk of Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney