

ORDINANCE NO. 1-98
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER JAMES REPERT ON THE
16th DAY OF MARCH, 1998.

AN ORDINANCE AMENDING ORDINANCE NUMBER
11-86 DATED JULY 21, 1986, THE ZONING
ORDINANCE BY REZONING 1.193 ACRES MORE OR
LESS, FROM CENTERVILLE R-1D CLASSIFICATION TO
CENTERVILLE O-S 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 Centerville R-1d
classification to Centerville O-S classification:

Parcel 1

Situate in the City of Centerville, Township of Washington, County of
Montgomery and State of Ohio, being in the northeast quarter of Section 25, Town
2, Range 6 M.R.s., etc., being a part of the same premises described in the
conveyance of William H. Davis to Thomas J. Davis, dated March 29, 1900, as
now recorded in Deed Book 230, Page No. 5 of the Deed Records of Montgomery
County, Ohio, bounded and more definitely described as follows:

Beginning at a point in the East right-of-way line of the Dayton and Lebanon Pike,
said point is North 85° East a distance of 40.09 feet from a point in the centerline
of the Dayton and Lebanon Pike, said point in the centerline is also on the half
section line and is South 1°22' East along the half section line a distance of
1334.16 feet from the northwest corner of the northeast quarter of Section 25;
thence from above said beginning point North 1°22' West along the east right-of-
way line a distance of 100 feet to an iron pin; thence North 85° East a distance of
218.24 feet to an iron pin; thence South 1° 22' East and parallel with the east right-
of-way line a distance 100 feet to an iron pin; thence South 85° West a distance of
218.24 feet to the place of beginning, containing ½ acre, more or less.

Parcel 2

Situate in Section 25, Town 2, Range 6, Mrs., Washington Township, Montgomery County, Ohio, bounded and more particularly described as follows:

Beginning at a point located South 1°22' East a distance of 124.72 feet from the northwest corner of the John B. Dieste 0.725 acre tract as recorded in Book 1857, Page 540 of the Deed Records of Montgomery County, Ohio, said northwest corner being coincident to the southwest corner of the H.C. Huber Plat No. 25, as recorded in Book "QQ", Pages 52 and 53 of the Plat Records of Montgomery County, Ohio, said point also being 40 feet East of the centerline of the State Route 48; thence from said point of beginning North 85° East a distance of 218.24 feet to a point on the East line of said Dieste tract and West line of said Huber Plat; thence with the East line of said Dieste tract South 1°22' East a distance of 20.00 feet to an iron pin; thence South 85° West a distance of 218.24 feet to an iron pin on the East right-of-way line of State Route 48; thence with the East right-of-way line North 1°22' West a distance of 20.00 feet to the place of beginning, containing 0.100 acres more or less, subject, however, to all legal highways and easements of record.

Parcel 3

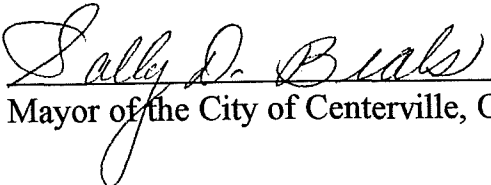
Situate in the City of Centerville in the County of Montgomery and State of Ohio. Situate in Section 25, Town 2, Range 6 Mrs, Washington Township, Montgomery County, Ohio, bounded and more particularly described as follows:

Beginning at the Northwest corner of the John B. Dieste 0.725 acre tract as recorded in Book 1857, page 540 of the Deed Records of Montgomery County, Ohio, said Northwest corner being coincident to the Southwest corner of H.C. Huber Plat No. 25 as recorded in Book QQ, Pages 52 and 53 of the Plat Records of Montgomery County, Ohio said point also being 40.00 feet East of the centerline of State Route 48, thence from said point of beginning with the South line of said Huber Plat N 85° E., a distance of 218.24 feet to an iron pin; thence with the West line of said Huber Plat S 1°22' E. a distance of 124.72 feet to the Northeast corner of a 0.100 acre tract conveyed to Carl E. and Gertrude Kohr by deed as recorded in Book 1915, Page 103 of the Deed Records of Montgomery County, Ohio; thence with the North line of said Kohr tract S. 85° W. a distance of 218.24 feet to the East right-of-way line of State Route 48; thence with the East right-of-way line of said State Route 48 N. 1° 22' West a distance of 124.72 feet to the place of beginning containing 0.625 acres more or less, subject, however, to all legal highways and easements of record.

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

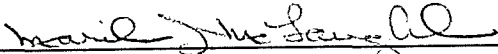
Section 3. This Ordinance shall become effective at the earliest date allowed by law.

PASSED this 16th day of MARCH, 1998.



Mayor of the City of Centerville, Ohio

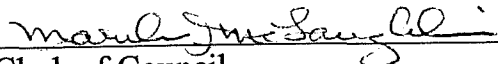
ATTEST:



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 1-98, passed by the Council of the City of Centerville, Ohio, on the 16th day of MARCH, 1998.



Clerk of Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney