

ORDINANCE NO. 2-98
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER James Reppert ON THE
26th DAY OF January, 1998.

AN ORDINANCE AMENDING ORDINANCE NUMBER
11-86 DATED JULY 21, 1986, THE ZONING
ORDINANCE BY REZONING 13.956 ACRES, MORE OR
LESS, FROM R-PD, RESIDENTIAL-PLANNED
DEVELOPMENT CLASSIFICATION TO O-PD, OFFICE-
PLANNED DEVELOPMENT 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 hereby is
revised as follows:

By changing the zoning of the following described property from Centerville R-
PD classification to Centerville O-PD classification:

Situate in Section 20 and 26, Town 2, Range 6, M.Rs., in the City of Centerville,
Montgomery County, Ohio being part of the 18.7465 acre tract conveyed to S K
Realty Company, LLC, by deed recorded in Microfiche Number 97-272D12, part
of the land conveyed to Chardonnay Development Corp. by deed recorded in MF
#89-15C06 and part of the land conveyed to Chardonnay Development Corp. by
deed recorded in MF #87-664A10, all of the Deed Records of Montgomery
County, Ohio and being a tract of land more particularly described as follows:
Beginning at an iron pin set at the northwest corner of the Corrective Plat of
Interstate Executive Center, recorded in Plat Book 136, Page 9 of the Plat Records
of said County, said corner being on the east right-of-way line of Loop Road
(seventy feet wide) recorded in P.B. 86, Pg. 75 at the terminus of the north right-
of-way line of Versailles Drive (sixty feet wide) as shown on said Plat book 136,
Page 9;

thence from said point of beginning N 05°55'47" W with the east right-of-way line
of Loop Road a distance of 519.42 feet to an iron pin set at the intersection of said
right-of-way line and the south limited access right-of-way line of Interstate Route
675 conveyed to the State of Ohio by deed recorded in MF #79-107D10;
then N 66°57'04" E with said limited access right-of-way line a distance of 842.31
feet to an iron pin set for a new corner;

thence S 08°18'28" E with new division line through said 18.7465 acre tract along an existing creek a distance of 229.19 feet to an iron pin set for a new corner; thence S 35°14'35" E continuing with new division line through said 18.7465 acre tract and said Chardonnay Development Corp. (MF # 89-15C06) a distance of 425.72 feet (passing the south line of said 18.7465 acre tract at 100.00 feet) to an iron pin set for a new corner;

thence with new division lines through said Chardonnay Development Corp. tracts (MF #89-15C06 and MF #87-664A10) the following three (3) courses:

- (1) S 56°11'58" W a distance of 250.00 feet to an iron pin set,
- (2) southwestwardly along a curve to the right having a radius of 50.81 feet, an arc distance of 33.77 feet, a central angle of 38°04'49" the chord of which bears S 75°14'22" W a distance of 33.15 feet to an iron pin set,
- (3) S 00°41'00" E a distance of 157.67 feet to an iron pin set on the north line of Chardonnay Valley, Section One, recorded in P.B. 137, Pg. 51;

thence N 73°57'32" W with the north line of said Chardonnay Valley, Section One a distance of 45.90 feet to an iron pin found;

thence northwestwardly with the north line of said Chardonnay Valley, Section One along a curve to the left having a radius of 488.90, an arc distance of 142.71 feet, a central angle of 16°43'28" the chord of which bears N 82°19'12" W a distance of 142.20 feet to an iron pin set;

thence S 89°19'00" W continuing with the north line of said Chardonnay Valley, Section One a distance of 403.05 feet to an iron pin found at the southwest corner of said Chardonnay Development Corp. tract (MF #89-15C06) on the north right-of-way line of Versailles Drive;

thence with the north right-of-way line of Versailles Drive the following three (3) courses:

- (1) southwestwardly along a curve to the left having a radius of 1030.00 feet, an arc distance of 94.31 feet, a central angle of 5°14'47" the chord of which bears S 86°41'36" W a distance of 94.28 feet,
- (2) S 84°04'13" W a distance of 58.43 feet,
- (3) northwestwardly along a curve to the right having a radius of 20.00 feet, an arc distance of 31.42 feet, a central angle of 90°00'00" the chord of which bears N 50° 55'47" W a distance of 28.28 feet to the point of beginning, containing 13.956 acres of land subject to all legal conditions, easements and rights-of-way of record.

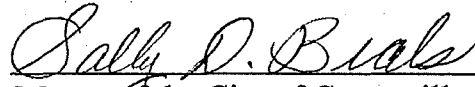
This description prepared by McDougall Associates based on a survey made by same in April 1997. All iron pins set are 30" x 5/8" capped "McDougall Associates". Bearing are based on the north right-of-way line of Versailles Drive as shown on Plat Book 136, Page 9.

Prepared by Kirk P. Diehl, P.S. #7032

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

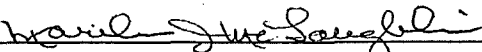
Section 3. This Ordinance shall become effective at the earliest date allowed by law.

PASSED this 26th day of January, 1997.



Mayor of the City of Centerville, Ohio

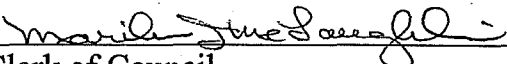
ATTEST:



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 2-98, passed by the Council of the City of Centerville, Ohio, on the 26th day of January, 1997.



Clerk of Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney