

ORDINANCE NO. 10-97  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER C. MARK KINGSEED ON THE  
21st DAY OF JULY, 1997.

AN ORDINANCE AMENDING ORDINANCE NUMBER  
11-86 DATED JULY 21, 1986, THE ZONING  
ORDINANCE BY REZONING 4.5381 ACRES MORE OR  
LESS, FROM CENTERVILLE I-1 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 21<sup>st</sup> 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 I-1  
classification to Centerville O-S classification:

Situated in Section 14, town 2, Range 6, in the City of Centerville, Montgomery  
County, Ohio, being part of the 97.42 acre tract conveyed to Ralph G. Woodley  
and Ripalo, Inc. by deed recorded in MF #82-239E08 of the Montgomery County  
records, and being a tract of land more particularly described as follows:

Starting for reference at a monument box found at the intersection of the  
centerlines of Alexanderville & Bellbrook Road (State Route 725 centerline station  
103+00) and Bigger Road (centerline station 0+00), said intersection also being  
the southwest corner of said Section 14; thence, north 04°47'15" east with the  
centerline of Bigger Road (as shown on the centerline plat of Bigger Road,  
recorded in Plat Book 121, Page 19) a distance of 931.48 feet to centerline station  
9+31.48; thence, south 85°12'45" east, a distance of 55.00 feet to an iron pin set  
on the east right-of-way line of Bigger Road, a distance of 1222.24 feet to an iron  
pin set in the south line of the proposed Clyo Road extension; thence, south  
85°12'45" east, with said south line a distance of 13.00 feet to an iron pin set;  
thence, north 04°47'15" east, parallel with the centerline of Bigger Road a distance  
of 90.00 feet to an iron pin set on the north side of the said Clyo Road extension,  
said point being the point of beginning.

Thence, north 85°12'45" west, with said north line a distance of 13.00 feet to an iron pin set; thence, north 04°47'15" east, with the east right-of-way line of Bigger Road a distance of 342.89 feet to an iron pin set at an angle point in said east right-of-way line; thence, north 04°42'20" east, with said east right-of-way line, a distance of 33.90 feet to an iron pin set, said pin being 55.00 feet right of centerline station 26+20.41; thence, south 71°15'04" east, with the north line of said Woodley and Ripalo, Inc. tract a distance of 658.31 feet; thence, south 18°45'42" west, 304.89 feet; thence, north 71°14'18" west, 193.17 feet; thence with a curve to the left at a radius of 1056.10 feet, said curve having a length of 257.58 feet and being subtended by a chord bearing north 78°13'32" west, a distance of 256.94 feet; thence, north 85°12'45" west, 109.70 feet to the point of beginning.

Contains 4.5381 acres of land. Subject to all easements, restrictions and covenants of record.

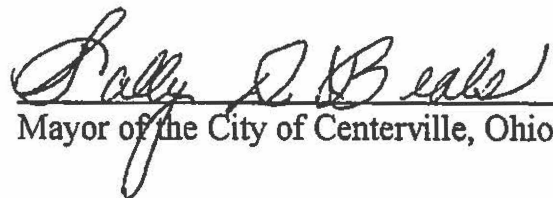
Bearing used are based on the centerline monumentation of Bigger Road, Plat Book 121, Page 19.

The above description is taken from and in accordance with a plat dated October 15, 1990 by C.G. Hartman & Associates, Inc., C.G. Hartman, P.S. #7294 and a survey dated August, 1990 by McDougall Associates.

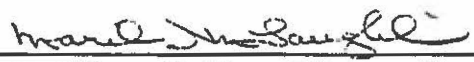
Section 2. That the zoning map of the City of Centerville, Ohio shall be revised to reflect this rezoning.

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

PASSED this 21st day of JULY, 1997.

  
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Mayor of the City of Centerville, Ohio

ATTEST:

  
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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 10.97, passed by the Council of the City of Centerville, Ohio, on the 21<sup>ST</sup> day of JULY, 1997.

*Mario J. ...*  
Clerk of Council

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

Department of Law  
Robert N. Farquhar  
Municipal Attorney