

ORDINANCE NO. 4-94
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER James Singer ON THE
4th DAY OF April, 1994.

AN ORDINANCE AMENDING ORDINANCE NUMBER 11-86 DATED JULY 21, 1986, THE ZONING ORDINANCE BY REZONING 390.958 ACRES MORE OR LESS, FROM WASHINGTON TOWNSHIP PLANNED DEVELOPMENT-RESIDENTIAL CLASSIFICATION TO CENTERVILLE R-1c 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:

Situate in Sections 4 and 5, Town 2, Range 5 M.Rs. and in Sections 34 and 35, Town 3, Range 5 M.Rs., in the City of Centerville, Montgomery County, Ohio and being more particularly described as follows:

Starting for reference at the intersection of the north right-of-way line of Social Row Road (49.5 feet wide) and the east right-of-way line of Yankee Street Pike (49.5 feet wide);

Thence from said starting point in a northerly direction with the east right-of-way line of Yankee Street Pike a distance of 619.47 feet, more or less, to the intersection of said R/W line and the proposed centerline of Austin Pike, said point being the True Point of Beginning for the herein described parcel;

Thence from said True Point of Beginning, continuing with the east R/W line of Yankee Street Pike a distance of 2375.50 feet, more or less, to the south line of the land conveyed to Kenneth and Sheryl Spires by deed recorded in MF#86-206A11 and 88-154C05;

Thence in an easterly direction with the south line of said Spires tract a distance of 188.25 feet to the southeast corner of said tract;

Thence in a northerly direction with the east line of said Spires tract a distance of 228.00 feet to the northeast corner of said tract;

Thence in a westerly direction with the north line of said Spires tract a distance of 188.25 feet to the east R/W line of Yankee Street Pike;

Thence with said east R/W line of Yankee Street Pike in a northerly direction 156.63 feet, more or less, to the easterly extension of the north line of the land conveyed to Dayton Power and Light Co. by deed recorded in D.B. 1941, Page 259;

Thence in a westerly direction with said easterly extension of the north line of said D.P. & L. tract a distance of 25.00 feet, more or less, to the northeast corner of said tract at the centerline of Yankee Street Pike;

Thence in a northerly direction with said centerline a distance of 688.60 feet, more or less, to an angle point;

Thence continuing northwardly with said centerline a distance of 637.55 feet to an angle point;

Thence continuing northwardly with said centerline a distance of 160.79 feet to an angle point;

Thence continuing northwardly with said centerline a distance of 399.57 feet to an angle point;

Thence continuing northwardly with said centerline a distance of 63.80 feet, more or less, to the southwest corner of the land conveyed to Ronald and Christine Hill by deed recorded in MF#89-508D12;

Thence in an easterly direction with the south line of said Hill tract a distance of 718.07 feet, more or less, to the southeast corner of said tract;

Thence in a northerly direction with the east line of said Hill tract a distance of 177.50 feet to the northeast corner of said Hill tract;

Thence in a westerly direction with the north line of said Hill tract a distance of 725.84 feet, more or less, to the centerline of Yankee Street Pike;

Thence in a northerly direction with said centerline a distance of 183.56 feet to the easterly extension of the south right-of-way line of Silverlake Drive;

Thence eastwardly with said easterly extension a distance of 24.75 feet to the east right-of-way line of Yankee Street Pk;

Thence in a northerly direction with said east right-of-way line a distance of 282.40 feet, more or less, to the south line of the land conveyed to Yankee Development Group by deed recorded in MF#87-605E02;

Thence in a southeasterly direction with the southline of said Yankee Development Group tract a distance of 2785.0 feet, more or less, to the southeast corner of said tract;

Thence in a southerly direction with the east line of the 66.891 acre tract conveyed to the City of Centerville by deed recorded in MF#90-281B03 a distance of 1133.88 feet, more or less, to the northwest corner of the 10.000 acre tract conveyed to the City of Centerville by deed recorded in MF#90-248E12;

Thence in a southeasterly direction with the north line of said 10.000 acre tract a distance of 565.62 feet, more or less, to the northeast corner of said tract;

Thence in a southerly direction with the east line of said 10.000 acre tract a distance of 807.18 feet, more or less, to the southeast corner of said tract;

Thence in a westerly direction with the south line of said 10.000 acre tract a distance of 565.62 feet, more or less, to the northeast corner of the 128.985 acre tract conveyed to the City of Centerville by deed recorded in MF#90-249A01;

Thence in a southerly direction with the east line of said 128.985 acre tract a distance of 1169.95 feet, more or less, to the southwest corner of the land conveyed to Alan J. Rodeck by deed recorded in MF#87-151A03;

Thence in an easterly direction with the south line of said Rodeck tract and its eastwardly extension a distance of 1335.6 feet, more or less, to the east right-of-way line of Paragon Road;

Thence in a northerly direction with said east R/W line a distance of 62.72 feet, more or less, to the south line of the land conveyed to Albert J. Turner, Jr. by deed recorded in MF#89-270D01;

Thence in an easterly direction with the south line of said Turner tract a distance of 1401.4 feet, more or less, to the west line of Lot #270 of Rose Estates, Section 14, recorded in Plat Book 107, Page 47;

Thence in a southerly direction with the west line of said Rose Estates, Section 14 a distance of 329.98 feet, more or less, to a corner of the 13.056 acre tract conveyed to the City of Centerville by deed recorded in MF#90-524C12;

Thence in a northwesterly direction with said 13.056 acre tract a distance of 42.26 feet, more or less, to a corner of said tract;

Thence in a southerly direction with the east line of said 13.056 acre tract and the 4.118 acre tract conveyed to the City of Centerville by deed recorded in MF#90-524C12 a distance of 291.63 feet to the northeast corner of the land conveyed to Michael H. Willcox by deed recorded in MF#88-119D09 and 88-702D11;

Thence in a westerly direction with the north line of said Willcox tract a distance of 880.86 feet, more or less, to the southeast corner of the land conveyed to John E. and Evelyn Bollinger by deed recorded in MF#90-528B10;

Thence in a northerly direction with the east line of said Bollinger tract a distance of 203.72 feet, more or less, to the northeast corner of said tract;

Thence in a westerly direction with the north line of said Bollinger tract a distance of 483.0 feet, more or less, to the east right-of-way line of Paragon Road;

Thence in a northerly direction with said east R/W line a distance of 139.44 feet, more or less, to the eastwardly extension of the north line of the land conveyed to Ronald D. and Mary Jo Goenner by deed recorded in MF#79-470A02;

Thence in a westerly direction with the north line of said Goenner and its eastwardly extension a distance of 1334.4 feet, more or less, to the corner common to Sections 34 and 35, Town 3, Range 5, M.Rs. and Sections 4 and 5, Town 2, Range 5, M.Rs.;

Thence in a southerly direction with the east line of said Section 4 a distance of 2652.9 feet, more or less, to the north right-of-way line of Social Row Road;

Thence in a northwesterly direction with said R/W line a distance of 1454.75 feet, more or less, to the intersection of said R/W line and the proposed centerline of the relocated Social Row Road;

Thence northwestwardly with said proposed centerline along a curve to the right having a radius of 1260.00 feet, an arc distance of 512.37 feet to a point of tangency;

Thence in a northwesterly direction continuing with said proposed centerline a distance of 300.00 feet to a point of curvature;

Thence northwestwardly with said proposed centerline along a curve to the left having a radius of 1260.00 feet, an arc distance of 780.61 feet to a point of tangency;

Thence westwardly with said proposed centerline a distance of 124.19 feet, more or less, to the True Point of Beginning, containing 390.958 acres of land, more or less, to be rezoned.

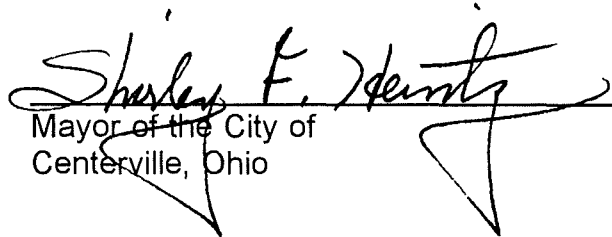
This description prepared by McDougall Associates based on Montgomery County Tax Records and does not represent an actual survey.

By changing the zoning of the following described property from Washington Township Planned Development-Residential classification to Centerville B-1 classification:

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

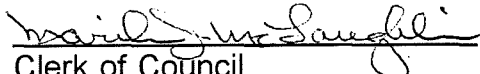
Section 3. This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 4th day of April, 1994.



Mayor of the City of
Centerville, Ohio

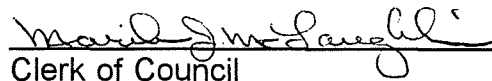
ATTEST:



Clerk of Council
City of Centerville, Ohio

CERTIFICATE

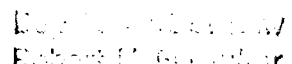
The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 4-94, passed by the Council of the City of Centerville, Ohio on the 4th day of April, 1994.



Clerk of Council

CTV/8267.RNF

Approved as to form, consistency
with existing laws, and the
charter & constitution of the laws.



Robert F. Busch
Municipal Attorney