

ORDINANCE NO. 24-93
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER J. R. Stone ON THE
15th DAY OF January, 1998.

AN ORDINANCE AMENDING ORDINANCE NUMBER 11-86 DATED JULY 21, 1986, THE ZONING ORDINANCE BY REZONING 64 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:

Located in Section 5, Town 2, Range 5, M.R.S., City of Centerville, Ohio; being part of the lands conveyed to: Yankee Development Group, an Ohio Partnership (Microfiche 87-0605D06, Montgomery County, Ohio Records); and Marjorie D. and Theodore R. Miller, wife and husband (Microfiche 90-0252E05, Montgomery County, Ohio Records), and being more particularly described as follows:

Beginning at a railroad spike in the centerline of Yankee Street, marking the southeasterly corner of the Yankee Development Group property; said railroad spike being 741 feet northeastwardly from the intersection of the south line of Section 5, Town 2, Range 5 with the centerline of Yankee Street;

Thence, with the southerly line of said Yankee Development Group lands, coinciding with the northerly line of the Dayton Power and Light property, as recorded in Deed Book 1941, Page 259, Montgomery County, Ohio Records, North 69°-57'-49" West, a distance of 1439.99 feet to an iron pin;

Thence, North 4°-52'-46" East, a distance of 1324.40 feet to an iron pin in the northerly line of said Yankee Development Group property, coinciding with the southerly line of said Marjorie D. and Theodore R. Miller property (Microfiche 90-0252E05-E07, Montgomery County, Ohio Records);

Thence, with the southerly line of said Miller lands (microfiche 90-0252E07), North 69°-29'-52" West, a distance of 65.89 feet to a point, said point marking the southwesterly corner of the Miller property;

Thence, North 18°-06'-43" East, a distance of 160.66 feet to a point;

Thence, northwestwardly on a curve in the clockwise sense with a radius of 595.00 feet and an arc distance of 24.82 feet to a point, said curve having a chord distance of 24.82 feet and a chord bearing of North 70°-41'-35" West;

Thence, North 20°-30'-08" East, a distance of 210.00 feet to a point, said point being in the south boundary of Lot 11 of Silvercreek Estates, Section I (Book 106, Page 75 of the Plat Records of Montgomery County, Ohio);

Thence, with the southerly boundary of said Silvercreek Estates, Section I, South 69°-29'-52" East, a distance of 33.00 feet to a point;

Thence, South 85°-21'-35" East, a distance of 139.50 feet to a point;

Thence, North 83°-45'-00" East, a distance of 681.51 feet to a point;

Thence, North 30°-25'-50" East, a distance of 49.66 feet to a point;

Thence, South 59°-11'-20" East, a distance of 226.63 feet to a point;

Thence, northeastwardly on a curve in the counter-clockwise sense of a radius of 285.00 feet and an arc distance of 48.00 feet to a point, said curve having a chord distance of 47.94 feet and a chord bearing of North 25°-59'-10" East;

Thence, South 68°-50'-20" East, a distance of 158.85 feet to a point, said point being the southeastern corner of Lot 1 of said Silvercreek Estates, Section I;

Thence, North 3°-10'-31" East, a distance of 156.00 feet to a point;

Thence, South 86°-49'-29" East, a distance of 95.00 feet to a point;

Thence, southeastwardly on a curve in the clockwise sense with a radius of 20.00 feet and an arc distance of 31.42 feet to a point, said curve having a chord distance of 28.28 feet and a chord bearing of South 41°-49'-20" East;

Thence, South 86°-49'-29" East, a distance of 45.00 feet to a point; said point being in the centerline of Yankee Street;

Thence, with the centerline of Yankee Street, coinciding with the easterly line of said Miller lands, South 3°-10'-31" West, a distance of 420.00 feet to a point;

Thence, continuing with said centerline, South 7°-38'-00" West, a distance of 399.57 feet to a point;

Thence, continuing with said centerline, South 6°-42'-54" West, a distance of 160.79 feet to a point, said point marking the southeasterly corner of the Miller property, and the northeasterly corner of the Yankee Development Group property;

Thence, with the centerline of Yankee Street, coinciding with the easterly line of said Yankee Development Group lands, South 6°-11'-40" West, a distance of 637.28 feet to a railroad spike;

Thence, continuing with said centerline, South 3°-30'-20" West, a distance of 688.38 feet to the point of beginning; containing 64 acres, more or less, subject, however to all easements, rights of way, restrictions, conditions, legal highways, and covenants of record.

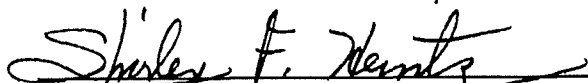
This description was prepared from auditor's records and deeds, and does not represent a boundary survey made in the field. This description shall not be used for conveyance of land.

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

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

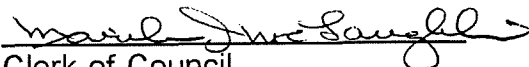
Section 3. This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 17th day of January, 1998.



Mayor of the City of
Centerville Ohio

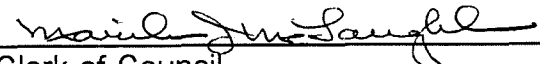
ATTEST:



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. 24-93, passed by the Council of the City of Centerville, Ohio on the 17th day of JANUARY, 1998.



Clerk of Council

Approved as to form, consistency
with existing ordinances, the
charter & constitutional provisions.
Department of Law
Robert N. Farguhar
Municipal Attorney