

ORDINANCE NO. 1-90  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Brooks Compton ON THE  
22nd DAY OF January, 1988.

AN ORDINANCE AMENDING ORDINANCE NUMBER 11-86 DATED JULY 21, 1986, THE ZONING ORDINANCE BY REZONING 2.6 ACRES MORE OR LESS, FROM CENTERVILLE R-PD CLASSIFICATION TO CENTERVILLE O-S CLASSIFICATION; 4.6 ACRES MORE OR LESS, FROM CENTERVILLE R-3 CLASSIFICATION TO CENTERVILLE R-1C CLASSIFICATION; 1.7 ACRES MORE OR LESS, FROM CENTERVILLE B-1 CLASSIFICATION TO CENTERVILLE O-S CLASSIFICATION; 2.7 ACRES MORE OR LESS, FROM CENTERVILLE R-PD CLASSIFICATION TO CENTERVILLE R-1C CLASSIFICATION; 16.7 ACRES MORE OR LESS, FROM CENTERVILLE R-PD CLASSIFICATION TO CENTERVILLE B-PD CLASSIFICATION; 30.3 ACRES MORE OR LESS, FROM CENTERVILLE I-PD CLASSIFICATION TO CENTERVILLE B-PD CLASSIFICATION; 1.8 ACRES MORE OR LESS, FROM CENTERVILLE B-1 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, be, and the same hereby is revised as follows:

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

Located in Section 14, Town 2, Range 6, M.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a tract of land to be rezoned shown on a plan entitled "Adjacent Property Owner Map, Clyo Road Master Plan, Miller Valentine/Society Bank N.A., Rippe" dated November 7, 1989, said tract to be rezoned being described as follows:

Beginning at the northwest corner of land conveyed to Joseph L. Bernardin, Archbishop in Deed Microfiche 73-140B03 of the Deed Records of Montgomery County, Ohio;

Thence along an existing zoning line, North fifteen degrees twenty-one minutes forty-two seconds (15-21'42") East for one hundred ninety and 78/100 (190.78) feet;

Thence North eighty-nine degrees fifty-two minutes three seconds (89-52'03") East for four hundred two and 56/100 (402.56) feet to a point in an existing zoning line;

Thence along said existing zoning line for the following two courses:

South three degrees fifty-five minutes twenty-nine seconds (03-55'29") East for three hundred thirty and 21/100 (330.21) feet to a point in the north line of said Bernardin, Archbishop land;

Thence along the north line of said Bernardin, Archbishop land, North seventy-three degrees five minutes fifty-five seconds (73-05'55") West for four hundred ninety-seven and 17/100 (497.17) feet to the point of beginning, containing two and 6/10 (2.6) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

This description was compiled from office and record information and is not the result of a complete field survey.

By changing the zoning of the following described property from R-3 classification to Centerville R-1C classification:

Located in Section 14, Town 2, Range 6, M.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a tract of land to be rezoned shown on a plan entitled "Adjacent Property Owner Map, Clyo Road Master Plan, Miller Valentine/Society Bank N.A., Rippe" dated November 7, 1989, said tract to be rezoned being described as follows:

Beginning at the southwest corner of land conveyed to Joseph L. Bernardin, Archbishop in Deed Microfiche 73-140B03 of the Deed Records of Montgomery County, Ohio;

Thence along the south line of said Bernardin, Archbishop land, also being an existing zoning line,

South seventy-two degrees twenty-two minutes seven seconds (72-22'07") East for five hundred sixty-six and 10/100 (566.10) feet;

Thence continuing along said existing zoning line, South Fifteen degrees nineteen minutes fourteen seconds (15-19'14") West for three hundred fifty and 26/100 (350.26) feet to a point in the south line of land conveyed to Joseph F. Rippe in Deed Book 2431, Page 19 of the Deed Records of Montgomery County, Ohio;

Thence along the south line of said Rippe land, also being an existing zoning line, North seventy-two degrees twenty-two minutes seven seconds (72-22'07") West for five hundred eighty and 22/100 (580.22) feet;

Thence continuing along said existing zoning line, North seventeen degrees thirty-seven minutes fifty-three seconds (17-37'53") East for three hundred forty-nine and 98/100 (349.98) feet to the point of beginning, containing four and 6/10 (4.6) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

This description was compiled from office and record information and is not the result of a complete field survey.

By changing the zoning of the following described property from B-1 classification to Centerville O-S classification:

Located in Section 14, Town 2, Range 6, M.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a tract of land to be rezoned shown on a plan entitled "Adjacent Property Owner Map, Clyn Road Master Plan, Miller Valentine/Society Bank N.A., Rippe" dated November 7, 1989, said tract to be rezoned being described as follows:

Beginning at the southeast corner of land conveyed to Joseph F. Rippe in Deed Book 2431, Page 19 of the Deed Records of Montgomery County, Ohio, at a point in the centerline of Wilmington Pike;

Thence along the south line of said Rippe land, also being an existing zoning line, North seventy-two degrees twenty-two minutes seven seconds (72-22'07")

West for four hundred fifteen and 00/100 (415.00) feet;

Thence North seventeen degrees thirty-seven minutes fifty-three seconds (17-37'53") East for one hundred seventy-four and 99/100 (174.99) feet;

Thence South seventy-two degrees twenty-two minutes seven seconds (72-22'07") East for sixty-one and 26/100 (61.26) feet;

Thence on a curve to the left with a radius of four hundred and 00/100 (400.00) feet for an arc distance of one hundred twenty-four and 02/100 (124.02) feet, [long chord bearing South eighty-one degrees fifteen minutes one second (81-15'01") East for one hundred twenty-three and 52/100 (123.52) feet, central angle of said curve being seventeen degrees forty-five minutes fifty seconds (17-45'50")];

Thence North eighty-nine degrees fifty-two minutes three seconds (89-52'03") East for one hundred sixty-one and 45/100 (161.45) feet to a point in the east line of said Rippe land, also being the centerline of Wilmington Pike;

Thence along the east line of said Rippe land, also being the centerline of Wilmington Pike, South no degrees seven minutes fifty-seven seconds (00-07'57") East for two hundred fifty-five and 50/100 (255.50) feet to the point of beginning, containing one and 7/10 (1.7) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

This description was compiled from office and record information and is not the result of a complete field survey.

By changing the zoning of the following described property from R-PD classification to Centerville R-1C classification:

Located in Section 14, Town 2, Range 6, M.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a tract of land to be rezoned shown on a plan entitled "Adjacent Property Owner Map, Clyo Road Master Plan, Miller Valentine/Society Bank N.A., Rippe" dated November 7, 1989, said tract to be rezoned being described as follows:

Beginning at the northeast corner of Thomas Paine Woods Condominium Section Three recorded in Plat Book 128, Page 15 of the Plat Records of Montgomery County, Ohio;

Thence along the east line of said Thomas Paine Woods and its southward extension, South no degrees thirty-five minutes thirty-five seconds (00-35'35") East for three hundred ninety-nine and 02/100 (399.02) feet to the TRUE POINT OF BEGINNING of the herein described zoning tract;

Thence North sixty-six degrees thirty-two minutes twenty seconds (66-32'20") East for one hundred nine and 78/100 (109.78) feet;

Thence on a curve to the right with a radius of two thousand five hundred and 00/100 (2500.00) feet for an arc distance of eight hundred eighty-five and 27/100 (885.27) feet, [long chord bearing North seventy-six degrees forty minutes fifty-nine seconds (76-40'59") East for eight hundred eighty and 65/100 (880.65) feet, central angle of said curve being twenty degrees seventeen minutes twenty seconds (20-17'20")] to a point in an existing zoning line;

Thence along said existing zoning line for the following two courses:

On a curve to the left with a radius of eight hundred and 00/100 (800.00) feet for an arc distance of fifty-four and 80/100 (54.80) feet, [long chord bearing South sixty-seven degrees fifty-seven minutes forty-four seconds (67-57'44") West for fifty-four and 79/100 (54.79) feet, central angle of said curve being three degrees fifty-five minutes twenty-nine seconds (3-55'29")];

Thence South sixty-six degrees no minutes no seconds (66-00'00") West for nine hundred ninety and 71/100 (990.71) feet to a point in the southward extension of the east line of said Thomas Paine Woods;

Thence along said southward extension, North no degrees thirty-five minutes thirty-five seconds (00-35'35") West for one hundred seventy-six and 98/100 (176.98) feet to the TRUE POINT OF BEGINNING, containing two and 7/10 (2.7) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained

in any instrument of record pertaining to the above described tract of land.

This description was compiled from office and record information and is not the result of a complete field survey.

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

Located in Section 14, Town 2, Range 6, M.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a tract of land to be rezoned shown on a plan entitled "Adjacent Property Owner Map, Clyo Road Master Plan, Miller Valentine/Society Bank N.A., Rippe" dated November 7, 1989, said tract to be rezoned being described as follows:

Beginning at the northeast corner of Thomas Paine Woods Condominium Section Three recorded in Plat Book 128, Page 15 of the Plat Records of Montgomery County, Ohio.

Thence along the east line of said Thomas Paine Woods, South no degrees thirty-five minutes thirty-five seconds (00-35'35") East for thirty-two and 00/100 (32.00) feet to the TRUE POINT OF BEGINNING of the herein described zoning tract;

Thence along an existing zoning line for the following seven courses:

South eighty-four degrees fifteen minutes thirty-nine seconds (84-15'39") East for eighty and 09/100 (80.09) feet;

Thence North sixty-four degrees four minutes fifty-one seconds (64-04'51") East for one thousand two and 93/100 (1002.93) feet;

Thence North sixteen degrees fifty-three minutes forty-two seconds (16-53'42") East for fifty-three and 00/100 (53.00) feet to a point in the north line of land conveyed to Joseph F. Rippe in Deed Book 2431, Page 21 of the Deed Records of Montgomery County, Ohio;

Thence along the north line of said Rippe land, South seventy-three degrees six minutes eighteen seconds (73-06'18") East for five hundred ninety and 00/100 (590.00) feet;

Thence South sixteen degrees fifty-three minutes forty-three seconds (16-53'43") West for one hundred eighty and 00/100 (180.00) feet;

Thence South seventy-one degrees twenty-three minutes fifty-four seconds (71-23'54") East for three hundred sixty-four and 89/100 (364.89) feet;

Thence South three degrees fifty-five minutes twenty-nine seconds (03-55'29") East for one hundred thirty-six and 16/100 (136.16) feet;

Thence South eighty-nine degrees fifty-two minutes three seconds (89-52'03") West for four hundred two and 56/100 (402.56) feet to a point in an existing zoning line;

Thence along said existing zoning line for the following two courses:

North fifteen degrees twenty-one minutes forty-two seconds (15-21'42") East for ten and 92/100 (10.92) feet;

Thence on a curve to the left with a radius of eight hundred and 00/100 (800.00) feet for an arc distance of five hundred twelve and 31/100 (512.31) feet, [long chord bearing South eighty-eight degrees sixteen minutes thirteen seconds (88-16'13") West for five hundred three and 60/100 (503.60) feet, central angle of said curve being thirty-six degrees forty-one minutes twenty-nine seconds (36-41'29")];

Thence on a curve to the left with a radius of two thousand five hundred and 00/100 (2500.00) feet for an arc distance of eight hundred eighty-five and 27/100 (885.27) feet, [long chord bearing South seventy-six degrees forty minutes fifty-nine seconds (76-40'59") West for eight hundred eighty and 65/100 (880.65) feet, central angle of said curve being twenty degrees seventeen minutes twenty seconds (20-17'20")];

Thence South sixty-six degrees thirty-two minutes twenty seconds (66-32'20") West for one hundred nine and 78/100 (109.78) feet to a point in the southward extension of the east line of said Thomas Paine Woods;

Thence along the east line of said Thomas Paine Woods and its southward extension, North no degrees

thirty-five minutes thirty-five seconds (00-35'35") West for three hundred sixty-seven and 02/100 (367.02) feet to the TRUE POINT OF BEGINNING, containing sixteen and 7/10 (16.7) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

This description was compiled from office and record information and is not the result of a complete field survey.

By changing the zoning of the following described property from I-PD classification to Centerville B-PD classification:

Located in Section 14, Town 2, Range 6, M.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a tract of land to be rezoned shown on a plan entitled "Adjacent Property Owner Map, Clys Road Master Plan, Miller Valentine/Society Bank N.A., Rippe "dated November 7, 1989, said tract to be rezoned being described as follows:

Beginning at the northeast corner of Thomas Paine Woods Condominium Section Three recorded in Plat Book 128, Page 15 of the Plat Records of Montgomery County, Ohio;

Thence along the north line of said Thomas Paine Woods and its westward extension, also being an existing zoning line, North seventy-eight degrees fifty-two minutes forty seconds (78-52'40") West for one thousand one hundred forty-two and 00/100 (1142.00) feet;

Thence North eleven degrees seven minutes twenty seconds (11-07'20") East for one hundred twenty-nine and 06/100 (129.06) feet;

Thence on a curve to the left with a radius of eight hundred and 00/100 (800.00) feet for an arc distance of three hundred seventeen and 49/100 (317.49) feet, [long chord bearing North fifty-nine degrees forty-nine minutes six seconds (59-49'06") East for three hundred fifteen and 41/100 (315.41) feet, central angle of said curve being twenty-two degrees forty-four minutes twenty seconds (22-44'20")];



Thence North forty-eight degrees twenty-six minutes fifty-seven seconds (48-26'57") East for five hundred forty-six and 52/100 (546.52) feet;

Thence on a curve to the right with a radius of eight hundred and 00/100 (800.00) feet for an arc distance of one thousand thirty-three and 29/100 (1033.29) feet, [long chord bearing North eighty-five degrees twenty-seven minutes three seconds (85-27'03") East for nine hundred sixty-two and 94/100 (962.94) feet, central angle of said curve being seventy-four degrees no minutes thirteen seconds (74-00'13")] to a point in an existing zoning line;

Thence along said existing zoning line for the following six courses:

South no degrees seventeen minutes twenty-six seconds (00-17'26") East for three hundred fifty-eight and 69/100 (358.69) feet to a point in the north line of land conveyed to Joseph F. Rippe in Deed Book 2431, Page 21 of the Deed Records of Montgomery County, Ohio;

Thence along the north line of said Rippe land, South seventy-three degrees six minutes seventeen seconds (73-06'17") East for four hundred seventy and 00/100 (470.00) feet;

Thence South sixteen degrees fifty-three minutes forty-three seconds (16-53'43") West for fifty-three and 00/100 (53.00) feet;

Thence South sixty-four degrees four minutes fifty-one seconds (64-04'51") West for one thousand two and 93/100 (1002.93) feet;

Thence North eighty-four degrees fifteen minutes thirty-nine seconds (84-15'39") West for eighty and 09/100 (80.09) feet to a point in the east line of said Thomas Paine Woods;

Thence along the east line of said Thomas Paine Woods, North no degrees thirty-five minutes thirty-five seconds (00-35'35") West for thirty-two and 00/100 (32.00) feet to the point of beginning, containing thirty and 3/10 (30.3) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

This description was compiled from office and record information and is not the result of a complete field survey.

By changing the zoning of the following described property from B-1 classification to Centerville R-1c classification:

Located in Section 14, Town 2, Range 6, M.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a tract of land to be rezoned shown on a plan entitled "Adjacent Property Owner Map, Clyo Road Master Plan, Miller Valentine/Society Bank N.A., Rippe" dated November 7, 1989, said tract to be rezoned being described as follows:

Beginning at the southwest corner of land conveyed to Joseph L. Bernardin, Archbishop in Deed Microfiche 73-140B03 of the Deed Records of Montgomery County, Ohio;

Thence along the south line of said Bernardin, Archbishop land, also being an existing zoning line, South seventy-two degrees twenty-two minutes seven seconds (72-22'07") East for five hundred sixty-six and 10/100 (566.10) feet to the TRUE POINT OF BEGINNING of the herein described zoning tract.

Thence continuing along the south line of said Bernardin, Archbishop land, and said existing zoning line, South seventy-two degrees twenty-two minutes seven seconds (72-22'07") East for two hundred thirty-four and 12/100 (234.12) feet;

Thence South seventeen degrees thirty-seven minutes fifty-three seconds (17-37'53") West for three hundred forty-nine and 98/100 (349.98) feet to a point in the south line of land conveyed to Joseph F. Rippe in Deed Book 2431, Page 19 of the Deed Records of Montgomery County, Ohio;

Thence along the south line of said Rippe land, also being an existing zoning line, North seventy-two degrees twenty-two minutes seven seconds (72-22'07") West for two hundred twenty and 00/100 (220.00) feet;

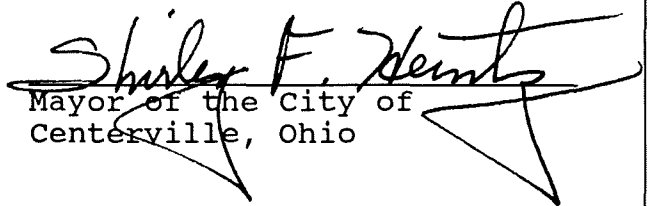
Thence continuing along said existing zoning line, North fifteen degrees nineteen minutes fourteen seconds (15-19'14") East for three hundred fifty and 26/100 (350.26) feet to the TRUE POINT OF BEGINNING, containing one and 8/10 (1.8) acres, more or less,

subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.


This description was compiled from office and record information and is not the result of a complete field survey.

Section 2. This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 22nd day of January, 1999.

  
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. 1-90, passed by the Council of the City of Centerville, Ohio on the 22nd day of January, 1999.

  
Clerk of Council

Approved as to form, consistency,  
with existing ordinances, the  
charter & constitutional provisions.

Department of Law  
Robert N. Farquhar  
Municipal Attorney,

cville@zoning.1