

ORDINANCE NO. 18-89
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Brooks Compton ON THE
18th DAY OF December, 1989.

AN ORDINANCE AMENDING ORDINANCE NUMBER 11-86 DATED JULY 21, 1986, THE ZONING ORDINANCE BY REZONING 2.994 ACRES MORE OR LESS, FROM OFFICE SERVICE CLASSIFICATION TO CENTERVILLE B2 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 Office Service classification to Centerville B2 classification:

Situate in the City of Centerville, County of Montgomery, in the State of Ohio and described as follows:

Located in Section 14, Town 2, Range 6, M.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a portion of a tract of land conveyed by deed to Joseph F. Rippe, Trustee, in Deed Book 2431, Page 16 and Page 19 and a portion of a tract of land conveyed by deed to Gary W. Yagley, Donna P. Yagley, and F. and G. Realty, Inc. in Deed Microfiche 86-0027B08 of the Deed Records of Montgomery County, Ohio, to be rezoned, and being more particularly described as follows:

Beginning at the southwest corner of Sugar Creek Plaza recorded in Plat Book 22, Page 14 of the Plat Records of Greene County, Ohio, said point also being in the east line of Section 14 in the centerline of Wilmington Pike, also being the Montgomery-Greene County Line;

thence along the east line of Section 14, also being the centerline of Wilmington Pike, and the Montgomery-Greene County Line, South no degrees one minutes forty seconds (00-01'40") West for two hundred eighty and 00/100 (280.00) feet;

thence over said Yagley land and said Rippe land, North eighty-nine degrees fifty-eight minutes twenty seconds (89-58'20") West for three hundred sixty and 00/100 (360.00) feet;

thence continuing over said Rippe land along the following four courses:

North no degrees one minutes forty seconds (00-01'40") East for four hundred and 85/100 (400.85) feet to a point in the centerline of proposed Clyo Road;

thence along the centerline of proposed Clyo Road for the following three courses:

South seventy-two degrees fifty-six minutes six seconds (72-56'06") East for thirty-nine and 17/100 (39.17) feet;

thence on a curve to the left with a radius of one thousand eleven and 10/100 (1011.10) feet for an arc distance of three hundred and 66/100 (300.66) feet, [long chord bearing South eighty-one degrees twenty-seven minutes thirteen seconds (81-27'13") East for two hundred ninety-nine and 55/100 (299.55) feet, central angle of said curve being seventeen degrees two minutes fourteen seconds (17-02'14")];

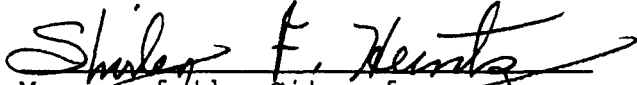
thence South eighty-nine degrees fifty-eight minutes twenty seconds (89-58'20") East for twenty-six and 30/100 (26.30) feet to a point in the west line of said Sugarcreek Plaza, said point also being in the east line of Section 14 in the centerline of Wilmington Pike, also being the Montgomery-Greene County Line;

thence along the west line of said Sugarcreek Plaza, also being the east line of Section 14 and the centerline of Wilmington Pike, also being the Montgomery-Greene County Line, South no degrees one minutes forty seconds (00-01'40") West for sixty-five and 00/100 (65.00) feet to the point of beginning. The above described zoning tract contains two and 994/1000 (2.994) acres, more or less.


This description was made in accordance with a land survey performed by Woolpert Consultants in November of 1988. The bearing system used is based on the said Sugarcreek Plaza Record Plan system.

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

PASSED THIS 18th day of December, 1989.

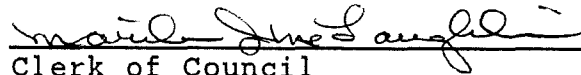

Mayor of the City of
Centerville, Ohio

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. 18-89, passed by the Council of the City of Centerville, Ohio on the 18th day of December, 1989.


Clerk of Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney.