

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMAN James Singer ON THE 21st DAY OF October, 1985.

AN ORDINANCE AMENDING ORDINANCE NUMBER 15 DATED DECEMBER 11, 1961, THE ZONING ORDINANCE BY REZONING 57.297 ACRES MORE OR LESS, FROM WASHINGTON TOWNSHIP R3 CLASSIFICATION TO CENTERVILLE ENTRANCE CORRIDOR CLASSIFICATION.

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS;

Section 1. That the zoning map attached to Ordinance number 15, passed on the 11th day of December, 1961, and as subsequently amended, by, and the same hereby is revised as follows:

By changing the zoning of the following described property from Washington Township R3 classification to Centerville Entrance Corridor classification;

Situate in the City of Centerville, County of Montgomery, State of Ohio and being part of the southeast quarter of Section 20, Town 2, Range 6 MRS, and being part of a 76.35 acre tract of Acro Realty Company as recorded in Deed Book 2242, Page 502 of the Montgomery County Deed Records and described as surveyed by Lockwood, Jones & Beals, Inc. in August 1985 with bearings based upon the centerline of Bigger Road as shown in the State of Ohio Right-of-Way Plans as follows;

Commencing for reference at a nail (found) in the intersection of State Route 725 (Alexandersville-Bellbrook Road) and Bigger Road, being a common corner to Sections 20, 19, 14, and 13;

thence N. 38°-53'-40" W 65.16 feet to an iron pin (set), being the intersection of both SR 725 and Bigger Roads rights-of-way, and the point of beginning for this conveyance;

thence with the north right-of-way of State Route 725 N 86°-20'-43" W 605.94 feet to an iron pin (set);

thence leaving said right-of-way S 3°-39'-17" W 48.00 feet to a spike (set) in the centerline of said State Route 725;

thence with the centerline of said road N 86°-20'-43" W 179.27 feet to a spike (set) at an angle point in said road;

thence, continuing with said centerline S 76°-34'-17" W 132.00 feet to a spike (set) at another angle point in said road;

thence continuing with said centerline, N 88°-41'-30" W 253.16 feet to a nail (found), being the southeast corner of a 0.276 acre tract of the City of Centerville right-of-way as recorded on Micro-Fiche 80-515A10 of the Montgomery County Deed Records and the southwest corner of the tract herein conveyed;

ALTICK & CORWIN

thence with the east line of said tract passing an iron pin (found) at 60.07 feet being the northeast corner of said 0.276 acre tract and being the southeast corner of a 1.989 acre tract of the Resurrection Evangelical Lutheran Church as recorded in Micro-Fiche 80-515B04, and passing an iron pin (found) at 489.23 feet, being the northeast corner of said 1.989 acre tract, N 4°-14'-16" E 2122.29 feet to an iron pin (set) in the centerline of proposed Clyo Road Extension.

thence with a new division line along the centerline of said proposed road N 79°-17'-58" E 3.39 feet to an iron pin (set);

thence on a curve to the right (radius = 4092.56', central angle = 7°-53'-40", Chord = 563.44' chord bearing N 83°-14'-23" E) 563.88 feet measured on the arc to an iron pin (set) in the centerline of said road;

thence S 2°-48'-47" E 45.00 feet to an iron pin (set) on the southerly right-of-way of said road;

thence on a curve to the right (radius = 4047.56, central angle = 7°-36'-02", chord = 536.54 feet, chord bearing = S 89°-00'-46" E) 536.93 feet measured on the arc, to an iron pin (set) on the southerly right-of-way of said road;

thence continuing along the right-of-way S 85°-12'-45" E 50.94 feet to an iron pin (set);

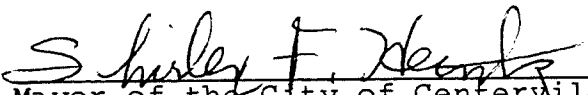
thence S 4°-47'-15" W 18.70 feet to an iron pin (set)

thence S 85°-12'-45" E 35.00 feet to an iron pin (set) in the west right-of-way on Bigger Road;

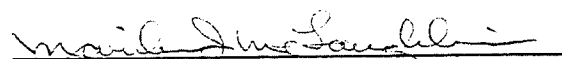
thence with the west right-of-way of Bigger Road S 4°-47'-15" W 2088.01 feet to the point of beginning, containing 57.297 acres.

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

PASSED THIS 21st day of October, 1985.

  
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. 13-85, passed by the Council of the City of Centerville, Ohio on the 21st day of October, 1985.

*Maude McLaughlin*  
Clerk of Council

Approved as to form, consistency,  
with existing ordinances, the  
charter & constitution of the City of Centerville, Ohio.

*Robert N. Farquhar*  
Municipal Attorney

COC1@Zone4