

ORDINANCE NO. 19-80

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMAN Charles Taylor ON THE 15th
DAY OF March, 1980.

AN ORDINANCE AMENDING ORDINANCE NUMBER 15 DATED DECEMBER 11, 1961, THE ZONING ORDINANCE BY REZONING 63.3 ACRES MORE OR LESS, FROM EC AND I1 CLASSIFICATION TO CENTERVILLE B2 AND R4 CLASSIFICATION.

The municipality of Centerville hereby ordains;

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

Parcel 1

By changing the zoning of the following described property from I1 classification to Centerville B2 classification;

Located in Section 20, Town 2, Range 6 M.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a tract of land described as follows:

Beginning at a point in the west line of said Section 20, said point being located, North no degrees forth-one minutes no seconds ($0^{\circ} 41' 00''$) West a distance of four hundred fifty and $91/100$ (450.91) feet from the southwest corner of said Section 20;

thence continuing along the west line of said Section 20, North no degrees forty-one minutes no seconds ($0^{\circ} 41' 00''$) West for a distance of six hundred five and $48/100$ (605.48) feet to a point in said line;

thence North eighty-nine degrees nineteen minutes no seconds ($89^{\circ} 19' 00''$) East for a distance of six hundred fifty-four and $94/100$ (654.94) feet to a point;

thence South forty-three degrees fifty-two minutes twenty seconds ($43^{\circ} 52' 20''$) East for a distance of seventy and $00/100$ (70.00) feet to a point;

thence South twenty-nine degrees ten minutes no seconds ($29^{\circ} 10' 00''$) East for a distance of five hundred forty-five and $71/100$ (545.71) feet to a point;

thence South one degree twenty-seven minutes fifty seconds ($1^{\circ} 27' 50''$) West for a distance of fifty-three and $76/100$ (53.76) feet to a point;

thence North eighty-eight degrees three minutes forty seconds ($88^{\circ} 03' 40''$) East for a distance of nine hundred sixty-one and $32/100$ (961.32) feet to the true point of beginning, containing eleven and $39/100$ (11.39) acres, more or less.

Parcel 2

By changing the zoning of the following described property from EC classification to Centerville B2 classification;

Located in Section 20, Town 2, Range M.R.S, City of Centerville, County of Montgomery, State of Ohio, and being a tract of land described as follows:

Beginning at a point on the south line of said Section 20 and in the centerline of State Route 725 (Alexanderville-Bellbrook Pike), said point being located, North eighty-eight degrees three minutes forty seconds ($88^{\circ} 03' 40''$) East a distance of fifty-one and 69/100 (51.69) feet from the southwest corner of said Section 20;

thence North one degree fifty-six minutes twenty seconds ($1^{\circ} 56' 20''$) West for a distance of thirty-three and 00/100 (33.00) feet to a point in the north right-of-way line of said State Route 725;

thence on a curve to the right having a radius of fifty and 00/100 (50.00) feet for a distance of seventy-nine and 64/100 (79.64) feet to a point in the west line of said Section 20;

thence North no degrees forty-one minutes no seconds ($0^{\circ} 41' 00''$) West along said section line for a distance of three hundred sixty and 88/100 (360.88) feet to a point in said line;

thence leaving said line, North eighty-eight degrees three minutes forty seconds ($88^{\circ} 03' 40''$) East a distance of nine hundred sixty-one and 32/100 (961.32) feet to a point;

thence South one degree twenty-seven minutes fifty seconds ($1^{\circ} 27' 50''$) West for a distance of four hundred forty-five and 68/100 (445.68) feet to a point on the south line of said Section 20 and being also the centerline of said State Route 725;

thence along said line, south eighty-eight degrees three minutes forty seconds ($88^{\circ} 03' 40''$) West for a distance of eight hundred ninety-two and 78/100 (892.78) feet to the point of beginning, containing nine and 68/100 (9.68) acres, more or less.

Parcel 3

By changing the zoning of the following described property from I1 classification to Centerville R4 classification;

Located in Section 20, Town 2, Range M.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a tract of land described as follows:

Beginning at a point in the west line of said Section 20, where said line intersects the south line of the State of Ohio land (proposed Interstate No. 675) as recorded in Microfiche No. 79-107D10 in the Deed Records of Montgomery County, Ohio;

thence along the south line of said State of Ohio land, North sixty-seven degrees two minutes fourteen seconds ($67^{\circ} 02' 14''$) East for a distance of one thousand five hundred seventy-seven and 30/100 (1,577.30) feet to a point in the west line of The Penn Central Corporation land as recorded in Microfiche No. 78-622B11 in the Deed Records of Montgomery County, Ohio;

thence along said west line of The Penn Central Corporation land on a curve to the right with a radius of one thousand eight hundred twenty-five and 95/100 (1,825.95) feet for a distance of two hundred sixty-six and 47/100 (266.47) feet to a point in said line;

thence continuing along said line, South one degree twenty-seven minutes fifty seconds ($1^{\circ} 27' 50''$) West for a distance of one thousand four hundred ninety-seven and 01/100 (1,497.01) feet to a point in said line;

Parcel 3 (cont'd)

thence South eighty-eight degrees three minutes forty three minutes forty seconds ($88^{\circ} 03' 40''$) West for a distance of four hundred fifty and $81/100$ (450.81) feet to a point;

thence North one degree twenty-seven minutes fifty seconds ($1^{\circ} 27' 50''$) East for a distance of fifty-three and $76/100$ (53.76) feet to a point;

thence North twenty-nine degrees ten minutes no seconds ($29^{\circ} 10' 00''$) West for a distance of five hundred forty-five and $71/100$ (545.71) feet to a point;

thence North forty-three degrees fifty-two minutes twenty seconds ($43^{\circ} 52' 20''$) West for a distance of seventy and $00/100$ (70.00) feet to a point;

thence South eighty-nine degrees nineteen minutes no seconds ($88^{\circ} 19' 00''$) West for a distance of six hundred fifty-four and $94/100$ (654.94) feet to a point in the west line of said Section 20;

thence along said west line of Section 20, North no degrees forty one minutes one seconds ($0^{\circ} 41' 00''$) West for a distance of five hundred eighty-eight and $80/100$ (588.80) feet to a point of beginning, containing thirty-seven and $5/10$ (37.5) acres, more or less.

Parcel 4

By changing the zoning of the following described property from EC classification to Centerville R4 classification;

Located in Section 20, Town 2, Range 6 M.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a tract of land discribed as follows:

Beginning at a point on the south line of said Section 20 and in the centerline of State Route 725 (Alexandersville-Bellbrook Pike), said point being located a distance of nine hundred forty-four and $47/100$ (944.47) feet from the southwest corner of said Section 20;

thence North one degree twenty-seven minutes fifty seconds ($1^{\circ} 27' 50''$) East for a distance of four hundred forty-five and $68/100$ (445.68) feet to a point;

thence North eighty-eight degrees three minutes forty seconds ($88^{\circ} 03' 40''$) East for a distance of four hundred fifty and $81/100$ (450.81) feet to a point in the west line of The Penn Central Corporation land as recorded in Microfiche No. 78-662B11 in the Deed Records of Montgomery County, Ohio;

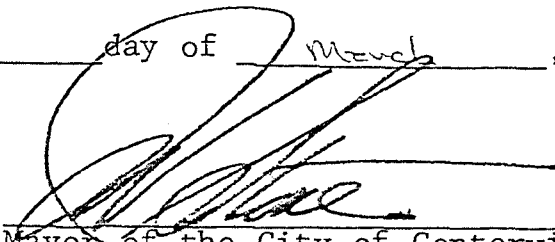
thence South one degree twenty-seven minutes fifty seconds ($1^{\circ} 27' 50''$) West along said line for a distance of one hundred thirteen and $23/100$ (113.23) feet to a point;

thence continuing along said line on a curve to a left with a radius of one thousand three hundred forty-five and $44/100$ (1,345.44) feet for a distance of three hundred thirty-three and $51/100$ (333.51) feet to a point where said line intersects the south line of said Section 20, also being in the centerline of said State Route 725;

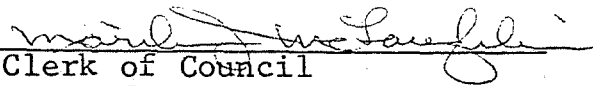
thence along the south line of said Section 20 and the centerline of said State Route 725, south eighty-eight degrees three minutes forty seconds ($88^{\circ} 03' 40''$) West for a distance of four hundred ninety-two and $02/100$ (492.02) feet to the point of beginning, containing four and $71/100$ (4.71) acres, more or less.

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

PASSED THIS 15th day of March, 1980.

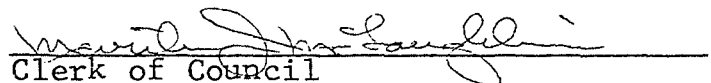

Mayor of the City of Centerville, Ohio

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. 19-80, passed by the Council of the City of Centerville, Ohio, on the 15th day of March, 1980.


Clerk of Council

Approved as to
with existing provisions of the
Charter & Council Ordinance
Department of Law
Robert N. Farquhar
Municipal Attorney