

ORDINANCE NO. 1-77
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMAN J. V. Stone ON THE 21st DAY
OF February, 1977.

AN ORDINANCE AMENDING ORDINANCE NO. 15 DATED
DECEMBER 11, 1961, THE ZONING ORDINANCE, BY RE-ZONING
24.8 ACRES, MORE OR LESS, FROM WASHINGTON TOWNSHIP
R-4 CLASSIFICATION TO CENTERVILLE R-1 CLASSIFICATION.

NOW, THEREFORE,

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. That the zoning map attached to Ordinance No. 15 passed
on the 11th day of December, 1961, and as subsequently amended, be, and the
same hereby is, revised as follows:

By changing the zoning of the following described property from
Washington Township R-4 Classification to Centerville R-1 Classification:

PARCEL I

Situated in Section 20, Town 2, Range 6 MRS, City of Centerville,
Montgomery County, State of Ohio, and being more particularly
described as follows:

Beginning at a point on the southeast right-of-way line of the
Pennsylvania Railroad at the northwest corner of Lot No. 439,
Red Coach South, Section 2 as recorded in Plat Book 86, Page
35 of the Montgomery County Plat Records; thence S $0^{\circ} 07' 48''$
E a distance of 295.52 feet to the true point of beginning; thence
S $0^{\circ} 07' 48''$ E a distance of 996.78 feet to a point; thence N
 $68^{\circ} 39' 50''$ E a distance 56.39 feet to a point; thence S $27^{\circ} 34'$
 $10''$ E a distance of 210.01 feet to a point; thence on a curve to
the left an arc distance of 7.77 feet, a radius of 3,955.00 feet,
a chord distance of 7.77 feet, and a chord bearing of N $62^{\circ} 22'$
 $27''$ E to a point; thence S $27^{\circ} 40' 55''$ E a distance of 168.64
feet to a point; thence S $67^{\circ} 26' 20''$ W a distance of 253.65
feet to a point; thence N $0^{\circ} 07' 48''$ E a distance of 71.44 feet
to a point; thence S $88^{\circ} 29' 11''$ W a distance of 415.09 feet to
the east right-of-way line of Pennsylvania Railroad; thence con-
tinuing on said right-of-way on a curve to the left an arc distance
of 100.48 feet, a radius of 1953.75 feet, a chord distance of
100.47 feet, and a chord bearing of N $21^{\circ} 41' 36''$ W to a point
on said right-of-way; thence continuing on said right-of-way N $23^{\circ} 10'$
 $00''$ W a distance of 353.35 feet to a point on said right-of-way;
thence continuing on said right-of-way on a curve to the right an
arc distance of 347.92 feet, a radius of 910.32 feet, a chord
distance of 345.80 feet, and a chord bearing of N $12^{\circ} 13' 04''$ W
to a point on said right-of-way; thence continuing on said right-of-way
on a curve to the right an arc distance of 192.69 feet, a radius of
604.28 feet, a chord distance of 191.87 feet, and a chord bearing
of N $7^{\circ} 51' 58''$ E to a point on said right-of-way; thence continuing
on said right-of-way on a curve to the right an arc distance of
212.34 feet, a radius of 1399.69 feet, a chord distance of 212.13

feet, and a chord bearing of N 21° 20' 49" E to a point on said right-of-way; thence continuing on said right-of-way on a curve to the right an arc distance 336.53 feet, a radius 1009.14 feet, a chord distance of 334.97 feet, and a chord bearing of N 35° 14' 47" E to a point on said right-of-way; thence continuing on said right-of-way N 44° 48' 00" E a distance of 98.40 feet to a point; thence leaving said right-of-way N 89° 52' 12" E a distance of 294.80 feet to the true point of beginning and containing 20.123 acres, more or less, subject, however to all legal highways and easements of record.

PARCEL II

Situated in Section 20, Town 2, Range 6 MRS, City of Centerville, Montgomery County, State of Ohio, and being more particularly described as follows:

Beginning at an iron pin on the southeast right-of-way line of Millbank Drive and the western most corner of Lot No. 37 Whipp Road Estates Section 2 as recorded in Plat Book 97, Page 17 of the Montgomery County Plat Records, point also being the true point of beginning; thence S 46° 25' 00" E a distance of 192.45 feet to the west right-of-way line of Pennsylvania Railroad; thence continuing on said right-of-way on a curve to the left an arc distance of 150.60 feet, a radius of 1465.69 feet, a chord distance of 150.54 feet, and a chord bearing of S 19° 56' 34" W to a point on said right-of-way; thence continuing on said right-of-way to a curve to the left an arc distance of 213.73 feet, a radius of 670.28 feet, a chord distance of 212.33, and a chord bearing of S 7° 51' 58" W to a point on said right-of-way; thence continuing on said right-of-way on a curve to the left an arc distance of 373.14 feet, a radius of 976.32 feet, a chord distance of 370.87 feet, and a chord bearing of S 12° 13' 04" E to a point on said right-of-way; thence continuing on said right-of-way S 23° 10' 00" E a distance of 353.35 feet to a point on said right-of-way; thence continuing on said right-of-way on a curve to the right an arc distance of 74.69 feet, a radius of 1887.75 feet, a chord distance of 74.69 feet, and a chord bearing of S 22° 02' 00" E to a point; thence leaving said right-of-way S 88° 29' 11" W a distance of 340.84 feet to a point; thence N 0° 01' 32" W a distance 1211.89 feet to a point; thence N 43° 35' 00" E a distance of 53.40 feet to the true point of beginning and containing 4.687 acres more or less, subject, however to all highways and easements of record.

Section 2. Any ordinances, resolutions, or parts thereof, in conflict herewith are hereby rescinded and repealed.

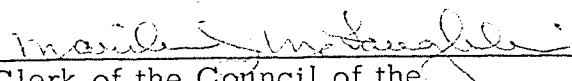
Section 3. This ordinance shall become effective at the earliest date allowed by law.

PASSED this 21st day of February, 1977.



Mayor of the City of Centerville, Ohio

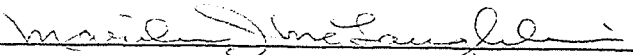
ATTEST:



Clerk of the Council of the
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 1-77, passed by the Council of the City of Centerville, Ohio, on the 21st day of February, 1977.


Clerk of the Council

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

Esq.
Robert N. Farquhar
Municipal Attorney