

ORDINANCE NO. 20-77

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMAN McQueeney ON THE 20th DAY
OF June, 1977.

AN ORDINANCE AMENDING ORDINANCE NO. 15 DATED
DECEMBER 11, 1961, THE ZONING ORDINANCE, BY
RE-ZONING 26.321 ACRES, MORE OR LESS, FROM WASH-
INGTON TOWNSHIP R-4 CLASSIFICATION TO CENTERVILLE
R-2, R-3 AND R-4 CLASSIFICATIONS.

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 Washing-
ton Township R-4 Classification to Centerville R-2 Classification:

Located in the City of Centerville, Section 21, Town 2, Range
6 MRs, Washington Township, County of Montgomery, State
of Ohio, and being a tract of land described as follows:

Beginning at a point in the west line of the C L & N Railroad,
said point being the northeast corner of Red Coach Farm, Section
10, as recorded in book 82 page 63 in the Plat Records of Mont-
gomery County, Ohio; thence with the north line of said Red Coach
Farm, Section 10, and with the north line of Red Coach Farm,
Section 9, as recorded in book 80 page 58 in the Plat Records of
Montgomery County, Ohio, South eighty-eight degrees thirteen
minutes twenty seconds ($88^{\circ} 13' 20''$) West for seven hundred four
and 91/100 (704.91) feet to the southeast corner of Southbrook
Manor, Section 1, as recorded in book 90 page 110 in the Plat
Records of Montgomery County, Ohio; thence with the east line
of said Southbrook Manor, Section 1, and with the east line of
land conveyed to Washington Township Park District as recorded
in Micro 72-15B02 in the Deed Records of Montgomery County,
Ohio, and with the east line of Southbrook Manor, Section 3, as
recorded in book 96 page 46 in the Plat Records of Montgomery
County, Ohio, North zero degrees eleven minutes ten seconds
($00^{\circ} 11' 10''$) East for one thousand ninety-seven and 72/100
(1,097.72) feet; thence North eighty-nine degrees fifty-four
minutes twenty seconds ($89^{\circ} 54' 20''$) East for three hundred
forty-nine and 24/100 (349.24) feet; thence South zero degrees
five minutes forty seconds ($00^{\circ} 05' 40''$) East for sixty-two and
43/100 (62.43) feet; thence North eighty-nine degrees fifty-four
minutes twenty seconds ($89^{\circ} 54' 20''$) East for one hundred seventy-
five and 00/100 (175.00) feet; thence South zero degrees five minutes
forty seconds ($00^{\circ} 05' 40''$) East for seven hundred fifteen and
00/100 (715.00) feet; thence North eighty-nine degrees fifty-four
minutes twenty seconds ($89^{\circ} 54' 20''$) East for one hundred
seventy-five and 00/100 (175.00) feet to a point in the west line
of said C L & N Railroad; thence with the west line of said
C L & N Railroad, South zero degrees five minutes forty seconds

(00° 05' 40") East for three hundred and 00/100 (300.00) feet to the point of beginning, containing 14.150 acres more or less and subject to all legal highways, easements, restrictions and agreements of record according to a survey of said premises by Don F. Meek, Registered Surveyor, State of Ohio.

Note: The above described tract of land is part of land conveyed to Woodman Realty Company by deed recorded in book 2233 page 599 in the Deed Records of Montgomery County, Ohio.

and by changing the zoning of the following described property from Washington Township R-4 Classification to Centerville R-3 Classification:

Located in the City of Centerville, Section 21, Town 2, Range 6 MRs, Washington Township, County of Montgomery, State of Ohio, and being a tract of land described as follows:

Beginning at a point in the west line of the C L & N Railroad, said point being North zero degrees five minutes forty seconds (00° 05' 40") West and three hundred and 00/100 (300.00) feet from the northeast corner of Red Coach Farm, Section 10, as recorded in book 82 page 63 in the Plat Records of Montgomery County, Ohio; thence South eighty-nine degrees fifty-four minutes twenty seconds (89° 54' 20") West for one hundred seventy-five and 00/100 (175.00) feet; thence North zero degrees five minutes forty seconds (00° 05' 40") West for seven hundred fifteen and 00/100 (715.00) feet; thence South eighty-nine degrees fifty-four minutes twenty seconds (89° 54' 20") West for one hundred seventy-five and 00/100 (175.00) feet; thence North zero degrees five minutes forty seconds (00° 05' 40") West for sixty-two and 00/100 (62.00) feet; thence South eighty-nine degrees fifty-four minutes twenty seconds (89° 54' 20") West for three hundred forty-nine and 24/100 (349.24) feet to a point in the east line of Southbrook Manor, Section 3, as recorded in book 96 page 46 in the Plat Records of Montgomery County, Ohio; thence with the east line of said Southbrook Manor, Section 3, North zero degrees eleven minutes ten seconds (00° 11' 10") East for one hundred thirty and 43/100 (130.43) feet; thence North eighty-eight degrees three minutes forty seconds (88° 03' 40") East for three hundred forty-three and 13/100 (343.13) feet; thence in a southeasterly direction on a curve to the right, with a radius of one hundred seventy-five and 00/100 (175.00) feet for two hundred twenty-three and 06/100 (223.06) feet, tangent to said curve at its beginning being last mentioned bearing; thence North eighty-nine degrees fifty-four minutes twenty seconds (89° 54' 20") East for one hundred eighty-four and 35/100 (184.35) feet to a point in the west line of said C L & N Railroad; thence with the west line of said C L & N Railroad, South zero degrees five minutes forty seconds (00° 05' 40") East for eight hundred and 00/100 (800.00) feet to the point of beginning, containing 4.974 acres more or less and subject to all legal highways, easements, restrictions and agreements of record according to a survey of said premises by Don F. Meek, Registered Surveyor, State of Ohio. Curve distance is measured on the arc.

Note: The above described tract of land is part of land conveyed to Woodman Realty Company by deed recorded in book 2233 page 599 in the Deed Records of Montgomery County, Ohio.

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

Located in the City of Centerville, Section 21, Town 2, Range 6 MRs, Washington Township, County of Montgomery, State of Ohio, and being a tract of land described as follows:

Beginning at a point in the west line of the C L & N Railroad, said point being North zero degrees five minutes forty seconds ($00^{\circ} 05' 40''$) West and one thousand one hundred and 00/100 (1,100.00) feet from the northeast corner of Red Coach Farm, Section 10, as recorded in book 82 page 63 in the Plat Records of Montgomery County, Ohio; thence South eighty-nine degrees fifty-four minutes twenty seconds ($89^{\circ} 54' 20''$) West for one hundred eighty-four and 35/100 (184.35) feet; thence in a northwesterly direction on a curve to the left, with a radius of one hundred seventy-five and 00/100 (175.00) feet for two hundred twenty-three and 06/100 (223.06) feet, tangent to said curve at its beginning bearing North eighteen degrees fifty-four minutes thirty seconds ($18^{\circ} 54' 30''$) West; thence on a tangent bearing South eighty-eight degrees three minutes forty seconds ($88^{\circ} 03' 40''$) West for three hundred forty-three and 13/100 (343.13) feet to a point in the east line of Southbrook Manor, Section 3, as recorded in book 96 page 46 in the Plat Records of Montgomery County, Ohio, said point being in the centerline terminus of Princewood Avenue; thence with the east line of said Southbrook Manor, Section 3, North zero degrees eleven minutes ten seconds ($00^{\circ} 11' 10''$) East for four hundred sixteen and 45/100 (416.45) feet to a point in the north line of said Section 21, said point being in the Corporation Line between the City of said Centerville and the City of Kettering; thence with the north line of said Section 21, and with the Corporation Line between said City of Centerville and said City of Kettering, North eighty-nine degrees four minutes fifty seconds ($89^{\circ} 04' 50''$) East for six hundred ninety-six and 63/100 (696.63) feet to a point in the West line of said C L & N Railroad; thence with the west line of said C L & N Railroad, South zero degrees five minutes forty seconds ($00^{\circ} 05' 40''$) East for five hundred thirty-three and 90/100 (533.90) feet to the point of beginning, containing 7.238 acres more or less and subject to all legal highways, easements, restrictions and agreements of record according to a survey of said premises by Don F. Meek, Registered Surveyor, State of Ohio. Curve distance is measured on the arc.

Note: The above described tract of land is part of land conveyed to Woodman Realty Company by deed recorded in book 2233 page 599 in the Deed Records of Montgomery County, Ohio.

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

PASSED this 20th day of June, 1977.

Victor A. Green

Mayor of the City of Centerville, Ohio

ATTEST:

Frances A. Hoying

Acting 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. 20-77, passed by the Council of the City of Centerville, Ohio, on the 20th day of June, 1977.

RECORDED
INDEXED
MAY 2 1977
CITY OF CENTERVILLE, OHIO

Frances A. Hoying
Acting Clerk of the Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney