

ORDINANCE NO. 73-75

CITY OF CENTERVILLE, OHIO

Sponsored by Councilman Russell Swartzman on the 15th day of September, 1975.

AN ORDINANCE AMENDING ORDINANCE NO. 15 DATED DECEMBER 11, 1961, THE ZONING ORDINANCE, BY RE-ZONING 82.134 ACRES, MORE OR LESS, FROM WASHINGTON TOWNSHIP R-4, CENTERVILLE B-2 AND CENTERVILLE I-1 CLASSIFICATIONS TO CENTERVILLE B-2, O-S, R-4, R-3, R-1 AND I-1 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 Washington Township R-4 Classification and Centerville B-2 Classification to Centerville B-2 Classification:

Situate in Section 14, Town 2, Range 6 M.R.S., in the City of Centerville, County of Montgomery, and State of Ohio, and being part of the land conveyed to Joseph F. Rippe, trustee, by deed recorded in Deed Book 2431, Page 16, in Deed Book 2431, Page 19, and in Deed Book 2431, Page 21 of the deed records of said County, being more particularly bounded and described as follows:

Beginning at a point in the centerline of Wilmington Pike and in the east line of said Section 14 being also the common Montgomery County and Greene County line, said point being South four degrees, forty-nine minutes, nineteen seconds West (S 4° 49' 19"W) measured with the centerline of Wilmington Pike, for a distance of eight hundred sixty-eight and 53/100ths (868.53) feet from the northeast corner of said Section 14;

Thence, continuing with the centerline of Wilmington Pike, South four degrees, forty-nine minutes, nineteen seconds West (S 4° 49' 19" W) for a distance of one hundred twenty-four and 96/100ths (124.96) feet to an angle point;

Thence, continuing with the centerline of Wilmington Pike, South four degrees, forty-eight minutes, fifty-two seconds West (S 4° 48' 52" W) for a distance of twenty-two and 43/100ths (22.43) feet to a point;

Thence North eighty-five degrees, eleven minutes, eight seconds West (N 85° 11' 08" W) for a distance of sixty-five and no/100ths (65.00) feet to a point of curvature;

Thence along a curve to the right having a radius of eight hundred and no/100ths (800.00) feet and an interior angle of seventeen degrees, one minute, twenty-three seconds (17° 01' 23") for an arc distance of two hundred thirty-seven and 69/100ths (237.69) feet, the chord for said curve bears North seventy-six degrees, forty minutes, twenty-six seconds West (N 76° 40' 26" W) for a distance of two hundred thirty-six and 82/100ths (236.82) feet to a point of tangency;

Thence North sixty-eight degrees, nine minutes, forty-five seconds West (N 68° 09' 45" W) for a distance of six hundred seventy-three and 60/100ths (673.60) feet to a point;

Thence North twenty-one degrees, fifty minutes, fifteen seconds East (N 21° 50' 15" E) for a distance of one hundred ninety-five and no/100ths (195.00) feet to a point;

Thence South sixty-eight degrees, nine minutes, forty-five seconds East (S 68° 09' 45" E) for a distance of nine hundred twenty-six and 82/100ths (926.82) feet to the place of beginning containing 4.147 acres, more or less.

And by changing the zoning of the following described property from Washington Township R-4 and Centerville B-2 Classifications to Centerville O-S Classification:

Situate in Section 14, Town 2, Range 6 M.R.S., in the City of Centerville, County of Montgomery, and State of Ohio, and being part of the land conveyed to Joseph F. Rippe, trustee, by deed recorded in Deed Book 2431, Page 16, in Deed Book 2431, Page 19, and in Deed Book 2431, Page 21 of the deed records of said County, being more particularly bounded and described as follows:

Beginning at a point in the centerline of Wilmington Pike and in the east line of said Section 14 being also the common Montgomery County and Greene County line, said point being the following two courses measured with the centerline of Wilmington Pike from the northeast corner of said Section 14:

1. South four degrees, forty-nine minutes, nineteen seconds West (S 4° 49' 19" W) for a distance of nine hundred ninety-three and 49/100ths (993.49) feet to an angle point;
2. South four degrees, forty-eight minutes, fifty-two seconds West (S 4° 48' 52" W) for a distance of twenty-two and 43/100ths (22.43) feet to the place of beginning.

Thence, continuing with the centerline of Wilmington Pike, South four degrees, forty-eight minutes, fifty-two seconds West (S 4° 48' 52" W) for a distance of one hundred sixty-two and 79/100ths (162.79) feet to the northeast corner of the Eugene F. and Dorothy C. Wefler tract;

Thence, with the north line of said Eugene F. and Dorothy C. Wefler tract, North eighty-five degrees, fifty-nine minutes, five seconds West (N 85° 59' 05" W) for a distance of two hundred thirty-eight and 67/100ths (238.67) feet to the northwest corner of said Eugene F. and Dorothy C. Wefler tract;

Thence, with part of the west line of said Eugene F. and Dorothy C. Wefler tract, South one degree, twenty-five minutes, twenty-six seconds West (S 1° 25' 26" W) for a distance of forty-six and 91/100ths (46.91) feet to an angle point;

Thence, continuing with part of the west line of said Eugene F. and Dorothy C. Wefler tract; South eight degrees, thirty-two minutes, fifteen seconds West (S 8° 32' 15" W) for a distance of two hundred eighteen and 94/100ths (218.94) feet to an angle point in the north line of land conveyed to Joseph L. Bernadin, archbishop of the Archdiocese of Cincinnati;

Thence, with part of the north line of said Joseph L. Bernadin, archbishop of the Archdiocese of Cincinnati land, North sixty-eight degrees, eight minutes, fifty-four seconds West (N 68° 08' 54" W) for a distance of three hundred sixty-nine and 83/100ths (369.83) feet to a point;

Thence North twenty-one degrees, fifty-one minutes, six seconds East (N 21° 51' 06" E) for a distance of four hundred thirty-one and 58/100ths (431.58) feet to a point;

Thence South sixty-eight degrees, nine minutes, forty-five seconds East (S 68° 09' 45" E) for a distance of one hundred eighty-six and 17/100ths (186.17) feet to a point of curvature;

Thence along a curve to the left having a radius of eight hundred and no/100ths (800.00) feet and an interior angle of seventeen degrees, one minute, twenty-three seconds (17° 01' 23") for an arc distance of two hundred thirty-seven and 69/100ths (237.69) feet to a point of tangency, the chord for said curve bears South seventy-six degrees, forty minutes, twenty-six seconds East (S 76° 40' 26" E) for a distance of two hundred thirty-six and 82/100ths (236.82) feet;

Thence South eighty-five degrees, eleven minutes, eight seconds East (S 85° 11' 08" E) for a distance of sixty-five and no/100ths (65.00) feet to the place of beginning, containing 4.034 acres more or less.

And by changing the zoning of the following described property from Washington Township R-4 and Centerville B-2 Classifications to Centerville R-4 Classification:

Situate in Section 14, Town 2, Range 6 M.R.S., in the City of Centerville, County of Montgomery, and State of Ohio, and being part of the land conveyed to Joseph F. Rippe, trustee, by deed recorded in Deed Book 2431, Page 16, in Deed Book 2431, Page 19, and in Deed Book 2431, Page 21 of the deed records of said County being more particularly bounded and described as follows:

Beginning at a point in the north line of land conveyed to Joseph L. Bernadin, archbishop of the Archdiocese of Cincinnati, said point being the following six courses from the northeast corner of said Section 14;

1. South four degrees, forty-nine minutes, nineteen seconds West (S 4° 49' 19" W) with the center-line of Wilmington Pike for a distance of nine hundred ninety-three and 49/100ths (993.49) feet to an angle point;
2. South four degrees, forty-eight minutes, fifty-two seconds West (S 4° 48' 52" W) with the center-line of Wilmington Pike for a distance of one hundred eighty-five and 22/100ths (185.22) feet to the northeast corner of the Eugene F. and Dorothy C. Wefler tract;

3. North eighty-five degrees, fifty-nine minutes, five seconds West ($N 85^{\circ} 59' 05'' W$) with the north line of said Eugene F. and Dorothy C. Wefler tract for a distance of two hundred thirty-eight and $67/100$ ths (238.67) feet to the northwest corner of said Eugene F. and Dorothy C. Wefler tract;
4. South one degree, twenty-five minutes, twenty-six seconds West ($S 1^{\circ} 25' 26'' W$) with the west line of said Eugene F. and Dorothy C. Wefler tract for a distance of forty-six and $91/100$ ths (46.91) feet to an angle point;
5. South eight degrees, thirty-two minutes, fifteen seconds West ($S 8^{\circ} 32' 15'' W$) with the west line of said Eugene F. and Dorothy C. Wefler tract for a distance of two hundred eighteen and $94/100$ ths (218.94) feet to a point in the north line of land conveyed to Joseph L. Bernadin, archbishop of the Archdiocese of Cincinnati;
6. North sixty-eight degrees, eight minutes, fifty-four seconds West ($N 68^{\circ} 08' 54'' W$) with the north line of said land conveyed to Joseph L. Bernadin, archbishop of the Archdiocese of Cincinnati for a distance of three hundred sixty-nine and $83/100$ ths (369.83) feet to the place of beginning.

Thence, with the north line of said land conveyed to Joseph L. Bernadin, archbishop of the Archdiocese of Cincinnati, North sixty-eight degrees, eight minutes, fifty-four seconds West ($N 68^{\circ} 08' 54'' W$) for a distance of four hundred seventy-four and $50/100$ ths (474.50) feet to the northwest corner of said land conveyed to Joseph L. Bernadin, archbishop of the Archdiocese of Cincinnati;

Thence North seventeen degrees, fifty-four minutes, twenty-seven seconds East ($N 17^{\circ} 54' 27'' E$) for a distance of one hundred eighty-six and $90/100$ ths (186.90) feet to a point;

Thence North twenty-one degrees, fifty minutes, fifteen seconds East ($N 21^{\circ} 50' 15'' E$) for a distance of two hundred forty-five and $no/100$ ths (245.00) feet to a point;

Thence South sixty-eight degrees, nine minutes, forty-five seconds East ($S 68^{\circ} 09' 45'' E$) for a distance of four hundred eighty-seven and $43/100$ ths (487.43) feet to a point;

Thence South twenty-one degrees, fifty-one minutes, six seconds West ($S 21^{\circ} 51' 06'' W$) for a distance of four hundred thirty-one and $58/100$ ths (431.58) feet to the place of beginning containing 4.801 acres, more or less.

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

Situate in Section 14, Town 2, Range 6 M.R.S., in the City of Centerville, County of Montgomery, and State of Ohio, and being part of the land conveyed to Joseph F. Rippe, trustee, by deed recorded in Deed Book 2431,

Page 16, in Deed Book 2431, Page 19, and in Deed Book 2431, Page 21 of the deed records of said County, being more particularly bounded and described as follows:

Beginning at a point in the south line of land conveyed to said Joseph F. Rippe, trustee, said point being the following six courses measured with the centerline of Wilmington Pike and the east and south line of said Joseph F. Rippe, trustee, land, from the northeast corner of said Section 14:

1. South four degrees, forty-nine minutes, nineteen seconds West ($S 4^{\circ} 49' 19'' W$) with the centerline of Wilmington Pike, for a distance of nine hundred ninety-three and $49/100$ ths (993.49) feet to an angle point;
2. South four degrees, forty-eight minutes, fifty-two seconds West ($S 4^{\circ} 48' 52'' W$) with the centerline of Wilmington Pike for a distance of one hundred eighty-five and $22/100$ ths (185.22) feet to an angle point;
3. South four degrees, forty-nine minutes, forty seconds West ($S 4^{\circ} 49' 40'' W$) with the centerline of Wilmington Pike, for a distance of four hundred five and $93/100$ ths (405.93) feet to an angle point;
4. South four degrees, forty-nine minutes, twenty-seven seconds West ($S 4^{\circ} 49' 27'' W$) with the centerline of Wilmington Pike for a distance of one hundred sixty-two and $41/100$ ths (162.41) feet to an angle point;
5. South four degrees, forty-nine minutes, fifty-two seconds West ($S 4^{\circ} 49' 52'' W$) with the centerline of Wilmington Pike for a distance of nine hundred sixty-seven and $60/100$ ths (967.60) feet to the southeast corner of said Joseph F. Rippe, trustee, land;
6. North sixty-seven degrees, twenty-five minutes, fifty-seven seconds West ($N 67^{\circ} 25' 57'' W$) with the south line of said Joseph F. Rippe, trustee, land, for a distance of six hundred eleven and $95/100$ ths (611.95) feet to the place of beginning;

Thence, continuing with the south line of said Joseph F. Rippe, trustee, land, North sixty-seven degrees, twenty-five minutes, fifty-seven seconds West ($N 67^{\circ} 25' 57'' W$) for a distance of five hundred seventy-five and $no/100$ ths (575.00) feet to a point;

Thence North twenty-two degrees, thirty-four minutes, three seconds East ($N 22^{\circ} 34' 03'' E$) for a distance of three hundred fifty and $3/100$ ths (350.03) feet to a point in the south line of land conveyed to Joseph L. Bernadin, archbishop of the Archdiocese of Cincinnati;

Thence, with the south line of said Joseph L. Bernadin, archbishop of the Archdiocese of Cincinnati, land, South sixty-seven degrees, twenty-five minutes, fifty-seven seconds East ($S 67^{\circ} 25' 57'' E$) for a distance of five hundred seventy-five and $no/100$ ths (575.00) feet to a point;

Thence South twenty-two degrees, thirty-four minutes, three seconds West ($S 22^{\circ} 34' 03'' W$) for a distance of three hundred fifty and $3/100$ ths (350.03) feet to the place of beginning, containing 4.620 acres, more or less.

And by changing the zoning of the following described property from Centerville I-1 and Washington Township R-4 Classifications to Centerville R-3 Classification:

Situate in Section 14, Town 2, Range 6 M.R.S., in the City of Centerville, County of Montgomery, and State of Ohio, and being part of the land conveyed to Joseph F. Rippe, trustee, by deed recorded in Deed Book 2431, Page 16, in Deed Book 2431, Page 19, and in Deed Book 2431, Page 21 of the deed records of said County, being more particularly described as follows:

Beginning at a point in the north line of said land conveyed to Joseph F. Rippe, trustee, said point being the following two courses from the northeast corner of said Section 14;

1. South four degrees, forty-nine minutes, nineteen seconds West ($S 4^{\circ} 49' 19'' W$) with the centerline of Wilmington Pike, for a distance of eight hundred sixty-eight and $53/100$ ths (868.53) feet to the northeast corner of said Joseph F. Rippe, trustee, land;
2. North sixty-eight degrees, nine minutes, forty-five seconds West ($N 68^{\circ} 09' 45'' W$) with the north line of said Joseph F. Rippe land, for a distance of nine hundred twenty-six and $82/100$ ths (926.82) feet to the place of beginning.

Thence South twenty-one degrees, fifty minutes, fifteen seconds West ($S 21^{\circ} 50' 15'' W$) for a distance of four hundred forty and $no/100$ ths (440.00) feet to a point;

Thence North twenty-eight degrees, twenty-nine minutes, thirty-eight seconds West ($N 28^{\circ} 29' 38'' W$) for a distance of one hundred eighteen and $39/100$ ths (118.39) feet to a point;

Thence North seventy-two degrees, twenty-eight minutes, nineteen seconds West ($N 72^{\circ} 28' 19'' W$) for a distance of one hundred thirty-three and $8/100$ ths (133.08) feet to a point;

Thence North eighty-five degrees, thirty-eight minutes, thirty-nine seconds West ($N 85^{\circ} 38' 39'' W$) for a distance of fifty and $no/100$ ths (50.00) feet to a point;

Thence South four degrees, twenty-one minutes, twenty-one seconds West ($S 4^{\circ} 21' 21'' W$) for a distance of fifty and $no/100$ ths (50.00) feet to a point;

Thence North eighty-five degrees, thirty-eight minutes, thirty-nine seconds West ($N 85^{\circ} 38' 39'' W$) for a distance of one hundred five and $no/100$ ths (105.00) feet to a point;

Thence South eighty-two degrees, forty-one minutes, fifty-eight seconds West ($S 82^{\circ} 41' 58'' W$) for a distance of one hundred eighty-eight and $no/100$ ths (188.00) feet to a point;

Thence South seventy degrees, forty-seven minutes, eighteen seconds West ($S 70^{\circ} 47' 18'' W$) for a distance of one hundred eighty-eight and $no/100$ ths (188.00) feet to a point;

Thence South fifty-seven degrees, forty-seven minutes, thirteen seconds West (S 57° 47' 13" W) for a distance of one hundred ninety-one and 85/100ths (191.85) feet to a point;

Thence South fifty-seven degrees, twenty-nine minutes, eighteen seconds West (S 57° 29' 18" W) for a distance of two hundred forty and no/100ths (240.00) feet to a point;

Thence South sixty-six degrees, six minutes, thirty seconds West (S 66° 06' 30" W) for a distance of fifty and no/100ths (50.00) feet to a point;

Thence South seventy-one degrees, twenty-nine minutes, nine seconds West (S 71° 29' 09" W) for a distance of three hundred eighty-one and 95/100ths (381.95) feet to a point in the west line of said Joseph F. Rippe, trustee, land;

Thence, with the west line of said Joseph F. Rippe, trustee, land, North four degrees, twenty-one minutes, fourteen seconds East (N 4° 21' 14" E) for a distance of four hundred seventy and 73/100ths (470.73) feet to a point;

Thence South eighty-five degrees, thirty-eight minutes, forty-six seconds East (S 85° 38' 46" E) for a distance of sixty-one and 6/100ths (61.06) feet to a point;

Thence North sixty-four degrees, forty-four minutes, twenty-seven seconds East (N 64° 44' 27" E) for a distance of three hundred twelve and 3/100ths (312.03) feet to a point;

Thence North sixty degrees, thirteen minutes, six seconds East (N 60° 13' 06" E) for a distance of two hundred seventy and no/100ths (270.00) feet to a point;

Thence North seventy-nine degrees, forty-six minutes, eleven seconds East (N 79° 46' 11" E) for a distance of one hundred twenty and no/100ths (120.00) feet to a point;

Thence North sixty-six degrees, forty minutes, thirty-nine seconds East (N 66° 40' 39" E) for a distance of four hundred seventeen and no/100ths (417.00) feet to a point;

Thence North one degree, fifty-nine minutes, fifty-three seconds West (N 1° 59' 53" W) for a distance of fifty and no/100ths (50.00) feet to a point in the north line of said Joseph F. Rippe, trustee, land;

Thence, with the north line of said Joseph F. Rippe, trustee, land, South sixty-eight degrees, nine minutes, forty-five seconds East (S 68° 09' 45" E) for a distance of five hundred seventy-five and no/100ths (575.00) feet to the place of beginning, containing 15.788 acres, more or less.

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

Situate in Section 14, Town 2, Range 6 M.R.S., in the City of Centerville, County of Montgomery, and State of Ohio, and being part of the land conveyed to Joseph F. Rippe, trustee, by deed recorded in Deed Book 2431,

Page 16, in Deed Book 2431, Page 19, and in Deed Book 2431, Page 21 of the deed records of said County, being more particularly bounded and described as follows:

Beginning at a point in the south line of land conveyed to said Joseph F. Rippe, trustee, said point being the following six courses measured with the centerline of Wilmington Pike and the east and south line of said Joseph F. Rippe, trustee, land, from the northeast corner of said Section 14:

1. South four degrees, forty-nine minutes, nineteen seconds West ($S 4^{\circ} 49' 19'' W$) with the centerline of Wilmington Pike, for a distance of nine hundred ninety-three and $49/100$ ths (993.49) feet to an angle point;
2. South four degrees, forty-eight minutes, fifty-two seconds West ($S 4^{\circ} 48' 52'' W$) with the centerline of Wilmington Pike, for a distance of one hundred eighty-five and $22/100$ ths (185.22) feet to an angle point;
3. South four degrees, forty-nine minutes, forty seconds West ($S 4^{\circ} 49' 40'' W$) with the centerline of Wilmington Pike, for a distance of four hundred five and $93/100$ ths (405.93) feet to an angle point;
4. South four degrees, forty-nine minutes, twenty-seven seconds West ($S 4^{\circ} 49' 27'' W$) with the centerline of Wilmington Pike, for a distance of one hundred sixty-two and $41/100$ ths (162.41) feet to an angle point;
5. South four degrees, forty-nine minutes, fifty-two seconds West ($S 4^{\circ} 49' 52'' W$) with the centerline of Wilmington Pike for a distance of nine hundred sixty-seven and $60/100$ ths (967.60) feet to the southeast corner of said Joseph F. Rippe trustee, land;
6. North sixty-seven degrees, twenty-five minutes, fifty-seven seconds West ($N 67^{\circ} 25' 57'' W$) with the south line of said Joseph F. Rippe, trustee, land, for a distance of one thousand one hundred eighty-six and $95/100$ ths (1,186.95) feet to the place of beginning;

Thence, with the south line of said Joseph F. Rippe, trustee, land, North sixty-seven degrees, twenty-five minutes, fifty-seven seconds West ($N 67^{\circ} 25' 57'' W$) for a distance of one thousand three hundred ninety-four and $96/100$ ths (1,394.96) feet to the southwest corner of said Joseph F. Rippe land;

Thence, with the west line of said Joseph F. Rippe, trustee, land, North four degrees, one minute, fifty-three seconds East ($N 4^{\circ} 01' 53'' E$) for a distance of eighty-three and $37/100$ ths (83.37) feet to an angle point;

Thence, continuing with the west line of said Joseph F. Rippe, trustee, land, North four degrees, twenty-one minutes, fourteen seconds East ($N 4^{\circ} 21' 14'' E$) for a distance of three hundred fifty-seven and $13/100$ ths (357.13) feet to a point;

Thence North seventy-one degrees, twenty-nine minutes, nine seconds East ($N 71^{\circ} 29' 09'' E$) for a distance of three hundred eighty-one and $95/100$ ths (381.95) feet to a point;

Thence North sixty-six degrees, six minutes, thirty seconds East (N 66° 06' 30" E) for a distance of fifty and no/100ths (50.00) feet to a point;

Thence North fifty-seven degrees, twenty-nine minutes, eighteen seconds East (N 57° 29' 18" E) for a distance of two hundred forty and no/100ths (240.00) feet to a point;

Thence North fifty-seven degrees, forty-seven minutes, thirteen seconds East (N 57° 47' 13" E) for a distance of one hundred ninety-one and 85/100ths (191.85) feet to a point;

Thence North seventy degrees, forty-seven minutes, eighteen seconds East (N 70° 47' 18" E) for a distance of one hundred eighty-eight and no/100ths (188.00) feet to a point;

Thence North eighty-two degrees, forty-one minutes, fifty-eight seconds East (N 82° 41' 58" E) for a distance of one hundred eighty-eight and no/100ths (188.00) feet to a point;

Thence South eighty-five degrees, thirty-eight minutes, thirty-nine seconds East (S 85° 38' 39" E) for a distance of one hundred five and no/100ths (105.00) feet to a point;

Thence North four degrees, twenty-one minutes, twenty-one seconds East (N 4° 21' 21" E) for a distance of fifty and no/100ths (50.00) feet to a point;

Thence South eighty-five degrees, thirty-eight minutes, thirty-nine seconds East (S 85° 38' 39" E) for a distance of fifty and no/100ths (50.00) feet to a point;

Thence South seventy-two degrees, twenty-eight minutes, nineteen seconds East (S 72° 28' 19" E) for a distance of one hundred thirty-three and 8/100ths (133.08) feet to a point;

Thence South twenty-eight degrees, twenty-nine minutes, thirty-eight seconds East (S 28° 29' 38" E) for a distance of one hundred eighteen and 39/100ths (118.39) feet to a point;

Thence South seventeen degrees, fifty-four minutes, twenty-seven seconds West (S 17° 54' 27" W) for a distance of one hundred eighty-six and 90/100ths (186.90) feet to the northwest corner of land conveyed to Joseph L. Bernadin, archbishop of the Archdiocese of Cincinnati;

Thence, with the Joseph L. Bernadin west line, South four degrees, twenty-one minutes, twenty-one seconds West (S 4° 21' 21" W) for a distance of eight hundred ten and 72/100ths (810.72) feet to the southwest corner of said Joseph L. Bernadin land;

Thence, with the Joseph L. Bernadin south line, South sixty-seven degrees, twenty-five minutes, fifty-seven seconds East (S 67° 25' 57" E) for a distance of twenty-eight and 10/100ths (28.10) feet to a point;

Thence South twenty-two degrees, thirty-four minutes, three seconds West (S 22° 34' 03" W) for a distance of three hundred fifty and 3/100ths (350.03) feet to the place of beginning, containing 32.738 acres, more or less.

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

Situate in Section 14, Town 2, Range 6 M.R.S., in the City of Centerville, County of Montgomery, and State of Ohio, and being part of the land conveyed to Joseph F. Rippe, trustee, by deed recorded in Deed Book 2431, Page 16, in Deed Book 2431, Page 19, and in Deed Book 2431, Page 21 of the deed records of said County being more particularly bounded and described as follows:

Beginning at a point in the north line of said land conveyed to Joseph F. Rippe, trustee, said point being the following two courses from the northeast corner of said Section 14;

1. South four degrees, forty-nine minutes, nineteen seconds West ($S 4^{\circ} 49' 19'' W$) with the centerline of Wilmington Pike for a distance of eight hundred sixty-eight and 53/100ths (868.53) feet to the northeast corner of said Joseph F. Rippe, trustee land;
2. North sixty-eight degrees, nine minutes, forty-five seconds West ($N 68^{\circ} 09' 45'' W$) with the north line of said Joseph F. Rippe land, for a distance of one thousand five hundred one and 82/100ths (1,501.82) feet to the place of beginning.

Thence South one degree, fifty-nine minutes, fifty-three seconds East ($S 1^{\circ} 59' 53'' E$) for a distance of fifty and no/100ths (50.00) feet to a point;

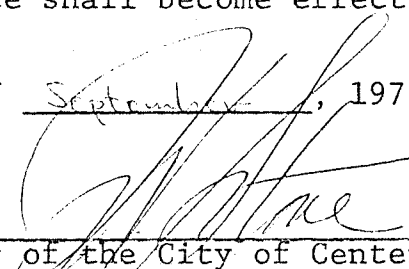
Thence South sixty-six degrees, forty minutes, thirty-nine seconds West ($S 66^{\circ} 40' 39'' W$) for a distance of three hundred thirty and 2/100ths (330.02) feet to a point;

Thence North four degrees, forty-nine minutes, nineteen seconds East ($N 4^{\circ} 49' 19'' E$) for a distance of two hundred ninety-two and 29/100ths (292.29) feet to a point in the north line of said Joseph F. Rippe, trustee, land;

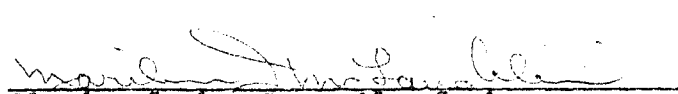
Thence, with the north line of said Joseph F. Rippe, trustee, land, South sixty-eight degrees, nine minutes, forty-five seconds East ($S 68^{\circ} 09' 45'' E$) for a distance of two hundred ninety-eight and 18/100ths (298.18) feet to the place of beginning, containing 1.134 acres, more or less.

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

PASSED this 15th day of September, 1975.


Deputy - Mayor of the City of Centerville, Ohio

ATTEST:


Clerk of the Council of the
City of Centerville, Ohio

C E R T I F I C A T E

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. 73-75, passed by the Council of the City of Centerville, Ohio, on the 15th day of September, 1975.

Wanda J. ...
Clerk of the Council

Approved as to form, consistency
with existing laws, and the
charter & constitution of the City.

Robert H. ...
Municipal Attorney