

ORDINANCE NO. 13-74

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMAN J. V. Stone ON THE 15th DAY OF April, 1974.

AN ORDINANCE AMENDING ORDINANCE NO. 15 DATED DECEMBER 11, 1961, THE ZONING ORDINANCE, BY RE-ZONING 32.1 ACRES, MORE OR LESS, FROM CENTERVILLE R3, R2 and R1 CLASSIFICATIONS TO CENTERVILLE R4, R3, R2 and O-S 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 Centerville R1 Classification to Centerville O-S Classification:

Located in Section 19, Town 2, Range 6 M.R.S., City of Centerville, County of Montgomery, State of Ohio, and described as follows: beginning at the intersection of the centerlines of Centerville Station Road and Clyo Road, said point also being in the south line of said Section 19; thence east with the centerline of said Centerville Station Road for four hundred eighty (480) feet to the true point of beginning; thence north, parallel with the centerline of said Clyo Road for three hundred five (305) feet; thence on a curve to the left for one hundred thirty-five (135) feet; thence south, measured at right angles to the centerline of said Centerville Station Road for two hundred fifty (250) feet to said centerline; thence west with the centerline of said Centerville Station Road for one hundred (100) feet to the true point of beginning, containing no and 6/10 (0.6) acres, more or less. Curved distance is measured on the arc.

And by changing the zoning of the following described property from Centerville R2 Classification to Centerville O-S Classification:

Located in Section 19, Town 2, Range 6 M.R.S., City of Centerville, County of Montgomery, State of Ohio, and described as follows: beginning at the intersection of the centerlines of Centerville Station Road and Clyo Road, said point also being in the south line of said Section 19; thence east with the centerline of said Centerville Station Road for one hundred twenty-five (125) feet to the true point of beginning; thence north, parallel with the centerline of said Clyo Road for five hundred sixteen and 1/10 (516.1) feet; thence east, measured at right angles to the centerline of said Clyo Road for one hundred seventy-five (175) feet; thence south, parallel with the centerline of said Clyo Road for two hundred (200) feet; thence South eighty-seven degrees (87°) East for one hundred seventy-five (175) feet; thence South, measured at right angles to the centerline of Centerville Station Road for three hundred five (305) feet to said centerline; thence West with said centerline for three hundred fifty-five (355) feet to the true point of beginning, containing three and 4/10 (3.4) acres, more or less.

And by changing the zoning of the following described property from Centerville R3 Classification to Centerville OS Classification:

Located in Section 19, Town 2, Range 6 M.R.S., City of Centerville, County of Montgomery, State of Ohio, and described as follows: beginning at the intersection of the centerlines of Centerville Station Road and Clyo Road, said point being also in the south line of said Section 19; thence north with the centerline of said Clyo Road for five hundred twenty (520) feet; thence east measured at right angles to the centerline of said Clyo Road for one hundred twenty-four

and $8/10$ (124.8) feet; thence south, parallel with the centerline of said Clio Road for five hundred sixteen and $1/10$ (516.1) feet to the centerline of said Centerville Station Road; thence west with said centerline for one hundred twenty-five (125) feet to the point of beginning; containing one and $5/10$ (1.5) acres, more or less.

And by changing the zoning of the following described property from Centerville R2 Classification to Centerville R4 Classification:

Located in Section 19, Town 2, Range 6 M.R.S., City of Centerville, County of Montgomery, State of Ohio, and described as follows: beginning at the intersection of the centerlines of Centerville Station Road and Clio Road, said point also being in the south line of said Section 19; thence with the centerline of said Centerville Station Road, east for four hundred eighty (480) feet; thence north and measured at right angles to the centerline of said Centerville Station Road for three hundred five (305) feet to the true point of beginning; thence North eighty-seven degrees (87°) West for one hundred seventy-five (175) feet; thence north, parallel with the centerline of said Clio Road for two hundred (200) feet; thence west, measured at right angles to the centerline of said Clio Road for one hundred seventy-five (175) feet; thence north, parallel with the centerline of said Clio Road for one thousand two hundred nine and $8/10$ (1,209.8) feet to the south line of Black Oak Estates Four, Section Three as recorded in Plat Book 96, Page 13 in the Plat Records of Montgomery County, Ohio; thence east with the south line of said Black Oak Estates Four, Section Three and the south line of Black Oak Estates Four, Section Two as recorded in Plat Book 92, Pages 18 and 19 in the Plat Records of Montgomery County, Ohio for three hundred fifty-five (355) feet; thence south, parallel with the centerline of said Clio Road for one thousand four hundred (1,400) feet to the true point of beginning, containing eleven and $0/10$ (11.0) acres, more or less.

And by changing the zoning of the following described property from Centerville R3 Classification to Centerville R4 Classification:

Located in Section 19, Town 2, Range 6 M.R.S., City of Centerville, County of Montgomery, State of Ohio, and described as follows: beginning at the intersection of the centerlines of Centerville Station Road and Clio Road; said point also being in the south line of said Section 19; thence north with the centerline of said Clio Road for five hundred twenty (520) feet to the true point of beginning; thence still with the centerline of said Clio Road, north for one thousand two hundred nine and $5/10$ (1,209.5) feet to the southwest corner of Black Oak Estates Four, Section Three as recorded in Plat Book 96, Page 13 in the Plat Records of Montgomery County, Ohio; thence east with the south line of said Black Oak Estates Four, Section Three for one hundred twenty-five (125) feet; thence south, parallel with the centerline of said Clio Road for one thousand two hundred nine and $8/10$ (1,209.8) feet; thence west, measured at right angles to the centerline of said Clio Road for one hundred twenty-four and $8/10$ (124.8) feet to the centerline of said Clio Road and the true point of beginning, containing three and $4/10$ (3.4) acres, more or less.

And by changing the zoning of the following described property from Centerville R1 Classification to Centerville R2 Classification:

Located in Section 19, Town 2, Range 6 M.R.S., City of Centerville, County of Montgomery, State of Ohio, and described as follows: beginning at the intersection of the centerlines of Centerville Station Road and Clio Road, said point also being in the south line of said Section 19; thence with the centerline of said Centerville Station Road, west for five hundred eighty (580) feet to the true point of beginning; thence north, measured at right angles to the centerline of said Centerville Station Road for two hundred Fifty (250) feet; thence South eighty-seven degrees (87°) East for eighty (80) feet; thence north, parallel

with the centerline of said Clys Road for one thousand two hundred sixty-five (1,265) feet; thence South eighty-seven degrees (87°) East for fifty (50) feet; thence north, parallel with the centerline of said Clys Road for one hundred eighty-five (185) feet to the south line of Black Oak Estates Four, Section Two as recorded in Plat Book 92, Pages 18 and 19 in the Plat Records of Montgomery County, Ohio; thence east with the south line of said Black Oak Estates Four, Section Two for two hundred ten (210) feet; thence South thirty-five (35°) degrees West for two hundred fifty (250) feet; thence on a curve to the right for eighty (80) feet; thence south, parallel with and one hundred ninety (190) feet west of the west lines of Black Oak Estates, Section Four and Black Oak Estates, Section Five as recorded in Plat Book 78, Page 59 and Plat Book 79, Page 77, respectfully in the Plat Records of Montgomery County, Ohio for one thousand eighty-five (1,085) feet; thence on a curve to the right for one hundred forty (140) feet; thence South eleven (11) degrees East for two hundred fifty-five (255) feet to the centerline of said Centerville Station Road; thence with said centerline west for two hundred thirty (230) feet to the true point of beginning, containing six and $6/10$ (6.6) acres, more or less. Curved distance is measured on the arc.

And by changing the zoning of the following described property from Centerville R1 Classification to Centerville R3 Classification:

Located in Section 19, Town 2, Range 6 M.R.S., City of Centerville, County of Montgomery, State of Ohio, and described as follows: beginning at the southwest corner of Black Oak Estates Four, Section Two as recorded in Plat Book 92, Pages 18 and 19 in the Plat Records of Montgomery County, Ohio; thence East with the south line of said Black Oak Estates Four, Section Two for four hundred three (403) feet to the true point of beginning; thence East, still with the south line of said Black Oak Estates Four, Section Two for fifty (50) feet; thence South, parallel with the Centerline of said Clys Road for one hundred eighty-five (185) feet; thence North eighty-seven degrees (87°) West for fifty (50) feet; thence North, parallel with the centerline of said Clys Road for one hundred eighty-five (185) feet to the true point of beginning, containing no and $2/10$ (0.2) acres, more or less.

And by changing the zoning of the following described property from Centerville R1 Classification to Centerville R3 Classification:

Located in Section 19, Town 2, Range 6 M.R.S., City of Centerville, County of Montgomery, State of Ohio, and described as follows: beginning at the intersection of the centerlines of Centerville Station Road and Clys Road, said point also being in the south line of said Section 19; thence east with the centerline of said Centerville Station Road for five hundred eighty (580) feet; thence north, measured at right angles to the centerline of said Centerville Station Road for two hundred fifty (250) feet to the true point of beginning; thence on a curve to the right for one hundred thirty-five (135) feet; thence north, parallel with and four hundred seventy-nine and $8/10$ (479.8) feet to the centerline of said Clys Road for one thousand one hundred seventy-five (1,175) feet; thence South eighty-seven degrees (87°) East for twenty-three (23) feet; thence north, parallel with the centerline of said Clys Road for one hundred eighty-five (185) feet to the south line of Black Oak Estates Four, Section Two as recorded in Plat Book 92, Pages 18 and 19 in the Plat Records of Montgomery County, Ohio; thence east with the south line of said Black Oak Estates Four, Section Two for one hundred fifty (150) feet; thence south, parallel with the centerline of said Clys Road for one thousand four hundred fifty (1,450) feet; thence North eighty-seven degrees (87°) West for eighty (80) feet to the true point of beginning, containing six and $0/10$ (6.0) acres, more or less. Curved distance is measured on the arc.

And by changing the zoning of the following described property from Centerville R1 Classification to Centerville R4 Classification:

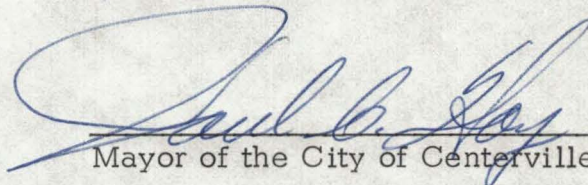
Located in Section 19, Town 2, Range 6 M.R.S., City of Centerville, County of

Montgomery, State of Ohio, and described as follows: beginning at the southwest corner of Black Oak Estates Four, Section Two as recorded in Plat Book 92, Pages 18 and 19 in the Plat Records of Montgomery County, Ohio; thence with the south line of said Black Oak Estates Four, Section Two, east for two hundred thirty (230) feet to the true point of beginning; thence continuing east with the south line of said Black Oak Estates Four, Section Two for twenty-three (23) feet; thence south, parallel with the centerline of said Clyo Road for one hundred eighty-five (185) feet; thence North eighty-seven degrees (87°) West for twenty-three (23) feet; thence north, parallel with the centerline of said Clyo Road for one hundred eighty-five (185) feet to the true point of beginning, containing no and 1/10 (0.1) acres, more or less.

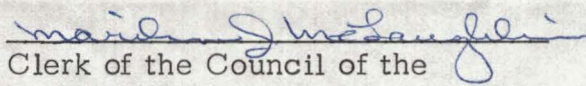
Section 2. Any ordinances, resolutions, or parts thereof, in conflict herewith are hereby rescinded and repealed.

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

PASSED this 15th day of April, 1974.

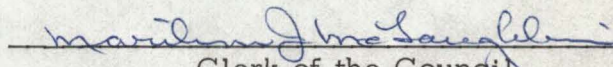

Mayor of the City of Centerville, Ohio

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 that the foregoing is a true and correct copy of Ordinance No. 13-74, passed by the Council of the City of Centerville, Ohio, on the 15th day of April, 1974.


Clerk of the Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney