

RECORD OF ORDINANCES

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 2806-A

Ordinance No. 5-72

Passed March 20 19 72

ORDINANCE NO. 5-72

AN ORDINANCE AMENDING ORDINANCE NO. 15 DATED DECEMBER 11, 1961, THE ZONING ORDINANCE, BY RE-ZONING 52.654 ACRES, MORE OR LESS, FROM CENTERVILLE R-1 CLASSIFICATION TO CENTERVILLE B2 AND EC CLASSIFICATION.

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 R-1 Classification to Centerville B2 Classification:

Located in Section 20, Town 2, Range 6 M.R.S., City of Centerville, Montgomery County, State of Ohio, described as follows: beginning at the southwest corner of said Section 20 on the centerline of Alexandersville-Bellbrook Road, said point of beginning being also the southeast corner of land conveyed to National Industrial Corporation by deed recorded in Deed Book 2446, Page 733 in the Deed Records of Montgomery County, Ohio; thence northwardly with the west line of said Section 20 and the east line of said National Industrial Development Corporation land, North no degrees forty-one minutes thirty seconds (0°41'30") West for a distance of four hundred forty-five and 00/100 (445.00) feet to the true point of beginning; thence northwardly, still with the west line of said National Industrial Development Corporation land and its northwardly extension, said northwardly extension being the east line of land conveyed to J. S. Davis Company by deed recorded in Deed Book 2147, Page 601 in the Deed Records of Montgomery County, Ohio, North no degrees forty-one minutes thirty seconds (0°41'30") West for a distance of one thousand one hundred ninety-five and 54/100 (1,195.54) feet to the south right-of-way line for proposed Interstate Route 675; thence northeastwardly with the south right-of-way line for proposed Interstate Route 675, North sixty-six degrees fifty-four minutes twenty-one seconds (66°54'21") East for a distance of one thousand five hundred seventy-eight and 62/100 (1,578.62) feet to the west line of a sixty-six and 00/100 (66.00) foot right-of-way conveyed to the C.L. & N. Railroad (presently the C.L. & N. Division of the Penn Central Railroad) by deed recorded in Deed Book 205, Page 202 in the Deed Records of Montgomery County, Ohio; thence southwardly with the west line of said sixty-six and 00/100 (66.00) foot right-of-way 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 seventy and 76/100 (270.76) feet; thence southwardly, still with the west line of said sixty-six and 00/100 (66.00) foot right-of-way, south one degree twenty-seven minutes fifty seconds (1°27'50") West for a distance of one thousand four hundred ninety-seven and 01/100 (1,497.01) feet; thence westwardly, South eighty-eight degrees three minutes forty seconds (88°03'40") West for a distance of four hundred fifty and 81/100 (450.81) feet to the east line of land conveyed to Hugh L. and Marjorie E. Lagedrost by deed recorded in Deed Book 1981, Page 639 in the Deed Records of Montgomery County, Ohio; thence northwardly with the east line of said Lagedrost land, North one degree twenty-seven minutes fifty seconds (1°27'50") East for a distance of fifty-three and 66/100 (53.66) feet; thence northwestwardly, still with the east line of said Lagedrost land, North twenty-nine degrees ten minutes no seconds (29°10'00") West for a distance of five hundred forty-five and 71/100 (545.71) feet; thence northwestwardly, still with the east line of said Lagedrost land, North forty-three degrees fifty-two minutes twenty seconds (43°52'20") West for a distance of seventy and 00/100 (70.00) feet; thence westwardly with the north

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line of said Lagedrost land, South eighty-nine degrees nineteen minutes no seconds ($89^{\circ}19'00''$) West for a distance of four hundred five and 00/100 (405.00) feet; thence southwardly with the west line of said Lagedrost land, South no degrees forty-one minutes no seconds ($0^{\circ}41'00''$) East for a distance of six hundred and 00/100 (600.00) feet; thence westwardly, South eighty-eight degrees three minutes forty seconds ($88^{\circ}03'40''$) West for a distance of two hundred fifty and 09/100 (250.09) feet to the true point of beginning, containing forty-one and 103/1000 (41.103) acres, more or less. Curved distance is measured on the arc.

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

Located in Section 20, Town 2, Range 6 M.R.S., City of Centerville, Montgomery County, State of Ohio, described as follows: beginning on the south line of said Section 20 and the centerline of Alexandersville-Bellbrook Road, said point of beginning being also on the west line of a sixty-six and 00/100 (66.00) foot right of way conveyed to C.L. & N. Railroad (presently the C.L. & N. Division of the Penn Central Railroad) by deed recorded in Deed Book 205, Page 202 in the Deeds Records of Montgomery County, Ohio; thence westwardly with the south line of said Section 20 and the centerline of Alexandersville-Bellbrook Road, South eighty-eight degrees three minutes forty seconds ($88^{\circ}03'40''$) West for a distance of seven hundred eighty-six and 63/100 (786.63) feet to the southeast corner of land conveyed to Hugh L. and Marjorie E. Lagedrost by deed recorded in Deed Book 1981, Page 639 in the Deed Records of Montgomery County, Ohio; thence northwardly with the east line of said Lagedrost land, North no degrees forty-one minutes no seconds ($0^{\circ}41'00''$) West for a distance of two hundred forty-five and 00/100 (245.00) feet; thence eastwardly, still with the east line of said Lagedrost land, North eighty-eight degrees three minutes forty seconds ($88^{\circ}03'40''$) East for a distance of three hundred three and 81/100 (303.81) feet; thence northwardly, still with the east line of said Lagedrost land, North one degree twenty-seven minutes fifty seconds ($1^{\circ}27'50''$) East for a distance of two hundred and 41/100 (200.41) feet, thence eastwardly, 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 the west line of said sixty-six and 00/100 (66.00) foot right of way; thence southwardly with the west line of said sixty-six and 00/100 (66.00) foot right of way, South one degree twenty-seven minutes fifty seconds ($1^{\circ}27'50''$) West for a distance of one hundred thirteen and 23/100 (113.23) feet; thence southwardly, still with the west line of said sixty-six and 00/100 (66.00) foot right of way on a curve to the 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, tangent to said curve at its point of beginning bearing South one degree twenty-seven minutes fifty seconds ($1^{\circ}27'50''$) West to the point of beginning, containing six and 392/1000 (6.392) acres, more or less. Curved distance is measured on the arc.

Also the following described property:

Located in Section 20, Town 2, Range 6 M.R.S., City of Centerville, Montgomery County, State of Ohio, described as follows: beginning at the southwest corner of said Section 20 on the centerline of Alexandersville-Bellbrook Road, said point of beginning being also the southeast corner of land conveyed to National Industrial Development Corporation by deed recorded in Deed Book 2446, Page 733 in the Deed Records of Montgomery County, Ohio; thence northwardly with the west line of said Section 20 and the easterly line of said National Industrial Development Corporation land, North no degrees forty-one minutes thirty seconds ($0^{\circ}41'30''$) West for a distance of four hundred forty-five and 00/100

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(445.00) feet; thence eastwardly partly with the west line of land conveyed to Hugh L. and Marjorie E. Lagedrost by deed recorded in Deed Book 1981, Page 639 in the Deed Records of Montgomery County, Ohio, North eighty-eight degrees three minutes forty seconds (88°03'40") East for a distance of four hundred fifty and 09/100 (450.09) feet and being contiguous with the west line of said Lagedrost land for a distance of two hundred fifty and 09/100 (250.09) feet; thence southwardly, still with the west line of said Lagedrost land, South no degrees forty-one minutes no seconds (0°41'00") East for a distance of two hundred and 00/100 (200.00) feet; thence eastwardly, still with the west line of said Lagedrost land, North eighty-eight degrees three minutes forty seconds (88°03'40") East for a distance of one hundred and 00/100 (100.00) feet; thence southwardly, still with the west line of said Lagedrost land, South no degrees forty-one minutes no seconds (0°41'00") East for a distance of two hundred forty-five and 00/100 (245.00) feet to the south line of said Section 20 and the centerline of Alexandersville-Bellbrook Road; thence westwardly with the south line of said Section 20 and the centerline of Alexandersville-Bellbrook Road, South eighty-eight degrees three minutes forty seconds (88°03'40") West for a distance of five hundred fifty and 00/100 (550.00) feet to the point of beginning, containing five and 159/1000 (5.159) 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 20th day of March, 1972.

/s/ Paul C. Hoy
Mayor of the City of Centerville, Ohio

ATTEST:

/s/ Marilyn J. McLaughlin
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. 5-72, passed by the Council of the City of Centerville, Ohio, on the 20th day of March, 1972.

/s/ Marilyn J. McLaughlin
Clerk of the Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney

located in Section 20, Town 2, Range 6 N.R. 2, E. of Centerville, Montgomery County, State of Ohio, described as follows: Beginning at the south east corner of said Section 20 on the centerline of