

RECORD OF ORDINANCES

Ordinance No. 27-70

Passed April 6th 19 70

ORDINANCE NO. 27-70
CITY OF CENTERVILLE, OHIO

AN ORDINANCE AMENDING ORDINANCE NO. 15 DATED DECEMBER 11, 1961, THE ZONING ORDINANCE, BY RE-ZONING 26.012 ACRES, MORE OR LESS, FROM WASHINGTON TOWNSHIP R-2 AND WASHINGTON TOWNSHIP R-3 CLASSIFICATIONS TO WASHINGTON TOWNSHIP SPECIAL USES AS PROVIDED FOR IN THE AMENDMENT TO ARTICLE 12 OF THE WASHINGTON TOWNSHIP RESOLUTION PAGE 3.

WHEREAS, the area hereafter described was annexed to the City of Centerville, and

WHEREAS, at the time of said annexation the said area was zoned Washington Township R-3 and R-2, and

WHEREAS, by virtue of Section 519.18 of the Revised Code of Ohio the zoning regulations existing at the time of annexation are still in force in the after described area, and

WHEREAS, special uses as provided for in the amendment to the Article 12 of the Washington Township Resolution are therefore permitted in the after described area,

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-2 and Washington Township R-3 classifications to include and permit the special uses as set forth in Article 12 (Amended) Washington Township Zoning Resolution, a copy of which is attached hereto and made a part hereof and which are herein stated as follows:

Allowance of an average lot size of 27,000 square feet and elimination of lots 16 and 21 as shown on the Preliminary Plat submitted to and approved by the Planning Commission with the area of said lots being evenly divided among the remaining twenty-five lots on the western part of the plat.

The property is described as follows:

Situate in Section 13, Town 2, Range 6 MRs, Village of Centerville, Montgomery County, Ohio, and being more particularly described as follows:

Beginning at the Southeast corner of the plat boundary of Dorver Estates, Section 1, said corner also being the Southeast corner of Lot numbered 24 of said Dorver Estates, Section 1 as recorded in Book "JJ", Page 73 of the Plat Records of Montgomery County, Ohio;

Thence from said point of beginning N 0° 09' 00" E with the East boundary of said Plat a distance of 338.47 feet to the Southwest corner of a tract of land conveyed to William M. Hunter by deed recorded in Book 2136, Page 292 of the Deed Records of Montgomery County, Ohio; thence Northeastwardly on a curve to the right with a radius of 100.47 feet an arc distance of 104.31 feet, the tangent to said curve at its point of beginning bearing N 30° 40' 00" E, thence S 89° 51' 00" E a distance of 358.45 feet to the Southeast corner of a tract of land conveyed to C. Louis and Betty L.

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Mantis by deed recorded in Book 2324, Page 208 of the Deed Records of Montgomery County, Ohio; thence S 0° 09' 00" W a distance of 1144.99 feet to a point in the North line of a tract of land conveyed to Black Oak Estates, Inc. by deed recorded in Book 2365, Page 323 of the Deed Records of Montgomery County, Ohio; thence N 78° 51' 00" W with the North line of said tract a distance of 911.75 feet to the Southeast corner of a tract of land conveyed to Monda M. Swango and Gladys I. Black by deed recorded in Book 2301, Page 264 of the Deed Records of Montgomery County, Ohio; thence N 0° 09' 00" E a distance of 433.10 feet to the Southwest corner of a tract of land conveyed to Ivan and Mina A. McComb by deed recorded in Book 2335, Page 304 of the Deed Records of Montgomery County, Ohio; thence S 89° 51' 00" E a distance of 200.00 feet to a point; thence N 0° 09' 00" E a distance of 150.00 feet to a point; thence S 89° 51' 00" E a distance of 250.00 feet to the place of beginning, containing 17.013 Acres, more or less, subject, however, to all legal highways and easements of record.

Also the following described real estate: Situate in the City of Centerville, County of Montgomery and State of Ohio, and in Section 13, Town 2, Range 6 M.R.S., and being part of a 28.503 acre tract conveyed to James L. Schwindeman and Frances T. Schwindeman by deed recorded in Volume 1933, page 46, of the Deed Records of said County, and more particularly described as follows: Commencing at a point in the centerline of Alexandersville-Bellbrook Road (State Route 725) at the northeast corner of Dorver Estates Plat, Section One, as recorded in Plat Book JJ, page 73, Montgomery County Plat Records; thence South 0 degrees 09 minutes west 1484.32 feet to a point on the west line of said Schwindeman tract and the true place of beginning of the parcel conveyed hereby; thence south 85 degrees 48 minutes east 699.74 feet to a point on the east line of said Schwindeman tract and the west line of a 5.054 acre tract conveyed to Arthur Stock by deed recorded in Volume 702, page 355, of the Deed Records of said County; thence with the east line of said Schwindeman tract and the west line of said Stock tract south 0 degrees 26 minutes 20 seconds west, 1140.24 feet to the southeast corner of said Schwindeman tract, the southwest corner of said Stock tract, and the north line of a 31.44 acre tract conveyed to Margaret C. Young by deed recorded in Volume 1130, page 439, of the Deed Records of said County; thence with the south line of said Schwindeman tract and the north line of said Young tract north 78 degrees 40 minutes west 705.65 feet to the southwest corner of said Schwindeman tract and the southeast corner of a 30.892 acre tract conveyed to Silas R. Masters by deed recorded in Volume 1849, page 511, of the Deed Records of said County; thence with the west line of said Schwindeman tract and the east line of said Masters tract north 0 degrees 09 minutes east 1052.79 feet to the place of beginning, containing 17.503 acres, more or less.

EXCEPTING THEREFROM the following:
 Situate in the City of Centerville, County of Montgomery and State of Ohio, and being in Section 13, Town 2, Range 6 M.R.S., more particularly described as follows: Beginning at a point located south 0 degrees 09 minutes west a distance of 2047.11 feet from the centerline of Alexandersville-Bellbrook Road, State Route 725, at the northeast corner of Dorver Estates, Section One as recorded in Book "JJ", Page 73, of the Montgomery County Plat Records; thence from said point of beginning south 85 degrees 48 minutes East a distance of 696.90 feet to a point on the west line of a 5.054 acre tract as recorded in Book 2179, page 703, of the Montgomery County Deed Records; thence south 0 degrees, 26 minutes, 20 seconds west

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COLUMBUS BLANK BOOK CO., COL., O.

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with the west line of said 5.054 acre tract a distance of 577.65 feet to a point on the Centerville Corporation line and the north line of a 72.31 acre tract as recorded in Book 1900, page 340 of the Montgomery County Deed Records; thence north 78 degrees 40 minutes west with the north line of said 72.31 acre tract a distance of 705.65 feet to the southeast corner of a 23.701 acre tract as recorded in Book 1849, page 511, of the Montgomery County Deed Records; thence north 0 degrees 09 minutes east with the east line of said 23.701 acre tract a distance of 490.00 feet to the place of beginning, containing 8.504 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 6th day of April, 1970.

/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. 27-70, passed by the Council of the City of Centerville, Ohio, on the 6th day of April, 1970.

/s/ Marilyn J. McLaughlin
Clerk of Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney

(a) ...
(b) ...
(c) ...