

# RECORD OF ORDINANCES

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Ordinance No. 22-68

Passed 3rd day of March, 19 69

## ORDINANCE NO. 22-68

AN ORDINANCE AMENDING ORDINANCE NO. 15 DATED DECEMBER 11, 1961, THE ZONING ORDINANCE, BY RE-ZONING 227 ACRES, MORE OR LESS, FROM WASHINGTON TOWNSHIP R-4 CLASSIFICATION TO CENTERVILLE R-1 AND R-3 AND ENTRANCE CORRIDOR 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 to Centerville R-1 Classification:

Located in Section 20, Town 2, Range 6 M.R.S., Village of Centerville, County of Montgomery, State of Ohio, and being described as follows: beginning at a point on the east right-of way line of Pennsylvania Railroad (C.L. & N. Division) land, said point being one hundred ninety and 00/100 (190.00) feet southwardly from and measured at right angles to the centerline of Whipp Road and the north line of said Section 20; thence eastwardly parallel with and one hundred ninety and 00/100 (190.00) feet southwardly from and measured at right angles to the centerline of Whipp Road and the north line of said Section 20 to a point one thousand two hundred thirty-five and 00/100 (1,235.00) feet westwardly from and measured at right angles to the centerline of Bigger Road and the east line of said Section 20; thence southwardly parallel with and one thousand two hundred thirty-five and 00/100 (1,235.00) feet westwardly from and measured at right angles to the centerline of Bigger Road and the east line of said Section 20 to the north line of land conveyed to The Winters National Bank and Trust Company and Dewitt T. Peffley by deed recorded in Book 2291, Page 413 in the Deed Records of Montgomery County, Ohio; thence westwardly with the north line of The Winters National Bank and Trust Company and Dewitt T. Peffley land to the northwest corner of The Winters National Bank and Trust Company and Dewitt T. Peffley land; thence southwardly with the west line of said The Winters National Bank and Trust Company and Dewitt T. Peffley land to the northeast corner of land conveyed to Helen L. Borchers by deed recorded in Book 1707, Page 394 in the Deed Records of Montgomery County, Ohio; thence westwardly with the north line of said Borchers land and its westwardly extension, said extension being the north line of land conveyed to Richard E. and Shirley J. Rica by deed recorded in Book 2310, Page 546 in the Deed Records of Montgomery County, Ohio, to the northwest corner of said Rica land and the east right-of-way line of said Pennsylvania Railroad land thence northwardly with the east right-of-way-line of said Pennsylvania Railroad land to the south line of land conveyed to James P. McConnaughly "Trustee" by deed recorded in Book 2370, Page 191 in the Deed Records of Montgomery County, Ohio; thence eastwardly with the south line of said McConnaughly land to the southeast corner of said McConnaughly land; thence northwardly with the east line of said McConnaughly land to the southeasterly right-of-way line of said Pennsylvania Railroad land; thence northeastwardly along the southeasterly right-of-way line of said Pennsylvania Railroad land to the point of beginning, containing one hundred sixty-five and 784/1000 (165.784) acres, more or less, subject, however, to all legal highways and easements of record.

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

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Located in Section 20, Town 2, Range 6 M.R.S., Village of Centerville, County of Montgomery, State of Ohio, and being described as follows: beginning at a point on the centerline of Whipp Road and the north line of said Section 20, said point being also on the City of Kettering corporation line; thence southwardly with said City of Kettering corporation line for one hundred sixty-five and 00/100 (165.00) feet to an angle point in the said City of Kettering corporation line; thence eastwardly with said City of Kettering corporation line, parallel with and one hundred sixty-five and 00/100 (165.00) feet measured at right angles to the centerline of said Whipp Road to point one thousand two hundred thirty-five and 00/100 (1235.00) feet westwardly from and measured at right angles to the centerline of Bigger Road and the east line of said Section 20; thence southwardly parallel with and one thousand two hundred thirty-five and 00/100 (1,235.00) feet westwardly from and measured at right angles to the centerline of said Bigger Road and the east line of said Section 20 for twenty-five and 00/100 (25.00) feet; thence westwardly parallel with and one hundred ninety and 00/100 (190.00) feet southwardly from and measured at right angles to the centerline of said Whipp Road to the east right-of-way line of the Pennsylvania Railroad (C.L.&N. Division) land; thence northwardly along the east right-of-way line of said Pennsylvania Railroad land to the centerline of said Whipp Road and the north line of said Section 20; thence eastwardly with the centerline of said Whipp Road and the north line of said Section 20 to the point of beginning, containing one and 551/1000 (1.551) acres, more or less, subject, to all legal highways and easements of record.

By changing the zoning of the following described property from Washington Township R-4 Classification to Centerville Entrance Corridor Classification:

Parcel No. 1

Located in Section 20, Town 2, Range 6 M.R.S., Village of Centerville, Montgomery County, State of Ohio, described as follows: beginning on the east line of said Section 20 and the centerline of Bigger Road at an angle in the Village of Centerville corporation line, said point of beginning being southwardly one hundred sixty-five and 00/100 (165.00) feet along the east line of said Section 20 and the centerline of said Bigger Road from the centerline of Whipp Road; thence southwardly with the east line of said Section 20 and the centerline of said Bigger Road to the northeast corner of land conveyed to T. Emory Patterson, et al. by deed recorded in Book 1415, Page 370 in the Deed Records of Montgomery County, Ohio; thence westwardly with the north line of said Patterson land to the northwest corner thereof; thence southwardly with the west line of said Patterson land for one hundred twenty (120) feet more or less to the proposed north right-of-way line for I-675; thence southwestwardly with the proposed north right-of-way line for I-675 on a curve to the left to a point located one thousand four hundred fifty (1,450) feet more or less southwardly from the Village of Centerville corporation line and one thousand two hundred thirty-five and 00/100 (1,235.00) feet westwardly from and measured at right angles to the east line of said Section 20 and the centerline of said Bigger Road; thence northwardly, parallel with and one thousand thirty-five and 00/100 (1,235.00) feet westwardly from the east of said Section 20 and the centerline of said Bigger Road for one thousand four hundred fifty (1,450) feet more or less to the Village of Centerville corporation line; thence eastwardly with the Village of Centerville corporation line to the point of beginning, containing thirty-five and 81/100 (35.81) acres, more or less.

Parcel No. 2

Located in Section 20, Town 2, Range 6 M.R.S., Village of Centerville Montgomery County, State of Ohio, described as follows: Beginning at a point on the east line of said Section 20 and the centerline of Bigger Road, said point of beginning being also the northeast corner of land conveyed to Arco Realty Company, Inc, by deed recorded in Book 2242, Page 502 in the Deed Records of Montgomery County, Ohio; thence westwardly with the north line of said Arco Realty Company, Inc. land for one thousand two hundred thirty-five and 00/100

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COLUMBUS BLANK BOOK CO., COL., O.

Form No. 2806-A

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(1,235.00) feet; thence northwardly, parrallel with and one thousand two hundred thirty-five and 00/100 (1,235.00) feet westwardly from and measured at right angles to the east line of said Section 20 and the centerline of said Bigger Road for six hundred fifty (650) feet more or less to the proposed south right-of-way line for I-675; thence northeastwardly with the proposed south right-of-way line for I-675 on a curve to the right to the east line of said Section 20 and the centerline of said Bigger Road at a point one thousand fifteen and (1,015) feet more or less northwardly along the east line of said Section 20 and the centerline of said Bigger Road from the northeast corner of said Arco Realty Company, Inc. land; thence southwardly with the east line of said Section 20 and the cernterline of said Bigger Road to the point of beginning, containing twenty-four and 09/100 (24.09) acres, more or less.

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

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

PASSED this 3rd day of March, 1969.

/S/ Paul C. Hoy
Mayor of the Village of Centerville, Ohio

ATTEST:

/S/ Marilyn J. McLaughlin
Clerk of the Council of the Village of Centerville, Ohio

C E R T I F I C A T E

The undersigned, Clerk of the Council of the Village of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 22-68, passed by the Council of the Village of Centerville, Ohio, on the 3rd day of March, 1969.

/S/ Marilyn J. McLaughlin
Clerk of the Council