

**RESOLUTION NO. 01-15
CITY OF CENTERVILLE, OHIO**

SPONSORED BY COUNCILMEMBER Paul Gresham ON
THE 30th DAY OF JANUARY, 2015.

**A RESOLUTION ACCEPTING THE ANNEXATION OF
PROPERTY OWNED BY CENTERVILLE
DEVELOPMENT GROUP, LLC AND YANKEE
DEVELOPMENT GROUP WHICH IS CONTIGUOUS
TO THE CORPORATE LIMITS OF THE CITY OF
CENTERVILLE AND WHICH IS LOCATED IN THE
UNINCORPORATED AREA OF WASHINGTON
TOWNSHIP.**

WHEREAS, Centerville Development Group, LLC, an Ohio limited liability company, and Yankee Development Group, an Ohio general partnership, are the owners of land which is located in the unincorporated area of Washington Township, Montgomery County, Ohio, but contiguous to the corporate limits of the City of Centerville which tracts are more particularly described in Exhibit "A", attached hereto and incorporated herein, and

WHEREAS, Centerville Development Group, LLC, an Ohio limited liability company, and Yankee Development Group, an Ohio general partnership, served as the petitioners for the annexation of 2.0299 acres, more or less, of land as more particularly described in Exhibit "A", attached hereto and incorporated herein, and

WHEREAS, a petition seeking annexation of such property was presented to and subsequently approved by the Montgomery County Board of County Commissioners on or about November 18, 2014; and

WHEREAS, the Resolution of the Montgomery County Board of County Commissioners granting the petition for annexation and the accompanying map or plat, petition, and record have been presented to the City of Centerville by the Clerk in accordance with the provisions of §709.04 *et seq.* Ohio Revised Code, and the matter is now ready for acceptance or rejection by the City of Centerville; and

WHEREAS, the Council of the City of Centerville wishes to accept the annexation of such property to the City of Centerville in accordance with the provisions of §709.04 *et seq.* Ohio Revised Code.

NOW THEREFORE, THE MUNICIPALITY OF CENTERVILLE
HEREBY RESOLVES:

Section 1: That the annexation of property described in Exhibit "A"
attached hereto be and is hereby accepted.

Section 2: The Clerk is hereby directed to send certified copies of the
annexation petition, map or plat, and transcript and record
to the Secretary of State, the county auditor and recorder,
and any other official filing required by statute.

Section 3: This Resolution is to be effective at the earliest date
allowed by law.

PASSED THIS 26th day of January, 2015.

C. M. S. Knepper
Mayor of the City of Centerville, Ohio

ATTEST:

Debra A. James
Clerk of Council
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby
certifies the foregoing to be a true and correct copy of Resolution No.
01-15, passed by the Council of the City of Centerville, Ohio on the
26th day of January, 2015.

Debra A. James
Clerk of the Council

Approved as to form, consistency
with the Charter and Constitutional Provisions.

Department of Law
Scott A. Liberman, Municipal Attorney



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EXHIBIT "A"
Description of a 2.0299 Acre Annexation

Situate in Section 34, Town 3, Range 5 M.Rs., Washington Township, Montgomery County, Ohio, being part of a 68.345 acre tract as conveyed to Yankee Development Group by instrument as recorded in DMF 90-384B10 and part of a 17.856 acre tract as conveyed to Centerville Development Group, LLC by instrument as recorded in I.R. Deed 14-011239 of the Montgomery County Deed Records and being more particularly bounded and described as follows:

BEGINNING at the centerline intersection of Paragon Road and Social Row Road, the same being the southwest corner of said 68.345 acre tract;

Thence, with said centerline of Paragon Road and the west line of said 68.345 acre tract, the same being a new corporation line between the City of Centerville and Washington Township, North 01°30'08" East for 1767.20 feet to the northwest corner of said 17.856 acre tract;

Thence, with the north line of said 17.856 acre tract, North 88°41'02" East for 16.52 feet to a point on the existing east right of way line of said Paragon Road;

Thence, with said existing east right of way line of Paragon Road, South 01°30'08" West for 1742.53 feet to the intersection of said existing east right of way line of Paragon Road and the existing north right of way line of Social Row Road;

Thence, with said existing north right of way line of Social Row Road and its easterly extension along the former north right of way of Social Row Road, North 89°01'55" East for 1155.42 feet to the intersection of said former north right of way line of Social Row Road and the former west right of way line of Sheehan Road;

Thence, with said former west right of way line of Sheehan Road and its northerly extension along the existing west right of way line of Sheehan Road, North 26°11'29" East for 641.83 feet to a point of intersection of said existing west right of way line;

Thence, continuing with said existing west right of way line, North 36°51'49" East for 367.84 feet to a point on said existing corporation line, the same being the westerly extension of the north line of a 2.407 acre tract conveyed to Charles E. Rabold by instrument as recorded in DMF 90-384B08 of the deed records of said county;

Thence, with said existing corporation line, South 53°08'11" East for 30.00 feet to a point on the east line of said 68.345 acre tract and at the northwest corner of said 2.407 acre tract, said point also being on the centerline of said Sheehan Road and on a new corporation line between the City of Centerville and Washington Township;

Thence, with said centerline of Sheehan Road, the east line of said 68.345 acre tract and said new corporation line for the following two courses:

- 1) South 36°51'49" West for 365.04 feet to a point of intersection in said centerline;
- 2) South 26°11'29" West for 651.46 feet to the centerline intersection of said Sheehan Road and said Social Row Road and at the southeast corner of said 68.345 acre tract;

Thence, continuing with said new corporation line, the same being the south line of said 68.345 acre tract and said centerline of Social Row Road, South 89°01'55" West for 1194.03 feet to the **POINT OF BEGINNING**, containing 2.0299 acres, more or less, subject to all easements, restrictions, conditions and legal highways of record pertaining to the parent tract.

Prior Instrument Reference(s) as of the date this description was prepared: DMF 90-384B10 and I.R. Deed 14-011239 of the Deed Records of Montgomery County, Ohio.

The above description is based on a field survey made in June 15, 2014 under the supervision of Nathan D. Tirey, Ohio Registered Land Surveyor No. 8470. Bearings for this survey were to agree with the centerline of Paragon Road (N01°30'08"E) as recorded in DMF 90-384B10 of the Montgomery County Deed Records.

Thomas Winemiller & Associates, Inc.



Nathan D. Tirey, Sr., Ohio P.S. 8470

