

ORDINANCE NO. 9-67

VILLAGE OF CENTERVILLE, OHIO

AN ORDINANCE AMENDING ORDINANCE NO. 15 DATED DECEMBER 11, 1961, THE ZONING ORDINANCE, BY RE-ZONING 6.991 ACRES MORE OR LESS FROM R-1 AND R-2 CLASSIFICATIONS TO B-1 CLASSIFICATION.

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CENTERVILLE, STATE OF OHIO:

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 properties from R-1 Classification to B-1 Classification:

Situate in the County of Montgomery, in the State of Ohio, and in the Township of Washington, and bounded and described as follows: Being in the southwest corner of Section 25, Town 2, Range 6 MRs., described as follows: Beginning in the centerline of Lebanon Pike at the northeast corner of land belonging to grantor herein and at the southeast corner of a tract of land conveyed to Henry Dickson by deed recorded in Book 854, Page 247, in the Deed Records of Montgomery County, Ohio; thence with the east line of grantor's land and with the centerline of Lebanon Pike, South one degree, no minutes (1° 0') East for ninety (90) feet to a point, said point being ten (10) feet from the northeast corner of land conveyed to Dorothy E. Blair by deed recorded in Book 987, Page 346, in the Deed Records of Montgomery County, Ohio; thence parallel with north line of the said Blair land South eighty-four degrees, two minutes (84° 2') West for two hundred ninety-five and 17/100 (295.17) feet to a point; thence North one degree no minutes (1° 0') West for ninety (90) feet to the south line of the said Dickson land and the north line of land belonging to grantor herein; thence with the south line of said Dickson land and with the north line of land belonging to grantor herein, North eighty-four degrees two minutes (84° 2') East for two hundred

ninety-five and $17/100$ (295.17) feet to the point of beginning containing 0.612 acre more or less.

Situate in the Village of Centerville, in the County of Montgomery, and State of Ohio, and bounded and described as follows: Beginning in the centerline of the Lebanon Pike, at the northeast corner of a sixty-eight hundredths (.68) acre tract of land belonging to Gustave T. Welch et al as recorded in Book 777, Page 241, in the Deed Records of Montgomery County, Ohio; thence with the north line of said Welch land South eighty-four degrees two minutes ($84^{\circ} 2'$) West for two hundred ninety-five and $17/100$ (295.17) feet to the northwest corner of said Welch land; thence North one degree (1°) West for one hundred (100) feet; thence North eighty-four degrees two minutes ($84^{\circ} 2'$) East for two hundred ninety-five and $17/100$ (295.17) feet to the centerline of the Lebanon Pike; thence with said centerline South one degree (1°) East for one hundred (100) feet to the point of beginning, containing sixty-eight hundredths (.68) acre, be the same more or less, but subject to all legal highways. Said property now being known and designated as Lot Number One Hundred Six (106) in the Gorman Subdivision. And also the following described real estate: Beginning in Section 25, Town 2, Range 6 MRs., and further described as follows: Beginning at a point on the centerline of Lebanon Pike (North Main Street); said point being the northeast corner of an 0.68 acre tract known as Lot No. 106 on a subdivision of land made for E.J.B. Gorman by Putman and Woolpert in October, 1940; thence North one degree (1°) West with the centerline of said Lebanon Pike ten (10) feet to a point; thence South eighty-four degrees two minutes ($84^{\circ} 02'$) West, parallel with the north line of said Lot No. 106, two hundred ninety-five and $17/100$ (295.17) feet to a point; thence South one degree (1°) East, parallel with the centerline of said Lebanon Pike, ten (10) feet to a point, said point also being the northwest corner of the aforesaid Lot No. 106; thence North eighty-four degrees two minutes ($84^{\circ} 02'$) East with the north line of said Lot No. 106, two hundred ninety-five and $17/100$ (295.17) feet to the place of beginning and containing 0.068 acre, more or less. It is the intention of this Deed to convey ten (10.00) feet by parallel lines off the south side of a tract of land known as Lot No. 105 of the aforesaid Gorman Subdivision in the Village of Centerville, Ohio.

Located in the Village of Centerville, Township of Washington, County of Montgomery, State of Ohio, and being in the southwest quarter of Section 25, Town 2, Range 6 MRs., described as follows: Beginning in the centerline of the Lebanon Pike at the southeast corner of a sixty-eight hundredths (.68) acre tract of land belonging to Gustave T. Welch, et al as recorded in Book 777, Page 241, in the Deed Records of Montgomery County, Ohio; thence with the centerline of the Lebanon Pike, South one degree (1°) East for one hundred (100) feet; thence parallel with the south line of said Welch land, South eighty-four degrees two minutes (84° 02') West for two hundred ninety-five and 17/100 (295.17) feet; thence parallel with the centerline of the Lebanon Pike, North one degree (1°) West for one hundred (100) feet to the southwest corner of said Welch land; thence with the south line of said Welch land, North eighty-four degrees two minutes (84° 02") East for two hundred ninety-five and 17/100 (295.17) feet to the point of beginning, containing sixty-eight hundredths (.68) acre, more or less.

Said property now being known and designated as Lot One Hundred Seven - A (107-A) in the Gorman Subdivision.

And also the following described real estate: Located in the Village of Centerville, Washington Township, Montgomery County, State of Ohio, and being in the southwest quarter of Section 25, Town 2, Range 6 MRs., described as follows: Beginning in the centerline of the Lebanon Pike, two hundred (200) feet South of the northeast corner of land belonging to grantor herein as described in Book 619, Page 430, in the Deed Records of Montgomery County, Ohio; thence with the center line of the Lebanon Pike, South one degree (1°) East for one hundred (100) feet; thence parallel with the north line of grantor's land, South eighty-four degrees two minutes (84° 02') West for two hundred ninety-five and 17/100 (295.17) feet to an iron pin; thence parallel to the Lebanon Pike North one degree (1°) West for one hundred (100) feet to an iron pin; thence parallel with the north line of grantor's land North eighty-four degrees two minutes (84° 02') East for two hundred ninety-five and 17/100 (295.17) feet to the point of beginning, containing sixty-eight hundredths (.68) acre, more or less.

Situate in the Village of Centerville, Township of Washington, County of Montgomery, State of Ohio, and being in the southwest quarter of Section 25, Town 2, Range 6 MRs. and being part of a two and eighty-six hundredths (2.86) acre tract conveyed to Beatrice Nuckols and recorded in Deed Book 1067, Page 246, of the Deed Records of said County, and being more particularly bounded and described as follows: Beginning at an iron pipe in the north line of Ridgeway Drive, as recorded in Plat Book "U", Page 57, of the Plat Records of said County; said beginning point bears South eighty-two degrees fifty-two minutes ($82^{\circ} 52'$) West a distance of forty-five and twenty-six hundredths (45.26) feet from the southeast corner of said two and eighty-six hundredths (2.86) acre tract; said corner being also Station 178+23.05 of the centerline survey of State Route 48, as recorded in Plat Book 63, Pages 2 and 3 of the Plat Records of said County; thence with the north line of said Ridgeway Drive, South eighty-two degrees fifty-two minutes ($82^{\circ} 52'$) West a distance of ninety-eight and thirty-one hundredths (98.31) feet to an iron pipe at the point of curvature; thence with a curve to the right, having a radius of three hundred fifty-eight and six hundredths (358.06) feet, for a distance of one hundred twenty-one and forty-six hundredths (121.46) feet to an iron pipe at the point of tangency; thence North seventy-seven degrees forty-one minutes fifty-two seconds ($77^{\circ} 41' 52''$) West a distance of thirty-one and five hundredths (31.05) feet to a point; thence North one degree (1°) West a distance of two hundred eighty-six and ninety hundredths (286.90) feet to a point in the north line of said two and eighty-six hundredths (2.86) acre tract, said point being also the southwest corner of a sixty-eight hundredths (.68) acre tract conveyed to Gustave T. Welch and Ozella W. Welch and recorded in Deed Book 849, Page 594, of the Deed Records of said County; thence with the south line of said sixty-eight hundredths (.68) acre tract and the north line of said two and eighty-six hundredths (2.86) acre tract North eighty-four degrees (84°) East a distance of two hundred sixty and seventeen hundredths (260.17) feet to an iron pipe in the west right-of-way line of State Route 48, said point being the northwest corner of an easement granted to the State of Ohio; thence with said West right-of-way line, South one degree (1°) East a distance of two hundred ninety-seven and six hundredths (297.06) feet to an iron pipe; thence continuing with

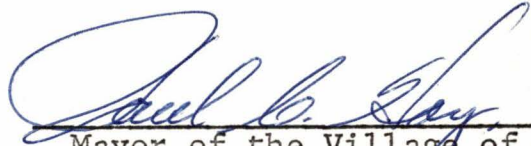
said right-of-way line, South thirty-eight degrees forty-eight minutes twenty seconds ($38^{\circ} 48' 20''$) West a distance of fifteen and sixty-two hundredths (15.62) feet to the place of beginning, containing one and eight hundred forty-six thousandths (1.846) acres more or less and being subject to all legal highways.

And by changing the zoning of the following described property from R-3 Classification to B-1 Classification:

Situate in the Village of Centerville, in the Township of Washington, County of Montgomery and State of Ohio; being a part of the north one-half of the southwest quarter of Section 25, Town 2, Range 6 M.R.s. and being part of the premises as described in Deed Book 1993, Page 288 of the Deed Records of said County, and being more particularly bounded and described as follows: Beginning at the southeast corner of said tract on the west right-of-way line of State Route 48, (Main Street), said point being thirty-five and 13/100 (35.13) feet West of the centerline of said State Route 48, thence along said west line North five degrees seven minutes ($5^{\circ} 07'$) West for three hundred seventy-two and 21/100 (372.21) feet to a point, thence North eleven degrees thirty-four minutes fifty-seven seconds ($11^{\circ} 34' 57''$) West for one hundred four and 4/100 (104.04) feet to a point; thence North five degrees seven minutes ($5^{\circ} 07'$) West for fifty-seven and 97/100 (57.97) feet to a point, thence South eighty-eight degrees twenty-one minutes forty-four seconds ($88^{\circ} 21' 44''$) West for two hundred forty (240) feet to a point; thence South five degrees seven minutes ($5^{\circ} 07'$) East for five hundred thirty-two and 36/100 (532.36) feet to a point in the south line of said tract, thence along the south line of said tract North eighty-nine degrees fifty minutes one second ($89^{\circ} 50' 01''$) East for two hundred sixty and 4/100 (260.04) feet to the place of beginning containing three and 105/1000 (3.105) acres, more or less.

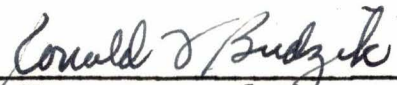
Section 2. Any ordinances, resolutions, or parts thereof, in conflict herewith are hereby rescinded and repealed.

PASSED this 19th day of June, 1967.



Mayor of the Village of
Centerville, Ohio

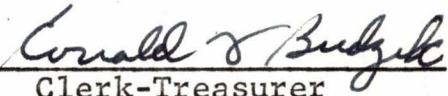
ATTEST:



Clerk-Treasurer of the
Village of Centerville, Ohio

C E R T I F I C A T E

The undersigned, Village Clerk of the Village of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 9-67, passed by the Council of the Village of Centerville, Ohio, on the 19th day of June, 1967.



Clerk-Treasurer