

**NOTICE OF ADOPTION**

I, Teri Davis, do hereby certify:

1. That I am the Clerk of Council of the Council of the City of Centerville, Ohio;  
and
2. That on the 26th day of September, 2022,  
Ordinance No. 17-22 was adopted by the Centerville City Council; and
3. That a certified copy of Ordinance No. 17-22 was published in the  
posting locations prescribed by the City of Centerville Council.

  
\_\_\_\_\_  
Clerk of Council

ORDINANCE NO. 17-22

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Belinda Kenley ON THE  
26<sup>th</sup> DAY OF September, 2022.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08, CHAPTER 1216, THE UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, TO REZONE 3.063 ACRES OF LAND, MORE OR LESS, LOCATED AT CLYO ROAD AND POSSUM RUN ROAD INTERSECTION AT CORNERSTONE OF CENTERVILLE SOUTH, FROM O-PD, OFFICE PLANNED DEVELOPMENT WITH CB, CORPORATE BUSINESS OVERLAY ZONE CLASSIFICATION, TO O-S, OFFICE-SERVICE DISTRICT CLASSIFICATION.

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. The Official Zoning Map attached to Ordinance Number 14-08, Chapter 1216, Article 7 of the Unified Development Ordinance, passed on the 15th day of December, 2008, and as subsequently amended, be, and the same hereby is amended to rezone 3.063 acres of land, more or less, located at Clyo Road and Possum Run Road Intersection at Cornerstone of Centerville South, from O-PD, Office Planned Development zone classification with CB, Corporate Business Overlay, to O-S, Office-Service District zone classification. A map and legal description defining the area is marked Exhibit "A", attached hereto and incorporated herein. The Parcel Identification Number is L49000100010001200.

Section 2. The zoning map of the City of Centerville, Ohio, shall be revised to reflect these adjustments.


Section 3. This ordinance shall take effect and be in force at the earliest date provided by law.

PASSED THIS 26<sup>th</sup> day of September, 2022.



\_\_\_\_\_  
Mayor of the City of  
Centerville, Ohio

ATTEST:

  
\_\_\_\_\_  
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 Ordinance No. 17-22, passed by the Council of the City of Centerville, Ohio on the 26<sup>th</sup> day of September, 2022.

  
\_\_\_\_\_  
Clerk of the Council

Approved as to form, consistency with the  
Charter and Constitutional Provisions.  
Department of Law  
Scott A. Liberman  
Municipal Attorney



RECORD PLAN  
CORNERSTONE OF CENTERVILLE-SOUTH  
SECTION ONE

Exhibit "A"

ZONING  
OFFICE PLANNED DEVELOPMENT

REFERENCES  
SURVEY RECORD 35-255  
SURVEY RECORD 37-70  
POSSUM RUN SECTION 2 PC 18-60  
FIVE SEASONS PC 30 PAGE 571B-573A  
SUGAR LEAF-SECTION ONE PC 19-98

BEING LOCATED IN SECTION 9, TOWN 2, RANGE 6,  
CITY OF CENTERVILLE AND SUGARCREEK TOWNSHIP,  
GREENE COUNTY, OHIO

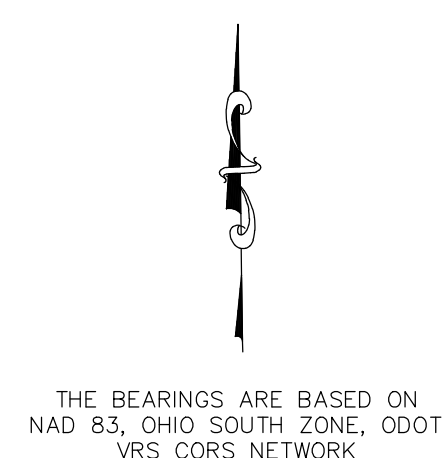
CONTAINING 71.482 ACRES

JULY 2022



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- \* MAG NAIL SET
- \* MAG NAIL FOUND



SUBMITTED FOR REVIEW

PREPARED BY:

**ChoiceOne** Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE: 07-14-2022 SHEET NUMBER 3 OF 3

SEE PAGE 2 OF 3



**LEGAL DESCRIPTION**  
**LOT #2**

BEING PART OF A 71.482-ACRE TRACT OF LAND OWNED BY CORNERSTONE DEVELOPERS LTD. AS DESCRIBED IN OFFICIAL RECORD 3042 PAGE 792 OF THE GREENE COUNTY DEED RECORDS, SITUATE IN SECTION 9, TOWN 2, RANGE 6, CITY OF CENTERVILLE, GREENE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin found at the northwest corner of Lot 20 of Sugar Leaf Section 2 as shown in Plat Cabinet 33, Page 773A-774A and being on the east right-of-way line of Possum Run Court;

thence, North  $89^{\circ}-09'-08''$  West, 35.06 feet, along the north line of Sugar Leaf Section 2 to an iron pin set on the east line of the southwest quarter section and being on the centerline of Possum Run Court;

thence, South  $04^{\circ}-19'-37''$  West, 699.60 feet, along the east line of the southwest quarter section and the centerline of Possum Run Court, to a Mag nail set;

thence, South  $86^{\circ}-40'-49''$  West, 20.00 feet, to an iron pin with cap set and being the principal place of beginning of the tract herein described;

thence, South  $37^{\circ}-16'-24''$  West, 50.30 feet, to an iron pin with cap set;

thence, on a curve to the right with a radius of 493.00 feet, an arc distance of 213.19 feet, a delta angle of  $24^{\circ}-46'-36''$ , and a chord bearing North  $62^{\circ}-16'-39''$  West, 211.53 feet, to an iron pin with cap set;

thence, North  $49^{\circ}-53'-22''$  West, 130.91 feet, to an iron pin with cap set;

thence, North  $04^{\circ}-53'-22''$  West, 63.64 feet, to an iron pin with cap set;

thence, North  $40^{\circ}-06'-38''$  East, 342.00 feet, to an iron pin with cap set;

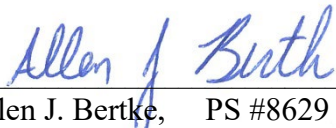
thence, on a curve to the left with a radius of 1114.00 feet, an arc distance of 190.05 feet, a delta angle of  $09^{\circ}-46'-30''$ , and a chord bearing North  $35^{\circ}-13'-22''$  East, 189.82 feet, to an iron pin with cap set;

thence, South 85°-40'-20" East, 40.43 feet, to an iron pin with cap set;

thence, South 04°-19'-37" West, 621.49 feet, to the principal place of beginning.

Containing 3.063 acres more or less in the City of Centerville and all being subject to any legal highway and easements of record. The bearings are based on NAD 83 CORS 2011 Adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a survey performed under his direction and dated June 28, 2022.

  
Allen J. Bertke, PS #8629



08/05/2022  
Date