

**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 6th day of May, 2024,  
Ordinance No. 09-24 was adopted by the Centerville City Council; and
3. That a certified copy of Ordinance No. 09-24 was published in the  
posting locations prescribed by the City of Centerville Council.

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

ORDINANCE NO. 09-24

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Bill Serr ON THE  
6<sup>th</sup> DAY OF May, 2024.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08, CHAPTER 1216, THE UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, TO REZONE 30.867 ACRES OF LAND, MORE OR LESS, LOCATED AT WILMINGTON PIKE AND I-675 AT CORNERSTONE OF CENTERVILLE SOUTH (PARTIAL LOT #1), FROM O-PD, OFFICE PLANNED DEVELOPMENT WITH CB, CORPORATE BUSINESS OVERLAY ZONE CLASSIFICATION, TO B-PD BUSINESS PLANNED DEVELOPMENT 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 30.867 acres of land, more or less, located at Wilmington Pike and Interstate 675 at Cornerstone of Centerville South (Partial Lot #1), from O-PD, Office Planned Development zone classification with CB, Corporate Business Overlay, to B-PD, Business Planned Development zone classification. A map reflecting the portion of Lot #1 area to be rezoned is attached as Exhibit "A", and the legal description defining the area to be rezoned is marked Exhibit "B", attached hereto and incorporated herein. The Parcel Identification Number for Lot #1 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 6<sup>th</sup> day of May, 2024.

  
\_\_\_\_\_  
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. 09-24, passed by the Council of the City of Centerville, Ohio on the 6<sup>th</sup> day of May, 2024.

  
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Clerk of the Council

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





I-675 R/W VARIES  
(LIMITED ACCESS RIGHT-OF-WAY)

Exhibit "A"

EX. 30' WATER LINE CSPT.  
FROM THE SOUTHERLY LINE TO  
THE SANITARY BASIN ON  
1964/741

SANITARY  
BASIN IS  
DEEP,  
ACTUALLY  
17' DEEP,  
THE  
SANITARY  
LINE  
WAS  
INSTALLED

EX. 30' ACCESS ESMT.  
ON 1964/741  
EX. 20' WATER LINE ESMT.  
ON 88/745

CENTER OF OF 14  
EX. 30' WATER LINE ESMT.  
ON 1964/741

EX. 30' WATER LINE CSPT.  
ON 88/745

EX. 30' 84  
TOP 848.81  
815.6 811.43 81

WILMINGTON PIKE

ASPHALT PVI

EX. 30' 82  
TOP 847.88  
811.51 811.04  
811.51 811.04  
EX. 30' 81  
TOP 848.81  
811.51 811.04  
811.51 811.04  
EX. 30' 80  
TOP 848.81  
811.51 811.04  
811.51 811.04

STN. 101 82  
TOP 848.81  
811.51 811.04  
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STN. 101 81  
TOP 848.81  
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EX. 30' SANITARY ESMT.  
ON 1964/741



Exhibit "B"

**LEGAL DESCRIPTION**

SITUATE IN SECTION 9, TOWN 2, RANGE 6, CITY OF CENTERVILLE, SUGARCREEK TOWNSHIP, GREENE COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin found at the northwest corner of Lot 1 of Five Seasons as shown in Plat Cabinet 30, Pages 571B-573A and being on the southerly limited access right-of-way line of Interstate 675;

thence, South  $36^{\circ}21'03''$  East, 420.00 feet, along the westerly line of said Lot 1 to a point;

thence, South  $44^{\circ}44'26''$  West, 542.50 feet, to a point;

thence, South  $31^{\circ}49'56''$  East, 188.03 feet, to a point;

thence, South  $55^{\circ}17'14''$  West, 65.03 feet, to a point;

thence, on a curve to the left with a radius of 1643.32 feet, an arc distance of 363.73 feet, a delta angle of  $12^{\circ}40'54''$ , and a chord bearing South  $58^{\circ}45'24''$  West, 362.99 feet, to a point;

thence, South  $50^{\circ}43'20''$  West, 283.76 feet, to an iron pin found at the northeast corner of a 9.552-acre tract of land owned by Christ Evangelical United Brethren Church as conveyed in Official Record 333, Page 534;

thence, North  $89^{\circ}00'26''$  West, 1180.53 feet, along the north line of said 9.552-acre tract to point on the southerly limited access right-of-way line of Interstate 675;

thence, North  $15^{\circ}19'41''$  East, 357.44 feet, along the southerly limited access right-of-way line of Interstate 675 to a point;

thence, North  $44^{\circ}36'46''$  East, 276.56 feet, along the southerly limited access right-of-way line of Interstate 675 to a point;

thence, North  $55^{\circ}32'21''$  East, 105.95 feet, along the southerly limited access right-of-way line of Interstate 675 to a point;

thence, North  $66^{\circ}50'33''$  East, 851.36 feet, along the southerly limited access right-of-way line of Interstate 675 to a point;

thence, North  $82^{\circ}56'47''$  East, 264.05 feet, along the southerly limited access right-of-way line of Interstate 675 to a point;

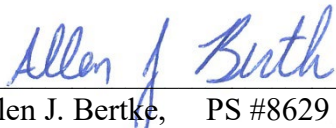
thence, North 64°59'57" East, 265.99 feet, along the southerly limited access right-of-way line of Interstate 675 to a point;

thence, North 35°59'46" East, 230.70 feet, along the southerly limited access right-of-way line of Interstate 675 to the place of beginning.

Containing 30.867 acres more or less 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 March 20, 2024.

  
Allen J. Bertke, PS #8629



03/20/2024  
Date