

**CITY OF XENIA, OHIO
ORDINANCE NUMBER 17 – 34**

ORDINANCE REZONING A 1.876-ACRE PORTION OF A PARCEL AT 856 HEDGES ROAD FROM A-1 AGRICULTURAL DISTRICT TO R-1A ONE-FAMILY RESIDENTIAL DISTRICT.

WHEREAS, the area requested for rezoning is a portion of the parcel containing 856 Hedges Road, which has a Greene County parcel identification number of M40000100600009400; and

WHEREAS, the owner of parcel M40000100600009400 submitted a request to split said parcel into two lots, one of which will contain 1.876 acres (the “Tract”); and

WHEREAS, the owner of parcel M40000100600009400 submitted a request to rezone the Tract from A-1 Agricultural District to R-1A One-Family Residential District; and

WHEREAS, the Xenia Planning and Zoning Commission held the required public hearing and voted to endorse the rezoning of the Tract to R-1A One-Family Residential District.


NOW, THEREFORE, the City of Xenia hereby ordains:

Section 1. In accordance with the amendment process outlined in Xenia Codified Ordinance Part Twelve – Land Development Code, Section 1220.03 Code Text and Map Amendments, the Tract shall be rezoned from A-1 Agricultural District to R-1A One-Family Residential District.

Section 2. The attached legal description and survey in Exhibit 1 depicts the boundaries of the Tract and shall be part of this ordinance and shall be used as a reference for reflecting the zoning change on the Official Zoning Map of the City of Xenia.

Section 3. This ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: July 13, 2017
Effective: August 12, 2017


Michael D. Engle
President, Xenia City Council

Attest:

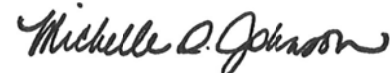

Michelle D. Johnson
City Clerk

EXHIBIT 1

61 South Mulberry Street
Wilmington, Ohio 45177
(937) 382-2107
Fax: (937) 383-3243



384 Woodcrest Lane
Xenia, Ohio 45385
(937) 376-4609

Description of a
0.245 acre tract for
Paul E. & Betty R. Price
May 4, 2017

Situated in the City of Xenia, Greene County, Ohio Virginia Military Survey Number 2263, and being part of a 7.500 acre tract as conveyed by deed to Paul E. Price and Betty R. Price as recorded in Volume 3122, Page 580 of the Greene County Official Records and being more particularly described as follows:

Commencing for reference at a mag nail previously set at the intersection of the centerline of survey of U.S. Route 42 and the centerline of Hedges Road per ODOT Plan GRE-42 (3.81-8.67);

thence N 81°44'29" W 2208.70' to a railroad spike found marking the southwesterly corner of Kathleen D. & Jeffrey W. Miller's 2.424 acre tract (Official Record 3541, Page 383);

thence with the centerline of Hedges Road N 83°31'12" W 755.09' to a mag nail found at the southeasterly corner of Edgar S. & Angela R. Quinlan's 8.500 acre tract (Official Record 3122, Page 547);

thence with the lines of said Quinlan's 8.247 acre tract N 6°25'29" E 70.04' to a 5/8" iron pin found;

thence N 12°50'58" W 284.84' to a 5/8" iron pin found marking the True Point of Beginning for this tract herein described;

thence continuing with a line of said Quinlan's land N 38°12'00" E 208.16' to a 5/8" iron pin found in the line of P.F.D. Development PLL's remaining part of an original 334.883 acre tract (Official Record 967, Page 255);

thence with the line of P.F.D. Development PLL's land S 66°16'59" E 105.92' to an iron pin set;

thence by new division line through the lands of said Price S 61°48'29" W 256.09' to the True Point of Beginning containing 0.245 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

Note: The above described 0.245 acre tract shall be conveyed to the adjoining land owners (Edgar S. & Angela R. Quinlan) and shall not create an independent building site as allowed under Section 711.01 of the Ohio Revised Code.

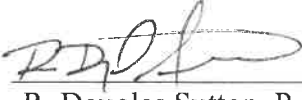
This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in May, 2017.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

EXHIBIT 1

Page 2

Legal description of 2.000 acres of land

Prepared by: 

R. Douglas Sutton, P.S.
Ohio Professional Surveyor

17280-1.leg

EXHIBIT 1

Page 2

Legal description of 0.245 acres of land

Bearings are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are Grid Distances. The Combined Scale Factor is 0.999901318042. To obtain Ground Distances divide the Grid Distance by the Combined Scale Factor.

Recorded in Volume ____, Page ____ of the Greene County Surveyor's Records.

Prepared by:



R. Douglas Sutton, P.S.
Ohio Professional Surveyor

17280-2.leg

EDGAR S. & ANGELA R. QUINLAN
8.500 AC.
S.R. 41, PAGE 198
O.R. 3122, PAGE 547

EXHIBIT 1

PAUL E. & BETTY R. PRICE
7.500 AC.
S.R. 41, PAGE 198
-2.000 AC.
-0.245 AC.
OFFICIAL RECORD 3122, PAGE 580

SURVEY PLAT OF PART OF THE LANDS OF
PAUL E. & BETTY R. PRICE
OFFICIAL RECORD 3122, PAGE 580

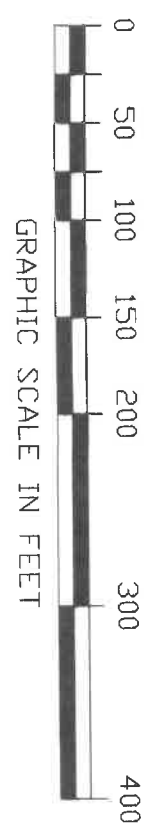
Cinco & Sutton
SURVEYORS
XENIA & WILMINGTON, OH
937.382.2107

P.F.D. DEVELOPMENT PLL
REM. PART ORIGINAL 334.883 AC.
S.R. 28, PAGE 54
OFFICIAL RECORD 967, PAGE 255

KATHLEEN D. & JEFFREY W. MILLER
S.R. 19, PAGE 26
O.R. 3541, PAGE 383

MARY L. ARNOLD
REM. PART ORIGINAL 74.98 AC.
OFFICIAL RECORD 3394, PAGE 622

NOTE: THE 0.245 ACRE TRACT SHALL
BE CONVEYED TO THE ADJOINING LAND
OWNERS (EDGAR S. & ANGELA R. QUINLAN)
AND SHALL NOT CREATE AN INDEPENDENT
BUILDING SITE AS ALLOWED UNDER SECTION
711.01 OF THE OHIO REVISED CODE.



MONUMENT LEGEND

- Iron Pin (fd) size per plan
- 5/8" OD Iron Pin (set) with yellow plastic cap, stamped: CLINCO & SUTTON
- ⊙ Iron Pipe (fd) OD size per plan
- ⊗ Stone (fd)
- ⊠ Railroad Spike (fd)
- ⊡ Railroad Spike (set)
- ⊕ Mag Nail (set)
- ⊞ Concrete Monument (fd)
- ⊙ PK or Mag Nail (fd)
- ⊗ Post (fd) size per plan
- ⊕ Bolt (fd)

NOTE: Bearings used are based on NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are based upon Grid distances. The combined scale factor is 0.999901318042. To obtain Ground distances divide the Grid distance by the combined scale factor. Monuments found or set are in good condition unless otherwise labeled. Deeds & Survey Records as noted on drawing are source data for this survey.

JOHN E. & REBECCA A. ROBINETTE
5.002 AC.
S.R. 38, PAGE 60
O.R. 2595, PAGE 803

JOHN E. & REBECCA A. ROBINETTE
5.002 AC.
S.R. 38, PAGE 60
O.R. 2595, PAGE 800

CHRISTOPHER E. COMBS
1.919 AC.
S.R. 38, PAGE 60
O.R. 2606, PAGE 293

2.000 AC.
1.876 AC. IN XENIA CITY
0.124 AC. IN XENIA TWP.

MAG NAIL PREVIOUSLY SET AT INTERSECTION OF THE CENTERLINE OF HEDGES ROAD AND THE CENTERLINE SURVEY OF U.S. ROUTE 42 PER ODOT PLAN GRE-42 (3.81-8.67) (STA 355+74.49)

SURVEYED BY: *R.D. Sutton*

Reg. Surveyor No. 7124

APPROVED
Greene County Engineer
By: *[Signature]*

Date 5/8/17



JOB NO. 2017/17280

GRANTOR PAUL E. & BETTY R. PRICE
GRANTEE _____
LOCATION:
Section _____, Town _____, Range _____
or Survey No. 2263
CITY OF XENIA & XENIA TOWNSHIP,
GREENE COUNTY, OHIO
DATE MAY 2017

ZONING _____

APPROVED BY: _____

RPCC

DATE