

RECORD OF ORDINANCES

DAYTON BANK HODGES LTD. CO.

Ordinance No. 1985-01

Passed APRIL 16, 1985

AN ORDINANCE REZONING CERTAIN LOTS OF THE REVISED AND CONSECUTIVE NUMBER OF LOTS OF THE VILLAGE OF BROOKVILLE, OHIO FROM THEIR PRESENT CLASSIFICATION TO THE NEW CLASSIFICATION OF B-3.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE MUNICIPALITY OF BROOKVILLE, OHIO, THAT:

SECTION I:

The classification of the following described real estate, commonly known as 440 Rona Parkway and 525 Arlington Road, Brookville, Ohio, to be and the same is hereby changed and rezoned from B-1 to B-3 pursuant to zoning ordinances of the Municipality of Brookville, Ohio; to-wit:

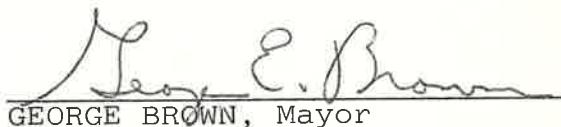
See copies of attached descriptions for the above described real estate.

SECTION II:

This ordinance shall revoke and rescind all Ordinances, parts of Ordinances, and Resolutions and parts of Resolutions that are in conflict herewith and shall be enforced from and after the earliest period allowed by law.

PASSED this 16th day of APRIL, 1985.


E. EUGENE ROESER, Clerk


GEORGE BROWN, Mayor

CERTIFICATE

The undersigned, Clerk of the Municipality of Brookville, Ohio, does hereby certify that the foregoing is a true and correct copy of Ordinance No. 1985-01 passed by the Council of said Municipality on the 16th day of APRIL, 1985.


E. Eugene Roeser, Clerk

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CERTIFICATION OF POSTING

The undersigned, Clerk of Council of the Municipality of Brookville, Ohio, hereby certifies that the foregoing Ordinance No. 1985-01 was posted at the Municipal Building, U. S. Post Office and the Brookville National Bank, Brookville, Ohio on the 26th day of April, 1985 to the 25th day of May, 1985 both days inclusive.


E. Eugene Roeser, Clerk

JAMES E. HUDSON & ASSOCIATES

Land Surveyors

DAYTON, OHIO 45459



6020 EDNA OAKS CT.
Phone 435-0020

DESCRIPTION OF REAL ESTATE

Situate in the Village of Brookville, County of Montgomery, State of Ohio and being a part of a 0.685 acre tract conveyed to Robert E. Behnken, by deed, recorded in Microfiche Volume 74-347C01 and part of a 1.208 acre tract conveyed to Robert E. Behnken, by deed, recorded in Microfiche Volume 74-98C02 of the deed records of said county.

Beginning at an iron pin in the south line of the said 0.685 acre tract, in the north line of Rona Parkway Drive, said iron pin being South $87^{\circ} 02' 40''$ East a distance of 90.00 feet from the southwest corner of the said 0.685 acre tract, which corner is the northeast corner of Rona Parkway Drive and Coronado Drive; thence, from said point of beginning, 90.00 feet eastwardly from and parallel with the west line of the said 0.685 acre tract, North $2^{\circ} 57' 20''$ East a distance of 149.79 feet to an iron pin in the north line of the said 0.685 acre tract; thence, with the north line of the said 0.685 acre tract and the north line of the said 1.208 acre tract, South $86^{\circ} 58' 58''$ East, passing the northeast corner of the said 0.685 acre tract and the northwest corner of the said 1.208 acre tract at 107.11 feet, a distance of 125.00 feet to an iron pin; thence, by a new division line through the said 1.208 acre tract, South $2^{\circ} 57' 20''$ West a distance of 149.66 feet to an iron pin in the south line of the said 1.208 acre tract and in the north line of Rona Parkway Drive; thence, with the south line of the said 1.208 acre tract and the south line of the said 0.685 acre tract and the north line of Rona Parkway Drive, North $87^{\circ} 02' 40''$ West, passing the southwest corner of the said 1.208 acre tract and the southeast corner of the said 0.685 acre tract at 13.65 feet, a distance of 125.00 feet to the place of beginning containing 0.430 acres, more or less, of which 0.375 acres are out of the 0.685 acre tract and 0.055 acres are out of the 1.208 acre tract.

11/23/84

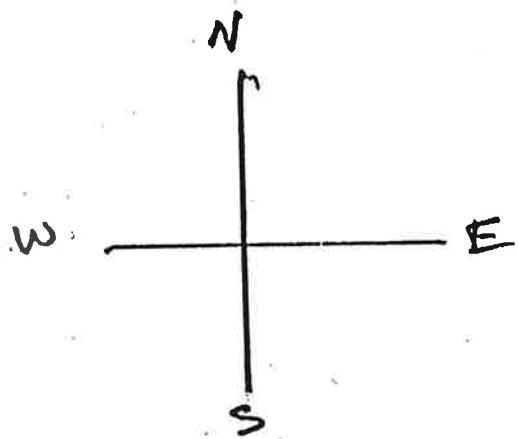
REPORT ON
EXAMINATION OF TITLE

A thorough examination of the public records and indices of Montgomery County, Ohio has been made. Examination of title to the following described real estate covers a period of 21 years prior to the date hereof:

Situate in the Village of Brookville, and in Section 33, town 6, range 4E, Clay Township, County of Montgomery, State of Ohio, and being part of lot 1285 on the plat of said Village of Brookville, Ohio, and being a tract of land described as follows:

Beginning at a point on the centerline of Arlington Road, said point being the southeast corner of land conveyed to Russell E. Booze, et al., by dced recorded in Book 2275, page 309 in the Deed Records of Montgomery County, Ohio; thence with the centerline of said Arlington Road, South one degree twenty minutes West for one Hundred forty-nine and 34/100 (149.34) feet; thence North eighty-seven degrees two minutes forty seconds West for three Hundred fifty-two and no/100 (352.00) feet; thence North one degree twenty minutes East for one Hundred Forty-nine and 72/100 (149.72) feet to a point in the south line of said Booze land; thence with the south line of said Booze land, South eighty-six degrees fifty-eight minutes fifty-eight seconds East for three Hundred Fifty-two and 01/100 (352.01) feet to the point of beginning, containing 1.208 acres more or less.

We find title to the above described real estate to be in the name of:



Boose
Chev.

GEORGE BLUM BLDG	SEE ATTACHED DESCRIPTION	ROBERT BEHNKE BLDG
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Ronit Parkway

RECORDED RD