



WEST CARROLLTON

ESTD  1830

Case No. _____

Date Filed _____

Please use ink

PETITION FOR THE VACATION OF
A PUBLIC STREET, ALLEY, OR PUBLIC UTILITY

We the undersigned, being all the property owners adjacent to and abutting the following described property, petition the City of West Carrollton to vacate the following described public street, alley, or public utility easement (provide legal description of area being vacated, with map showing all adjoining property owners):

This street vacation request pertains to a portion of the right-of-way along Central Avenue.

The extents of this request are from the current right-of-way line along the north side of Central Avenue to the south curb line of the existing "Central Lane" drive.

We hereby request the City of West Carrollton to vacate the public street, alley, or public utility easement for the following reasons:

West Carrollton City Schools Board of Education requests vacation of the portion of the right-of-way to be able to permanently control access along the front side of the new 2-4 school building that is currently under construction along this drive. This right-of-way vacation request does not impact traffic circulation of nearby property owners.

Case No. _____

Date Filed: _____

APPLICANTS

1. Applicant Name (Print): West Carrollton City Schools
Applicant Address: 430 E. Pease Ave
Parcel ID Number: K48 00103 0094
Signature: *Joel Huey* Date: 6-27-24
2. Applicant Name (Print): _____
Applicant Address: _____
Parcel ID Number: _____
Signature: _____ Date: _____
3. Applicant Name (Print): _____
Applicant Address: _____
Parcel ID Number: _____
Signature: _____ Date: _____
4. Applicant Name (Print): _____
Applicant Address: _____
Parcel ID Number: _____
Signature: _____ Date: _____
5. Applicant Name (Print): _____
Applicant Address: _____
Parcel ID Number: _____
Signature: _____ Date: _____
6. Applicant Name (Print): _____
Applicant Address: _____
Parcel ID Number: _____
Signature: _____ Date: _____
7. Applicant Name (Print): _____
Applicant Address: _____
Parcel ID Number: _____
Signature: _____ Date: _____
8. Applicant Name (Print): _____
Applicant Address: _____
Parcel ID Number: _____
Signature: _____ Date: _____

ADVERTISEMENT

NOTE TO THE PUBLISHER: The cost of this advertisement may be billed to the City of West Carrollton only if this form is accompanied by a city purchase order. Otherwise, billing should be directed to the person placing this advertisement.

Released By: Samantha Morgan
Administrative Assistant

E-mailed To: The Miamisburg News on Friday, July 12, 2024

Instructions: Insert advertisement in the Miamisburg News on Thursday, July 18, 2024. Within five (5) days thereafter, issue affidavit setting forth true and complete copy and date of publication. Advertisement below:

LEGAL NOTICE

Notice is hereby given that a Public Hearing will be held by the City of West Carrollton Planning Commission in the City Council chambers at the Civic Center, located at 300 East Central Avenue, on Thursday, August 1, 2024, at 6:30 p.m., to consider a petition by the West Carrollton City Schools, 430 E. Pease Ave, West Carrollton, Ohio 45449, for the vacation of Central Lane as a public street.

Interested persons are requested to appear and voice their opinions with respect to this application. Public comment may also be submitted in writing in advance of the public hearing. The proposed application may be examined at the City of West Carrollton Planning and Community Development Department located at 300 E. Central Avenue from Monday through Friday, 8 a.m. to 4:30 p.m., or on the City's website at www.westcarrollton.org/planning-commission. If you have questions or need more information, please email plan@westcarrollton.org or call 937-859-5783.



PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

Case No.: SV-24-1

Meeting Date: Thursday, August 1, 2024

Time: 6:30 p.m.

Place: City Council Chambers – Civic Center, 300 E. Central Avenue

Notice is hereby given that a public hearing will be held by the City of West Carrollton Planning Commission at the Civic Center located at 300 East Central Avenue on Thursday, August 1, 2024 at 6:30 p.m., to consider a petition by the West Carrollton City Schools, 430 E. Pease Ave, West Carrollton, Ohio 45449, for the vacation of Central Lane as a public street.

The proposed application may be examined at the City of West Carrollton Planning and Community Development Department located at 300 E. Central Avenue from Monday through Friday, 8 a.m. to 4:30 p.m., or on the City's website at www.westcarrollton.org/planning-commission. If you have questions or need more information, please email plan@westcarrollton.org or call 937-859-5783.

BUSICK ALEXANDREA N AND BENJAMIN
P
109 CEDAR ST
WEST CARROLLTON OH 45449

ELLER ERIN E AND TIMOTHY A
340 E PEASE AVE
DAYTON OH 45449 1356

NUGENT GARY K
334 E PEASE AVE
DAYTON OH 45449 1356

COVEY JEFFREY S AND REBECCA M
333 E MAIN ST
WEST CARROLLTON OH 45449 1307

JOHNSON ROBERT G
339 E MAIN ST
DAYTON OH 45449

HOUGH ZACHARY AND IMARI CHANEL
345 E MAIN ST
DAYTON OH 45449

WEST CARROLLTON BOARD OF
EDUCATION
430 E PEASE AVE
DAYTON OH 45449 1357

CAMBIZACH EDISON A
330 E MAIN ST
WEST CARROLLTON OH 45449

SOMMER WILLIAM F AND MARY E
336 E MAIN ST
DAYTON OH 45449 1308

STEWART TIFFANY S AND CHAD A
340 E MAIN ST
DAYTON OH 45449

KITCHENS MARGARET A AND MARK E
344 E MAIN ST
DAYTON OH 45449

KENDIG VINCENT J AND CASSIE M
THOMAS
329 E CENTRAL AVE
DAYTON OH 45449

VAUGHT TIMOTHY SCOT
329 E CENTRAL AVE
DAYTON OH 45449

VAUGHT TIMOTHY SCOT
329 E CENTRAL AVE
DAYTON OH 45449

SAGESER GINGER K
345 E CENTRAL AVE
DAYTON OH 45449

SECURED CAPITAL HOLDINGS II LLC
523 WINDSOR PARK DR
DAYTON OH 45459

LUTHERAN GRACE EVAN CH
410 E PEASE AVE
DAYTON OH 45449 1357

BOWLING RESTAURANT LLC
1413 MEADOW BRIDGE DR
DAYTON OH 45432

TG LG PROPERTIES LLC
535 E DIXIE DR
DAYTON OH 45449

STEBBINS PLUMBING AND HEATING CO
621 E DIXIE DR
DAYTON OH 45449 1830

FAMILY CHURCH
715 E CENTRAL LANE
DAYTON OH 45449 1816

KANTA INC
9607 OLD GEORGETOWN WAY
DAYTON OH 45458

LEGACY PHOENIX LLC
489 E DIXIE DR
DAYTON OH 45449

WEST CARROLLTON CITY OF
300 E CENTRAL AVE
DAYTON OH 45449

WEST CARROLLTON COMMUNITY
IMPROVEMENT CORPORATION
300 E CENTRAL AVE
DAYTON OH 45449 1826

WEST CARROLLTON CITY OF
300 E CENTRAL AVE
DAYTON OH 45449

TG LG PROPERTIES LLC
535 E DIXIE DR
DAYTON OH 45449

HEETER REX AND ROBYN
421 E PEASE AVE
DAYTON OH 45449

ADKINS ERNEST J
423 E PEASE AVE
DAYTON OH 45449

COBOS JAIME PATRICIO SIGUENCIA
429 E PEASE AVE
DAYTON OH 45449

HAND PATRICK C AND MARGARET K
435 E PEASE AVE
DAYTON OH 45449

HOLMES JUDITH KAREN
503 E PEASE AVE
DAYTON OH 45449 1358

HOLBROOK JOSEPH E AND LINDA E
509 PEASE AVE
DAYTON OH 45449

BINGHAM HAROLD D AND CHARLOTTE
A
510 E COTTAGE AVE
WEST CARROLLTON OH 45449

SULLIVAN MELINDA J AND EDWARD W
504 E COTTAGE AVE
DAYTON OH 45449

HOLT JUDY L AND DANNY R
440 E COTTAGE AVE
DAYTON OH 45449

DEAN RANDY J AND CANDACE
434 E COTTAGE AVE
DAYTON OH 45449 1350

RIDLEY M HANEY
428 E COTTAGE AVE
DAYTON OH 45449

PETERSON RICHARD L SR AND JOAN K
422 E COTTAGE AVE
DAYTON OH 45449

CLEMENT DEBORAH
515 E PEASE AVE
DAYTON OH 45449

BIGGS DALE
521 E PEASE AVE
DAYTON OH 45449

GOLDEN EDITH GERTRUDE
527 E PEASE AVE
DAYTON OH 45449

GEORGE JENNIFER L
605 E PEASE AVE
DAYTON OH 45449 1360

ESPOSITO MASSIMO AND JENNIFER L
ADAMS
961 WEIGERT DR
ELMHURST IL 60126

THOMPSON DORMETRIA L
610 E COTTAGE AVE
DAYTON OH 45449 1354

HUDSON JONATHAN M AND HEATHER
M
604 E COTTAGE AVE
DAYTON OH 45449

YOKUM CHARLES R AND LINDA L
528 E COTTAGE AVE
DAYTON OH 45449

WIKSTROM JAMI N
522 E COTTAGE AVE
W CARROLLTON OH 45449

DULAIMI YASIR MAHMOOD HAMZAH
516 E COTTAGE AVE
DAYTON OH 45449

SANDERS DONALD R AND BRENDA S
617 E PEASE AVE
DAYTON OH 45449

DOOLIN JASON A
623 E PEASE AVE
DAYTON OH 45449

CLIFFORD HEATHER
629 E PEASE AVE
DAYTON OH 45449 1360

FLAUM NATHAN
635 E PEASE AVE
DAYTON OH 45449

GIBSON ROGER L AND BRENDA K
641 E PEASE AVE
DAYTON OH 45449 1360

CALONDIS PETER
620 N ALEX RD
DAYTON OH 45449 1330

BALSER HALEIGH
1480 N 2200 W
SALT LAKE CITY UT 84116

HOUSER CLARENCE T III
634 E COTTAGE AVE
DAYTON OH 45449

HUBBS PAUL AND FONDA SUE
628 E COTTAGE AVE
DAYTON OH 45449

WALLACE CHARLIE AND BETTY
622 E COTTAGE AVE
DAYTON OH 45449 1354

MCKEE STEVEN ERIC
616 E COTTAGE AVE
DAYTON OH 45449

WAGONER DORINE C
630 N ALEX RD
DAYTON OH 45449 1330

TYSON CAROLINE M
640 N ALEX RD
DAYTON OH 45449

GOINGS WILLIAM H JR AND
KASSANDRA
240 STADIUM AVE
DAYTON OH 45449

SHADLEY DALE F AND MARY A
250 STADIUM AVE
DAYTON OH 45449 1314

ROSS CONNIE M
260 STADIUM AVE
DAYTON OH 45449

YANG BIN AND MELISSA M
647 E PEASE AVE
DAYTON OH 45449

DENNY DEBORAH J AND TONY M
33 TERRENCE CT
DAYTON OH 45449 1505

TOWLE KEITH AND JENNIFER
32 TERRENCE CT
DAYTON OH 45449 1372

HOBBS PAUL R AND MA MENERVA
SUAREZ
22 TERRENCE CT
DAYTON OH 45449

BLANKENSHIP BARBARA D
711 TRINA AVE
DAYTON OH 45449

NGUYEN JUSTIN V AND MAI Q
200 STADIUM AVE
DAYTON OH 45449 1314

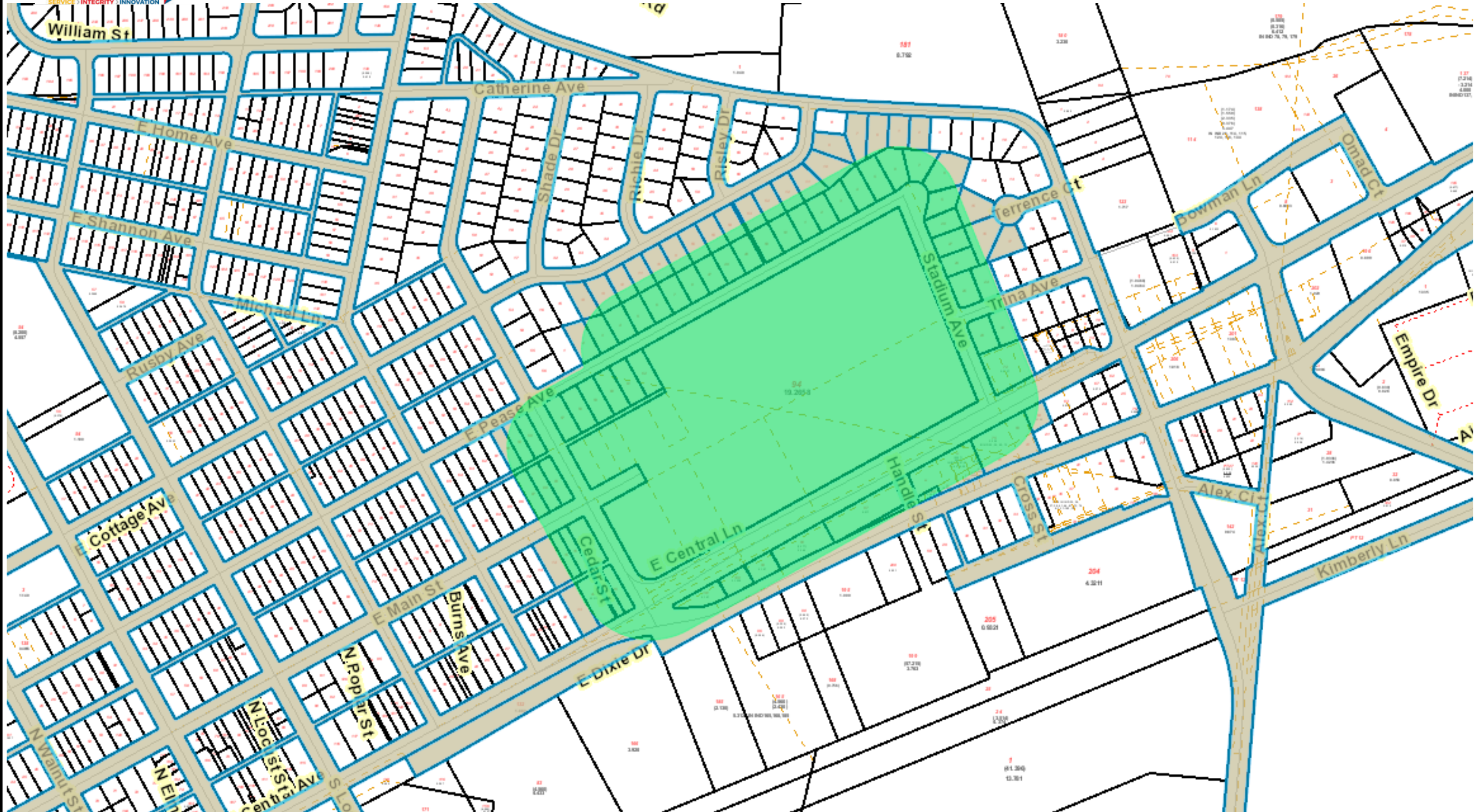
HARRIS LAURA L AND GERALD R
210 STADIUM AVE
DAYTON OH 45449 1314

KOCHERSPERGER VICKI L
220 STADIUM AVE
DAYTON OH 45449

RICE MICHAEL LEVI AND SHANTELLE
WOOTEN
230 STADIUM AVE
DAYTON OH 45449

GONZALEZ JASON DELGADO AND
TORRES CRISTINA P SANTIAGO
180 STADIUM AVE
DAYTON OH 45449

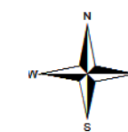
MCPHERSON REXFERD JR
3916 ROBERTANN DR
DAYTON OH 45420



****DISCLAIMER:**

This map is a visual presentation of data to be used as a public resource of general information and is provided strictly as a courtesy. The Montgomery County Auditors Office makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any information provided herein.

Furthermore The Montgomery County Auditors Office shall assume no liability for
1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused: or
2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.
Note: Exact property boundaries must be derived by a legal survey of the property.



1 inch = 406 ft

GIS DEPARTMENT

City of West Carrollton



7/25/2024, 3:07:00 PM

Schools-3

5

Mont Co Addresses Managed

Parcels

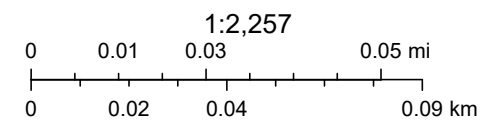
Parcels

Montgomery_2022_rgb_20x.sid

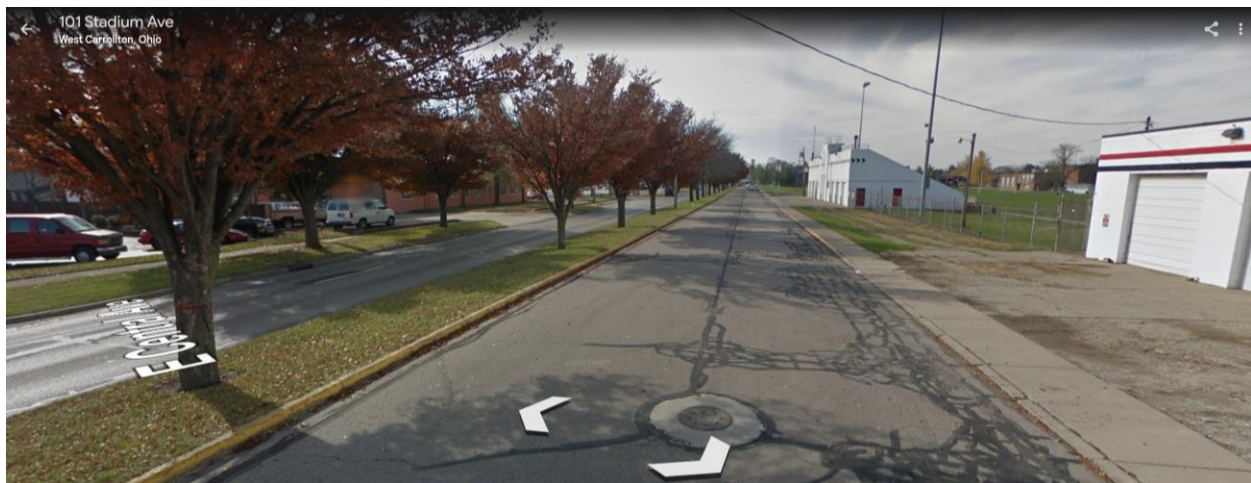
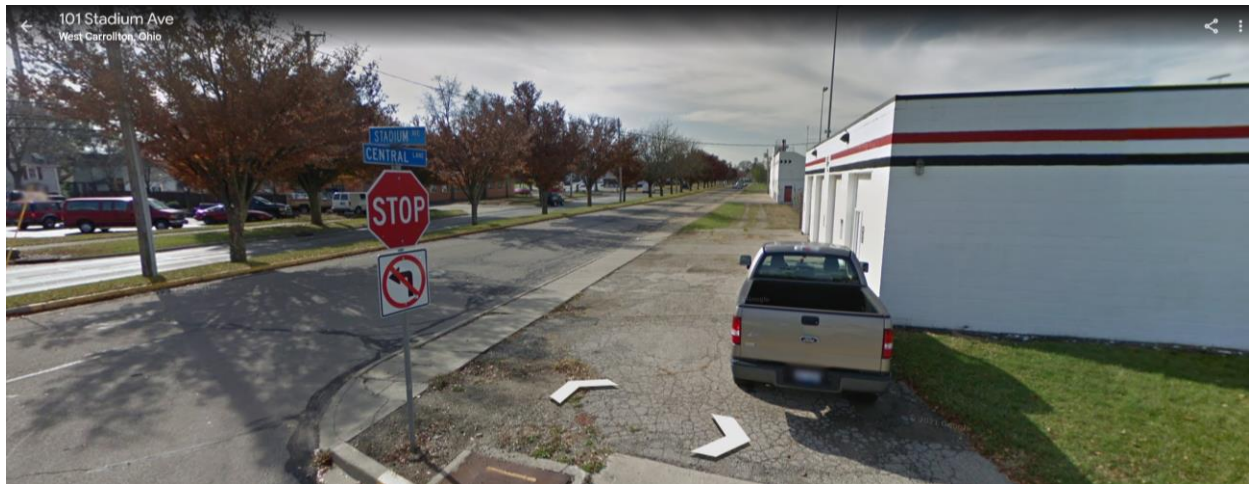
Red: Band_1

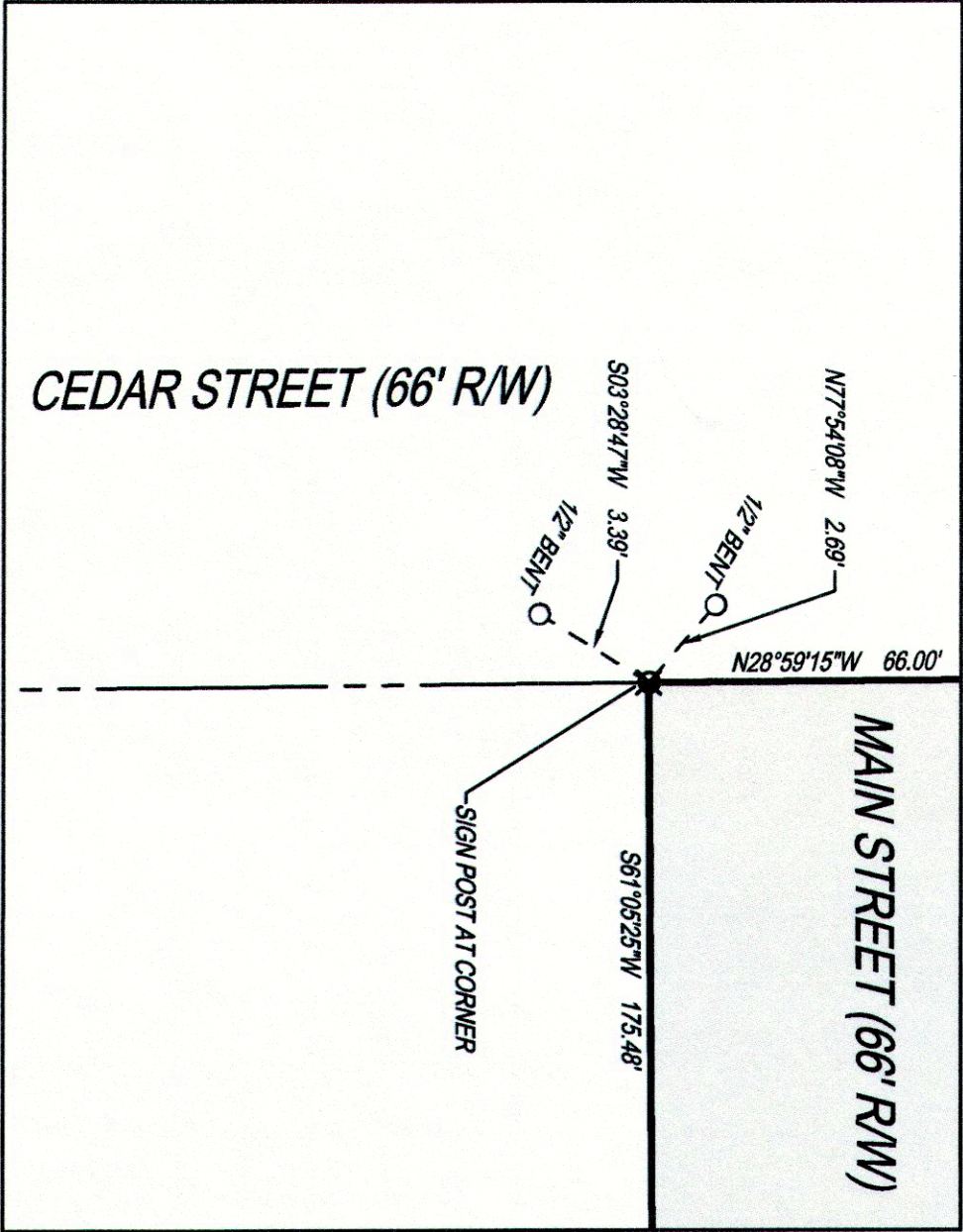
Green: Band_2

Blue: Band_3



City of Kettering, Montgomery County, Ohio, City of Kettering GIS





DETAIL "A"
1" = 5'

CLOSURE: 0.266 ACRES

North: 612888.7822' East: 147531.6752'

Segment #1 : Line
Course: N28° 59' 15" W Length: 66.00'
North: 612946.5141' East: 1475893.6903'

Segment #2 : Line
Course: N61° 05' 25" E Length: 175.58'
North: 613031.3949' East: 1475853.3900'

Segment #3 : Line
Course: S28° 54' 15" E Length: 66.00'
North: 612973.6166' East: 1475865.2908'

Segment #4 : Line
Course: S61° 05' 25" W Length: 175.48'
North: 612888.7841' East: 147531.6787'

Perimeter: 483.06' Area: 0.266 acres
Error Closure: 0.0040 Course: N61° 57' 19" E
Error North: 0.00188 East: 0.00354
Precision 1: 120765.00

CLOSURE: 1.141 ACRES

North: 613241.9480' East: 1476989.5761'

Segment #1 : Line
Course: S22° 12' 15" E Length: 46.23'
North: 613199.4463' East: 1477007.0468'

Segment #2 : Line
Course: S61° 42' 34" W Length: 1211.77'
North: 612624.8363' East: 1475940.0161'

Segment #3 : Curve
Length: 85.72' Radius: 55.00'
Delta: 089° 18' 11" Tangent: 54.33'
Chord: 77.31' Course: N73° 38' 20" W
Course In: N28° 17' 26" W Course Out: S61° 00' 45" W
RP North: 612073.2868' East: 1475913.9462'
End North: 612646.6137' East: 1475865.8367'

Segment #4 : Line
Course: N28° 59' 15" W Length: 32.93'
North: 612675.4185' East: 1475848.8782'

Segment #5 : Curve
Length: 86.31' Radius: 55.00'
Delta: 089° 55' 00" Tangent: 54.92'
Chord: 77.73' Course: S73° 56' 45" E
Course In: N61° 00' 45" E Course Out: S28° 54' 15" E
RP North: 612702.0725' East: 1475897.9881'
End North: 612653.9225' East: 1475924.5768'

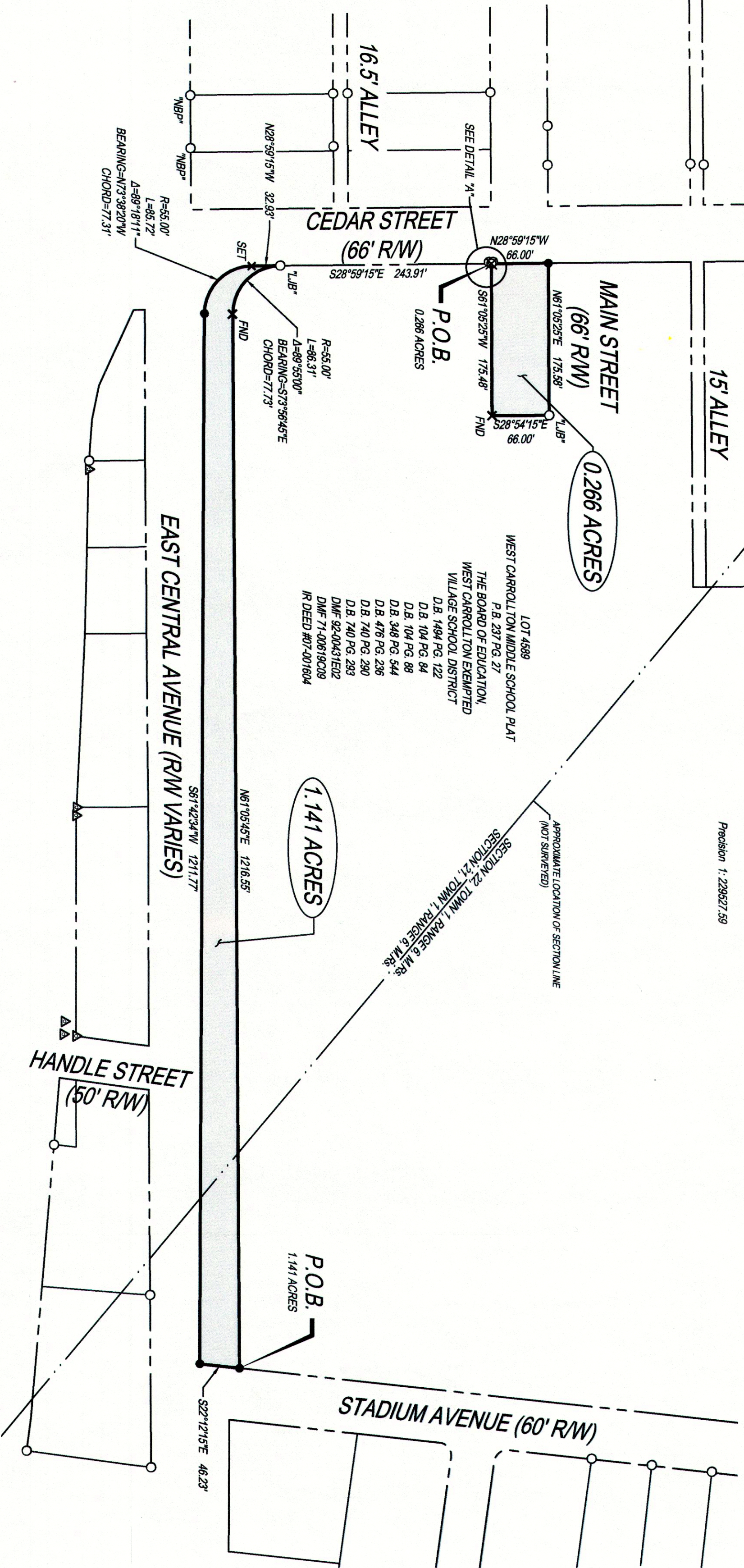
Segment #6 : Line
Course: N61° 05' 45" E Length: 1216.55'
North: 613241.9372' East: 1476989.5804'

Perimeter: 2679.52' Area: 1.141 acres
Error Closure: 0.0116 Course: S21° 41' 24" E
Error North: -0.01082 East: 0.00430
Precision 1: 229527.59



LEGEND

- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- ✕ CROSS NOTCH (FOUND OR SET AS NOTED)
- ▲ MAG NAIL FOUND
- 5/8" IRON PIN SET (KLEINGERS)
- ▲ MAG NAIL SET
- ✕ SIGN POST
- AREA TO BE VACATED



NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION AS SHOWN.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1' = 1200.3837 METERS, OR APPROXIMATELY 1' = 0.30480061 METERS).
- BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD 83 - 2011), AS PER P.B. 237 PG. 27.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 MINIMUM STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION HAS BEEN SET AS SHOWN.

Digitally signed by
David L. Cox
Date: 2024.04.26
09:39:01 -04'00'

DAVID L. COX
OHIO PROFESSIONAL SURVEYOR NO. 7101

