

RESOLUTION NO. 48-B-97

BE IT RESOLVED by the Township Trustees of Union Township, Butler County, Ohio that:

WHEREAS, amendments to the Union Township Zoning Resolution were initiated by motion of the Union Township Board of Trustees on August 12, 1997 (Resolution 28-97); and

WHEREAS, by advertisement, a public hearing to amend the Union Township Zoning Resolution was held on September 15, 1997 on the application of Union Township Board of Trustees (08-97) to redistrict from A-1 (Agricultural District); B-2 (General Business District); M-1 (Light Industrial District); and M-2 (General Industrial District) to CBD (Central Business District), for the following described property:

Property to be redistricted by the proposed amendment situated and being in Sections 27, 33, & 34, Town 3, Range 2, Union Township, Butler County, Ohio and being more specifically described as follows:

Beginning at the southeast corner of Section 33, said point being in the centerline of Allen Road;

Thence with the centerline of Allen Road the following 12 courses:

- 1) North 82°43'30" West, 717.70 feet to a point of curvature;
- 2) thence along a curve to the right with a radius of 849.83 feet, whose long chord bears North 67°51'40" West, 86.73 feet, a distance of 86.77 feet to a point of compound curvature;
- 3) thence along a curve to the right with a radius of 636.62 feet, whose long chord bears North 62°17'20" West, 58.81 feet, a distance of 58.83 feet to a point of compound curvature;
- 4) thence along a curve to the right with a radius of 849.83 feet, whose long chord bears North 50°38'30" West, 265.88 feet, a distance of 266.98 feet to a point of tangency;
- 5) thence North 41°38'30" West, 625.82 feet to a point of curvature;
- 6) thence along a curve to the right with a radius of 2464.42 feet, whose long chord bears North 34°46'00" West, 590.00 feet a distance of 591.42 feet to a point of tangency;
- 7) thence North 27°53'30" West, 1098.75 feet to a point, said point being the northwest corner of a 24.621 acre parcel owned by Hans J. Hesse, as recorded in Deed Book 1368, Page 188;
- 8) thence North 27°42'22" West, 508.75 feet to a point, said point being the northwest corner of a 20.000 acre parcel owned by Herbert Baumann and Doris Baumann as recorded in Deed Book 503, Page 359 and Deed Book 1744, Page 706;
- 9) thence North 27°49'33" West, 269.35 feet to a point
- 10) thence North 1°56'33" West, 188.50 feet to a point;
- 11) thence North 1°19'04" East, 776.86 feet to a point;
- 12) thence North 1°20'57" East, 1859.95 feet to a point at the intersection of West Chester Road centerline, said point also being in the north line of Section 33 and the northwest corner of a 44.000 acre parcel owned by West Chester 75 Inc., as recorded in Deed Book 1695, Page 678;

Thence along the south line of Section 34 and the centerline of West Chester Road, North 82°22'02" West, 1066.93 feet to a point at the southwest corner of a 12.500 acre parcel owned by Schumacher Dugan Construction Inc., as recorded in Deed Book 5490, Page 9;

Thence along the west line of said parcel, North 00°46'36" East, 1358.25 feet to a point, being the northwest corner of said parcel and also being on the south line of a 15.000 acre parcel owned by PDC Inc.,

- as recorded in Deed Book 5245, Page 491;
- Thence along the south line of said 15.000 acre parcel, North 82°22'02" West, 84.99 feet to the southwest corner of said parcel;
- Thence along the west line of said parcel, North 00°46'36" East, 1339.68 feet to a point in the centerline of Union Centre Boulevard (formerly known as Beckett Road), said point also being the northwest corner of said parcel;
- Thence along the north line of said parcel, South 81°41'53" East, 494.79 feet to a point, being the northeast corner of said parcel;
- Thence along the east line of said parcel, South 00°55'52" West, 15.23 feet to a point on the centerline of Old Beckett Road, said point also being the northwest corner of a 4.200 acre parcel owned by Charles W. Chappell, as recorded in Deed Book 6035, Page 1382;
- Thence along the north and east lines of said 4.200 acre parcel and the centerline of Old Beckett Road, the following 6 courses:
- 1) along a curve to the left, with a radius of 1000.00 feet, whose long chord bears South 80°09'34" East, 61.30 feet, a distance of 61.31 feet to a point of tangency;
 - 2) thence south 81°54'57" East, 159.81 feet to a point of curvature;
 - 3) thence along a curve to the right with a radius of 230.00 feet, whose long chord bears South 52°20'46" East, 227.00 feet, a distance of 237.40 feet to a point of tangency;
 - 4) thence South 22°46'35" East, 462.74 feet to a point of curvature;
 - 5) thence along a curve to the left with a radius of 650.00 feet, whose chord bears South 32°40'36" East, 223.51 feet, a distance of 224.63 feet to a point of tangency;
 - 6) thence South 42°34'37" East, 14.60 feet to a point being the southeast corner of said 4.200 acre parcel;
- Thence continuing along the centerline of Old Beckett Road, South 42°34'37" East, 135.85 feet to a point at the intersection of the centerline of Lakota Drive West;
- Thence with the centerline of Lakota Drive West, North 63°59'39" West, 125.75 feet to a point of curvature;
- Thence along a curve to the left with a radius of 674.07 feet whose long chord bears North 76°39'48" West, 295.67 feet, a distance of 298.10 feet to a point of tangency;
- Thence continuing along said centerline, North 89°19'57" West, 103.32 feet to a point at the intersection of the centerline of Union Centre Boulevard;
- Thence with the centerline of Union Centre Boulevard along a curve to the right with a radius of 850.00 feet, whose long chord bears South 4°11'11" West, 104.31 feet; a distance of 104.38 feet to a point of tangency;
- Thence continuing along said centerline, South 7°42'16" West, 392.78 feet to a point of curvature;
- Thence along a curve to the left with a radius of 674.07 feet, whose long chord bears South 12°24'00" East, 463.39 feet, a distance of 473.04 feet to a point;
- Thence departing said centerline, South 82°30'58" East, 66.63 feet to a point on the east right-of-way line of Union Centre Boulevard, said point also being the northwest corner of a 0.815 acre parcel owned by the Lakota School District, as recorded in Deed Book 6035,

- Page 1487;
- Thence along the north line of said 0.815 acre parcel, South 82°30'58" East, 231.75 feet to the northeast corner of said parcel;
- Thence along the east line of said 0.815 acre parcel, South 00°40'44" West, 600.69 feet passing the southeast corner of said parcel at 336.29 feet, to a point at the intersection of the centerline of Union Centre Boulevard;
- Thence continuing along the centerline of Union Centre Boulevard, South 00°40'44" West, 406.46 feet to a point in the centerline of West Chester Road, said point also being in the north line of Section 33 and in the north line of a 44.000 acre parcel owned by West Chester 75 Inc., as recorded in Deed Book 1695, Page 678;
- Thence with the north line of Section 33 and the north line of said tract, South 82°23'34" East, 2719.24 feet to the northeast corner of said parcel and the northeast corner of Section 33, said point also being the northwest corner of Section 27;
- Thence along the centerline of West Chester Road and the north line of Section 27, also being the north line of a 52.403 acre parcel owned by West Chester 75 Inc., as recorded in Deed Book 1660, Page 492, North 88°28'43" East, 988.54 feet to a point;
- Thence departing said centerline and with the north line of said 41.912 acre parcel the following 5 courses:
- 1) South 69°26'25" East, 159.38 feet to a point
 - 2) thence South 20°33'35" West, 30.00 feet to a point
 - 3) thence South 65°05'49" East, 79.23 feet to a point;
 - 4) thence South 68°52'02" East, 100.01 feet to a point;
 - 5) thence South 64°54'26" East, 373.46 feet to a point on the west right-of-way of Interstate 75;
- Thence South 53°55'15" East, 410.00 feet to a point on the east right-of-way line of Interstate 75, said point being on the west line of a 9.988 acre parcel owned by Planned Development Corp., as recorded in Deed Book 1685, Pages 1-64;
- Thence with said east right-of-way line and the west line of said parcel the following 2 courses:
- 1) North 36°04'45" East, 60.00 feet to a point;
 - 2) thence North 38°26'39" East, 70.93 feet to a point on the centerline of West Chester Road, also being the northwest corner of said parcel;
- Thence with the centerline of West Chester Road and the north line of said parcel, South 63°57'08" East, 97.60 feet to a point of curvature (non tangent);
- Thence along a curve to the left with a radius of 1925.00 feet, whose long chord bears South 77°35'00" East, 906.53 feet, a distance of 915.12 feet to a point of tangency, said point also being the northeast corner of said tract;
- Thence continuing along the centerline of West Chester Road, North 88°47'52" East, 1272.88 feet to a point at the intersection of Cincinnati-Dayton Road, said point also being the northeast corner of a 12.20 acre parcel owned by the Union Township Trustees, as recorded in Deed Book 362, Page 437;
- Thence with the centerline of Cincinnati-Dayton Road, South 00°07'17" West, 1486.62 feet to an angle point;

Thence continuing with the centerline of Cincinnati-Dayton Road, South 16°56'03" West, 2191.31 feet to an angle point;
 Thence continuing with the centerline of Cincinnati-Dayton Road, South 4°24'11" East, 1104.90 feet to a point at the intersection of Allen Road centerline on the south line of Section 27, said point also being the southeast corner of a 19.532 acre parcel owned by Richard M. Clarke as recorded in Deed Book 1528, Page 51;
 Thence with the south line of Section 27 and the centerline of Allen Road, South 88°50'49" West, 3806.22 feet to the southwest corner of said section and the Point of Beginning.

Contains: 809.59 acres

WHEREAS, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and

WHEREAS, the Union Township Zoning Commission recommended approval (Resolution 97-25) of this district change from A-1, B-2, M-1, and M-2 to CBD District; and

WHEREAS, said application was reviewed by the Board of Township Trustees and determined to be inconsistent with the Union Township Land Use Plan.

THEREFORE BE IT RESOLVED, that by a failure to achieve the unanimous vote necessary to overturn the decision of the Union Township Zoning Commission, the Board of Trustees does hereby approve the district change from A-1, B-2, M-1 and M-2 to CBD, for the aforesaid application.

Adopted the 28th day of October, 19 97

Thomas I. Hayden
 Thomas I. Hayden, Yes

Jose Alvarez
 Jose Alvarez, Yes

Catherine Stoker
 Township Trustees
 Catherine Stoker, Yes

Attest: Patricia Willems
 Township Clerk