

RESOLUTION NO. 94-64

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

WHEREAS, by advertisement, a public hearing to revise the Wetherington Residential Planned Unit Development District was held on December 6, 1994, on the application of Wetherington Associates Limited Partnership (08-94), requesting a major change to the PUD District, to reclassify the streets from public to private, for the following described property:

Situated and being in Sections 18 and 24, Town 3, Range 2, Union Township, Butler County, Ohio, and further described as follows:

Beginning at a point found by measuring from the southwest corner of Section 18, along the south section line, said line also being the centerline of Tylersville Road, south 77° 39' 02" East, 200.18 feet to the true point of beginning;

thence from the true point of beginning thus found and departing said section and centerline, north 22° 22' 39" East, 371.99 feet;

thence south 81° 15' 29" west, 200.74 feet to a point in the west section line of Section 18;

thence along west section line, north 2° 22' 39" east, 2417.90 feet;

thence north 87° 58' 39" west, 1265.18 feet;

thence north 2° 51' 21" east, 99.00 feet;

thence north 48° 58' 39" west, 154.15 feet to a point in the easterly right-of-way line for Cincinnati-Dayton Road;

thence along said right-of-way, north 31° 41' 46" east, 2239.94 feet to a point in the southerly right-of-way line for Hamilton-Mason Road;

thence along said southerly right-of-way, south 87° 46' 33" east, 301.06 feet to a point in the west line of said Section 18;

thence along said section line, south 2° 47' 17" west, 684.24 feet;

thence departing said section line, south 87° 43' 24" east, 1819.85 feet;

thence south 3° 54' 29" west, 610.25 feet;

thence south 87° 43' 24" east, 1389.89 feet;

thence north 2° 46' 31" east, 642.45 feet;

thence south 82° 19' 39" east, 1630.44 feet;

thence along the west right-of-way line for Interstate 75 on a curve to the right, having a radius of 12,087.67 feet, 1365.34 feet (chord = south 13° 56' 16" west, 1365.34 feet);

thence continuing with said right-of-way south 21° 00' 59" west, 292.08 feet;

thence departing the westerly right-of-way line of Interstate 75 north 84° 34' 6" west, 101.22 feet;

thence with a curve deflecting to the right as arc length of 273.91 feet and having a radius 560.00 feet (chord = south 40° 29' 33" west, 271.19 feet);

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

thence south 54° 30' 18" west, 248.29 feet;
thence with a curve deflecting to the length an arc length of 176.02 feet and having a radius of 640.00 feet (chord = south 46° 37' 33" west, 175.47 feet);
thence south 28° 6' 54" west, 298.10 feet'
thence south 6° 16' 21" west, 466.79 feet;
thence south 33° 9' 13" west, 296.22 feet;
thence north 83° 46' 55" west, 1347.93 feet;
thence south 31° 13' 6" west, 308.70 feet;
thence south 62° 27' 50" west, 527.29 feet;
thence south 3° 39' 33" west, 344.70 feet;
thence north 84° 2' 44" west, 941.72 feet;
thence south 2° 22' 6" west, 360.22 feet to a point in the south line of section 18 and the centerline of Tylersville Road;
thence along said section line and centerline north 77° 38' 30" west, 50.77 feet;
thence continuing along said south section line and centerline north 77° 39' 2" west, 423.60 feet to the point of beginning; containing 371.86 acres of land.

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 94-30) of the major change to the PUD request, reclassifying the streets from public to private; and

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

THEREFORE BE IT RESOLVED, that by unanimous vote necessary to modify the decision of the Union Township Zoning Commission, the Board of Trustees does hereby approve the major change to the PUD request, for the aforesaid application with the following condition: the major change to the PUD District, reclassifying the streets from public to private, is not effective until the completion of Tyler's Place Boulevard, namely the connection of Tyler's Place Boulevard to Hamilton-Mason Road.

Adopted the 20th day of December, 1994

Died Alder

Gary Bates

Catherine Stoker
Township Trustees

Attest: Patricia Williams
Township Clerk