

RESOLUTION NO. 98-41

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

WHEREAS, by advertisement, a public hearing to amend the Union Township Zoning Resolution was held on September 8, 1998 on the application of the Reynolds Farm LLC (07-98) to redistrict from A-1 (Agricultural District) to B-2 (General Business District) and M-2 (General Industrial District) for the following described property:

B-2 Zoning Description – 33.160 acres.

Situate in the State of Ohio, County of Butler, Township of Union, being in Section 4, Town 2, Range 2, and more particularly described as follows:

BEGINNING at an Iron Pin (found) in the northwest corner of Section 4, said point being 72 feet west of the present centerline of State Route 747, and being the Grantor's northwest corner, also being the True Point Of Beginning for the herein described parcel of land; thence with the north line of Section 4, S 85°25'02" E, 69.92 feet to a point in the proposed centerline of State Route 747; thence departing the north line of Section 4 with said centerline, S 6°31'06" E, 333.26 feet to a point; thence along a curve to the right an arc length of 420.50 feet as defined by a radius of 3805.73 feet, chord bears S 3°21'11" E, 420.28 feet; thence S 0°11'16" E, 265.54 feet to a point; thence leaving the centerline of proposed State Route 747 with the south line of a 44.750 acres tract of Wilma L. Shepherd and Donald E. Shepherd as recorded in Official Record 6236, Pages 1603 & 1606, S 85°52'50" E, 600.00 feet to a point; thence S 0°25'00" W, 358.34 feet to a point; thence with a new line, S 0°11'16" E, 1881.51 feet to a point in the Grantor's south line; thence with said line, N 65°22'23" W, 580.04 feet to a point in the east Right-of-Way line of existing State Route 747; thence with said Right-of-Way line for ten (10) courses,

N 0° 31' 18" E,	300.34 feet to a point;	thence
N 89° 28' 42" W,	40.74 feet to a point;	thence
N 06° 22' 23" W,	377.00 feet to a point;	thence
N 05° 19' 53" W,	296.46 feet to a point;	thence
N 11° 58' 39" W,	99.95 feet to a point;	thence
N 02° 20' 48" W,	98.95 feet to a point;	thence
N 04° 56' 51" W,	148.89 feet to a point;	thence
N 05° 51' 17" W,	49.84 feet to a point;	thence
N 04° 12' 18" W,	49.79 feet to a point;	thence
N 03° 34' 34" W,	43.45 feet to a point;	in the west property line of a 0.633

acre parcel owned by Russell E. Shepherd and Alberta M. Shepherd, Trustees of Shepherd Family Trust as recorded in Official Record 5270, page 376; thence with said parcel for three (3) courses

S 89° 00' 00" E,	149.09 feet to a point;	thence
N 0° 25' 00" E,	130.00 feet to a point;	thence
N 89° 00' 00" W,	117.41 feet to a point;	in the east Right-of Way line for

existing State Route 747; thence with said line, N 19°23'44" E, 26.98 feet to a point; thence N 26°42'57" W, 113.65 feet to a point; thence leaving said line, N 88°20'48" W, 51.54 feet to a point in the west line of Section 4, being the Grantor's west line; thence with said line N 0°25'00" E, 1347.03 feet to the point of beginning, containing 33.160 acres, subject to roadway right-of-way and legal easements or restrictions of record.

Being part of the lands of REYNOLDS FARM, LLC as Grantor claims title by instruments of record in Official Record 6233, pages 1076, 1080, 1084, 1088 & 1092 as recorded in the Butler County Recorders Office, Butler County, Ohio.

M-2 Zoning Description – 88.122 acres

Situate in the State of Ohio, County of Butler, Township of Union, being in Section 4, Town 2, Range 2, and more particularly described as follows:

Commencing at an Iron Pin (found) in the northwest corner of Section 4, said point being 72 feet west of the present centerline of State Route 747, and being the Grantor's northwest corner; thence with the north line of Section 4, S 85°25'02" E, 69.92 feet to a point in the

proposed centerline of State Route 747; thence departing the north line of Section 4 with said centerline S 6°31'06" E, 333.26 feet to a point; thence along a curve to the right an arc length of 420.50 feet as defined by a radius of 3805.73 feet, chord bears S 3°21'11" E, 420.28 feet; thence S 0°11'16" E, 265.54 feet to a point; thence leaving the centerline of proposed State Route 747 with the south line of a 44.750 acres parcel of Wilma L. Shepherd and Donald E. Shepherd as recorded in Official Record 6236, pages 1603 & 1606, S 85°52'50" E, 600.00 feet to a point; thence S 0°25'00" W, 358.34 feet to a point, said point being the TRUE POINT OF BEGINNING for the herein described parcel of land; thence continuing along the south line of Wilma L. Shepherd and Donald E. Shepherd, S 85°52'50" E, 1877.83 feet to a point; thence along the east line of said 44.750 acre tract, N 4°07'10" E, 255.00 feet to a point in the Grantor's north line, said line being the south line of a tract of land owned by Planned Development Co. as recorded in Deed Book 1685, Page 1; thence with said line, S 85° 52'50" E, 618.72 feet to a mark on a square stone (found) in the northwest corner of a tract of land owned by Reynolds Farm, LLC as recorded in Official Record 5560, page 728; thence with the west line of said tract, S 0°01'21" W, 1072.18 feet to an Iron Pin (found) in the northeast corner of a tract of land owned by the Louis H. Jacquemin Trust as recorded in Official Record 5284, page 28; thence with the lines of said tract, N 85°28'03" W, 1250.73 feet to an Iron Pin (found) in the Fence corner; thence S 0°14'01" W, 1555.56 feet to an Iron Pin (found) in Fence Corner; thence N 65°22'23" W, 1373.62 feet to a point; thence with a new line, N 0°11'16" W, 1881.51 feet to the point of beginning, containing 88.122 acres, subject to roadway right-of-way and legal easements or restrictions of record.

Being part of the lands of REYNOLDS FARM, LLC as Grantor claims title by instruments of record in Official Record 6233, pages 1076, 1080, 1084, 1088 & 1092 as recorded in the Butler County Recorders Office, Butler County, Ohio.

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 98-24) of this district change from A-1 to B-2 and M-2 District; and

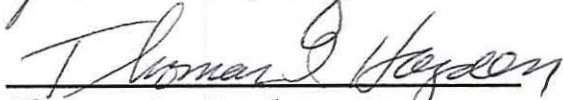
WHEREAS, said application was reviewed by the Board of Township Trustees and determined to be consistent with the Union Township Land Use Plan.

THEREFORE BE IT RESOLVED, that by 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 to B-2 and M-2, for the aforesaid application.

Adopted the 22nd day of September, 1998



 Jose Alvarez, Yes



 Thomas I. Hayden, Yes



 Township Trustees

Catherine Stoker, Yes

Attest: 

 Township Clerk