

**RESOLUTION NO. 98-42**

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**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 (08-98) 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 – 22.388 acres.

Situate in the State of Ohio, County of Butler, Township of Union, being in Section 10, Town 2, Range 2, and more particularly described as follows:

BEGINNING at a point in the northeast corner of Section 10, said point being 72 feet west of the present centerline of State Route 747, and being the Grantor's northeast corner, also being the TRUE POINT OF BEGINNING for the herein described parcel of land; thence with Grantor's east line and the east line of Section 10, S 0°25'00" W, 1347.03 feet to a point; thence with the west Right-of-Way line for STATE ROUTE 747 as recorded in Official Record 6115, page 1391 (adjusted for closure) for nine (9) courses,

- S 10° 30' W, 91.10 feet to a point; thence
- S 01° 39' 12" W, 25.00 feet to a point; thence
- S 01° 33' 37" W, 135.39 feet to a point; thence
- S 15° 41' 36" E, 52.51 feet to a point; thence
- S 00° 09' 12" W, 100.52 feet to a point; thence
- S 05° 43' 32" W, 203.02 feet to a point; thence
- S 13° 53' 49" W, 137.64 feet to a point; thence
- S 03° 50' 48" E, 40.66 feet to a point; thence
- S 51° 50' 14" E, 65.80 feet to a point; thence to a point, being the Grantor's

southeast corner; thence with Grantor's south line and the north line of a tract of land of Cassinelli's Glendale Nurseries, Inc. as recorded in Deed Book 1310, page 465, S 77°14'22" W, 458.52 feet to a point; thence with a new line, N 0°11'16" W, 2158.80 feet to a point in the north line of Section 10; thence with said line and the south line of a tract of land of Shirley Kaelin, et. al. as recorded in Deed Book 1277, page 157, N 77°08'23" E, 482.11 feet to the true point of beginning, containing 22.388 acres, subject to 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 6175, page 1846 and page 1848 as recorded in the Butler County Recorder's Office, Butler County, Ohio.

M-2 Zoning Description – 83.869 Acres

Situate in the State of Ohio, County of Butler, Township of Union, being in Section 10, Town 2, Range 2, and more particularly described as follows:

Commencing at a point in the northeast corner of Section 10, said point being 72 feet west of the present centerline of State Route 747, and being the Grantor's northeast corner; thence with the north line of Section 10 and Grantor's north line, S 77°08'23" W, 482.11 feet to a point, said point being the True Point of Beginning for the herein described parcel of land; thence with a new line, S 0°11'16" E, 2158.80 feet to a point in the Grantor's south line; thence with said line and the north line of a tract of land of Cassinelli's Glendale Nurseries, Inc. as recorded in Deed Book 1310, page 465, S 77°14'22" W, 1485.42 feet to an Iron Pin (found); thence continuing with Cassinelli's Tract, N 58°46'06" W, 314.28 feet to a Iron Pin (found); thence continuing with Cassenelli's Tract and with the Grantor's west line, N 0°30'34" E, 1937.45 feet to a Stone (found) in the fence corner, said Stone being in the north line of Section 10; thence with said line and the south line of a tract of land of Shirley Kaelin, et. al. as recorded in Deed Book 1277, page 157, N 77°08'23" E, 1736.73 feet to the true point of beginning, containing 83.869 acres, subject to 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 6175, page 1846 and page 1848 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 98-25) of this district change from A-1 to B-2 and M-2 District; and

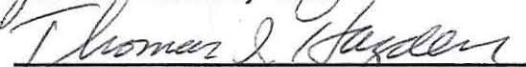
**WHEREAS**, said application was reviewed by the Board of Township Trustees and determined to be consistent with the Union Township Land Use Plan.

**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.

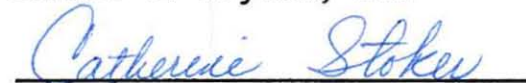
Adopted the 22nd day of September, 1998

  
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Jose Alvarez, Yes

  
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Thomas I. Hayden, Yes

  
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Township Trustees

Catherine Stoker, Yes

Attest:   
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Township Clerk