

RESOLUTION NO. 94-11

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 January 25, 1994, on the application of Jeff Benson (13-93) to redistrict from M-1(Light Industrial District) to M-2 (General Industrial District), the following described property:

Situated in Sections 3 and 4, Town 2, Range 2, Parcels 11, 67, 04, and 01 Union Township, Butler County, Ohio, and consisting of tract B and tract C.

Property being a 30.9482 acre tract (tract B) further described as follows:

Beginning at a point found by beginning at the Southwest corner of said Section 4, and going thence along the South line of said Section, South 85°45'58" East 459.85 feet to a point in the Northerly right-of-way line of the former Miami and Erie Canal Property;

thence along said right-of-way line, South 49°23'40" East 243.67 feet; thence from the beginning point thus found, North 41°22'56" West, crossing into Section 4 at 181.25 feet, for a total distance of 1136.10 feet, and to a point in the Southerly right-of-way line of the Norfolk and Western Railroad;

thence along said Southerly railroad right-of-way line, South 56°38'32" East 125.12 feet to a point of curve;

thence continuing along said Railroad right-of-way line, curving to the right along the arc of a circle having a radius of 2810.79 feet, and subtended by a chord bearing South 44°59'18" East 1135.54 feet, for an arc distance of 1143.41 feet to a point of tangency;

thence South 33°20'05" East 282.61 feet to a point in the Grantor's South-easterly line;

thence along said South-easterly line, South 78°39'24" West 1252.05 feet to a point in said Northerly right-of-way line of the former Miami and Erie Canal property;

thence along said line North 49°24'45" West 111.72 feet;

thence continuing along said right-of-way line, North 49°27'15" West 488.88 feet;

thence continuing along said right-of-way line, North 49°23'40" West 160.95 feet to the point of beginning, containing 30.9482 acres of which 16.5472 acres are in Section 3, and the remainder in Section 4.

Above described premises is subject to the legal right-of-way for the Port Union-Rialto Road and any other easements, restrictions, or agreements of record applicable thereto.

Property being a 6.6976 acre tract (tract C) is further described as follows:

Beginning at a point in the Northerly right-of-way line of the Norfolk and Western Railroad and found by measuring from the Southwesterly corner of Section 4, Town 2, Range 2, along the Westerly line of said Section, North 2°04' East 1652.44 feet to the intersection of said Westerly Section line and the Northerly right-of-way line of said railroad;

thence along said Northerly right-of-way line, South 56°38'32" East 1786.37 feet to a point of curve;

thence curving to the right, along the arc of a circle having a radius of 2904.79 feet for a distance of 38.63 feet;

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thence from the beginning point thus found, and North 34°07'11" East 20.65 feet to a point in the center of the "Big Pond Ditch";
thence along the center of the "Big Pond Ditch", South 57°01'24" East 1805.31 feet (passing into Section 3 at 1623.43 feet) to the Easterly-most corner of the Grantor's land;
thence along the Grantor's Southerly line and the Northerly line of a 71.912 acre tract of land conveyed to the Cincinnati Gas and Electric Co. by Deed Recorded in Deed Book 520, Page 262, of the Butler County Records, South 78°39'24" West 563.37 feet to a point in the Easterly (Northerly) right-of-way line of the Norfolk and Western Railroad;
thence along the right-of-way of said railroad, North 33°20'05" West 320.57 feet (passing into Section 4 at 301.26 feet) to a point of curve;
thence continuing along said right-of-way line, curving to the left, along the arc of a circle having a radius of 2904.79 feet for a distance of 1181.65 feet (said arc being subtended by a chord bearing, North 44°36'27" West 1135.66 feet) to the point of beginning, containing 6.6976 acres of land of which 4.3222 acres are in Section 4 and 2.3754 acres are in Section 3, and being subject to all easements, restrictions, and agreements of record applicable or effective against said property; and

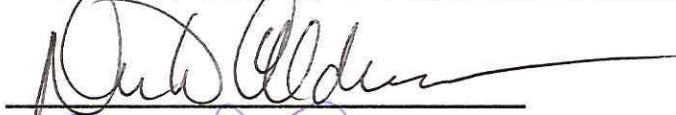
WHEREAS, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and

WHEREAS, the Union Township Zoning Commission recommended approval on December 20, 1993, (Resolution 93-32) of this district change from M-1 to 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 M-1 to M-2 for the aforesaid application.

Adopted the 24th day of February, 1994






Township Trustees

Attest: 
Township Clerk