

RESOLUTION NO.31-91Z.....

.....BUTLER.....County, Ohio

Be It Resolved by the Township Trustees ofUnion.....Township,
that

WHEREAS, by advertisement, a public hearing to amend the Union Township Zoning Resolution was held on September 24, 1991, on the application of Jeff Benson (3-91) to redistrict from A-1 (Agricultural District) to M-1 (Light Industrial District) the following described property in Union Township, Butler County, Ohio:

Tract #1

Situated in Sections 3 and 4, Town 2, Range 2, Union Township, Butler County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pipe at the intersection of the southerly line of Section 4, Town 2, Range 2, and the northerly right-of-way of the former Miami and Erie Canal lands, said point found by measuring from the southwesterly corner of said Section 4, along the southerly line of section, South 85 deg. 45' 58" East 459.85 feet; thence from the beginning point thus found, and along the northerly right-of-way of said canal lands, North 49 deg. 23' 40" West 155.60 feet to an iron pipe; thence continuing along said northerly right-of-way line, North 50 deg. 35' 52" West 373.28 feet to a spike in the center of the Princeton-Glendale Road, State Route 747, said point being the southeasterly corner of a 0.459 Acre tract of land conveyed to Jeanne Fuchs by deed recorded in Deed Book 936, Page 726 of the Butler County records; thence along the center of the Princeton-Glendale Road, State Route 747, North 2 deg. 06' 22" East 197.02 feet to the northeasterly corner of said 0.459 Acre tract; thence continuing along the center of said road, North 1 deg. 28' 42" East 979.02 feet to an angle point; thence continuing along the center of said road, North 9 deg. 05' 14" East 17.02 feet to southerly right-of-way line of the Norfolk and Western Railroad; thence along said southerly right-of-way line, south 56 deg. 38' 32" East 272.88 feet to a point; thence North 33 deg. 21' 28" East 20.00 feet to a point; thence continuing along said southerly right-of-way line, south 56 deg. 38' 32" East 1405.38 feet to a point of curve; thence continuing along said right-of-way line curving to the right, along the arc of a circle having a radius of 2810. 79 feet for a distance of 1143.41 feet said arc being subtended by a chord bearing South 44 deg. 59' 18.5" East 1135.54 feet) to a point of tangency; thence continuing along right-of-way line, South 33 deg. 20' 05" East 282.61 feet to a point in the northerly line of a 13.114 acre tract of land conveyed to Teddy Williams by deed recorded in Deed Book 1005, Page 775, Butler County, records; thence along the northerly line of said tract and the northerly line of two (2) tracts of 0.520 acres and 0.751 acres conveyed to Melvin Arnold by deeds recorded in Deed Book 947, Page 563 and Deed Book 805, Page 670, and the northerly line of a 1.5 acre tract conveyed to John A. Fichtl, Jr. by deed recorded in Deed Book 441, Page 47, South 78 deg. 39' 24" West 1252.05 feet to a point in the northerly right-of-way line of the Miami and Erie Canal lands conveyed to the County of Butler by deed recorded in Deed Book 777, Page 201; thence along the Northerly right-of-way line of the Miami and Erie Canal lands, North 49 deg. 24' 45" West 111.72 feet to an iron pipe; thence continuing along said right-of-way line, North 49 deg. 27' 15" West 499.88 feet to an iron pipe; thence continuing along the northerly right-of-way line of the Miami and Erie Canal lands, North 49 deg. 23'40" West 404.62 feet to the point of beginning, containing 59.4525 acres of land of which 42.3985 acres are in Section 4, and 17.054 acres are in Section 3, and being subject to all easements, restrictions, and agreements of record which are applicable to or effective against said property and subject also to the legal right-of-way for the Port Union-Rialto Road and the Princeton-Glendale Road, State Route 747

continued

Tract #2

Situated in Sections 3 and 4, Town 2, Range 2, Union Township, Butler County, Ohio and being more particularly bounded and 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 deg. 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 deg. 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; thence from the beginning point thus found, and North 34 deg. 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 deg. 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 71.911 acre tract of land conveyed to the Cincinnati Gas & Electric Co. by deed recorded in Deed Book 520, Page 262 of the Butler County records, South 78 deg. 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 deg. 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 1143.02 feet (said arc being subtended by a chord bearing North 44 deg. 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 which are applicable to or effective against said property.

WHEREAS, the Union Township Zoning Commission and Butler County Planning Commission recommended approval of a district change from A-1 to M-1; and

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

WHEREAS, said application was reviewed by the Trustees with respect to the potential land use of this area.

THEREFORE BE IT RESOLVED, that by 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 M-1 for the aforesaid application.

Adopted the 24th day of September 19 91

Attest: Catharine Williams
Township Clerk.

[Signature]
[Signature]
Township Trustees