

RESOLUTION NO. 23-90Z (Case No. 8-90)

Butler County, Ohio

Be It Resolved by the Township Trustees of Union Township,

that

WHEREAS, by advertisement, a public hearing to amend the Union Township Zoning Resolution was held on July 10, 1990, on the application of the Union Township Board of Trustees to redistrict from R-4 (Multiple Family District) and R-2 (Single Family District) to R-1A (Suburban Residence District) the following described property in Union Township, Butler County, Ohio:

Situated in Section 24, and 30, Town 2, Range 3, in Union Township, Butler County, Ohio, and is bounded and described as follows:
Beginning in the South line of said Section 30 and center of the Tylersville Road, at a point which is South 88 degrees 45' West 1717.60 feet from the southeast corner of said Section.
Thence, along the line between lots 26 and 27 of Lakota Hills Subdivision and its southerly projection, North 1 degree 15' 00" West 240 feet to the northeast corner of said lot 27;
Thence, along the north line of said lot number 27, South 88 degrees 45' West 63.58 feet;
Thence, along the east line of Lakota Hills Subdivision Third Addition (Plat Book 29, Page 2) and Fourth Addition, (Plat Book 29, Page 47, Butler County Records) North 3 degrees 19' 00" East 2196.74 feet to a point in the southerly line of Lot Number 195, said Fourth Addition;
Thence, along the south line of said Lakota Hills Fourth Addition, South 85 degrees 58' 13" East 368.31 feet;
Thence South 4 degrees 01' 47" west 20.00 feet;
Thence South 85 degrees 58' 13" East 100.00 feet;
Thence North 4 degrees 01' 47" East 20.00 feet to the Southwest corner of Lot Number 190 of said Fourth Addition;
Thence, along the southerly line of said Lakota Hills Fourth Addition the following courses:
South 85 degrees 58' 13" East 403.00 feet
North 70 degrees 31' 00" East 84.00 feet
South 50 degrees 14' 00" East 89.91 feet
North 82 degrees 31' 47" East 480.46 feet
to the southeast corner of Lot number 182;
Thence, along the perimeter of property heretofore conveyed to Lakota Hills Home Owners Association by Deed recorded in Deed Book 1317, Page 382, the following courses:
South 07 degrees 28' 13" East 110.75 feet
North 82 degrees 38' 34" East 52.08 feet
South 59 degrees 50' 43" East 189.42
North 53 degrees 01' 47" East 133.10 feet
going into Section 24;
Thence, North 20 degrees 49' 37" West 126.66 feet and North 68 degrees 52' 04" East 83.90 feet;
Thence, leaving said Lakota Hills Home Owners Association property, North 67 degrees 26' 11" East 60.94 feet to the southwest corner of Lot number 219, Lakota Hills Subdivision, Sixth Addition (Plat Envelope 743, Page C & D, Butler County Records.
Thence, along the southerly line of said Sixth Addition, North 64 degrees 32' 00" East 505.91 feet; thence North 60 degrees 31' 30" East 629.16 feet to the southwest corner of a 0.602 acre tract conveyed to Ronald and Mary Schultz (Deed Book 1142, Page 304, Butler County Records);
Thence along Schultz's southerly line North 59 degrees 37' 30" East 160.00 feet to a point in the center of the Maud-Hughes Road;
Thence along the center of said Road and its southward projection, South 30 degrees 22' 30" East 712.18 feet to a point in the easterly right-of-way line of said Road;
Thence, along the easterly right-of-way line thereof and also the easterly right-of-way line of the Cincinnati Dayton Road, South 20 degrees 14' 50" East 2172.11 feet;
Thence, South 1 degree 19' 00" West 124.23 feet;

Adopted the day of 19

Attest: Patricia Williams Township Clerk.

Carl Meyer

Township Trustees

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RESOLUTION NO. 23-90Z ...continued
(Case No. 8-90)

-----Butler-----County, Ohio

Be It Resolved by the Township Trustees of -----Union-----Township,
that

Thence, along the northerly line of property owned by Ralph and Jannalee McSwain South 82 degrees 49' 41" West 203.05 feet and South 62 degrees 14' 04" West 261.00 feet to McSwain's corner.

Thence, along the northerly line of property owned by James and Jacqueline Brockman (Deed Book 1441, Page 222, Butler County Records) North 86 degrees 20' 38" West 266.22 feet and South 58 degrees 53' 52" west 192.95 feet;

Thence, North 85 degrees 00' West 59.91 feet to a point in the east line of lot number 228, Lakota Hills Subdivision, Replat of Lot number 84 and 85, First Addition, (Plat Envelope 836, Page D, Butler County Records);

Thence, along the east line of said Lot number 228, North 5 degrees 00" East 75.00 feet.

Thence, along the north line of Lots 228 and 227, North 85 degrees 00" West 180.00 feet;

Thence, along the east line of Lakota Hills Subdivision, First Addition, North 5 degrees 00" East 544.59 feet to the northeast corner of Lot number 80;

Thence, along the north side of Lot number 80, North 86 degrees 52' 29" West 140.59 feet to the east side of Lakota Hills Drive;

Thence, southwardly along said east line curving to the right along the arc of a circle having a radius of 970.00 feet for a distance of 31.74 feet (chord South 4 degrees 03' 46" West 31.74 feet);

Thence, continuing along said east line of Lakota Hills Drive, South 5 degrees 00' West 148.26 feet;

Thence, along the northerly line of lots 36 to 42, (both numbers included) and the eastward production of said line, North 85 degrees 00' 00" West 780.00 feet;

Thence, along the northerly line of Lakota Hills Subdivision, First Addition, North 69 degrees 58' 33" West 232.07 feet; South 72 degrees 51' 32" West 589.57 feet and South 24 degrees 00' 00" west 250.90 feet to the northeast corner of Lot number 16, Lakota Hills Subdivision;

Thence, along the east line of said Lot, south 1 degree 15' 00" East 240 feet to the center of Tylersville Road;

Thence, along the center of Tylersville Road, South 88 degrees 45' West 1370 feet to the point of beginning, containing 199.09 acres more or less.

WHEREAS, the Union Township Zoning Commission and Butler County Planning Commission recommended denial of a district change from R-2 and R-4 to R1-A; and

WHEREAS, all those present for a 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 deny the district change from R-2 and R-4 to R-1A for the aforesaid application.

Adopted the 10th day of July 19 90

Attest: *Patricia Williams*
Township Clerk.

Carl Mezer

Township Trustees