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July 8, 2019

Mr. Chuck Goins  
Fairfield Township Zoning Administrator  
6032 Morris Road  
Fairfield Township, OH 45011  
[cgoins@fairfieldtwp.org](mailto:cgoins@fairfieldtwp.org)

RE: Zone Change Amendment Request – 6590 Walden Pond Circle – BFA 5008

Mr. Goins:

At the request of Fairfield Township Staff and Law Director, the applicant, SWE, LLC, agrees to amend the pending zone change application (FTZC19-3C) for the parcel located at 6590 Walden Pond Circle to include the entire 5.00-acre parcel rather than the proposed 1.00-acre parcel as previously requested. This amendment was requested by Township Staff to bring the zone change request into further compliance with Fairfield Township's Zoning Resolution in which it is required for any B-PUD property to have a minimum size of 3.00 acres.

The current zone change application is requesting the rezoning of a proposed 1.00-acre parcel located within the 5.00-acre parent parcel from A-1 Agricultural District to B-PUD Business Planned Unit Development and the requested amendment would cause the entire 5.00-acre parcel to be rezoned to B-PUD.

A legal description for the 5.00-acre parcel is attached to this letter.

If you should have any further comments or questions, please feel free to call or e-mail me.

Sincerely,

A handwritten signature in blue ink that reads 'Rick Rohlfing'. The signature is stylized and includes a large, looped flourish at the end.

Rick Rohlfing – Project Engineer  
[rrohlfing@bfaeng.com](mailto:rrohlfing@bfaeng.com)  
BFA, Inc.

CC:

Josh Roedemeier – Applicant  
[swedevdevelopmentllc@gmail.com](mailto:swedevdevelopmentllc@gmail.com)  
SWE, LLC

Cullen Bruckerhoff – Project Manager  
[cbruckerhoff@bfaeng.com](mailto:cbruckerhoff@bfaeng.com)  
BFA, Inc.

## LEGAL DESCRIPTION

Situated in Section 26, Town 2, Range 3, Fairfield Township, Butler County, Ohio, and being a 5.000 acre tract of land in part of Lot #679 as known and designated in said Fairfield Township and further described as follows:

Beginning at a point found by measuring from a found spike at the Southeast corner of aforementioned Section 26, said point being in the centerline of Princeton Road;

Thence along the South line of said section and along said centerline North 89 deg. 39' 49" West, 840.23 feet;

Thence leaving said section line and said centerline North 00 deg. 22' 11" East, 50.00 feet to a point in the Easterly right-of-way line of Walden Ponds Circle and the true point of beginning;

Thence from the point of beginning thus found along said right-of-way line along a 15.00 foot radius curve to the right an arc length of 23.57 feet, a chord bearing North 44 deg. 38' 50" West, a chord distance of 21.22 feet;

Thence North 00 deg. 22' 10" East, 234.96 feet;

Thence North 01 deg. 58' 39" West, 122.10 feet;

Thence continuing along said right-of-way line North 00 deg. 22' 10" East, 68.00 feet to a point witnessed by a set PK nail in the centerline of said Walden Ponds Circle at North 89 deg. 37' 50" West, 30.00;

Thence leaving said right-of-way line South 89 deg. 37' 50" East, 498.71 feet to a set ½" iron pin:

Thence South 00 deg. 20' 11" West, 439.69 feet to a set ½" iron pin in the future Northerly right-of-way line of aforementioned Princeton Road;

Thence along said future right-of-way North 89 deg. 39' 49" West, 478.95 feet to the point of beginning containing 217800.00 square feet or 5.000 acres of land and subject to all easements and right-of-ways of record.

The above description was prepared from a survey dated February 23, 1998 made by Todd K. Turner, Registered Surveyor #7684 in the State of Ohio. The plat of which is recorded in Volume 34 Page 51 of the Butler County Engineer's Records.

Grantor hereby reserves for the benefit of himself, his heirs, successors and assigns a forty (40) foot utility and drainage easement in, on, through, under, over and across the property described as follows:

Situated in Section 26, Town 2, Range 3, Fairfield Township, Butler County, Ohio, and being a forty (40.00) foot utility and drainage easement in a 5.000 acre tract of land in part of Lot #679 as known and designated in said Fairfield Township and further described as follows:

Being a forty (40) foot utility and drainage easement taken forty (40.00) feet adjacent to and to the East of the following described line:

Beginning at a point found by measuring from a found spike at the Southeast corner of aforementioned Section 26, said point being in the centerline of Princeton Road;

Thence along the South line of said section and along said centerline North 89 deg. 39' 49" West, 840.23 feet;

Thence leaving said section line and said centerline North 00 deg. 22' 11" East, 50.00 feet to a point in the Easterly right-of-way line of Walden Ponds Circle;

Thence along said right-of-way line along a 15.00 foot radius curve to the right an arc length of 23.57 feet, a chord bearing North 44 deg. 38' 50" West, a chord distance of 21.22 feet;

Thence North 00 deg. 22' 10" East, 234.96 feet;

Thence North 01 deg. 58' 39" West, 122.10 feet to the true point of beginning;

Thence from the point of beginning thus found continuing along said right-of-way line North 00 deg. 22' 10" East, 68.00 feet to a point in the North line of aforementioned 5.000 acre tract of land, said point witnessed by a set PK nail in the centerline of said Walden Pond Circle at North 89 deg. 37' 50" West, 30.00 feet.