

Date: May 7, 2021  
Description: 67.404 Acres  
Re-zone A-1 to R-PUD  
Location: Fairfield Township  
Butler County, Ohio



Situated in the State of Ohio, Between the Miamis, Sections 15 and 16, Town 2, Range 3, Fairfield Township, Butler County and being part of Lot #423 and being all of 13.04 Acres of land of the lands of Elbert and Shirley Barrett as recorded in Deed Book 1737, Page 525, and being part of Lot #425 all of 1.158 Acres of land of the lands of Elbert and Shirley Barrett as recorded in Deed Book 1737, Page 523, and being part of Lot #7641 and being all of 15.000 Acres of the lands of John A. and Emilie Bradner as recorded in Official Record 6715, Page 1375, and being part of Lot #370 and being all of 3.539 Acres of land and all of Lot #371 and being all of 13.082 Acres of land and being all of Lot #429 and being all of 3.176 Acres of land of the lands of Emilie W. Bradner, et al as recorded in Official Record 8341, Page 1091 of the Butler County, Ohio Recorder's Office to be rezoned and being further described as follows:

Beginning at the southeast corner of said Section 16 and being the northeast corner of said Section 15 and being on the southeast corner of the lands of Board of County Commissioners, Butler County, Ohio as recorded in Official Record 8654, Page 518 of the Butler County, Ohio Recorder's Office and being the **True Point of Beginning**;

thence, leaving said southeast corner of said Section 16 and the northeast corner of said Section 15 and with the easterly line of said Section 15, South 04° 51' 41" West, 264.56 feet to the northeast corner of Lot #374 and being the lands of Briscoe Property Investments, LLC as recorded in Official Record 7983, Page 492 of the Butler County, Ohio Recorder's Office;

thence, leaving the easterly line of said Section 15 and with the northerly boundary of said Lot #374, North 83° 19' 37" West, 330.00 feet to the northeast corner of Zimmerman Business Park as recorded in Plat Envelope 2133, Pages A-C of the Butler County, Ohio Recorder's Office;

thence, leaving the northerly boundary of said Lot #374 and with the northerly boundary of said Zimmerman Business Park, for the following two courses:

- 1) South 82° 25' 46" West, 241.16 feet;
- 2) South 67° 01' 15" West, 565.07 feet;

thence, continuing with the northerly boundary extended of said Zimmerman Business Park and with the northerly boundary of Lot #7937 and being the lands of DRUE ACCUMULATIONS, LLC, as recorded in Official Record 9052, Page 1830 of the Butler County, Ohio Recorder's Office, North 65° 17' 45" West, 795.75 feet to the easterly boundary of Lot #367 and being the lands of Marilyn D. Ryan, Tr. as recorded in Official Record 8645, Page 1222 of the Butler County, Ohio Recorder's Office;

6900 Tylersville Road, Suite A  
Mason, OH 45040  
513-336-6600

110 South College Ave, Suite 101  
Oxford, OH 45056  
513-523-4270

1404 Race Street, Suite 204  
Cincinnati, OH 45202  
513-834-6151

209 Grandview Drive  
Fort Mitchell, KY 41017  
859-261-1113

thence, leaving the northerly boundary of said lands of DRUE ACCUMULATIONS, LLC and with the easterly boundary of said Lot #367, North 05° 20' 58" East, 331.34 feet to the southerly line of said Section 16 and being the southeast corner of Lot #428 and being the lands of Metro Parks of Butler County as recorded in Official Record 7643, Page 1739 of the Butler County, Ohio Recorder's Office;

thence, leaving the easterly boundary of said lot #367 and with the easterly boundary extended of said Lot #428 and with the easterly boundary of Lot #417 of the lands of Metro Parks of Butler County as recorded in Official Record 7643, Page 1739 of the Butler County, Ohio Recorder's Office, North 05° 00' 08" East, 879.21 feet;

thence, continuing with the easterly boundary of said Lot #417 for the following two courses:

- 1) South 84° 41' 11" East, 495.95 feet;
- 2) North 04° 36' 17" East, 900.96 feet to the southerly boundary of part of Lot #414 and being the lands of Board of Park Commissioners of Butler County as recorded in Official Record 8843, Page 523 of the Butler County, Ohio Recorder's Office;

thence, leaving the easterly boundary of said Lot #417 and with the southerly boundary of said part of Lot #414, South 85° 28' 13" East, 354.04 feet to the northwest corner of Lot #8081 (Open Space) of Fairfield Falls, Block "A" as recorded in Plat book 3819, Pages A-D of the Butler County, Ohio Recorder's Office;

thence, leaving the southerly boundary of said part of Lot #414 and with the westerly boundary of said Lot #8081 (Open Space) for the following three courses:

- 1) South 01° 17' 00" West, 90.25 feet;
- 2) South 03° 45' 29" West, 235.90 feet;
- 3) South 71° 47' 59" East, 539.50 feet;

thence, continuing with the westerly boundary extended of said Lot #8081 (Open Space) and with the westerly boundary of part of Lot #424 and being the lands of Paulette Parsons as recorded in Official Record 8069, Page 1929 of the Butler County, Ohio Recorder's Office, South 06° 12' 46" West, 327.10 feet;

thence, leaving the westerly boundary of said part of Lot #424 and with the southerly boundary of said part of Lot #424, South 84° 35' 05" East, 390.89 feet to the northwest corner of part of Lot #425 and being the lands of board of County Commissioners, Butler County, Ohio as recorded in Official Record 8646, Page 280 and Official Record 8646, Page 563 of the Butler County, Ohio Recorder's Office;

thence, leaving the southerly boundary of said part of Lot #424 and with the westerly boundary extended of said part of Lot #425 as recorded in Official Record 8646, Page 280 and Official Record 8646, Page 563 and with the westerly boundary of part of Lot #423 and being the lands of Board of County Commissioners, Butler County, Ohio as recorded in Official Record 8646, Page 563 and Official Record 8643, Page 280 and the westerly boundary of part of Lot #7641 and being the lands of Board of County Commissioners, Butler County, Ohio as recorded in Official Record 8664, Page 250 and with the westerly boundary of part of Lot #426 and being the lands of Board of County Commissioners, Butler County, Ohio as recorded in Official Record 8654, Page 518 of the Butler County, Ohio Recorder's Office, South 05° 11' 23" West, 1027.74 feet to the southerly line of said Section 16;

thence, leaving the westerly boundary of said part of Lot #426 and with the southerly line of said Section 16, South 84° 08' 31" East, 50.21 feet to the **True Point of Beginning** containing 2,936,097 square feet or 67.404 acres of land, more or less to be rezoned.

I hereby certify that the above description of the property proposed to be rezoned is a complete, proper and legal description thereof.

 5/7/2021

Brian R. Johnson  
Professional Surveyor #8484  
In the State of Ohio

