

Application to the
FAIRFIELD TOWNSHIP
ZONING COMMISSION

6032 Morris Road
Fairfield Township, OH 45011
(513) 887-4400

FOR OFFICE USE ONLY

Case No. FTZC21-2C
Date Filed 5-17-2021 Fees 1,000.00
FTZC Meeting Date 6-16-2021
Newspaper Journal

PLEASE PROVIDE FIFTEEN COPIES OF THIS FORM AND ALL MATERIALS

PROPERTY LOCATED AT: 5467, 5421, 5399 & 5387 Liberty-Fairfield Road

PARCEL IDENTIFICATION NUMBER: A0300-0019-000-013, A0300-0019-000-028,

Additional parcel number (if applicable)* A0300-020-000-021, A0300-020-000-022, A0300-020-000-023,
A0300-020-000-0024 & A0300-020-000-039

*If rezoned, all parcels comprising the development must be consolidated before a zoning certificate will be issued.

APPLICANT INFORMATION

APPLICANT: MI Homes of Cincinnati LLC.

MAILING ADDRESS: 9349 Waterstone Boulevard, Suite 100, Cincinnati, OH 45249

bausting@mihomes.com

PHONE: 513-248-5400

PROPERTY OWNER: Emilie W. Bradner, Etal. -- 5421 Liberty-Fairfield Road, Hamilton, OH 45011

MAILING ADDRESS: John A. & Emilie W. Bradner -- 5421 Liberty-Fairfield Road, Hamilton, OH 45011

Elbert & Shirley Barrett -- 5399 Liberty-Fairfield Road, Hamilton, OH 45011

PHONE: _____

CONTACT PERSON: Etta Reed - Bayer Becker

MAILING ADDRESS: 6900 Tylersville Road, Suite A, Mason, OH 45040

ettareed@bayerbecker.com

PHONE: 513-336-6600

AMENDMENT INFORMATION

- A. If the amendment proposes to alter the text of the Zoning Resolution, attach:
1. Typed description of why the amendment is appropriate.

May 17, 2021

Mr. Chuck Goins
Zoning Administrator
Fairfield Township
6032 Morris Road
Hamilton, Ohio 45011

Re: **Timber Trails**
Application for Preliminary PUD Approval

Dear Mr. Goins:

Enclosed please find the following items in support of our Application for Preliminary PUD approval for the Timber Trails development:

- 1) Executed Application for Fairfield Township Zoning Commission including Property Owner Affidavits
- 2) A check in the amount of \$1000.00 payable to *Fairfield Township*
- 3) A metes and bounds legal description of the area being rezoned
- 4) A copy of the Property Deeds
- 5) A list of adjacent property owners within 200 feet of the development
- 6) A copy of the Tax Map with subject property highlighted
- 7) 9 copies of the Rezoning Plat
- 8) 9 copies of the Preliminary Planned Unit Development Plan
- 9) 9 copies of the Preliminary Landscape Plan
- 10) A CD containing pdf files of all the submitted documents

MI Homes of Cincinnati is proposing to construct the Timber Trails development on Liberty Fairfield Road, north of State Route 4. Timber Trails will consist of 137 single family residential lots and contain 30.2% or 20.38 acres of natural open space. The six lots that will be provided in the southwest corner of the development will be access via the Future Timberhill Development to the west. The development will be constructed in 4 phases over a period of 6 years.

The primary access to the development will be provided on Liberty-Fairfield Road approximately 1365 L.F. north of Tonya Trail and the secondary access will be at Wesley Way to the south. The Butler County Engineer's Office has requested a Traffic Impact Study be provided.

Butler County Water and Sewer will provide public utilities to the site. Connection to the public water main will be made at Liberty-Fairfield Road, Wesley Way and on the south end of the Fairfield Falls development. Public sanitary sewer can be connected into at the north end of the development. Both utilities are of adequate size and have capacity available to serve this development.

Public streets will be constructed in accordance to Butler County Engineer's Office standards and contain curb and gutter with storm sewer. Detention and water quality will be provided in accordance with Butler County and Ohio EPA requirements.

Please place this item on the June 16th Zoning Commission Agenda.

Should you have any questions, or need any additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Elta Reed'.

Elta Reed, P.E.
Principal

enclosure

cc: MI Homes of Cincinnati, LLC.

2. Typed copy of the text as it would appear in the Resolution (also identifying stricken language).
3. Application fee as established by the Township Trustees. I hereby request the Board of Zoning Appeals to grant a variance(s) from Section(s)

B. If the amendment proposes to alter the zoning map, attach:

1. List, for each parcel to be rezoned, the owner's name as it appears on the Butler County auditor's current tax list, the Butler County auditor's tax parcel number, and the property address.
2. List of adjacent property owners.
3. Photocopy of tax map with subject property highlighted.
4. Legal description of property (see deed).
5. Development plans.
6. Application fee as established by the Township Trustees.

SUPPORTING INFORMATION

A. Existing Zoning District A-1

Existing Land Use Low Density Residential

Proposed Zoning District R-PUD Residential Planned Unit Development

Proposed Land Use Planned Residential

B. Does the proposed zoning district conform to the Fairfield Township Vision Plan?

 YES X NO

C. If the proposed zoning district **DOES NOT** conform to the Fairfield Township Vision Plan what physical, social, economic, and/or other changes have occurred that were not anticipated when the Fairfield Township Vision Plan was adopted? (Attach factual data to support the arguments).

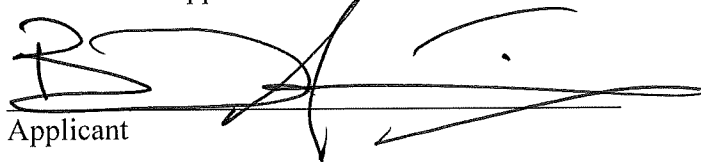
The Proposed Land Use Plan calls for these parcels to be Planned Business, but with the approval of the Rezone of the adjacent Timberhill development as R-PUD, the properties included in this application are now bound on 3 sides by residential developments. Due to its steep nature, the topography of these parcels does not lend itself to a practical business or commercial use and would better be utilized as residential.

D. How is the proposed zoning district appropriate considering surrounding zoning and land use?

Existing surrounding subdivided developments to the Southwest, North & East are all zoned R-PUD,
single family residential.

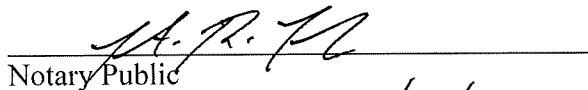
AFFIDAVIT

I hereby depose and affirm that I have familiarized myself with the rules and regulations of the Fairfield Township Zoning Resolution in preparing this application. I certify that I have read the foregoing document and supplements attached thereto, and hereby attest to the truth and exactness of the information supplied herewith.

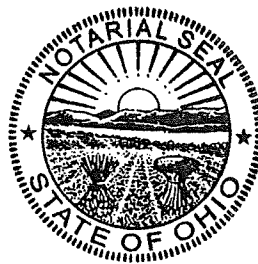

Applicant

STATE OF OHIO
COUNTY OF WARREN

Subscribed and sworn to before me this 10 day of May, 20 21.


Notary Public

My commission expires 7/18/2023



JUSTIN LANHAM
Notary Public, State of Ohio
My Commission Expires 07-18-2023

Fairfield Township Zoning/Administration acknowledgement of receipt.

Signature

Title

Date

PROPERTY OWNERS AFFIDAVIT

STATE OF OHIO
COUNTY OF BUTLER

I (we) John A. & Emilie W. Bradner

Hereby certify that we are all of the owners and of the real estate which is subject of the pending zoning application; that we hereby consent to the Zoning Appeals Board acting on my/our request for the subject real estate. I/we understand that our application will be considered and processed in accordance with the regulations as set forth by the Fairfield Township Zoning Department and Zoning Resolution; that we agree to accept, fulfill, and abide by those regulations and all stipulations and conditions attached to the decision by the Zoning Appeals Board. As owner(s) of the real estate which is the subject of the pending zoning application, I hereby consent to the Fairfield Township Zoning Department temporarily placing a sign advertising the zoning request on the subject property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Emilie W Bradner John A Bradner
Signature

Emilie W Bradner John A Bradner
Printed Name

5421 Liberty-Fairfield Road

Mailing Address

Hamilton, OH 45011

City, State, Zip Code

513-863-1309
Telephone

Subscribed and sworn before me this 11th day of May 2021,

Patrick Riley Mullen
Notary Public



PATRICK RILEY MULLEN
Notary Public, State of Ohio
My Commission Expires
February 3, 2026
COMMISSION: 2021-RE-826093

PROPERTY OWNERS AFFIDAVIT

STATE OF OHIO
COUNTY OF BUTLER

I (we) Emilie W. Bradner, Etal.

Hereby certify that we are all of the owners and of the real estate which is subject of the pending zoning application; that we hereby consent to the Zoning Appeals Board acting on my/our request for the subject real estate. I/we understand that our application will be considered and processed in accordance with the regulations as set forth by the Fairfield Township Zoning Department and Zoning Resolution; that we agree to accept, fulfill, and abide by those regulations and all stipulations and conditions attached to the decision by the Zoning Appeals Board. As owner(s) of the real estate which is the subject of the pending zoning application, I hereby consent to the Fairfield Township Zoning Department temporarily placing a sign advertising the zoning request on the subject property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Emilie W. Bradner

Signature

Emilie W Bradner

Printed Name

5421 Liberty-Fairfield Road

Mailing Address

Hamilton, OH 45011

City, State, Zip Code

513-863-1309

Telephone

Lucy W Campbell

Peter D Watson
PETER D WATSON

Subscribed and sworn before me this 11th day of May 20 21,

Patrick Riley Mullen

Notary Public



PATRICK RILEY MULLEN
Notary Public, State of Ohio
My Commission Expires
February 3, 2026
COMMISSION: 2021-RE-826093

PROPERTY OWNERS AFFIDAVIT

STATE OF OHIO
COUNTY OF BUTLER

I (we) Elbert & Shirley Barrett

Hereby certify that we are all of the owners and of the real estate which is subject of the pending zoning application; that we hereby consent to the Zoning Appeals Board acting on my/our request for the subject real estate. I/we understand that our application will be considered and processed in accordance with the regulations as set forth by the Fairfield Township Zoning Department and Zoning Resolution; that we agree to accept, fulfill, and abide by those regulations and all stipulations and conditions attached to the decision by the Zoning Appeals Board. As owner(s) of the real estate which is the subject of the pending zoning application, I hereby consent to the Fairfield Township Zoning Department temporarily placing a sign advertising the zoning request on the subject property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Shirley Barrett
Signature

Shirley Barrett
Printed Name

5399 Liberty-Fairfield Road
Mailing Address

Hamilton, OH 45011
City, State, Zip Code

513-437-1117
Telephone

Subscribed and sworn before me this 12 day of MAY 20 21,

Justin Lanham
Notary Public



JUSTIN LANHAM
Notary Public, State of Ohio
My Commission Expires 07-18-2023

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.

Brian R. Johnson 5/7/2021

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



PROBATE COURT OF BUTLER COUNTY, OHIO

2011 MAY 23 PM 4:03

ESTATE OF SARA T. WATSON

BUTLER COUNTY
PROBATE DECEASED
JUDGE TERRY T. ROGERS

CASE NO. PE10-10-1072

CERTIFICATE OF TRANSFER

NO. ONE (1)



Image ID: 000007863426 Type: OFF
Recorded: 06/16/2011 at 10:23:09 AM
Fee Amt: \$28.00 Page 1 of 2
Workflow# 0000098437-0001
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2011-00023632

BK **8341** PG **1091**

[Check one of the following]

☐ Decedent died intestate.

☒ Decedent died testate.

Decedent died on September 10, 2010 owning the real property described
this certificate. The persons to whom such real property passed by devise, descent or election are as follows.

Name	Residence Address	Transferee's share of decedent's interest
Emilie W. Bradner, daughter of decedent	5421 Liberty-Fairfield Rd. Hamilton, OH 45011	One-third (1/3)
Peter D. Watson, son of decedent	5467 Liberty-Fairfield Rd. Hamilton, OH 45011	One-third (1/3)
Lucy R. Campbell, daughter of decedent	5467 Liberty-Fairfield Rd., Hamilton, OH 45011	One-third (1/3)

DATE 6/16/11
CONVEYANCE 0
EXEMPT 4/20/12
ROGER REYNOLDS, Butler Co. Auditor
This conveyance has been examined and the grantor has completed only 2 of the 3 required steps.

[Complete if applicable] The real property described in this certificate is subject to a charge of

\$ _____ in favor of decedent's surviving spouse, _____

in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total
intestate share.

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets, if necessary].

A tract of land situated in Sections 15 and 16, Town 2, Range 3, Fairfield Township, Butler County, Ohio, and consisting of five (5) separate parcels numbered, described, and identified for tax purposes as follows:

Parcels located in Section 15, Town 2, Range 3:

1. Lot #370, being 03.539 acres; Tax Parcel #A0300-019-000-013.
2. Lot #371, being 13.082 acres; Tax Parcel #A0300-019-000-028.

Parcels located in Section 16, Town 2, Range 3:

1. Lot #426, being 15.208 acres; Tax Parcel #A0300-020-000-023.
2. Lot #427, being 03.517 acres; Tax Parcel #A0300-020-000-024.
3. Lot #429, being 03.176 acres; Tax Parcel #A0300-020-000-033.

APPROVED
BY BCFO
AMC
6-16-11

The total acreage being transferred hereby is 38.522 acres, subject to easements and conditions of record. The quantities of land contained in Lots #426 and #427 are the remaining acreage after splits of 9.346 and 5.654 acres, respectively, in a 2001 transfer totaling 15.0 acres to Emilie W. Bradner, said total acres then being renumbered as Lot #7,641, Fairfield Township, Butler County, Ohio.

The above five (5) parcels are also commonly known as 5467 Liberty-Fairfield Rd., Hamilton, OH 45011. The parcel that was split and now is identified as Lot #7,641 is commonly known as 5421 Liberty-Fairfield Rd., Hamilton, OH 45011.

Prior Instrument Reference: Butler County Deed Book 1498/384;
Butler County O.R. 6526/773; and
Parcel No: (See above) Butler County O.R. 6960/780.

Image ID: 000007863427 Type: OFF
Page 2 of 2
File# 2011-00023632
BK 8341 PG 1092

ISSUANCE

This Certificate of Transfer is issued this 23rd day of May, 2011.

Randy T. Prozen
Probate Judge

CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. One (1) issued on May 23, 2011 and kept by me as custodian of the official records of this Court.

Date MAY 23 2011

Randy T. Prozen
Probate Judge
By Russell Hopper
Deputy Clerk

DENNIS WITTMAN
2958 WHITE BIRCH TRAIL
BEULAH, MI 49617

Wittman (pg)
JEF

38213

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS that ELBERT BARRETT and SHIRLEY BARRETT, husband and wife, of Butler County, Ohio, for valuable consideration paid, do grant with general warranty covenants, to ELBERT BARRETT and SHIRLEY BARRETT, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 5399 Liberty Fairfield Road, Hamilton, Ohio 45011, the following real property situated in the County of Butler, in the State of Ohio:

Situate and being Section 16, Town 2, Range 3, and in Fairfield Township, Butler County, Ohio, and being further described as follows: Beginning at a point in the east line of said Section 16, Town 2, Range 3, Fairfield Township, Butler County, Ohio, said point found by measuring from the southeast corner of said Section, north 5 degrees 0' east, along said east section line, 895.65 feet to the above mentioned point of beginning; thence north 85 degrees 0' west, 1316.30 feet; thence north 4 degrees 09.50' east 901.79 feet; thence south 84 degrees 55' 30" east, 348.85 feet; thence south 1 degree 33' west 90.27 feet; thence south 2 degrees 2' west, 235 feet; thence south 72 degrees 37' 30" east, 539.50 feet; thence south 5 degrees 23' 15" west, 444.88 feet; thence south 85 degrees 0' east, 439 feet to the east line of said Section; thence south 5 degrees 0' west, along said Section line, 16 feet to the point of beginning; containing 13.804 acres.

Prior Instrument Reference: Deed Book 890, Page 441, of the Deeds Records of Butler County, Ohio.

WITNESS our hands, this 22nd day of October, 1991.
Signed and acknowledged
in the presence of:

[Signature]
WITNESS

[Signature]
ELBERT BARRETT

[Signature]
WITNESS

[Signature]
SHIRLEY BARRETT

STATE OF OHIO

91 OCT 28 PM 3:28

RECORDS. [Signature]

COUNTY OF HAMILTON

) 10.
FEE

BE IT REMEMBERED that on this 22nd day of October, 1991, before me, the subscriber, a Notary Public in and for said county and state, personally came ELBERT BARRETT and SHIRLEY BARRETT, the Grantor in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.



RICHARD D. SNYDER, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
Date: 12/31/93 D.R.G.

[Signature]
NOTARY PUBLIC

This instrument prepared by: R. Dean Snyder, Attorney at Law, HYATT LEGAL SERVICES, 11782 Springfield Pike, Cincinnati, Ohio 45246

TRANSFER NOT NECESSARY
JAMES M. BROWN
BY 10-22-91/DB- DEPT.
AUDITOR, BUTLER CO., OHIO

38212 SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS that ELBERT BARRETT and SHIRLEY BARRETT, husband and wife, of Butler County, Ohio, for valuable consideration paid, do grant with general warranty covenants, to ELBERT BARRETT and SHIRLEY BARRETT, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 5399 Liberty Fairfield Road, Hamilton, Ohio 45011, the following real property situated in the County of Butler, in the State of Ohio:

BEING the southerly part of a 4.000 Acre Tract (1.158 Acre - J.A. Class, Etal to K. Bridge, Volume 297, Page 608, Butler County Deed Records) situated in Section 16, Town 2, Range 3, Fairfield Township, Butler County, Ohio; said partial tract being more specifically bounded and described as follows:

BEGINNING at a point in the right-of-way of Liberty-Fairfield Road on the easterly line of aforesaid Section 16; said point of beginning being found by measuring from the southeasterly corner of said section northwardly 911 feet, more or less, along said easterly section line to the point of beginning:

THENCE from said point of beginning, running with the northerly line of a 16 foot wide access lane to a 13.804 Acre Tract to the west NORTH 85 degrees 30' 00" WEST 433.36 feet; THENCE with an easterly line of said 13 more or less Acre Tract NORTH 4 degrees 53' 25" EAST 116.51 feet; THENCE crossing the aforesaid 4 Acre Tract SOUTH 85 degrees 30' 00" EAST 432.57 feet to a point in said Liberty-Fairfield Road on the easterly line of said section; AND THENCE along said section line SOUTH 4 degrees 30' 00" WEST 116.51 feet to the point of beginning CONTAINING 1.158 Acres according to a survey (Drawing C-6352) by Duane, Hasselbring, Kuhlman & Associates, Registered Surveyors, Middletown, Ohio, July 1976.

SUBJECT, however, to the right-of-way of Liberty-Fairfield Road and to any other rights-of-way, easements and restrictions of record heretofore granted which are applicable to and effective against said land,

TRANSFER NOT NECESSARY
JAMES M. BROWN
 BY 10-28-91 DEPT.
AUDITOR, BUTLER CO., OHIO

RECORDED
 91 OCT 28 PM 3:28
 RECORD Deed
 FEE 10-

Prior Instrument Reference: Book 1268, Pages 58, 59 and 60, of the Deeds Records of Butler County, Ohio.

WITNESS our hands, this 22nd day of October, 1991.

Signed and acknowledged
in the presence of:

[Signature]
WITNESS

[Signature]
ELBERT BARRETT

[Signature]
WITNESS

[Signature]
SHIRLEY BARRETT

STATE OF OHIO)
) ss.
COUNTY OF HAMILTON)

BE IT REMEMBERED that on this 22nd day of October, 1991,
before me, the subscriber, a Notary Public in and for said county and state, personally
came ELBERT BARRETT and SHIRLEY BARRETT, the Grantor in the foregoing deed,
and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my
notarial seal on the day and year last aforesaid.

[Signature]
NOTARY PUBLIC

This instrument prepared by:
R. Dean Snyder
Attorney at Law
HYATT LEGAL SERVICES
11782 Springfield Pike
Cincinnati, Ohio 45246

Key Rogers, Butler Co. Auditor

GENERAL WARRANTY DEED
(Ohio Rev. Code §§5302.05 & .06)

200100087369
Filed for Record in
BUTLER COUNTY, OHIO
DANNY N CRANK
11-26-2001 01:41:34 PM.
DEED 14.00
OR Book 6715 Page 1325 - 1326

O.R. 6715 PAGE 1325

for valuable consideration paid, grant(s) with GENERAL WARRANTY COVENANTS, to JOHN A. BRADNER and EMILIE W. BRADNER, husband and wife, for their joint lives, remainder to the survivor of them, _____, Grantees.

Lot numbered ~~Seven Thousand Six Hundred Forty-one~~ (7,641) as the same is known and designated on the list of lots for Fairfield Township, Butler County, Ohio, said lot consisting of 15.00 acres and being a combination of a 5.654-acre tract taken from Lot 427 and a 9.346-acre tract taken from Lot 426, all as more fully described in Exhibit A hereof.

The descriptions for Exhibit A were prepared from a survey dated 09/08/01 made by Todd K. Turner, Ohio Registered Surveyor #7684, Bayer-Becker Engineers.

A plat of survey is recorded in Butler County Engineer's Land Survey Book 41
Page 184.

Prior Instrument Reference: Book 6526, Page 773, Butler Co. Official
Records.

Grantor(s) shall be responsible for all real estate taxes and assessments, if any, accruing to the date hereof, and Grantee(s) shall be responsible for those expenses thereafter. ~~Grantor(s) shall be responsible for all real estate taxes and assessments, if any, accruing to the date hereof, and Grantee(s) shall be responsible for those expenses thereafter.~~ _____, ~~releasee and donee~~
~~rights in said property~~

WITNESS Grantor's hand(s) on November 12, 20 01

Signed and acknowledged
in the presence of:

x Peter D. Watson
 Peter D. Watson
Dennis L. Wittman
 Dennis L. Wittman

⑧ Sara T. Watson
Sara T. Watson

STATE OF OHIO, BUTLER COUNTY, SS:

The foregoing instrument was acknowledged before me on November 12, 2001 by Sara T. Watson, a widow, not remarried.

Dennis L. Wither

Dennis L. Wittman, Attorney-at-Law, Notary
Public, State of Ohio. My com'n does not expire. ORC §147.03.

Prepared by: Dennis L. Wittman, Attorney-at-Law,
214 High St., Hamilton, OH 45011 (896-7767).

BB

Situated in Section 16, Town 2, Range 3, Fairfield Township, Butler County, Ohio and being part of lots 426 & 427 as known and designated on the list of lots in said Fairfield Township and further described as follows:

Beginning at a point found by measuring from an existing 1" iron pin in a monument box at the Southeast corner of aforementioned Section 16, along the Easterly line of said section, North 02°30'00" East, 695.68 feet to a set mag nail and the true point of beginning;

thence leaving said section line, North 87°08'55" East, 839.36 feet to a set 5/8" iron pin;
 thence South 02°30'00" West, 300.00 feet to a set 5/8" iron pin;
 thence North 87°08'55" West, 971.10 feet to a set 5/8" iron pin;
 thence North 02°30'18" East, 500.00 feet to a set 5/8" iron pin;
 thence South 87°08'55" East, 1810.42 feet to an existing spike in the aforementioned Easterly line of said section 16;
 thence along said section line, South 02°30'00" West, 200.00 feet to the point of beginning containing 653,400.00 square feet or 15.000 acres of land and being subject to all easements and right-of-ways of record.

FORMER LOT 427 PARCEL:

Situated in Section 16, Town 2, Range 3, Fairfield Township, Butler County, Ohio and being a 5.654 acre tract of land in part of Lot #427 as known and designated on the list of lots in said Fairfield Township and being further described as follows:

Beginning at a point found by measuring from an existing 1" iron pin in a monument box at the Southeast corner of aforementioned Section 16, along the Easterly line of said section, North 02°30'00" East, 695.68 feet to a set mag nail; thence leaving said section line, North 87°08'55" East, 839.36 feet to a set 5/8" iron pin; thence South 02°30'00" West, 300.00 feet to a set 5/8" iron pin; thence North 87°08'55" West, 480.00 feet to a point in the Easterly line of aforementioned Lot #427 and the true point of beginning;

thence from the point of beginning thus found, North 87°08'55" West, 491.10 feet to a set 5/8" iron pin in the boundary of aforementioned Lot #427
 thence along said boundary, North 02°30'18" East, 500.00 feet to a set 5/8" iron pin;
 thence South 87°08'55" East, 494.12 feet;
 thence continuing along said boundary, South 02°51'06" West, 499.99 feet to the point of beginning containing 246,300.06 square feet or 5.654 acres of land and being subject to all easements and right-of-ways of record.

FORMER LOT 426 PARCEL:

Situated in Section 16, Town 2, Range 3, Fairfield Township, Butler County, Ohio and being a 9.346 acre tract of land in part of Lot #426 as known and designated on the list of lots in said Fairfield Township and being further described as follows:

Beginning at a point found by measuring from an existing 1" iron pin in a monument box at the Southeast corner of aforementioned Section 16, along the Easterly line of said section, North 02°30'00" East, 695.68 feet to a set mag nail and the true point of beginning;

thence from the point of beginning thus found, leaving said section line, North 87°08'55" East, 839.36 feet to a set 5/8" iron pin;
 thence South 02°30'00" West, 300.00 feet to a set 5/8" iron pin;
 thence North 87°08'55" West, 480.00 feet to a point in the boundary of aforementioned Lot #426;
 thence along said boundary, North 02°51'06" East, 499.99 feet;
 thence South 87°08'55" East, 1316.30 feet to an existing spike in the aforementioned Easterly line of said Section 16;
 thence along said section line, South 02°30'00" West, 200.00 feet to the point of beginning containing 407,099.94 square feet or 9.346 acres of land and being subject to all easements and right-of-ways of record.

APPROVED BY
 BUTLER COUNTY PLANNING COMMISSION
 FOR THE PURPOSES OF CONVEYANCE OF
 TITLE, DOES NOT CONSTITUTE A ZONING
 CERTIFICATE OR BUILDING PERMIT.
 NO PLAT REQUIRED

11/13/01
 D.F.

TIMBER TRAILS – ADJOINING PROPERTY OWNERS WITHIN 200'

A0300-111-000-008
A0300-111-000-016
MORRELL PROPERTIES LLC
4142 FENTON RD
HAMILTON OH 45013

A0300-019-000-012
BRISCOE PROPERTY INVESTMENTS LLC
5475 LIBERTY FAIRFIELD RD
HAMILTON OH 45011

A0300-111-000-015
CENTRE ONE PROPERTIES INC
1075 SE ST LUCIE BLVD
STUART FL 34996

A0300-111-000-007
A0300-111-000-018
CAREPOINTE WAREHOUSE COMPANY LLC
8073 TYLERSVILLE RD
WEST CHESTER OH 45069

A0300-111-000-002
A0300-111-000-012
ZIMMERMAN & ZIMMERMAN LLC
6401 PRINCETON RD
HAMILTON OH 45011

A0300-111-000-017
TB PROPERTIES LLC I
5248 WINTON RD
FAIRFIELD OH 45014 3912

A0300-019-000-043
ZIMMERMAN CARTHEL CO TR ETAL
PO BOX 2549
ADDISON TX 75001

A0300-019-000-044
DAVID L CAMPBELL
5342 PRINCETON RD
HAMILTON OH 45011 8413

A0300-019-000-049
AVSTEN PROPERTY MANAGEMENT LLC
3354 REILY-MILLVILLE RD
HAMILTON OH 45013

A0300-111-000-023
DRUE ACCUMULATIONS LLC
3391 HAMILTON MIDDLETOWN RD
HAMILTON OH 45011 6224

A0300-019-000-015
MARILYN D RYAN LIVING TRUST
5277 KENNEDY CAMP RD
TRENTON OH 45067 1028

A0300-020-000-026
A0300-020-000-025
A0300-165-000-037
A0300-020-000-043
METROPARKS OF BUTLER COUNTY
2051 TIMBERMAN RD
HAMILTON OH 45013

A0300-165-000-110
JEREMY J & CAROLINE M LASWELL
5284 RIVER RIDGE DR
HAMILTON OH 45011

A0300-165-000-064
JACOB C TUNNELL
5282 RIVER RIDGE DR
HAMILTON OH 45011

A0300-165-000-063
MAREN E & MICHAEL R WAZYNIAK
5278 RIVER RIDGE DR
HAMILTON OH 45011

A0300-165-000-062
NEIL HAMPLE
5274 RIVER RIDGE DR
HAMILTON OH 45011

A0300-165-000-061
TANNER S CSENDES
5270 RIVER RIDGE DR
HAMILTON OH 45011

A0300-165-000-060
MATTHEW R PRALL
5266 RIVER RIDGE DR
HAMILTON OH 45011

A0300-020-000-016
A0300-020-000-040
ADAM W WEBER
5355 LIBERTY FAIRFIELD RD
HAMILTON OH 45011

A0300-020-000-020
PAULETTE PARSONS
5377 LIBERTY FAIRFIELD RD
HAMILTON OH 45011 2283

D2020-032-000-029
D2020-032-000-028
D2020-032-000-027
D2020-032-000-026
D2020-032-000-025
D2020-032-000-033
HICKORY WOODS DEVELOPMENT CO INC
11025 REED HARTMAN HWY
BLUE ASH OH 45242 1846

D2010-008-000-030
HAMILTON LODGE NO 93 ELKS
4444 HAMILTON-MIDDLETOWN RD
HAMILTON OH 45011

D2010-007-000-042
LIBERTY DIXON CENTER LTD
1014 VINE ST FL 7
CINCINNATI OH 45202

A0300-020-000-049
A0300-020-000-044
A0300-020-000-045
A0300-020-000-051
A0300-020-000-050
D2010-032-008-062
BOARD OF COUNTY COMMISSIONERS/BCEO
ATTN: SHIRLEY ONEY
1921 FAIRGROVE AVE
HAMILTON OH 45011

SECTION 16, TOWN 2, RANGE 3

020.000
HOUSE NUMB

See Page 072.00
ST CLAIR TWP
GREGORY ESTATES

See Page 047.
MADISON TN
WOODSDALE

see page 00
MADISCO
TWP

See Page
024.00
ST CLAIR TWP

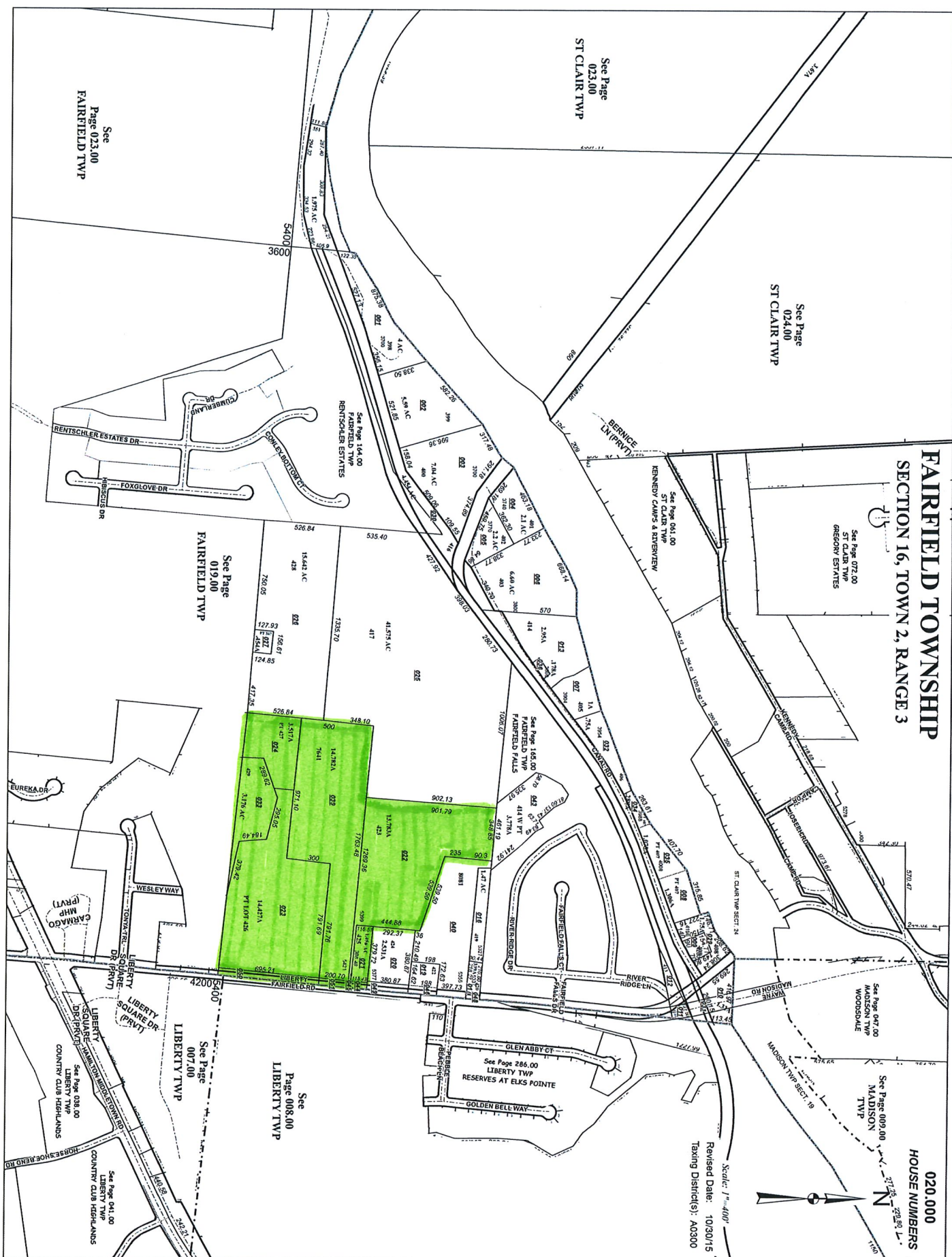
See Page
023.00
ST CLAIR TWP

See
Page 023.00
FAIRFIELD TWP

**See Page
019.00
FAIRFIELD TWO**

See
Page 008.00
LIBERTY TWP

Scale: 1"=400'
Revised Date: 10/30/15
Taxing District(s): A0300



See Page 024.00
FAIRFIELD TWP

See Page 023.00
FAIRFIELD TWP

FAIRFIELD TOWNSHIP

Section 15, Town 2, Range 3

See Page 020.00
FAIRFIELD TWP

019.000
HOUSE NUMBERS
008.00
LIBERTY TWP

See Page 023.00
FAIRFIELD TWP

See Page 018.00
FAIRFIELD TWP

See Page 052.00
FAIRFIELD TWP
BEATY'S & JOHN CARTER

See Page 103.00
FAIRFIELD TWP
INDIAN TRACE

See Page 047.00
FAIRFIELD TWP
GREEN LAWN

See Page 046.00
FAIRFIELD TWP
GREEN LAWN SUB.

See Page 075.00
FAIRFIELD TWP
CLOVEDALE

See Page 086.00
FAIRFIELD TWP
GREEN CREST MANOR

See Page 088.00
FAIRFIELD TWP
GREEN CREST MANOR

See Page 007.00
LIBERTY TWP

See Page 020.00
LIBERTY TWP
COUNTRY VIEW ESTATES, COUNTRY CLUB ESTATES

Revised Date: 7/20/16
Taxing District(s): A0300

Scale: 1"=100'

