



UNION TOWNSHIP BOARD OF TRUSTEES
FEBRUARY 25TH, 2025 MEETING

OVERLAY DISTRICT PLAN

TINT WORLD - RYAN SAWYER, Owner / Applicant
624 OHIO PIKE / Parcel ID #413216E144.



Staff Report: CASE # 2-25-O

NATURE OF REQUEST

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for Parcel# 413216E144. Specifically, the Applicant is seeking relief to place more wall signage on the business structure than what is currently allowed by code (approximately 15.7 square feet). The subject 1.04-acre property is located in the Ohio Pike Focus Area Overlay – Commercial Corridor (FA-CC). **Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The subject property consists of two suites located within the existing strip-mall / shopping center at 624 E State Route 125, which is approximately 875 feet northeast of the State Route 125 and Commercial Blvd intersection.

ZONING

The subject property is zoned Business (B-1), with the property to the immediate southeast and west also zoned as Business (B-1), and with the property to the north and southwest zoned as Planned Development (PD). All adjoining property to the northeast and east is in a Single-Family Detached Residential (R-1) Zone.

RELATIONSHIP TO THE UNION TOWNSHIP COMPREHENSIVE LAND USE PLAN

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the subject property is located within the Ohio Pike (SR 125) Corridor. Currently, the Ohio Pike Corridor is heavily developed and traveled, and experiences delays associated with poor access management. The corridor has been rejuvenated of late through numerous reinvestment projects that have resulted in enhanced commercial activity and increased appeal. Among other things, the Plan calls for land use efficiencies, access control, and aesthetic improvement and reinvestment as priorities in this area of the Township.

RELATIONSHIP TO THE FOCUS OVERLAY DISTRICT REGULATIONS

As noted in the previous section of the staff report, the affected property is located within the Ohio Pike Corridor. Article 13 of the Union Township Zoning Resolution identifies this corridor as a “Commercial Corridor,” and makes these statements with respect to these Districts:

1307. Focus Area Overlay-Commercial Corridor Districts.

Focus Area Overlay (FA) Commercial Corridor Districts shall be identified as FA-CC Overlay Districts.

1. Findings and Specific Purpose.

Business districts and corridors are recognized as principal focal points of community activity providing an economic resource and a center for community identity. It is in the interest of the Township to protect and enhance the features of public interest in such business districts by:

- a. Preventing the deterioration of property and the extension of blighting conditions;
- b. Encouraging and protecting private investment which improves and stimulates the economic vitality and social character of the area;
- c. Preventing the creation of influences adverse to the physical character of the area.

2. Characteristics.

FA-CC districts shall be limited to geographic areas included in a FA-Commercial Corridor which contain or are planned to contain one (1) or more of the following characteristics:

- a. A concentration of retail and service oriented commercial establishments serving as a principal business activity center for a socio-geographic neighborhood, community, or region;
- b. An area that has received or been approved for substantial public investment;
- c. An area that is planned for unusual intensity or density of development.

BACKGROUND

This case originated as a verbal enforcement complaint to the Planning & Zoning staff in October of 2024. The Applicant representatives have been in communication with the Development Director since November of 2024—submitting an Overlay application in mid-January of this year for the requested relief.

In 1978, this property, along with several adjacent properties, were rezoned from Industrial (M-2) to Business (B-2)—*the latter of which is now recognized as a Business (B-1) Zoning District (since all other Business districts have been consolidated or otherwise changed to Planned Development PD Districts)*. The building that houses the Tint World business was built in 1985, and has switched hands with various owners over the years. As referenced in the Applicant's statements and enclosures, the Applicant's "...location is a new family owned and run business. Due to the franchise nature of the business the Franchisor required [Tint World] to use a certain contractor and sign company to ensure contractually agreed brand standards and quality. Together they worked with the township to understand and implement the signage zoning requirements. Unfortunately, they missed the requirement to include window decals in the measurements..."—thus necessitating the Applicant's current request for relief, since the Applicant's signage company had previously received approval to utilize the maximum allowable square footage (of 150 square feet) of wall signage. With this request, the Applicant aims to protect existing additional decal signage, to help identify the property to prospective customers, clients, and others in the community.

STAFF REVIEW & ANALYSIS

A review of this particular Overlay District application indicates that the proposal is consistent with both the recommendations of the adopted land use plan, as well as the purpose and intent of the Overlay District regulations. The Applicant's request involves the placement / retention of wall signage on the exterior windows of the existing structure on the property. The Applicant's sole reason for submitting an Overlay District Plan is to seek relief from Article 9, Section 907 of the Union Township Zoning Resolution. *Specifically, the Applicant is requesting to place an additional 15.7 square feet of signage on the front and side-facing window facades—which amounts to 10.5% more than what is allowed by Section 907 (1).*

Furthermore, the proposed signage seems "...to create a more visually attractive economic and business climate, enhance and protect the physical appearance of the community, and preserve the scenic and natural beauty of designated areas...reduce sign and advertising clutter, distraction, and obstructions that may contribute to traffic accidents...and enhance community development by permitting signs which are compatible with their surroundings..." in accordance with Article 9 Section 900 of the Union Township Zoning Resolution.

As a final point, if the additional signage had simply been installed on the interior side of the glass-panes, there would be no potential enforcement issue or need for the Applicant's current request.

ACTION REQUIRED

In accordance with Section 1310 of the Zoning Resolution, the Board of Trustees' role in this process is to enter a motion to approve, modify, or deny the Focus Area Overlay District application as submitted along with any further modifications deemed appropriate by the Board.

RECOMMENDED MODIFICATIONS

If the Board should choose to grant favorable consideration to this Overlay District application, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicant must address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) A more-detailed signage plan and permit application will ultimately need to be submitted, subject to administrative review and approval.
- 3) There is no lighting proposed at this time; however, all lighting (if needed in the future) would need to be downward directed, and of sufficient intensity to illuminate without projecting onto the adjoining residential property. *Details / specs of proposed lighting would be necessary; however, this is an item that could / would be addressed administratively by staff.

APPLICATION FOR APPROVAL OF AN
OVERLAY DISTRICT PLAN
TO THE
UNION TOWNSHIP
BOARD OF TRUSTEES
4350 Aicholtz Road
Cincinnati, OH 45245
(513) 753-2300

Case#	<u>2-25-0</u>
Date	<u>1-15-2025</u>

APPLICATIONS CONTAINING INCOMPLETE INFORMATION WILL BE RETURNED.
PLEASE SUBMIT TEN COPIES OF APPLICATION & SUPPORTING DOCUMENTS (ORIGINAL SET + 9)

PROPERTY INFORMATION

Property located at: 624 Ohio Pike, Cincinnati, OH 45245
Clermont County Auditor's Tax Parcel Number (PIN #): 41-32-16-E-144

APPLICANT INFORMATION

- A. Name: Ryan Sawyer Phone: 513-513-1239
Mailing Address: 2619 W. Legendary Run, Cincinnati, OH 45245
- B. Contact Person: John Sawyer Phone: 513-513-1239
Company: Tint World – Cincinnati
Relationship to Applicant: Store Manager
Mailing Address: 2619 W. Legendary Run, Cincinnati, OH 45245

SUPPORTING DOCUMENTS REQUIRED FOR APPLICATION

1. Photocopy of tax map with subject property highlighted.
2. Legal description of property (see deed).
3. Development plans.
4. Application fee as established by the Township Trustees.

SUPPORTING INFORMATION

- A. Existing Zoning District: B-1
Existing Land Use: Retail services and products, vehicle aftermarket re- styling
Proposed Focus Area District and Classification Category: Same as current District/Category
Proposed Land Use: Same as current land use
- B. Describe the characteristics of the Parcel/Project for consideration by the Board of Trustees
(use additional sheet if necessary):

Our location is a new family owned and run business. Due to the franchise nature of the business the Franchisor required us to use a certain contractor and sign company to ensure

RECEIVED

JAN 15 2025

**UNION TOWNSHIP
PLANNING & ZONING**

contractually agreed brand standards and quality. Together they worked with the township to understand and implement the signage zoning requirements. Unfortunately, they missed the requirement to include window decals in the measurements. We were permitted 150 sq/ft. of signage which we used. However, the window decals add an additional 15.7 sq/ft. of signage. We are respectfully appealing to include the extra 15.7 sq/ft.

Before appealing to the board for the relief we read Article 9, Section 900 of Zoning Resolution of Union Township to make sure we understood the stated purpose. In part:

*The purpose of this Article is to promote and protect the public health, welfare, and safety by regulating existing and proposed outdoor advertising, outdoor advertising signs, and outdoor signs of all types. It is intended to **protect property values, create a more visually attractive economic and business climate, enhance and protect the physical appearance of the community, and preserve the scenic and natural beauty of designated areas***

We believe the appeal for relief meets both the stated purpose as well as the spirit of the resolution.

With the average cost of a new car being close to \$50,000 and the average age of cars on the road almost 13 years, people are investing in protecting and maintaining their vehicles. Additionally, with a heightened sense of security in today's world, they are taking steps to protect themselves as well as their cars. Our business model exists to serve this growing need. We do this in a unique way by offering these products and services in a highly professional environment and manner. We have made a significant investment to meet these high standards and serve the community in a new way.

The window decals serve both an aesthetic and a commercial purpose. One of the comments we hear most often is, "**Wow! This is a really nice place. You guys really improved this strip center and this area. Great job!**". It is heartening to hear the comments and to know the investment achieved its goal. The professional designed and installed windows decals are part of this appeal. But another very common comment is, "**I probably would not have come in the store if I hadn't seen the window decals.** Your store's name, Tint World, made me think you only offer window tinting. I'm glad you showed me the other things you offer so I knew to come in".

The relief appeal accounts for less than 10.5% relief. It also does not detract from *health, welfare, and safety* of the community. On the contrary, we propose it enhances those community aspects. The feedback from the community has demonstrated that we have *protected property values, created a more visually attractive economic and business climate and enhanced and protected the physical appearance of the community*

In closing we would like to bring an item to the attention of the board. The Union Township staff was very helpful and responsive in helping us understand and navigate the relief process. That was a pleasant surprise and obviously extremely helpful. There was one interesting aspect of our communications.

When talking to the inspector he mentioned that **if the decals were on the inside of the windows, there would not be an issue.** We found that to be unexpected. It would be the same exact message with the same exact purpose with the same exact outcomes as the current

decals. I guess in closing we are appealing to the board's sense of common interest in helping foster a healthy and high-quality business environment. We completely understand and agree with signage zoning regulations. We live in the community, and we want an appealing environment also. There is a significant cost for us to tear down the decals, have them re-made (inside decals are different from outside decals) and have them reinstalled. All of this to essentially replicate the current state. We respectfully ask if this is truly the intent and spirit of the regulations?

AFFIDAVIT

I hereby depose and say that I have familiarized myself with the rules and regulations of the Union Township Zoning Resolution with respect to preparing this application. I hereby certify that I have read the foregoing document and supplements attached thereto and that I have answered all questions fully and to the best of my ability. I hereby attest to the truth and exactness of the information supplied herewith and that I am the owner or lessee of the property to be rezoned.


Applicant

STATE OF Ohio

COUNTY OF Clermont

Subscribed and sworn to before me this 15 day of January of this year 2025

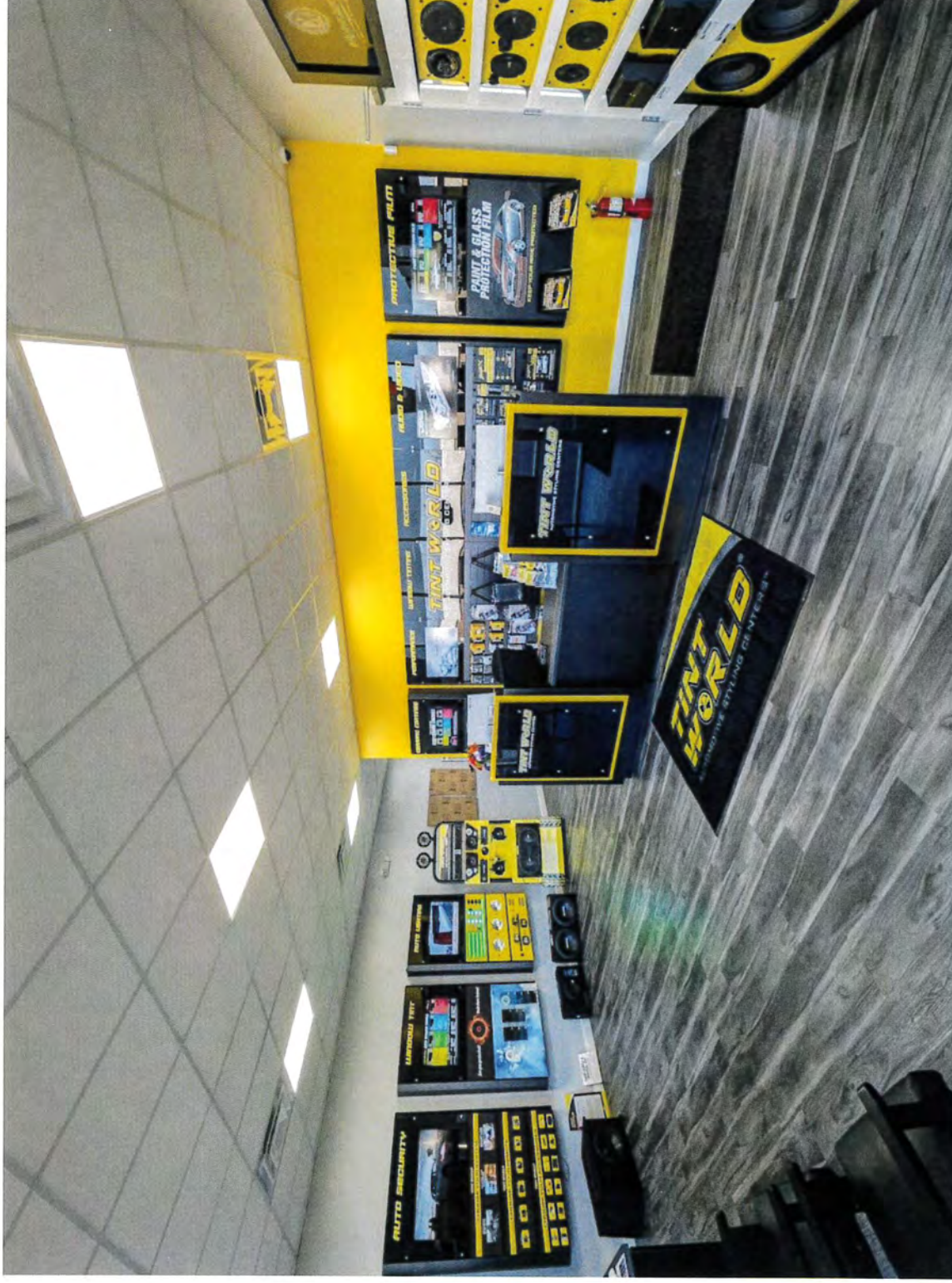

Notary Public

My commission expires August 22, 2029



TIFFANY ROSE BRITNELL
Notary Public
State of Ohio
My Comm. Expires
August 22, 2029

The Tint World Show Room



Window Decals Wall #1 - Facing West Towards Wholesalers Property Co LLC (Winnelson Plumbing)



[illegible][illegible]

Window Decals Wall #2a - Facing West Towards Wholesalers Property Co LLC (Winnelson Plumbing)



Window Decals Wall #2a - Facing West Towards Wholesalers Property Co LLC (Winnelson Plumbing)



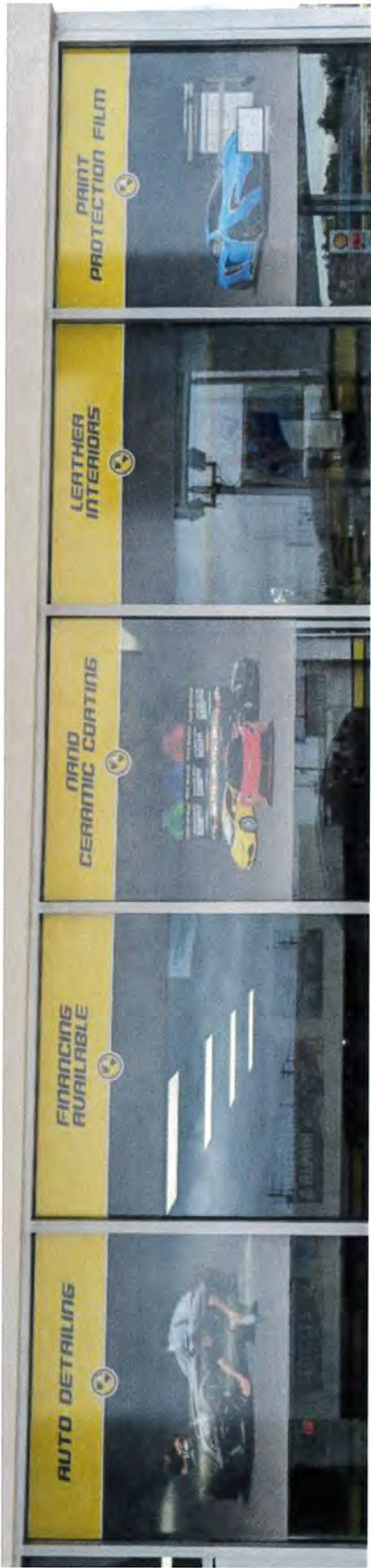
Window Decal Measurements

Count	Wording	Height (in.)	Length (in.)	Height (ft.)	Length (ft.)	sqr/ft	Location
1	Vehicle Wraps	2.25	33.46	0.1875	2.7883	0.5228	Parking Lot 2
2	Auto Lighting	2.25	30.33	0.1875	2.5275	0.4739	Parking Lot 2
3	Window Tinting	2.25	35.34	0.1875	2.9450	0.5522	Parking Lot 2
4	Mobile Electronics	2.25	43.02	0.1875	3.5850	0.6722	Parking Lot 2
5	Alarms & Remote Starts	2.25	54.92	0.1875	4.5767	0.8581	Parking Lot 2
6	Truck Accessories	2.25	41.52	0.1875	3.4600	0.6488	Parking Lot 2
Total						3.7280	

Window Decals Wall #2b - Facing West Towards Wholesalers Property Co LLC (Winnelson Plumbing)



Window Decals Wall #2b - Facing West Towards Wholesalers Property Co LLC (Winnelson Plumbing)



Window Decal Measurements

Count	Wording	Height (in.)	Length (in.)	Height (ft.)	Length (ft.)	sqr/ft	Location
1	Auto Detailing	2.25	33.03	0.1875	2.7525	0.5161	Parking Lot 3
2	Financing Available	2.25	42.51	0.1875	3.5425	0.6642	Parking Lot 3
3	Nano Ceramic Coating	2.25	48.93	0.1875	4.0775	0.7645	Parking Lot 3
4	Leather Interiors	2.25	39.34	0.1875	3.2783	0.6147	Parking Lot 3
5	Paint Protection Film	2.25	49.32	0.1875	4.1100	0.7706	Parking Lot 3
Total						3.3302	

Window Decals Wall #3 - Facing South Towards Ohio Pike



Window Decals Wall #3 - Facing South Towards Ohio Pike



Window Decal Measurements

Count	Wording	Height (in.)	Length (in.)	Height (ft.)	Length (ft.)	sqr/ft	Location
1	Window Tinting	2.25	35.34	0.1875	2.9450	0.5522	Street
2	Alarms & Remote Starts	2.25	54.92	0.1875	4.5767	0.8581	Street
3	Auto Detailing	2.25	33.03	0.1875	2.7525	0.5161	Street
4	Nano Ceramic Coating	2.25	48.93	0.1875	4.0775	0.7645	Street
5	Paint Protection Film	2.25	49.32	0.1875	4.1100	0.7706	Street
6	Vehicle Wraps	2.25	33.46	0.1875	2.7883	0.5228	Street
7	Truck Accessories	2.25	41.52	0.1875	3.4600	0.6488	Street
Total						4.6331	
Grand Total						15.6756	



**UNION TOWNSHIP
PLANNING DEPARTMENT
4350 AICHOLTZ ROAD
CINCINNATI, OH 45245
513-753-2300**

FOR OFFICE USE ONLY	
CERTIFICATE NO.	_____
DATE	_____
EOC	NOO
CO	NO

Parcel I.D. Number

4	1	3	2	1	6	E	1	4	4	.
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Zoning District:

B-1

**COMMERCIAL DEVELOPMENT
PERMIT**

APPLICATION TYPE: (Check One)

FEE SCHEDULE

QTY:

- ☐ Change of Use (or New Occupant)
☐ New Commercial (less than 1,500 sq.ft.)
☐ New Commercial (greater than 1,501 sq.ft.)

\$100.00
 \$255.00 minimum fee
 \$0.17 per sq. ft. up to \$25,000.00

1

DEVELOPMENT NAME: Ohio Center
 NAME OF BUSINESS: 624 Ohio Pike LLC
 BUILDING ADDRESS: 624 E STATE ROUTE 125 CITY: Cincinnati STATE: Ohio ZIP: 45245
 COMPANY SEEKING CERTIFICATE: Sock Enterprises LLC
 CONTACT PERSON: Ryan Sawyer PHONE: 513-310-8512
 MAILING ADDRESS: 2619 W. Legendary Run
 CITY: Cincinnati STATE: Ohio ZIP CODE: 45245
 PROPERTY OWNER NAME: 624 Ohio Pike LLC (c/o Mark Kirkwood) PHONE: 513-772-1969
 STREET ADDRESS: 1644 E. Kemper Rd. CITY: Cincinnati STATE: OH ZIP: 45246

PARKING INFORMATION	
Number of Existing Spaces on Site	<u>55</u>
Number of New Spaces	<u>0</u>
Typical Dimensions	<u>9 x 20</u>
Drive Aisle Dimensions	<u>20 ft +</u>
To be Paved In:	<u>Asphalt/ Tar & Chip</u>
<input type="checkbox"/> Pavers	<input type="checkbox"/> Concrete

SETBACK INFORMATION	
Front Yard to Right of Way	<u>45</u> foot
Rear Yard	<u>84</u> foot
Left Side Yard	<u>24</u> foot
Right Side Yard	<u>12</u> foot

TYPE OF LIGHTING TO BE PROVIDED: Metal Halide

(if applicable)

SUBMIT TYPICAL LIGHTING DETAILS WITH APPLICATION

GENERAL PROJECT INFORMATION			
Total Floor Area of New Project:	<u>0</u>	Sq. Ft.	Zoning Case Number Approving Development (if applicable):
Final Square Footage (New & Existing):	<u>11,424</u>	Sq. Ft.	
Number of Stories Proposed:	<u>1</u>		Project Phase (if applicable):
Proposed Structure Height:	<u>18</u>	Ft	
Net Lot Area:	<u>45,300</u>	Sq. Ft.	
Number of Employees on largest shift	<u>Four to Five</u>		

Provide Detailed Description of Activities on Site/Proposed Use: Auto window tinting, auto body wraps, car audio upgrades

Detailed Description of Previous Use: Suite A - Retail, Suite B - Assembly

I hereby apply for a zoning certificate from Union Township. I affirm that all information provided herewith is true and correct, and that I am authorized to make this application. I understand and agree that any zoning certificate issued may be revoked if error, omission or misrepresentation occurred concerning this application. I understand and agree that the zoning certificate will expire and be automatically revoked if construction is not begun within one year of issuance or completed within two years of issuance.

Ryan Sawyer
 Signature of Applicant

09/08/2023
 Date

SUBMIT TWO COPIES OF SITE PLAN AND FLOOR PLAN

SUBMIT SIGNED AUTHORIZATION FROM THE PROPERTY OWNER(S)

COMPLETED UNION TOWNSHIP FIRE DEPARTMENT APPLICATION/FEE'S MANDATORY
 INCOMPLETE APPLICATIONS WILL BE REJECTED



Certificate Number: 13381
Receipt No: 9474
Date: 09/15/2023

Department Of Planning & Zoning
Union Township, Clermont County, Ohio

Zoning Certificate

ADDRESS: 624 E State Route 125

PARCEL: 413216E144.

ZONING DISTRICT: B-1

SUBDIVISION:

PROJECT: 0

LOT #:

ISSUED TO: Sock Enterprise
2619 W Legendary Run
Cincinnati, Ohio 45245

PERMIT TYPE: Change of Use

DIMENSIONS:

ISSUE DATE: 09/15/2023 CASE NOTES:

EXPIRATION DATE: 09/14/2025

PROJECT DETAILS: Tinting Shop

SPECIAL CONDITIONS:

It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the Union Township Zoning Resolution. The issuance of this certificate does not authorize violation of the Union Township Zoning Resolution. Failure to abide by approved plans shall result in revocation of this permit. All work subject to final inspection and approval. Zoning Certificates shall expire in accordance with Section 214 of the Union Township Zoning Resolution.

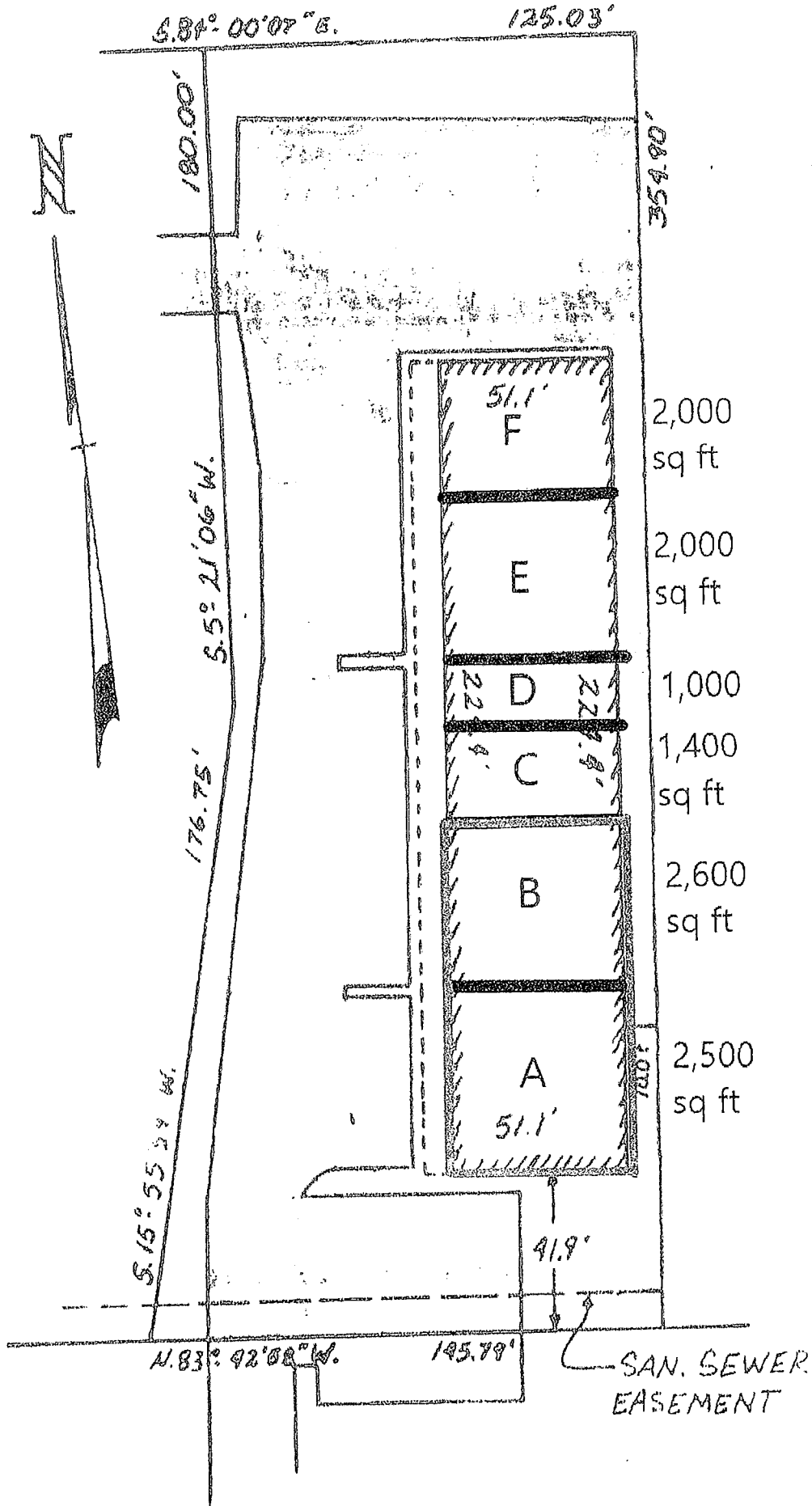
NOTES:

APPROVED BY:



Union Township Planning & Zoning Department
4350 Aicholtz Road
Cincinnati, OH 45245
Phone: (513) 753-2300
Fax: (513) 753-2697

EXHIBIT "A"



OHIO PIKE



BK: 2143 PG: 839

Auditors Parcel #: 41-32-16E-144

200800024078
Filed for Record in
CLERMONT COUNTY, OH
CAROLYN GREEN
09-22-2008 At 11:15 am.
DEED 28.00
OR Book 2143 Page 839 - 840

CORRECTIVE QUIT CLAIM DEED*

Mark W. Kirkwood, an unmarried man, and **Diana S. Kirkwood**, an unmarried woman, of Butler County, Ohio, for good and valuable consideration paid, grant, to **Ohio Pike 624, LLC**, an Ohio limited liability company, whose tax mailing address is 1644 East Kemper Road, Cincinnati, Ohio 45246, the following real property:

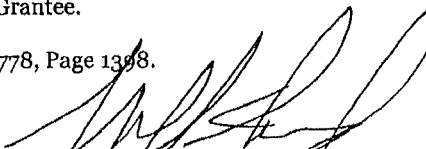
See Exhibit "A" attached

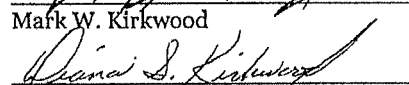
Excluded from the covenants of warranty are real property taxes and assessments which are not delinquent, easements, agreements, covenants and restrictions of record.

This deed is being recorded because the prior deed recorded at Official Record Book 1778, Page 1398 transferred the property to a nonexistent Grantee, Ohio Pike, LLC. The Grantee in this deed is the proper Grantee.

Prior instrument reference: Official Record 1778, Page 1398.

Date: 9-19, 2008.


Mark W. Kirkwood

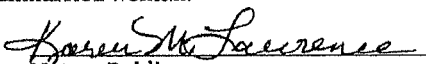

Diana S. Kirkwood

State of Ohio
County of Hamilton

The foregoing document was acknowledged before me, a notary public in and for said county and state, this 19 day of September 2008 by Mark W. Kirkwood, an unmarried man, and Diana S. Kirkwood, an unmarried woman.



KAREN M. LAWRENCE
Notary Public, State of Ohio
My Commission Expires
January 31, 2011


Notary Public

This instrument was prepared in unexecuted form, *without performing a title search*, by Robbins, Kelly, Patterson & Tucker, a legal professional association, The Federated Building, 7 West Seventh Street, Suite 1400, Cincinnati, Ohio, 45202-2417. File No.: BI1106 A001.

C:\Documents and Settings\Mark Kirkwood\My Documents\Legal Docs\BI1106_A001_Deed rev.doc



EXHIBIT A

BK: 2143 PG: 840

Real estate situated in Taylor's Military Survey No. 637, Union Township, Clermont County, Ohio, being the real estate recorded in Deed Book 674, Page 759, of the Clermont County Recorder's Office and being more particularly described as follows:

Commencing at an iron pin at the point of intersection of the northerly right-of-way line of State Route 125 and the easterly right-of-way line of Commercial Boulevard, thence along the northerly right-of-way line of State Route 125 for the following 5 courses: S 58° 40' 06" E, 96.14 feet to an iron pin, S 76° 01' 48" E, 136.88 feet to an iron pin, S 77° 35' 22" E, 24.02 feet to an iron pin passing an iron pin at 15.00 feet, S 85° 11' 45" E, 377.61 feet to an iron pin, passing iron pins at 113.29 feet and 314.35 feet, and S 83° 42' 58" E, 94.74 feet to an iron pin at the real POINT OF BEGINNING of this described real estate; thence from said point of beginning, leaving the northerly right-of-way line of State Route 125, N 15° 55' 54" E, 176.75 feet to an iron pin; thence N 5° 21' 06" E, 180.00 feet to an iron pin; thence S 84° 00' 07" E, 125.03 feet to an iron pin; thence S 7° 14' 30" W, 354.90 feet to an iron pin in the northerly right-of-way line of State Route 125; thence along the northerly right-of-way line of State Route 125, N 83° 42' 58" W, 145.79 feet to the POINT OF BEGINNING of this described real estate, containing 1.035 acres of land, more or less and subject to legal highway. *604 pg*

SUBJECT TO a sanitary sewer easement, being more particularly described as follows:

Commencing at an iron pin at the point of intersection of the northerly right-of-way line of State Route 125 and the easterly right-of-way line of Commercial Boulevard; thence along the northerly right-of-way line of State Route 125 for the following 5 courses: S 58° 40' 06" E, 96.14 feet to an iron pin, S 76° 01' 48" E, 136.88 feet to an iron pin, S 77° 35' 22" E, 24.02 feet to an iron pin, passing an iron pin at 15.00 feet, S 85° 11' 45" E, 377.61 feet to an iron pin, passing iron pins at 113.29 feet and 314.35 feet, and S 83° 42' 58" E, 94.74 feet to an iron pin at the southwesterly corner of the tract of land described above, said corner being the real POINT OF BEGINNING of this easement description; thence from said point of beginning, leaving the northerly right-of-way line of State Route 125 and along the westerly line of the tract of land described above, N 15° 55' 54" E, 13.80 feet to a point; thence leaving said westerly line S 83° 42' 58" E, 143.70 feet to a point in the easterly line of the tract of land described above, thence along said easterly line, S 7° 14' 30" W, 13.60 feet to an iron pin in the southeasterly corner of the tract of land described above, said corner being in the northerly right-of-way line of State Route 125; thence along the southerly line of the tract of land described above and along the northerly right-of-way line of State Route 125, N 83° 42' 58" W, 145.79 feet to the POINT OF BEGINNING of this easement description, containing 0.045 acres of land, more or less.

SUBJECT TO easement of record.

Prior Deed Reference: Official Record Book 504, pages 609 and 612, Clermont County, Ohio Deed Records.

Filed in the office of
LINDA L. FRALEY
CLERMONT COUNTY AUDITOR

Date 9.22.08
By sm
Deputy Auditor

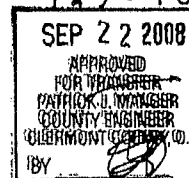
#1993

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEES

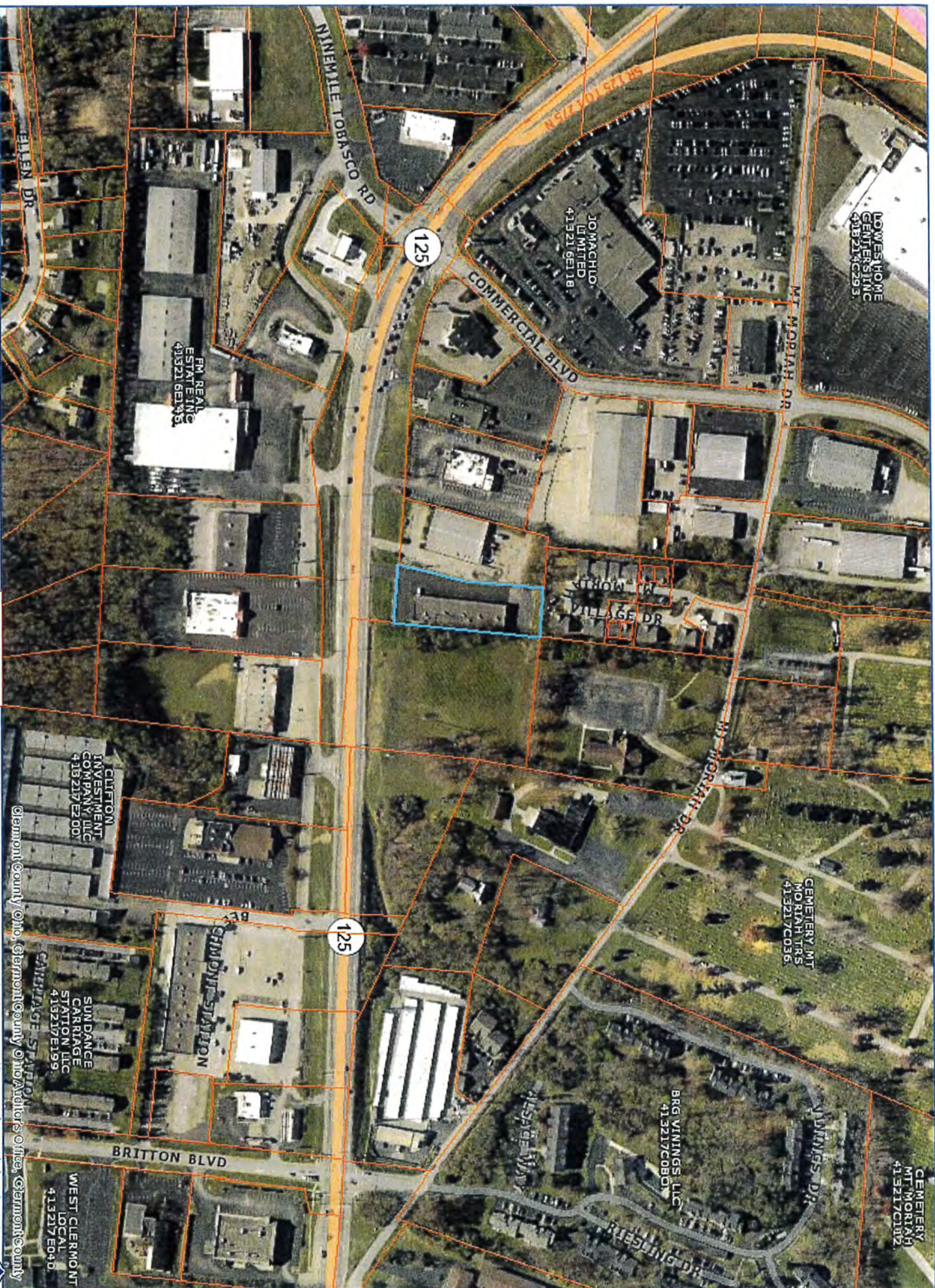
EXEMPT

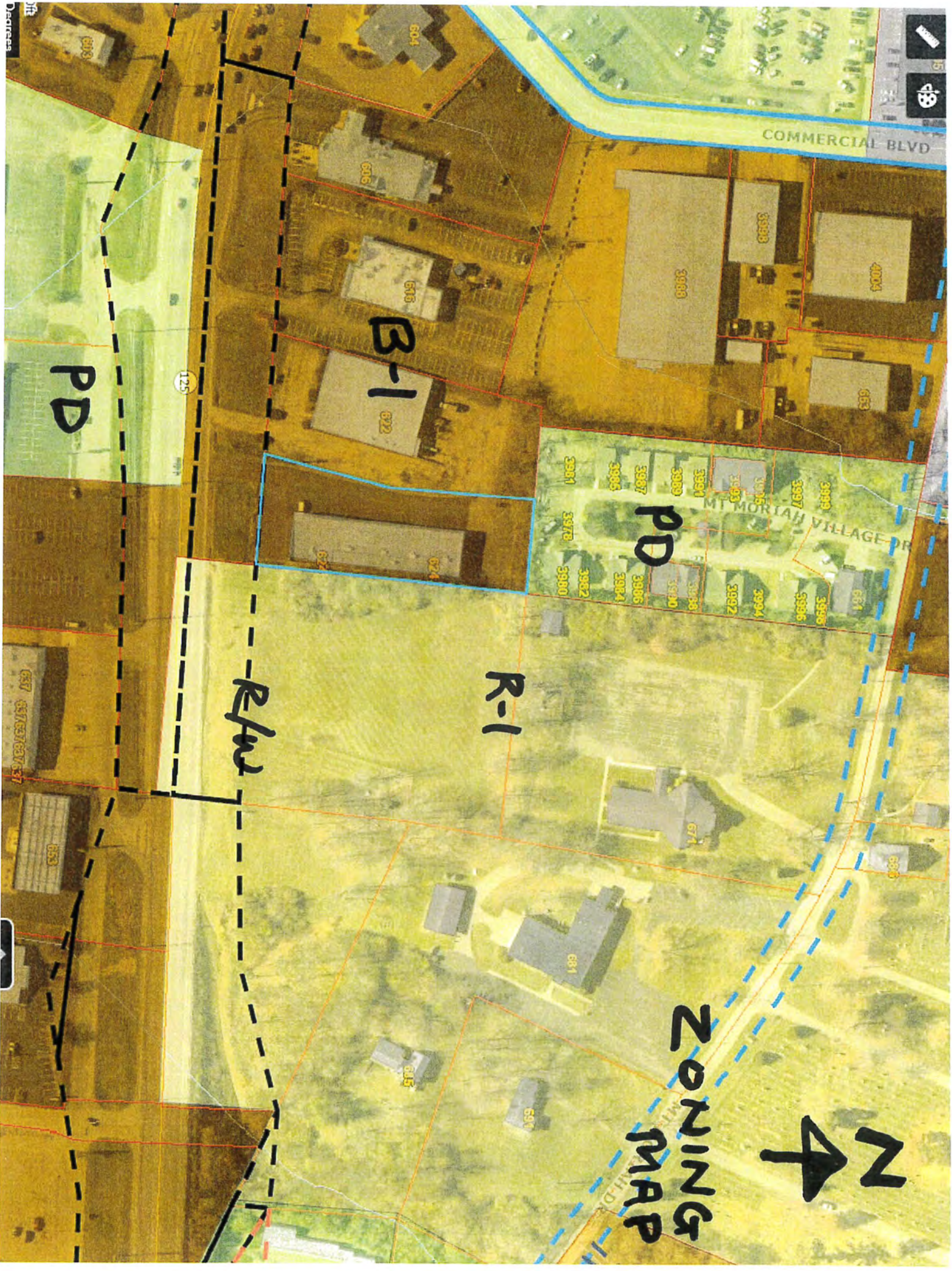
LINDA L. FRALEY, County Auditor

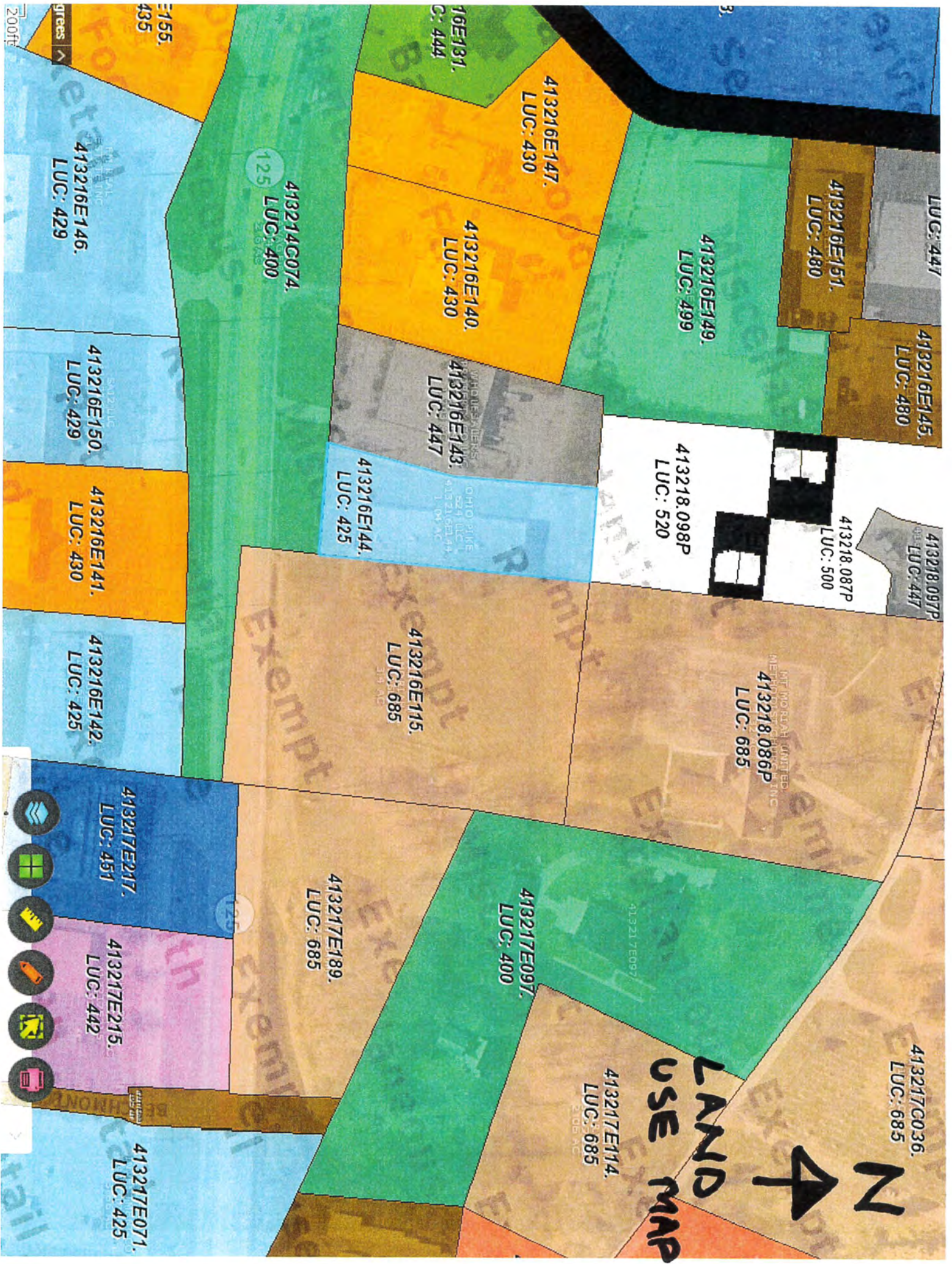


T&L-46
TD 41 BK PG 165 PAR 144,
1.035

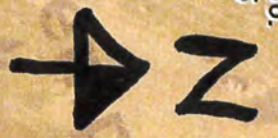
VICINITY MAP







413217C036,
LUC: 685



LAND
USE MAP

413217E114,
LUC: 685

413217E097,
LUC: 400

413217E189,
LUC: 685

413217E071,
LUC: 425

413217E215,
LUC: 442

413217E217,
LUC: 451

413218,086P
LUC: 685

413218,087P
LUC: 500

413218,098P
LUC: 520

413216E115,
LUC: 685

413216E144,
LUC: 425

413216E143,
LUC: 447

413216E140,
LUC: 430

413216E147,
LUC: 430

413216E151,
LUC: 480

413216E145,
LUC: 480

413214C074,
LUC: 400

413216E146,
LUC: 429

413216E150,
LUC: 429

413216E141,
LUC: 430

413216E142,
LUC: 425

200ft

EXHIBIT B - ADJACENT PROPERTY OWNERS

