



UNION TOWNSHIP

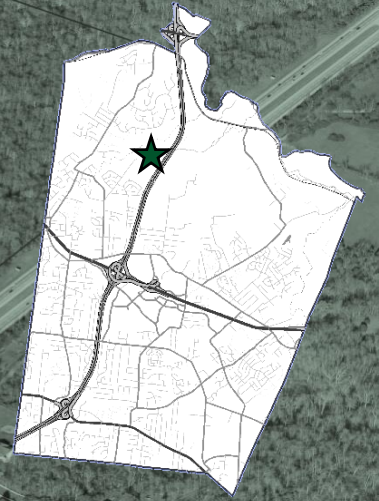
BOARD OF ZONING APPEALS | SEPTEMBER 4<sup>TH</sup>, 2025 MEETING

# VARIANCE REQUEST

## BZA CASE # 1-25-A

APPLICANT: The Hindu Society of Greater Cincinnati

LOCATION: 720 Barg Salt Run Road



Department of Planning & Zoning | [www.utclermont.gov](http://www.utclermont.gov) | 513-753-2300 | 4350 Aicholtz Rd

### **STAFF REPORT: Case # 1-25-A**

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#### **NATURE OF REQUEST**

The Owner / Applicant is requesting the Board of Zoning Appeals to consider a variance request to exceed the maximum height requirement of twenty feet (20') to allow for a twenty-six, three inch (26'-3") tall storage structure / accessory building—per Article 7, Section 711.5 of the Union Township Zoning Resolution. The Applicant's statements, plans, and other application enclosures acknowledge that the proposed storage structure is designed for the purpose of storing a nineteen-foot, six-inch (19'-6") high chariot that is used for religious ceremonies.

#### **LOCATION**

The subject property, 720 Barg Salt Run Rd, is located approximately 4,500 feet northeast of the intersection at Barg Salt Run Road and Klatte Road, on Parcel # 41-31-11G-005—which is a ninety-five-acre (95) site.

#### **ZONING**

The subject property is zoned Single-Family Detached Residential (R-1)—with the adjoining properties to the northwest, northeast, and southeast zoned Estate Residential (ER). Adjacent properties to the southwest are zoned Single Family Detached Residential (R-1).

## **BACKGROUND**

The Applicant has submitted several applications to the Township Board of Zoning Appeals in the past. The principal structure / place of worship was built in 1992, as a part of a Conditional Use application (to establish a religious / institutional use). Other cases that have been subsequently reviewed by the Board of Zoning Appeals include:

- In 1999 additions to the principal structure were denied. *The decisions related to this denial were ultimately appealed and authorized by court order in 2000.*
- In 2009 an open-air pavilion structure (used in support of existing religious activities already occurring on the site) was approved with conditions.
- In 2016 an addition to the principal structure was approved with conditions.
- In 2019 a gazebo structure was approved.
- In 2021 a two-story addition to the principal structure was approved with conditions.

The primary access to the property is from Barg Salt Run Road, as established nearly a decade ago. As indicated in the Board of Zoning Appeals' motion to approve Case # 8-16-A in October of 2016: "...*(1) The primary and principal access point for the Hindu Temple shall be determined to be from Barg Salt Run Road, with the gate located along Klatte Road permanently closed, secured through electronic gate mechanisms/codes and Knox Box lock, to be utilized only by fire and police emergency responders and designated on the plans as "Emergency Access Only" ... (5) Modification number one as stated here in shall be done prior to the issuance of the zoning permit for the project...*" With respect to items 1 and 5 of the motion from the October, 2016 BZA meeting—which was referenced again and memorialized in the minutes from the BZA meeting on August 5<sup>th</sup>, 2021 (as item 2 of the conditions of approval)—this condition of approval does not appear to be satisfied at the present time. **Therefore, this is an item that, at minimum, needs to be addressed prior to any new Township permits or authorizations allowing other improvements, uses, etc. on the affected property.**

A Zoning Permit for a storage structure was applied for on August 22<sup>nd</sup>, 2024 and was subsequently reviewed and approved (Zoning Permit # 13991). The Zoning Permit was later amended and approved—to acknowledge a new location for the proposed storage structure—on April 23<sup>rd</sup>, 2025. On July 21<sup>st</sup>, 2025, the Township Planning & Zoning Department staff members were made aware of a potential non-compliance issue on the property, with respect to the new storage structure and its size. The Zoning Inspector subsequently inspected the property and observed that the new storage structure was non-compliant. On July 25<sup>th</sup>, 2025, the Zoning Inspector notified the appropriate party via a Fifteen (15) Day Warning letter (see enclosures). On July 28<sup>th</sup>, 2025, the Applicant met with and discussed the issue with Township staff, ultimately opting to apply for a Variance request with the Board of Zoning Appeals in an attempt to bring the structure into compliance.

## **STAFF REVIEW & ANALYSIS**

After reviewing the proposed application in totality, please note:

- 1) As noted earlier in this report, the Applicant received approval to amend the Zoning Permit for the proposed storage building in April of this year.
  - a. The setbacks to all property lines, which were changed in April of this year to place the building in a different portion of the affected property, well exceed the required distances, measuring: Front—145'; Left—825'; Right—1,160'; Rear—1,375'.
  - b. On both the original and updated application form(s), the proposed overall height of the structure was indicated to be 22 feet. *\*This is an item that should have been red-flagged and addressed prior to the zoning permit approval, as the overall height for an accessory (storage) structure is limited by code to be 20 feet. As mentioned earlier in this report, the building height was subsequently found to be 26 feet, 3 inches—thus requiring a 6'-3" Variance for an overall height (of 26'-3") vs. a 2'-0" Variance for an overall height (of 22'-0"). In either case, a Variance for the height would be required.*
  - c. Aside from the height, all other applicable dimensions and the use of the storage structure appears to be in conformance with the Residential (R-1) zoning district standards, as set forth in the Union Township Zoning Resolution.
- 2) Article 7, Section 711.5 of the Union Township Zoning Resolution states that *"...Accessory structures shall not exceed twenty feet (20') in height, as measured from finished grade to the peak of the structure, in residential zones."*
  - a. As referenced earlier in this report, the Applicant has indicated that the chariot has specific dimensions which are the result of construction specifications, in accordance with religious scriptures. As such, the Applicant indicates that the building design is influenced by the chariot's dimensions.
  - b. The Applicant has indicated that the requested additional height is necessary due to multiple building factors such as, but not limited to: the allowance of safe passage for the chariot to enter/exit the structure; the allowance for adequate roof trusses; and the allowance for a building (garage) door to operate.
  - c. The Applicant is seeking to keep the chariot in good condition, and out of inclement weather.

- 3) In accordance with Section 431, Item 5, the Board would also need to find affirmatively on:
- a. The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Resolution on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
  - b. The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.
  - c. There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Resolution would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land.
  - d. There must be proof of hardship created by the strict application of this Resolution. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this Resolution; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.
  - e. The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
  - f. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
  - g. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

### **ACTION REQUIRED**

In accordance with Article 4, Sections 430-431 of the Zoning Resolution, the Board of Zoning Appeals is to enter a motion to approve, approve with modification(s), or deny the Applicant's proposed Variance Request to allow for a six-foot, three-inch (6'-3") Variance to allow the overall height of the proposed storage structure to be twenty-six, three-inches (26'-3").

*\*\*Please note that these decisions must be based on the evidence, testimony, and Findings of Fact related to the request.*

### **REQUIRED MODIFICATIONS**

Regardless of the outcome of this Variance request, staff finds that the items below must be adequately addressed prior to final Township action:

- 1) The gate located along Klatte Road must be permanently locked and closed, secured through electronic gate mechanisms/codes and a Knox Box lock, to be utilized only by fire and police emergency responders and be designated as such on the plans and in this access area as "Emergency Access Only." **Regardless of the outcome of this case and the Variance request, this must be fully accomplished prior to the issuance of the zoning permit for the project.** *This is an item that could be addressed administratively by staff.*
- 2) The walls next to the entrance gate area on Klatte also need to be repaired, as far as the missing, loose, or dilapidated materials / sections, with vegetation removed and pruned to be considered in good condition and appearance.

\* Off Copy \*

Variance Application  
UNION TOWNSHIP  
BOARD OF ZONING APPEALS  
4350 Aicholtz Road  
Cincinnati, OH 45245  
(513) 753-2300

Case# 1-25-A  
Date 8/07/2025

PLEASE PROVIDE SIX COPIES OF THIS FORM AND ALL MATERIALS (original set + 5)

Re: Property located at: 720 Barg Salt Run Road, Cincinnati, OH 45244

Property Identification Number from Auditor's Tax Bill 41 - 31 - 11G -005

I. APPLICANT INFORMATION

- A. Name Hindu Society of Greater Cincinnati  
Mailing Address 720 Barg Salt Run Road, Cincinnati OH 45244  
Phone 513 528 3714
- B. Property Owner(s) Hindu Society of Greater Cincinnati  
Mailing Address 720 Barg Salt Run Road, Cincinnati OH 45244  
Phone 513 528 3714
- C. Contact Person Sundarampillai Sivaganesan \*\*(T.M. Rajkumar 513-368-1389)  
Mailing Address 10366 Ryans Way, Cincinnati OH 450241  
Phone 513 403 7995

II. VARIANCE INFORMATION

- A. I hereby request the Board of Zoning Appeals to grant a variance(s) from Section(s) 711.5 of the Union Township Zoning Resolution. The Accessory Structure is herein referred as Storage Building

- B. Please describe generally each variance requested.

The storage building is designed for absolute minimum height of 26 feet and 3 inches to safely and securely store the chariot with a height of 19.5 inches. Approval of the variance is requested to support storage building height of 26 feet and 3 inches, which is 6 feet and 3 inches above the 20 feet height allowed for an accessory structure.

Please note that the building permit B-057097-2024 as submitted with dimensions 24' W X 20' L X 26' 3" H, was approved by the Clermont County Building Department for the construction of the storage building.

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- C. Please state the zoning district(s) of the property: B-1
- D. For ***each*** variance requested, please complete the attached form "Exhibit A," which is incorporated into this application.
- E. Please provide six copies of the following, which are incorporated into this application:
1. List of adjacent property owners (see attached form "Exhibit B")
  2. Tax map with subject property highlighted.
  3. Legal description of the property.
  4. Site plan showing the parcel and proposed use of the property.
- F. Please enclose application fee.

III. AFFIDAVIT

I hereby depose and affirm that I have familiarized myself with the rules and regulations of the Union 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.

*S. Smith*

Applicant

STATE OF OHIO

COUNTY OF Clermont

Subscribed and sworn to before me this 10 day of August, 2025.

*Tiffany Rose Britnell*

Notary Public

My commission expires August 22, 2029.



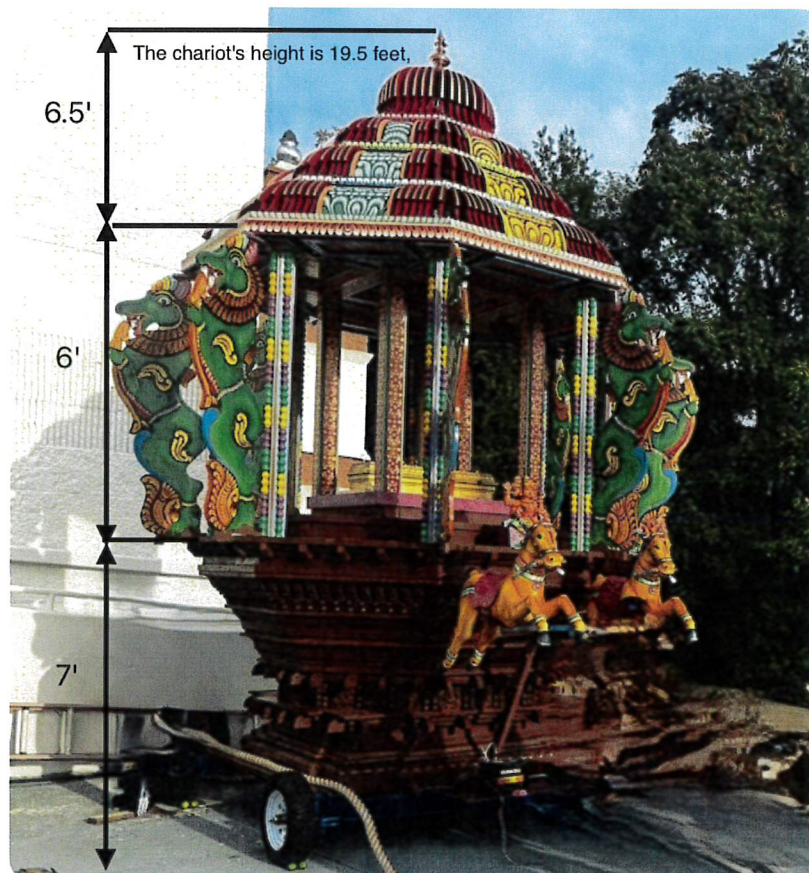
TIFFANY ROSE BRITNELL  
Notary Public  
State of Ohio  
My Comm. Expires  
August 22, 2029

## Executive Summary

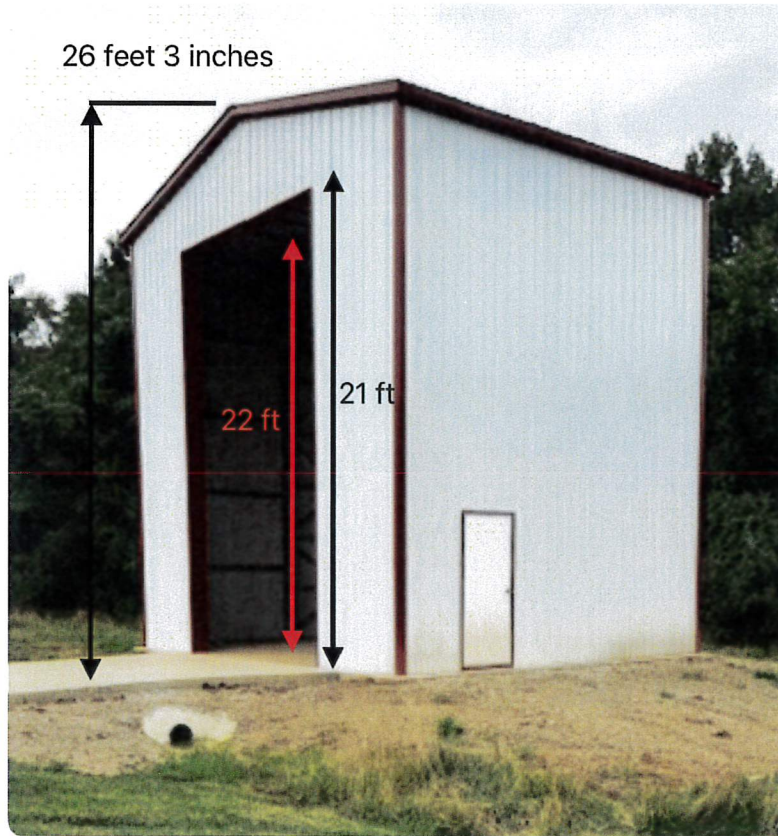
The Hindu Society of Greater Cincinnati is requesting the grant of a variance from Section 711.5 of the Union Township Zoning Resolution.

The new chariot is 19.5 feet tall and is custom made for our use during religious events at the temple. The height of the chariot requires that the storage building used to store the chariot be a minimum of 26 feet 3 inches in height. This storage building will be only used to store the chariot and incidental items related to the chariot and its maintenance, and will not be used for any other purpose.

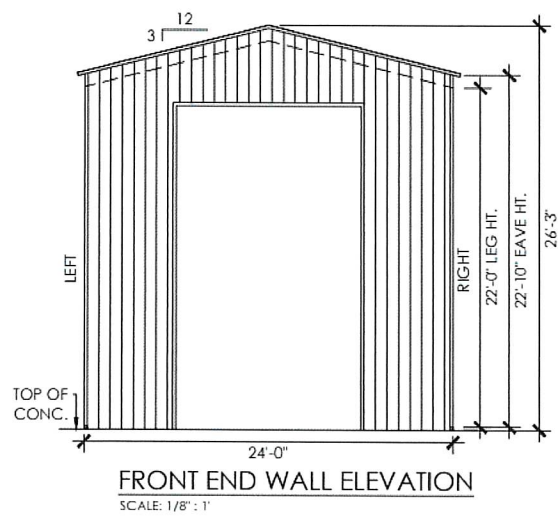
This storage building has been constructed after we obtained a zoning permit and building permit. However, when applying for the zoning permit, the leg height of the storage building was inadvertently entered as 22 feet rather than the full height of 26 feet 3 inches. We kindly request the variance be approved for the storage building height of 26 feet 3 inches which is 6 feet 3 inches above the 20 feet height allowed for an accessory structure.



CHARIOT



Storage Building for Chariot



## EXHIBIT A

Please describe how the variance requested conforms to standards stated in Section 431.5(a-g) set forth below (a response to each of the subsections 431.5 (a-g) must be provided for each variance requested, additional sheets and/or additional copies of this page may be used).

Section to which a variance is requested: 711.5

431.5.a. Please describe how the granting of the variance is consistent with the general purpose and intent of the regulations imposed by this Resolution on the district in which it is located, and is not injurious to the area or otherwise detrimental to the public welfare.

This structure is a storage building for a chariot. It was custom made in India and Canada, and was assembled at the temple premises. The storage building is situated in an open area away from any other buildings or structures. The closest property line is at least 145 feet from the storage building. The storage building is not visible from Klatte Road.

The storage building is engineered and designed to withstand wind velocity over 100 mph and is installed on a concrete platform providing a strong foundation. There is no environmental impact to the area.

431.5.b. Please describe how the granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

The storage building will be used only to store the chariot, and incidental items related to the chariot or maintenance of the property. No other use involving the storage building is planned and uses other than storage would be prohibited.

431.5.c. Please describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Resolution would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land.

The temple chariot is a unique structure constructed according to specifications in our scriptures. It travels on paved roads entirely within temple grounds during religious festivals.

The storage building is required to protect the chariot from any damage to its structural integrity caused by exposure to external elements such as snow, rain, wind and sun. An unstable or weak chariot poses great risk to humans when in use during the temple functions. We cannot safely and securely store the chariot without the requested variance in the height of the storage building.

(Ex. A continued)

431.5.d. Please describe the proof of hardship created by the strict application of this Resolution. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this Resolution; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.

The temple administration is a non-profit organization, and as such none of the endeavors we undertake has any profit motive. Chariot festival is an important and sacred event to the parishioners of the temple. The festival symbolizes divine accessibility, spiritual cleansing, and unity, as well as the journey of the soul towards enlightenment. We will not be able to fulfill our religious obligations to our members without the temple chariot. The chariot has been built with specifications in our scriptures. A storage building with 20 feet height will not be tall enough to store the chariot. The alternative to the variance is to remove the top of the storage building so as not to violate zoning requirements. However, doing this might compromise the safety of the storage structure and an inability to store the chariot safely.

431.5.e. Please describe why the granting of the variance is necessary for the reasonable use of the land or building, and why the variance requested is the minimum variance that will accomplish this purpose.

The storage building is designed and engineered by a State of Ohio licensed professional engineer. A storage building to store a chariot with a height of 19.5 feet requires its entrance to have a height of 21 feet for safe passage in and out of the building. The storage buildings leg height must be at least one foot above the entrance height. This necessitates the leg height to be 22 feet. The storage buildings height to the rooftop is 26 feet 3 in so as to allow 4 feet and 3 inches above the leg height of 22 feet to safely support the roof trusses, and to permit the building door to open and close safely. Hence, the requested variance for the storage building's height of 26 feet 3 inches is the minimum required for the storage building to accommodate the chariot.

431.5.f. Please describe how the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

The storage building is situated in an open area within the temple grounds at least 145 feet from the nearest property line, and does not in any way deter adequate light and air to any adjacent property. The storage building is situated far away from the trees and overhead powerlines to minimize risk of fire to the structure. All events associated with the chariot are held within the temple property, and there will not be any impact to public streets. The storage building is aesthetically pleasing, with neutral color paints to match the temple exterior and will not impact adjacent property values. We have budgeted funds for proper maintenance of the building.

431.5.g. Please describe why the granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

We are not seeking any special privilege, rather our intent is to protect the temple chariot from outdoor weather elements. We will only use the storage building for the stated purpose; storage of chariot and the incidental items related to the chariot. We have been extremely careful not to compromise on safety of the storage building design that necessitated the variance requested.

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### **Legal Description**

Situated in Union Township, Clermont County, Ohio, in Edward Carrington's Survey No. 2434 and further described as follows:

#### Parcel I

Beginning at a spike in the centerline of Klatte Road which is 3588.61 feet northeasterly from the centerline intersection of Klatte Road and Barg-Salt Run Road measured along the centerline of Klatte Road; thence North  $53^{\circ} 56' 37''$  East 300.96 feet; thence with said Klatte Road the following courses and distances: N  $53^{\circ} 58' 55''$  E, 304.87 feet; N  $41^{\circ} 03' E$  316.80 feet; N  $43^{\circ} 43' E$ , 291.72 feet; N  $28^{\circ} 53' E$ , 320.76 feet; N  $24^{\circ} 55' 44'' E$ , 135.47 feet and N  $47^{\circ} 33' E$ , 379.50 feet; thence, leaving said Road, S  $59^{\circ} 39' 27'' E$ , 1371.60 feet to an existing stone on the southeast bank of Jones Run; thence, along said Run, S  $32^{\circ} 52' W$ , 280.50 feet and S  $14^{\circ} 44' 44'' W$ , 195.25 feet; thence, leaving said Run, S  $56^{\circ} 48' 45'' E$ , 325.81 feet to a point in the westerly right-of-way line of I-275; thence with said right-of-way line the following courses and distances: S  $33^{\circ} 29' 54'' W$ , 280.92 feet; S  $54^{\circ} 03' 30'' W$ , 139.28 feet; S  $31^{\circ} 32' 26'' W$ , 1161.31 feet; thence, leaving said right-of-way, N  $54^{\circ} 17' 34'' W$ , 373.30 feet and N  $57^{\circ} 59' 17'' W$ , 1730.85 feet to the place of beginning, containing 81.862 acres, subject to legal highways and easements of record.

#### Parcel II

Beginning at the easternmost corner to lands owned by Alberta A. Rosenhoffer, said corner being S  $57^{\circ} 59' 17'' E$ , 1730.85 feet from an existing spike in Klatte Road which is 3588.61 feet northeasterly from the centerline intersection of said Road and Barg-Salt Run Road; thence from Rosenhoffer's corner S  $54^{\circ} 17' 34'' E$ , 373.30 feet to a point in the westerly right-of-way line of I-275; thence with said right-of-way line the following courses and distances: S  $30^{\circ} 44' 42'' W$ , 1124.77 feet; S  $26^{\circ} 18' 09'' W$ , 255.22 feet and S  $23^{\circ} 09' 48'' W$ , 162.01 feet to an existing iron pin in the northeasterly line of One Twenty Eight, Inc.; thence with said northeasterly line N  $48^{\circ} 13' W$ , 700.75 feet to an existing iron pin and N  $40^{\circ} 56' 45'' E$ , 111.39 feet to an existing iron pin in Jones Run; thence with said Run the following courses and distances: N  $53^{\circ} 30' E$ , 127.19 feet; N  $64^{\circ} 15' E$ , 104.27 feet; N  $24^{\circ} 52' E$ , 107.06 feet; N  $50^{\circ} 46' E$ , 86.92 feet; N  $15^{\circ} 07' E$ , 132.35 feet; N  $53^{\circ} 33' E$ , 103.42 feet; N  $47^{\circ} 50' E$ , 146.90 feet; N  $30^{\circ} 37' E$ , 193.80 feet and N  $42^{\circ} 59' 55'' E$ , 387.75 feet to the place of beginning, containing 17.333 acres, subject to legal highways and easements of record.

Subject, however, to all protective covenants, conditions, easements, restrictions, rights of way of record, and all legal highways, and to any taxes and assessments due and payable as of and from the date hereof,



016551

## LIMITED WARRANTY DEED \*

Citizens Federal Savings And Loan Association of Dayton, a federally chartered savings and loan and successor by merger to Sentry Savings And Loan Co.

(1), of Montgomery County, Ohio

for valuable consideration paid, grant(s), with limited warranty covenants, to The Hindu Society of Greater Cincinnati, Inc.

, whose tax-mailing address is

524 Dixmyth Avenue, Cincinnati, Ohio 45220

VOL 728 PAGE 188

the following REAL PROPERTY: Situated in the County of Clermont in the State

of Ohio and in the Township of Union (2)

Situated in Union Township, Clermont County, Ohio, in Edward Carrington's Survey No. 2434, and further described as follows:

Parcel I  
Beginning at a spike in the centerline of Klatte Road which is 3588.61 feet north-easterly from the centerline intersection of Klatte Road and Barg-Salt Run Road measured along the centerline of Klatte Road; thence North 53° 56' 37" East 300.96 feet; thence with said Klatte Road the following courses and distances: N 53° 58' 55" E, 304.87 feet; N 41° 03' E 316.80 feet; N 43° 43' E, 291.72 feet; N 28° 53' E, 320.76 feet; N 24° 55' 44" E, 135.47 feet and N 47° 33' E, 379.50 feet; thence, leaving said Road, S 59° 39' 27" E, 1371.60 feet to an existing stone on the south-east bank of Jones Run; thence, along said Run, S 32° 52' W, 280.50 feet and S 14° 44' 44" W, 195.25 feet; thence, leaving said Run, S 56° 48' 45" E, 325.81 feet to a point in the westerly right-of-way line of I-275; thence with said right-of-way line the following courses and distances: S 33° 29' 54" W, 280.92 feet; S 54° 03' 30" W, 139.28 feet; S 31° 32' 26" W, 1161.31 feet; thence, leaving said right-of-way, N. 54° 17' 34" W, 373.30 feet and N 57° 59' 17" W, 1730.85 feet to the place of beginning, containing 81.862 acres, subject to legal highways and easements of record.

Parcel II Continued on Back

Prior Instrument Reference: Vol. 655 Page 540 of the Deed Records of Clermont

County, Ohio.

Witness its hand this 17th

day of September, 1986.

Signed and acknowledged in the presence of:

Tina D. Cummins

Judith A. Rayner

State of Ohio

CITIZENS FEDERAL SAVINGS AND  
LOAN ASSOCIATION OF DAYTON

BY: John H. Corp, Senior Vice President (4)

BY: Lamar E. Smith, Senior Vice President

County of Montgomery

ss.

BE IT REMEMBERED, That on this 17th day of September, 1986, before me, the subscriber, a notary public in and for said county, personally came, John H. Corp, Senior Vice President and Lamar E. Smith, Senior Vice President for Citizens Federal Savings And Loan Association of Dayton, Grantor in the foregoing Deed, and acknowledged the signing thereof to be its voluntary act and deed, and that of said officers.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day

and year aforesaid.

KAREN M. HIGGS, Notary Public  
in and for the State of Ohio

My Commission Expires June 25, 1989

This instrument was prepared by Citizens Federal Savings And Loan Association of Dayton,  
110 North Main Street, Dayton, Ohio 45402

1. Name of Grantor(s) and marital status.

2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.

3. Delete whichever does not apply.

4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

LIMITED WARRANTY DEED

FROM  
Citizens Federal Savings &  
Loan Association

TO  
Hindu Society of  
Greater Cincinnati

(Continued from other side) VOL 728 PAGE 189

Parcel II

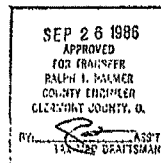
Beginning at the easternmost corner to lands owned by Alberta A. Rosenhoffer, said corner being S 57° 59' 17" E, 1730.85 feet from an existing spike in Klatte Road which is 3588.61 feet northeasterly from the centerline intersection of said Road and Barg-Salt Run Road; thence from Rosenhoffer's corner S 54° 17' 34" E, 373.30 feet to a point in the westerly right-of-way line of I-275; thence with said right-of-way line the following courses and distances: S 30° 44' 42" W, 1124.77 feet; S 26° 18' 09" W, 255.22 feet and S 23° 09' 48" W, 162.01 feet to an existing iron pin in the northeasterly line of One Twenty Eight, Inc.; thence with said northeasterly line N 48° 13' W, 700.75 feet to an existing iron pin and N 40° 56' 45" E, 111.39 feet to an existing iron pin in Jones Run; thence with said Run the following courses and distances: N 53° 30' E, 127.19 feet; N 64° 15' E, 104.27 feet; N 24° 52' E, 107.06 feet; N 50° 46' E, 86.92 feet; N 15° 07' E, 132.35 feet; N 53° 33' E, 103.42 feet; N 47° 50' E, 146.90 feet; N 30° 37' E, 193.80 feet and N 42° 59' 55" E, 387.75 feet to the place of beginning, containing 17.333 acres, subject to legal highways and easements of record.

Subject, however, to all protective covenants, conditions, easements, restrictions, rights of way of record, and all legal highways, and to any taxes and assessments due and payable as of and from the date hereof.

Parcels I and II in this deed are intended to convey the entire property including 99.194 acres owned by Citizens Federal Savings And Loan Association of Dayton successor by merger to Sentry Savings and Loan Co. successor to Mt. Lookout Savings And Loan Association. This tract is shown on Auditor's Plat Book 11G as Plat 5 and 89.

Transferred 9-26-86  
James R. Rymer  
AUDITOR  
By Julia Perry

# 2944  
The Conveyance has been examined and the  
G.A. has complied with Section 319.202  
of the Revised Code.  
FEE \$ 140.00  
COUNTY  
JAMES R. RYMER, County Auditor



5-31 PG. 11G PAR. 5-99.19A

COMBINE PL. 5, 89

RECEIVED FOR RECORD  
KENNETH A. KAHLE SR.  
RECORDED  
1986 SEP 26 PM 2:59  
CLEVELAND COUNTY  
BATAVIA, OHIO  
VOL. PG.

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