

**RESOLUTION 25 – 41, 2025**  
**COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

**PETITIONING THE HAMILTON COUNTY BOARD OF COMMISSIONERS TO VACATE  
A PORTION OF BUFLER LANE AND ENTIRE LENGTH OF ELLMARIE DRIVE TO THE  
SEVEN HILLS SCHOOL; DISPENSING WITH THE SECOND READING; AND  
DECLARING AN EMERGENCY**

**WHEREAS**, the Columbia Township Board of Trustees desires to vacate the final remaining public segment of Bufler Lane and the entire length of Ellmarie Drive in the Township to The Seven Hills School, or its designee, to facilitate the continued expansion of Seven Hills School and specifically for the current expansion of the Early Childhood Education Center; and

**WHEREAS**, Hamilton County Zoning this year approved Seven Hills School's application to expand its Early Childhood Education Center which the Columbia Township Trustees also endorsed; and

**WHEREAS**, Columbia Township's crew continues to provide public services for Bufler Lane and Ellmarie Drive, including snow/ice removal, street sweeping, leaf and brush collection, storm drain and catch basin inspections, and road repairs, but only three houses remain from the original neighborhood which are all owned by Seven Hills; and

**WHEREAS**, the Bufler Lane portion to be vacated totals 0.242 acres, as set forth on the attached plat (Exhibit A) and described in the attached Legal Description (Exhibit B), and is the last remaining segment of Bufler Lane owned by the Township, and the totality of Ellmarie Drive to be vacated is 1.066 acres as set forth on the attached plat (Exhibit A) and described in the attached Legal Description (Exhibit C); and

**WHEREAS**, the final segment of Bufler Lane and the entirety of Ellmarie Drive, streets located in Columbia Township, Hamilton County, Ohio, will no longer be used to calculate distributions of the auto registration distribution fund and will not be a road certified by the Columbia Township Board of Trustees to the Ohio Director of Transportation as mileage used by and maintained for the public; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Columbia Township, Hamilton County, Ohio as follows:

1. The Board directs the Columbia Township Fiscal Officer to certify a copy of this resolution to the Hamilton County Board of Commissioners and to the Hamilton County Engineer; and

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2. The Board specifically requests, pursuant to Ohio Revised Code Section 5553.045, that the Hamilton County Board of Commissioners vacate the final segment of Bufler Lane and the entirety of Ellmarie Drive as depicted in the attached Exhibits A, B, and C (which include a description of the general route and termini of the roads to be vacated; and
3. The Board specifically requests, pursuant to Ohio Revised Code Section 5553.045, that the Hamilton County Engineer should issue its report to the Hamilton County Board of Commissioners regarding vacation of Bufler Lane and Ellmarie Drive; and
4. That it is hereby found and determined that all formal actions of this Board concerning to and relating to the passage of this Resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
5. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and
6. That this Resolution is an emergency measure, necessary for the immediate preservation of the public peace, health, safety, and welfare of the Township because vacating the roadways to the non-profit school at the earliest possible time provided by law will allow Columbia Township to stop providing numerous public services that are paid from levies.

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Motion to accept Resolution made by: MR. KUBICKI

Seconded by: MR. BROKAMP

**VOTE:**

TRUSTEE	Voting	Signature	Date
David Kubicki	<u>Yes</u>	<u>[Signature]</u>	08-12-2025
Brian Lamar	<u>Yes</u>	<u>[Signature]</u>	08-12-2025
Steve Brokamp	<u>Yes</u>	<u>[Signature]</u>	08-12-2025

ATTEST: [Signature] 08-12-2025  
Caroline Heekin, Fiscal Officer

**CERTIFICATE**

State of Ohio, Hamilton County

I, Caroline Heekin, Fiscal Officer of Columbia Township, Hamilton County, Ohio, certify that the foregoing Resolution No. 25-41 is taken and copied from the record of proceedings of the township, and that it has been compared by me with the resolution on the record and is a true copy.

<u>8-12-25</u>	<u>[Signature]</u>
Date	Caroline Heekin, Fiscal Officer

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**EXHIBIT A**

**Survey Plat – Vacation of Bufler Lane and Ellmarie Drive**

**The Kleingers Group, August 4, 2025**

Course In: N09° 18' 35"E Course Out: S24° 05' 22"E  
RP North: 14725.0840' East: 11735.5100'  
End North: 14678.6806' East: 11756.2545'

Segment #7 : Curve

Length: 172.30' Radius: 40.00'  
Delta: 246° 47' 54" Tangent: 60.67'  
Chord: 66.79' Course: S09° 18' 34"W  
Course In: S24° 05' 22"E Course Out: S42° 42' 31"W  
RP North: 14642.1642' East: 11772.5810'  
End North: 14612.7702' East: 11745.4502'

Segment #8 : Curve

Length: 29.63' Radius: 50.83'  
Delta: 033° 23' 55" Tangent: 15.25'  
Chord: 29.21' Course: N63° 59' 26"W  
Course In: S42° 42' 31"W Course Out: N09° 18' 36"E  
RP North: 14575.4197' East: 11710.9737'  
End North: 14625.5794' East: 11719.1985'

Segment #9 : Curve

Length: 108.62' Radius: 163.77'  
Delta: 038° 00' 02" Tangent: 56.39'  
Chord: 106.64' Course: S80° 18' 35"W  
Course In: S09° 18' 36"W Course Out: N28° 41' 26"W  
RP North: 14463.9667' East: 11692.7044'  
End North: 14607.6295' East: 11614.0800'

Segment #10 : Curve

Length: 474.65' Radius: 2180.00'  
Delta: 012° 28' 30" Tangent: 238.27'  
Chord: 473.71' Course: S67° 32' 49"W  
Course In: N28° 41' 26"W Course Out: S16° 12' 56"E  
RP North: 16519.9807' East: 10567.5080'  
End North: 14426.7072' East: 11176.2807'

Segment #11 : Curve

Length: 72.44' Radius: 191.56'  
Delta: 021° 40' 00" Tangent: 36.66'  
Chord: 72.01' Course: S84° 37' 04"W  
Course In: N16° 12' 56"W Course Out: S05° 27' 04"W  
RP North: 14610.6465' East: 11122.7872'  
End North: 14419.9527' East: 11104.5882'

Segment #12 : Line

Course: N84° 32' 56"W Length: 139.60'  
North: 14433.2142' East: 10965.6195'

Segment #13 : Curve

Length: 23.56' Radius: 15.00'  
Delta: 090° 00' 00" Tangent: 15.00'  
Chord: 21.21' Course: S50° 27' 04"W  
Course In: S05° 27' 04"W Course Out: N84° 32' 56"W  
RP North: 14418.2820' East: 10964.1945'  
End North: 14419.7090' East: 10949.2648'

Segment #14 : Line

Course: N05° 27' 04"E Length: 80.00'  
North: 14499.3472' East: 10956.8646'

Perimeter: 1952.66' Area: 1.066 acres  
Error Closure: 0.0070 Course: N73° 09' 53"W  
End North: 0.00202 East: 0.00670

NO.	DATE	DESCRIPTION
1	8-4-25	VACATION PLAT - KPR

# VACATION PLAT FOR BUFLER LANE & ELMARIE DRIVE

SECTION 17, TOWN 4, F.R. 2, BTM  
COLUMBIA TOWNSHIP  
HAMILTON COUNTY, OHIO

PROJECT NO: 060248VSD03

DATE: 8-4-25

SCALE: 1" = 40'



SHEET NAME:

## SEVEN HILLS SCHOOL

SHEET NO.

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**EXHIBIT B**

**Legal Description – Vacation of Bufler Lane**





CINCINNATI  
DAYTON  
COLUMBUS  
AKRON  
LOUISVILLE  
TAMPA/ST. PETE

6219 Centre Park Drive  
West Chester, OH 45069  
p **513.779.7851**  
f **513.779.7852**  
[www.kleingers.com](http://www.kleingers.com)

### Legal Description 0.242 Acres

Situated in Section 17, Town 4, Fractional Range 2, BTM, Columbia Township, Hamilton County, Ohio, being a portion of Bufler Lane as dedicated in Hillsdale Homes Subdivision in P.B. 59, Pgs. 24-25, the boundary of which being more particularly described as follows:

Beginning at a 5/8" iron pin found at the southeast corner of Lot 39 of the aforementioned Hillsdale Homes Subdivision;

Thence along the west right of way line of said Bufler Lane, N25°55'56"W a distance of 195.21 feet to a 5/8" iron pin set;

Thence continuing, along a curve to the left an arc distance of 23.02 feet to a 5/8" iron pin set in the south right of way line of Ellmarie Drive, said curve having a radius of 15.00 feet, a central angle of 87°54'41" and a chord which bears N69°53'16"W a distance of 20.82 feet;

Thence along said south right of way line, along a curve to the left an arc distance of 79.47 feet to a 5/8" iron pin set at the intersection of said south right of way line with the east right of way line of Bufler Lane, said curve having a radius of 2,180.00 feet, a central angle of 2°05'19" and a chord which bears N65°06'44"E a distance of 79.47 feet;

Thence along the east right of way line of Bufler Lane, along an curve to the left an arc distance of 23.56 feet to a 5/8" iron pin set, said curve having a radius of 15.00 feet, a central angle of 90°00'00" and a chord which bears S19°04'04"W a distance of 21.21 feet;

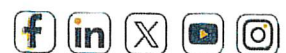
Thence continuing, S25°55'56"E a distance of 193.75 feet to a 5/8" iron pin found at the southerly terminus of said Bufler Lane;

Thence along the southerly terminus of Bufler Lane, S64°04'04"W a distance of 50.00 feet to the Point of Beginning.

Containing 0.242 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on the south line of Hillsdale Home Subdivision being N83°52'56"W per P.B. 441, Pg. 54.

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap stamped "Kleingers".





The above description is based on a field survey performed by The Kleingers Group in August 2025 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611. A plat of survey is recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Butler County Engineer's Record of Land Surveys.

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Matthew D. Habedank	Date
Ohio Professional Surveyor No. 8611	



**RESOLUTION 25 – 41, 2025  
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**EXHIBIT C**

**Legal Description – Vacation of Ellmarie Drive**



CINCINNATI  
DAYTON  
COLUMBUS  
AKRON  
LOUISVILLE  
TAMPA/ST. PETE

6219 Centre Park Drive  
West Chester, OH 45069  
p **513.779.7851**  
f **513.779.7852**  
[www.kleingers.com](http://www.kleingers.com)

### Legal Description 1.066 Acres

Situated in Section 17, Town 4, Fractional Range 2, BTM, Columbia Township, Hamilton County, Ohio, being all of Ellmarie Drive as dedicated in Hillsdale Homes Subdivision in P.B. 59, Pg. 24-25, the boundary of which being more particularly described as follows:

Beginning at a 5/8" iron pin set at the intersection of the east right of way line of Red Bank Road with the northerly right of way line of Ellmarie Drive;

Thence along the right of way of Ellmarie Drive the following thirteen (13) courses:

1. Along a curve to the left an arc distance of 23.56 feet to a 5/8" iron pin set, said curve having a radius of 15.00 feet, a central angle of 90°00'00" and a chord which bears S39°32'56"E a distance of 21.21 feet;
2. S84°32'56"E a distance of 139.60 feet to a 5/8" iron pin set;
3. Along a curve to the left an arc distance of 53.53 feet, said curve having a radius of 141.56 feet, a central angle of 21°40'00" and a chord which bears N84°37'04"E a distance of 53.21 feet, witness a 1/2" iron pin found lying 0.6 feet south;
4. Along a curve to the left an arc distance of 463.76 feet to a 1" iron pin found, said curve having a radius of 2130.00 feet, a central angle of 12°28'30" and a chord which bears N67°32'49"E a distance of 462.85 feet;
5. Along a curve to the right an arc distance of 141.78 feet, said curve having a radius of 213.77 feet, a central angle of 38°00'01" and a chord which bears N80°18'35"E a distance of 139.19 feet, witness a 1/2" iron pin found lying 0.5 feet south;
6. Along a curve to the left an arc distance of 29.63 feet to a 5/8" iron pin set, said curve having a radius of 50.83 feet, a central angle of 33°23'58" and a chord which bears N82°36'36"E a distance of 29.21 feet;
7. Along a curve to the right an arc distance of 172.30 feet to a 5/8" iron pin set, said curve having a radius of 40.00 feet, a central angle of 246°47'54" and a chord which bears S09°18'34"W a distance of 66.79 feet;
8. Along a curve to the left an arc distance of 29.63 feet to a 5/8" iron pin set, said curve having a radius of 50.83 feet, a central angle of 33°23'55" and a chord which bears N63°59'26"W a distance of 29.21 feet;
9. Along a curve to the left an arc distance of 108.62 feet to a 5/8" iron pin set, said curve having a radius of 163.77 feet, a central angle of 38°00'02" and a chord which bears S80°18'35"W a distance of 106.64 feet;
10. Along a curve to the right an arc distance of 474.65 feet to a 5/8" iron pin found, said curve having a radius of 2180.00 feet, a central angle of 12°28'30" and a chord which bears S67°32'49"W a distance of 473.71 feet;





11. Along a curve to the right an arc distance of 72.44 feet to a 5/8" iron pin found, said curve having a radius of 191.56 feet, a central angle of  $21^{\circ}40'00''$  and a chord which bears  $S84^{\circ}37'04''W$  a distance of 72.01 feet;
12.  $N84^{\circ}32'56''W$  a distance of 139.60 feet to a 5/8" iron pin found;
13. Along a curve to the left an arc distance of 23.56 feet to a 5/8" iron pin found in the aforementioned east right of way line of Red Bank Road, said curve having a radius of 15.00 feet, a central angle of  $90^{\circ}00'00''$  and a chord which bears  $S50^{\circ}27'04''W$  a distance of 21.21 feet;

Thence along said east right of way line,  $N05^{\circ}27'04''E$  a distance of 80.00 feet to the Point of Beginning;

Containing 1.066 acres, more or less and being subject to easements, restrictions and rights of way of record.

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Matthew D. Habedank                      Date  
Ohio Professional Surveyor No. 8611