

ORDINANCE NO. 502-1993

AN ORDINANCE OF THE CITY OF DRY RIDGE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DRY RIDGE CHANGING THE ZONING CLASSIFICATION OF A 10.48-ACRE PARCEL OF LAND LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF DRY RIDGE, KENTUCKY, AND SITUATED ON THE EASTERLY SIDE OF U.S. HIGHWAY 25 (SOUTH MAIN STREET) AND THE EASTERLY SIDE OF THE RIGHT-OF-WAY OF THE SOUTHERN RAILWAY AND TO THE SOUTHERLY SIDE OF BUSINESS BOULEVARD AND OWNED BY "DRY RIDGE CAPITAL" FROM THE SAID PROPERTY'S PRESENT ZONING CLASSIFICATION OF INDUSTRIAL ONE (I-1) TO CENTRAL BUSINESS DISTRICT (C-B-D).

BE IT ORDAINED BY THE CITY OF DRY RIDGE, KENTUCKY AS FOLLOWS:

WHEREAS, on the 23rd day of August, 1993, the Grant County Joint Planning Commission did hold a final, public hearing on the Application of said "DRY RIDGE CAPITAL" requesting a change in zoning classification and map amendment from City of Dry Ridge Industrial One (I-1) to City of Dry Ridge Central Business District (C-B-D) for a 10.48-acre parcel of land in three tracts located within the corporate limits of the City of Dry Ridge, Kentucky, and situated on the easterly side of U.S. Highway 25 (South Main Street) and the easterly side of the right-of-way of the Southern Railway and on the southerly side of Business Boulevard; and upon the foregoing Application, the Grant County Joint Planning and Zoning Commission did make written findings and conclusions in support of the requested zone change and zoning map amendment together with written recommendations addressed to and received by the City Council of the City of Dry Ridge, Kentucky, that..... DRY RIDGE CAPITAL's requested change in zoning classification and zoning map amendment be granted, approved and duly so ordained by the City of Dry Ridge, Kentucky; and

WHEREAS, the City Council of the City of Dry Ridge, Kentucky, did at its

Regular Meeting held on the 13th day of September, 1993, did review the findings and conclusions of the said Grant County Joint Planning and Zoning Commission and did so concur with the findings and conclusions made and found by the Commission and did further concur with the recommendation of the Commission concerning the change in zoning classification and map amendment from I-1 to C-B-D for the hereinabove real property upon a Vote affirmative, sufficient and in the majority following a Motion made and timely seconded with the Vote of the City Council of the City of Dry Ridge, Kentucky, being as follows:

- Councilperson Darlene West..... Aye _____ ;
- Councilperson Vernon Webster..... Absent _____ ;
- Councilperson James Middleton..... Aye _____ ;
- Councilperson George Hedges, Jr. Aye _____ ;
- Councilperson Omer Vest..... Aye _____ ;
- Councilperson Eddie Morgan..... Aye _____ .

NOW, THEREFORE, it is hereby **ORDAINED** by the City Council of the City of Dry Ridge, Kentucky, that the zoning classification of the hereinafter described boundary of land belonging unto "DRY RIDGE CAPITAL" being so situated on the easterly side of U.S. Highway 25 (South Main Street), the Right-of-Way of the Southern Railway and the southerly side of Business Boulevard, be so fixed and reclassified to that zoning classification of City of Dry Ridge Central Business District (C-B-D); and that the Mayor of the City of Dry Ridge is hereby authorized and so ordered to make upon the Official Zoning Map of the City of Dry Ridge, an indorsement to evidence the zoning reclassification so hereby granted, approved, ordered and duly ordained as

required by law to and for the hereinafter, described boundary of real property, to-wit:

Parcel No. 1

A parcel of ground, lying and being on the east side of Route #25, south of and adjacent to Business Boulevard, in Dry Ridge, Kentucky, and being more particularly described as follows: BEGINNING at a point, an iron pin, in the easterly line of the Southern Railroad and the southerly line of Business Boulevard; thence from the place of beginning and with the southerly line of Business Boulevard, the following three courses: N 49° 04' 23" E -- 138.63 feet to an iron pin; thence with a cord of a curve (Radius = 602.96 feet, Delta Angle = 9° 30' 09") N 41° 40' 20" E -- 155.33 feet to an iron pin; and N 34° 16' 08" E -- 201.23 feet to an iron pin on the southwesterly side of a 50 foot easement for ingress and egress to a 13.98-acre tract of ground; thence with the southwesterly side of the said 50 foot easement, the following courses: N 79° 16' 17" E -- 35.36 feet to an iron pin; S 55° 43' 43" E -- 187.62 feet to an iron pin; thence with the cord of a curve (Radius = 75.00 feet, Delta Angle = 32° 42' 11") S 39° 22' 38" E -- 42.23 feet to an iron pin; and S 23° 01' 32" E -- 217.38 feet to an iron pin; thence leaving the 50 foot easement, S 59° 28' 47" W -- 515.73 feet to an iron pin in the east line of the Southern Railroad; thence with the same, N 39° 00' 34" W -- 283.83 feet to the place of beginning, containing 4.47 acres, more or less, all per survey made on May 14, 1993, by Gerald G. Caldwell, RLS, LS 499 from the base fee of record in Deed Book 180, Page 512, Grant County Court Clerk's Records, Williamstown, KY..

Parcel No. 2

A parcel of land, lying and being on the east side of Route #25 and the Southern Railroad, approximately 300 feet south of Business Boulevard, in Dry Ridge, Grant County, Kentucky, and more particularly described as so follows: BEGINNING at a point, an iron pin, being 283.83 feet southeast of the south line of Business Boulevard; thence with the south line of a 4.47-acre parcel of ground, N 59° 28' 47" E -- 515.73 feet to an iron pin in the southwest line of a 50 foot easement for ingress and egress to a 13.98-acre parcel; thence with the line of the same, S 23° 01' 32" E -- 270.60 feet to an iron pin; thence S 59° 21' 03" W -- 457.64 feet to an iron pin in the east line of the Southern Railroad; thence with the same, a cord of a curve (Radius = 1959.72 feet, Delta Angle = 7° 35' 54") N 35° 12' 36" W -- 259.70 feet to an iron pin; and continuing with the east line of the Southern Railroad, N 39° 00' 34" W -- 10.60 feet to the place of beginning, containing 3.00 acres, more or less, all per survey of May 14, 1993, made by Gerald G. Caldwell, RLS, LS 499, from the base fee of record in Deed Book 180 at Page 512, Grant County Court Clerk's Records, Williamstown, KY..

Parcel No. 3

A parcel of ground, lying and being on the east side of the Southern Railroad, east of Route #25, at the northerly terminus of Clark Street, and approximately 600 feet south of Business Boulevard in Dry Ridge, Grant County, Kentucky, and more particularly described as follows: BEGINNING at a point, an iron pin, in the east line of the Southern Railroad, said point being 754.13 feet south of the south line of Business Boulevard; thence with the east line of the Southern Railroad, a chord of a curve (Radius = 1959.72, Delta Angle = 5° 51' 00") N 28° 29' 09" W -- 200.00 feet to an iron pin, the southwest corner of a 3.00-acre parcel of ground; thence leaving the Southern Railroad, N 59° 21' 03" E -- 457.64 feet to an iron pin, the southeast corner of the aforesaid 3.00-acre parcel of ground, and a corner to Capital Partners (D.B. 180, Pg. 512); thence with a line of same, S 23° 01' 32" E -- 430.00 feet to an iron pin; thence S 88° 21' 41" W -- 158.17 feet to an iron pin, the southeast corner of an 0.152-acre outparcel; thence with three lines of the said outparcel: N 4° 23' 10" W -- 86.20 feet to an iron pin; S 88° 54' 37" W -- 77.58 feet to an iron pin; and S 5° 24' 02" E -- 87.03 feet to an iron pin; thence S 88° 21' 41" W -- 232.53 feet to the place of beginning, containing 3.01 acres, more or less, all per survey of May 14, 1993, made by Gerald G. Caldwell, RLS, LS 499, from the base fee of record in Deed Book 180, Page 512, Grant County Court Clerk's Records, Williamstown, KY..

(A plat of the above parcels is attached hereto)

This Ordinance shall take effect and be in full force when Ordained, Passed, Adopted, Ordered Approved and Published and, thereafter, duly so Published according to law.

First Reading: September 13, 1993

Second Reading: September 20, 1993

PASSED, ADOPTED, ORDAINED, APPROVED AND ORDERED PUBLISHED THIS THE 20th
DAY OF September, 1993.

(X) *Norman Ferguson*
NORMAN FERGUSON, MAYOR

ATTEST:
Cindy L. Harris
CINDY L. HARRIS, CITY CLERK

I hereby certify that this plat represents a survey made by the undersigned on 14 MAY 93 by RAULON M. TRAYNES, C. that all corners were set or found to exist as shown, that bearings and distances have been adjusted for closure, and that this survey and plat meets or exceeds the minimum standards of governing authorities.

Raulon M. Traynes
 GERALD G. CALDWELL
 Registered Land Surveyor
 LS 499 Dated: 17 MAY 93

COMMONWEALTH OF KENTUCKY
 STATE OF KENTUCKY
 GERALD G. CALDWELL
 499
 REGISTERED
 LAND SURVEYOR
 PROFESSIONAL BOND NUMBER

NOTES: IRON PINS SET AT ALL CORNERS EXCEPT WHERE NOTED. FOUND. BEARINGS RECORDED TO 28.170, PG. 382

