

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 21.7915-ACRE PARCEL OF LAND SITUATED ON THE SOUTHERLY SIDE OF KENTUCKY ROUTE #22 AND THE WESTERLY SIDE OF RUTHMAN DRIVE AND A 40.0000-ACRE PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF RUTHMAN DRIVE AND ADJACENT TO AND ON THE SOUTHERLY SIDE OF THE FOREGOING PARCEL, ALL BEING WITHIN THE CORPORATE LIMITS OF THE CITY OF DRY RIDGE, KENTUCKY, OWNED BY DENNIS W. WEBSTER, ET UX, ET AL, FROM THE BOUNDARIES' PRESENT ZONING CLASSIFICATION OF AGRICULTURAL ONE (A-1) TO INDUSTRIAL ONE (I-1).

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

WHEREAS, on the 28th day of March, 1994, the Grant County Joint Planning Commission did hold a public hearing on the Application of Dennis W. Webster, et ux, et al, requesting a change in zoning classification and map amendment from City of Dry Ridge Agricultrual One (A-1) to City of Dry Ridge Industrial One (I-1) for two parcels of land containing 21.7915 acres and 40.0000 acres, respectively, situated on the southerly side of Kentucky Route #22 and on the westerly side of Ruthman Drive, and being within the corporate limits of the City of Dry Ridge, Kentucky; and upon the foregoing Application, the Grant County Joint Planning Commission did make findings and conclusions in support of the requested zone change and map amendment together with written recommendations addressed to and received by the City Council of the City of Dry Ridge, Kentucky, that the applicants' requested change in zoning classification and zoning map amendment regarding the above referred to boundaries of real property situated within the corporate limits of the City of Dry Ridge, Kentucky, be granted, approved and duly so ordained by the City of Dry Ridge; and

WHEREAS, the City Council of the City of Dry Ridge, Kentucky, did at its Regular Meeting held on the 4th day of April, 1994, did review the said findings, conclusions and recommedations of the Grant County Joint Planning Commission and did so concur in the findings, conclusions and recommendations of the Commission concerning the change in zoning classification and map amendment from A-1 to I-1 upon Vote sufficient, affirmative and in the major-

ity; and upon Motion made and timely Seconded, the Vote and Tally of the City Council of the City of Dry Ridge, Kentucky, was as follows:

Councilperson Vernon Webster..... Aye;
Councilperson Eddie Morgan..... Aye;
Councilperson George Hedges, Jr. Aye;
Councilperson Jimmie Martin..... Aye;
Councilperson Troy Evans..... Aye; and
Councilperson Calvin Crupper..... 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 parcels and boundaries of land belonging to Dennis W. Webster, et ux, et al, situated on the southerly side of Kentucky Route #22 and the westerly side of Ruthman Drive, all within the corporate limits of the City of Dry Ridge, Kentucky, be so fixed and duly reclassified to that zoning classification of **City of Dry Ridge Industrial One (I-1)** and that the Mayor of the City of Dry Ridge, Kentucky, is hereby authorized and so ordered to make upon the Official Zoning Map of the City of Dry Ridge, Kentucky, an indorsement to evidence the zoning reclassification so hereby granted, approved, ordered and duly ordained as required by law, to-wit:

PARCEL A

Lying and being in Grant County, Kentucky on the South side of Kentucky Route #22 at the intersection of Ruthman Drive and being more particularly so described as follows, to-wit: Beginning at an iron pin set in the South right of way of Kentucky Route #22 and the West right of way of Ruthman Drive sid point being 30.00 feet from the center of Kentucky Route #22 and 30.00 feet from the center of Ruthman Drive; thence with the South right of way of Kentucky Route #22, S 58° 03' 50" W -- 497.36 feet to an iron pin set, corner to Royce Willoughby; thence leaving said right of way and with Willoughby's lines, S 49° 26' 24" W -- 424.00 feet to a stone found by a post; thence S 01° 57' 11" E -- 1243.49 feet to an iron pin set; thence leaving Willoughby's line and with a new made line partitioning the Grantors property N 45° 23' 49" E -- 1185.02 feet to an iron pin set in the West right of way of Ruthman Drive; thence with said right of way, N 08° 30' 00" W -- 960.00 feet to the place of beginning, containing 21.7915 acres, more or less, exclusive of all right of ways and easements of record.

PARCEL B

Lying and being in Grant County, Kentucky on the West side of Ruthman Drive, 960.00 feet South of Kentucky Route #22 and being more particularly described as follows, to-wit: Beginning at an iron pin in the South right of way of Kentucky Route #22 and the West right of way of Ruthman Drive, said point being 35.00 feet from the center of Kentucky Route #22 and 30.00 feet from the center of Ruthman Drive; thence with the West right of way line of Ruthman Drive, S 08° 30' 00" E -- 960.00 feet to an iron pin set, being THE REAL PLACE OF BEGINNING for this description; thence leaving said right of way line and with a new made line partitioning the Grantors property, said line being the South line of a 21.7915-acre tract, S 45° 23' 49" W -- 1185.02 feet to an iron pin set in the line of Royce Willoughby; thence with Willoughby's lines, S 01° 57' 11" E -- 620.20 feet to a 16" hickory; thence S 01° 46' 49" W -- 472.97 feet to a point in the center of Clay Lick Branch, a corner to Russell Dougherty, witnessed by an iron pin set at N 01° 46' 49" E -- 80.00 feet; thence with Dougherty's lines, S 51° 40' 20" E -- 279.00 feet to a 15" hickory on the South side of said branch; thence S 85° 46' 34" E -- 742.16 feet to a 18" walnut; thence N 80° 58' 35" E -- 197.75 feet to an iron pin set on the North side of Clay Lick Branch; thence continuing with Dougherty's line and the lines of Kinman Construction Co. and the Dry Ridge Industrial Park, N 08° 30' 00" W -- 2144.93 feet to the real place of beginning, containing 40.0000 acres, more or less, exclusive of all right of ways and easements of record.

The above descriptions are in accordance with a survey made on September 1, 1992, by Patrick A. McLafferty, RLS #3046; a part of the property as so described in Deed Book 192, Page 266 of the Grant County Clerk's Records at Williamstown, Kentucky; and for which a plat or map of said boundaries is so hereto attached to more clearly delineate the said boundaries.

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

First Reading: April 4, 1994

Second Reading: May 2, 1994

PASSED, ADOPTED, ORDAINED, APPROVED AND ORDERED PUBLISHED THIS THE 2nd DAY OF May, 1994.


NORMAN FERGUSON, MAYOR

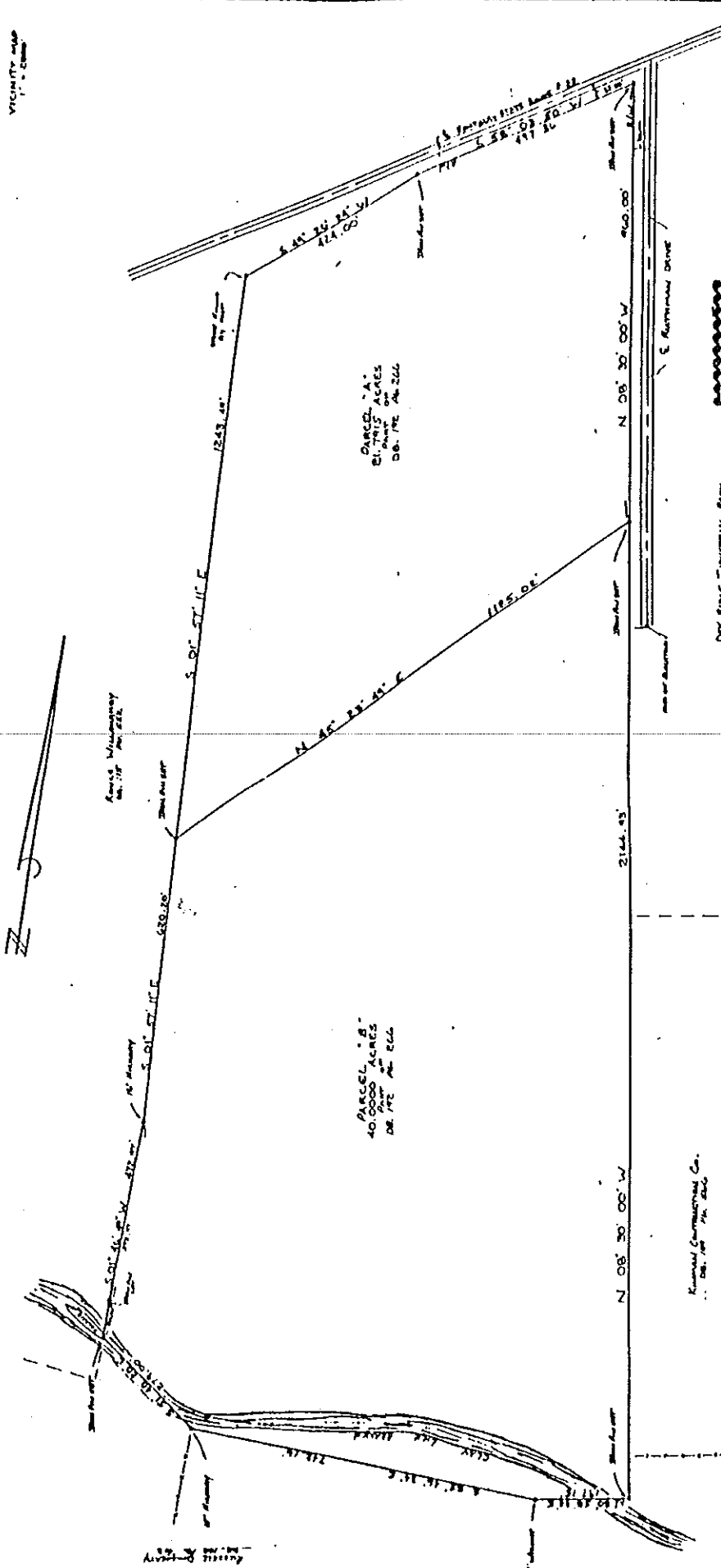
ATTEST:

CINDY L. HARRIS, CITY CLERK

APPROVED FOR RECORDING PURPOSES BY GRANT
COUNTY PLANNING & ZONING COMMISSION.

DATE _____

ZONING ADMINISTRATOR



STATE OF KENTUCKY
J.P. McHAFFERTY
3046
REGISTERED
LAND SURVEYOR

STATE OF KENTUCKY
J.P. CARROLL
FOR
REGISTERED
LAND SURVEYOR

I HEREBY CERTIFY THAT THE SURVEY SHOWN
HEREON WAS MADE UNDER MY DIRECTION BY
THE METHOD OF RANDOM TRAVERSE. THE
BEARINGS AND DISTANCES SHOWN HEREON HAVE
BEEN ADJUSTED FOR CLOSURE. THIS PLAT MEETS
OR EXCEEDS THE MINIMUM STANDARDS OF
GOVERNING AUTHORITIES.

Survey Fee Division	
County	Grant
Surveyor	J.P. McHAFFERTY
Plat No.	3046
Section	
Range	
Meridian	
Area	
Volume	
Page	

[Signature]

Kennel Commercial Co.
Oct. 10, 1924