

**AN ORDINANCE OF THE CITY OF DRY RIDGE  
ANNEXING TO AND MAKING A PART OF  
THIS CITY VARIOUS CONTIGUOUS PARCELS OF  
LAND AND FIXING THE LAND USE CLASSIFICA  
TIONS OF EACH PARCEL UPON ITS  
ANNEXATION**

**BE IT ORDAINED BY THE CITY OF DRY RIDGE**

**WHEREAS** Each of the tracts or parcels of land described herein are contiguous and abutting the present boundaries of the City of Dry Ridge and are suitable for development for urban purposes without unreasonable delay, and;

**WHEREAS** Each of the owners of each of the tracts or parcels of land described herein have consented that each of the following described tracts or parcels of land may be annexed to and made a part of the City of Dry Ridge, and;

**WHEREAS** The annexation of these tracts or parcels of land into the City of Dry Ridge would provide for the orderly expansion of the city and enhance the health and welfare of its citizens, and;

**WHEREAS** There is now pending before the Planning Commission of Grant County, applications for recommendations regarding the appropriate zoning classification for each of the tracts or parcels of land described in this ordinance.

**NOW THEREFORE;**

**ARTICLE I**

**THE CITY OF DRY RIDGE** hereby annexes to and makes a part of this city the following described tracts or parcels of land;

**A**

One certain tract or parcel of land owned by Henry Wright and Shirley Wright, husband and wife, described thus:

One certain tract or parcel of land lying on the south side of Knoxville Road, 0.10 mile east of US 25 at Dry Ridge, Kentucky in Grant County and more

particularly described as follows:

Beginning at an Iron Pin (set) in the south right-of-way of Knoxville Road, a corner to William Lilly, (D.B. 111, Pg. 4); thence leaving the line of William Lilly and with the right-of-way of Knoxville Road, KY 467, S 87° 54' 58" E 333.30 feet; thence S 88° 24' 20" E 597.23 feet; thence S 84° 36' 06" E 205.87 feet; thence S 79° 52' 05" E 324.74 feet; thence S 85° 59' 35" E 217.47 feet; thence S 86° 07' 47" E 124.93 feet to a 20 inch Walnut in the right-of-way of Knoxville Road, KY 467, a corner to Henry Wright and Shirley Wright (D.B. 154, Pg. 620); thence with the line of Henry Wright and Shirley Wright, (D.B. 154, Pg. 620), S 1° 53' 48" E 137.27 feet to a Gate Post; thence with a new made line over the land of Henry Wright and Shirley Wright, (D.B. 191, Pg. 530) S 49° 19' 06" E 511.14 feet to a POINT IN A BRANCH; thence down the branch S 04° 58' 04" E 771.44 feet to an Iron Pin (set), a corner to Henry Wright and Shirley Wright (D.B. 201, Pg. 28); thence with a new made line over the land of Henry Wright and Shirley Wright (D.B. 201, Pg. 28) S 08° 22' 40" E 930.03 feet to an Iron Pin (set) in the line of Charles L. Rider and Sharon S. Rider (D.B. 221, Pg. 528); thence with the line of Charles L. Rider and Sharon S. Rider (D.B. 221, Pg. 528) N 73° 21' 27" W 233.56 feet to an Iron Pin (set); thence S 81° 40' 21" W 149.83 feet to an Iron Pin (set); thence N 57° 21' 49" W 307.69 feet to an Iron Pin (set); thence S 87° 08' 21" W 241.85 feet to an Iron Pin (set); thence S 79° 39' 51" W 230.18 feet to an Iron Pin (set), a corner to RGC ENTERPRISES, INC.; thence with the line of RGC ENTERPRISES, INC. N 14° 41' 01" W 615.79 feet to a 14" WALNUT; thence N 43° 07' 20" W 192.44 feet to a 24" TWIN WALNUT; thence N 26° 44' 00" E 8.67 feet to a POST; thence N 48° 16' 33" W 214.35 feet to a 20" WALNUT; thence N 9° 06' 04" W 61.47 feet to a POST; thence N 77° 04' 42" W 206.85 feet to an Iron Pin (set) at a 30 inch Hackberry; thence S 54° 59' 50" W 142.71 feet to a Post; thence S 35° 05' 03" W 280.96 feet to an Iron Pin (set) in the right-of-way of Southern Railroad; thence with the right-of-way of the Southern Railroad N 20° 53' 05" W 1315.98 feet to an Iron Pin (set) in the right-of-way of the Southern Railroad, a corner to Donnie Conley, (D.B. 133, Pg. 130); thence with the line of Donnie Conley, (D.B. 133, Pg. 130), Justin Crawford Finuchan (D.B. 99, Pg. 103) and William Lilly (D.B. 111, Pg. 4) N 77° 35' 58" E 124.68 feet to a 30" Elm; thence continuing with the line of William Lilly N 3° 12' 02" W 192.43 feet to the point of beginning, containing 79.3501 Acres.

B

One certain tract or parcel of land owned by Al Wayne Scroggins and Shirley Scroggins, husband and wife and described thus;

Beginning at an iron spike in the east line of the right of way of the Southern Railway

(now Norfolk Southern) a corner to W. Blackburn, (now Mason); thence with his line S 71° E 1235 feet to (2) a fence post and corner to Mason and Low (now Grant Capitol Partners); thence with Grant Capitol Partners, S 55° W 316 feet to (3) an iron spike; thence S 68° W 231 feet to (4) an iron spike; thence S 52° 30' W 2.18 poles to an iron pin a corner to William Marks' (now Vordervueggen) line; thence N 75° 30' W 4.78 poles to a point; thence S 84° W 17.93 poles to a post and continuing with Marks' (now Vordervueggen) line S 85° W 20 poles to a point in Southern (now Norfolk Southern) Railroad right of way and with the same N 6° W 8.08 poles; thence N 2° 30' W 264 feet; thence continuing with such right of way N 10° E 340 feet to the point of beginning containing 12.429 Acres more or less.

### C

Three certain tracts or parcels of land owned by Howard Brewer, Jr. and Betty Brewer, husband and wife, and described thus;

#### PARCEL 1

Beginning at a point in the north right-of-way line of Warsaw Avenue at the intersection of the west right-of-way line of Oak Street, thence with the west right-of-way line of Oak Street N 10° 47' 25" W 275.67 feet to a point; thence crossing Michigan Avenue N 19° 18' 28" W 66.58 feet to a point; thence crossing a number of the platted lots N 00° 44' 33" E 273.74 feet to a point; thence, S 89° 15' 27" E 477.32 feet to a point in the west right-of-way line of Maple Street; thence with the west right-of-way line of Maple Street N 10° 04' 07" E 109.87 feet to a point in the north line of Conrad Heights; thence with the north line of Conrad Heights S 88° 43' 09" W 1806.01 feet; thence with two lines of Lot 73, S 05° 37' 25" E 317.93 feet to a point and then S 76° 16' 51" E 375.00 feet to a point; thence S 20° 28' 04" E 405.00 feet to a point in the north right-of-way line of Warsaw Avenue; thence with the Warsaw Avenue N 82° 10' 11" E 850.00 feet to the point of beginning containing 19.868 Acres.

#### PARCEL 2

Beginning at a point, the Northeast corner of Conrad Heights, in the center of U.S. Highway #25; thence with the center of U.S. Highway #25 N 03° 46' 20" E 406.58 feet to a point; thence leaving said road with a new made line partitioning the Brewer property S 88° 43' 09" W 2354.90 feet to a point in the west line of the 140 Acre tract of Brewer; thence S 31° 28' 40" E 468.59 feet to a point; thence N 88° 43' 09" E 2083.40 feet to the point of beginning, containing 20.633 acres. The south line of this parcel is contiguous to the north line of Parcel 1 for the entire width of Parcel 1.

### PARCEL 3

A certain tract or parcel of land situated, lying and being in Grant County, Kentucky, on the Dixie Highway adjoining Dry Ridge, Kentucky and described as follows:

Beginning at a stake at U. S. Highway 25, a corner to Kate Martin and with her line S 86 W 63.20 poles to a point, thence continuing S 86 W 83.12 poles to a post, thence with Charlie and Jerry Northcutt's line N 44 W 32 poles to a willow and with McCoy and Conrad Pike, thence N 2° 30' E 93.36 poles to a post, thence with Conrad and McCoy line N 81° 45' E 192 poles to a post at west right of way of U. S. 25 and with the same S 9° 15' W 100 poles to a post; thence S 20° 15' W 37.64 poles, to the beginning containing 140 acres more or less, excepting therefrom Parcel C(2) above, containing 20.633 acres.

### ARTICLE II

The City of Dry Ridge having received no recommendation from the Grant County Planning Commission all of the lands described in Article I hereof will upon the adoption of this ordinance be assigned to the A-I (Agricultural-One) zone of the City of Dry Ridge. The Mayor and members of council being eminently familiar with the lands being annexed hereby it is anticipated that upon receiving recommendations from the Grant County Planning Commission regarding the appropriate zoning classification of such lands that:

(a) the lands belonging to HENRY WRIGHT and SHIRLEY WRIGHT and described in ARTICLE 1(A) of this ordinance will, when assigned a zoning reclassification by this city, be placed in a zoning classification of R-1 (RESIDENTIAL-ONE); and

(b) the lands belonging to AL WAYNE SCROGGINS and SHIRLEY SCROGGINS and described in ARTICLE 1(B) of this ordinance will, when assigned a zoning reclassification by this city, be placed in a zoning classification of I-1 (INDUSTRIAL-ONE).

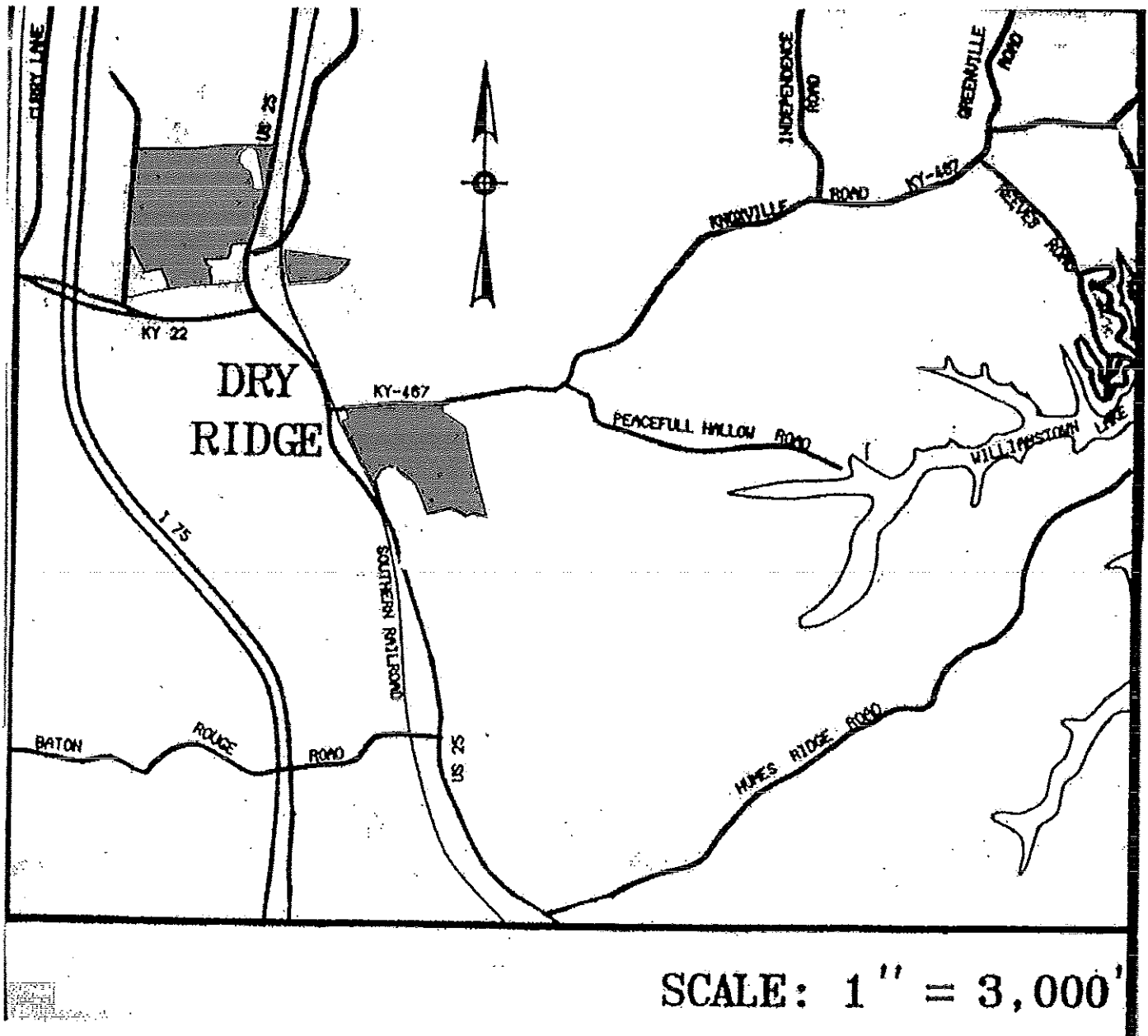
(c) The lands belonging to HOWARD BREWER, JR. and BETTY BREWER and described in ARTICLE I(C) as Parcels 1 and 2 of this ordinance will, when assigned a zoning reclassification by this city, be placed in a zoning classification of R-1 (RESIDENTIAL- ONE)

(d) The lands belonging to HOWARD BREWER, JR. and BETTY BREWER and described in ARTICLE I(C) as Parcel 3 of this ordinance (approximately 120 acres) will remain with a zoning classification of A-1 (AGRICULTURAL-ONE) in accordance with the Zoning Ordinance of this city for the present time.

### ARTICLE III

The City Council of the City of Dry Ridge does further adopt the following plat on which each

of the parcels hereby annexed to the city are shown and the zoning classification assigned to such parcels are shown on each parcel.



This Ordinance shall be effective upon its passage.

Upon the request of Councilperson, Charles Rider, Jr., the original draft of this proposed Ordinance was read at length at a regular meeting held on the 7th day of January, 2002.

Councilperson, Gary Hopperton, moved the Mayor that the foregoing proposed Ordinance be amended as set out above given its second reading and placed upon its passage. This motion was duly seconded by Councilperson, Barry Napier. The foregoing proposed Ordinance was then read at length. After discussion the vote was:

Kenny Edmondson	<u>absent</u>
George Hedges,	<u>yes</u>
Gary Hopperton,	<u>yes</u>

Barry Napier,	<u>yes</u>
Charles Rider, Jr.,	<u>absent</u>
Barbara Stewart	<u>yes</u>

Attest: Cindy S. Harris  
City Clerk

Approved Bill Cull  
Mayor