

ORDINANCE NO. 90- 12

AN ORDINANCE AMENDING ORDINANCE NO. 84-4, THE "ZONING ORDINANCE OF THE CITY OF RUSSELLVILLE" BY REZONING CERTAIN PROPERTY FROM R-3 TO L, D-2 and R-1 WITH REPEALER AND SEVERABILITY CLAUSES: AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Russellville, Kentucky, has previously enacted Ordinance No. 84-4, the "Zoning Ordinance of the City of Russellville, Kentucky", and said ordinance included the designation of zoning classifications for all property within the City;

AND WHEREAS, the Joint Cities-County Planning Commission has conducted a public hearing regarding proposed changes in that ordinance relating to the zoning classification of certain property and that Commission has recommended the adoption of these proposed changes;

AND WHEREAS, the City Council has agreed with that recommendation and has determined that said changes are needed in the best interest of the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF RUSSELLVILLE THAT:

1. The parcel of land more particularly described on Exhibit "A" as attached hereto and incorporated herein by reference, being certain property located on Emerson By-Pass and owned by Dale Shrull, Mac Walker, et al, is hereby rezoned from R-3 to I

2. The parcel of land more particularly described on Exhibit "B" as attached hereto and incorporated herein by referenced, being certain property located on Highway 431 South and owned by Harold Robertson, Brown Tobacco Warehouse, Inc., and Melvin Taylor is hereby rezoned from R-3 to B-2.

3. The parcel of land more particularly described on Exhibit "C" as attached hereto and incorporated herein by reference, being certain property located on Highway 79 South and owned by James R. Riley and wife, Sarah Riley, is hereby rezoned from R-3 to R-1.

4. The parcel of land more particularly described on Exhibit "D" as attached hereto and incorporated herein by reference, being certain property located on Highway 79 South and owned by James R. Riley and wife, Sarah Riley, is hereby rezoned from R-3 to B-2.

5. The parcel of land more particularly described on Exhibit "E" as attached hereto and incorporated herein by reference, being certain property located on Highway 79 South and owned by Big Dutchman (formerly Bilt-Rite Products) is hereby rezoned from R-3 to I.

6. In the event any provision of this Ordinance is invalid for any reason, such invalidity shall not affect the validity of any other provision.

7. All portions of any section of any ordinance or rule or regulation in conflict herewith are hereby repealed to the extent of the conflict only.

8. This Ordinance shall be effective upon its passage and publication according to law.

FIRST READING CONDUCTED ON October 2, 1990.

SECOND READING CONDUCTED AND PASSAGE by roll call vote this 16 day of October, 1990.

AYES:

NAYES:

ABSTAINING:

ABSENT:

Jackie Dunlap

None

None

None

Jean Hankins

Russell Jones

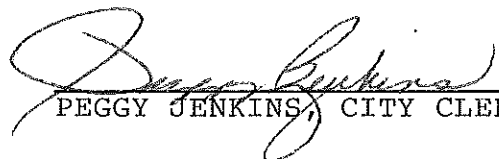
Howard Wren

Pat Basham

Willie Hampton


KEN SMITH, MAYOR

ATTEST:


PEGGY JENKINS, CITY CLERK

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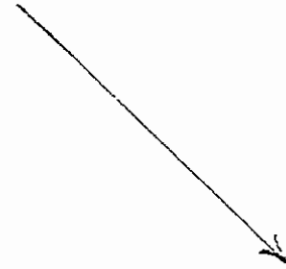
7. All portions of any section of any ordinance or rule or regulation in conflict herewith are hereby repealed to the extent of the conflict only.

8. This Ordinance shall be effective upon its passage and publication according to law.

FIRST READING CONDUCTED ON October 2nd, 1990.

SECOND READING CONDUCTED AND PASSAGE by roll call vote this 16th day of October, 1990.

BROWN WAREHOUSE
PROPERTY TO BE REZONED
R-3 TO B-2



SCOTT
PROPERTY
R-3

452'

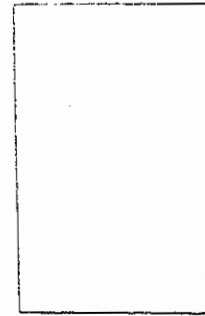
ROBERTSON
PROPERTY

R-3
TO
B-2

289'

TAYLOR
PROPERTY

R-3
TO
B-2



B4D
TRUCKING

B-2

431 SOUTH NASHVILLE ROAD

BARNETT
PROPERTY

HIGHWAY
GARAGE

BOUNDARY DESCRIPTION OF

DALE SHRULL TRACT

Being a certain tract of land in Logan County, Kentucky, on the West side of the City of Russellville, located on the West side of Emerson By-Pass and on the North side of R.J. Corman R.R. and consisting of part of Lot 1 of the Division of Logan County Farm as shown by plat of record in Deed Book 159 page 522 in the Office of the Logan County Court Clerk, and being more particulary described as follows:

Beginning at an iron pin with cap marked R.L.S.# 2474 at the intersection of the West right of way line of Emerson By-Pass and the North property line of R.J. Corman R.R., located 30 ft. from the centerline of said street and 33 ft. from the centerline of said railroad; thence with the North line of R.J. Corman R.R. and with a curve to the left having a radius of 3852.83 ft. and a long chord of South 45 Degrees 01 Minutes 40 Seconds West 838.10 ft. to an iron pin with cap, a new corner with Mac Walker in the proposed right of way line of the proposed Russellville By-Pass (240 ft. R.O.W.); thence with a new division line with Walker along said proposed right of way line and with a curve to the right having a radius of 1312.39 ft. and a long chord of North 60 Degrees 49 Minutes 50 Seconds West 256.64 ft. to an iron pin with cap at the intersection of said proposed right of way line with the South right of way line of a 60 ft. wide private roadway running across the lands of Mac Walker;

thence with said new division line and with the South right of way line of said private roadway and with a curve to the right having a radius of 20 ft. and a long chord of North 10 Degrees 00 Minutes 40 Seconds West 28.39 ft. to an iron pin with cap, located 30 ft. from the centerline of said private roadway; thence with said new division line and with the South right of way line of said private roadway, the following six calls: North 35 Degrees 11 Minutes 45 Seconds East 25.63 ft., thence with a curve to the right having a radius of 1780 ft. and a long chord of North 41 Degrees 39 Minutes 10 Seconds East 400.30 ft., thence North 48 Degrees 06 Minutes 30 Seconds East 227.10 ft., thence with a curve to the right having a radius of 680 ft. and a long chord of North 54 Degrees 39 Minutes 55 Seconds East 155.28 ft., thence North 61 Degrees 13 Minutes 15 Seconds East 88.72 ft., thence with a curve to the right having a radius of 20 ft. and a long chord of South 77 Degrees 37 Minutes 00 Seconds East 26.33 ft. to the West right of way line of Emerson By-Pass; thence with the West right of way line of Emerson By-Pass South 36 Degrees 27 Minutes 20 Seconds East 66.83 ft. and South 44 Degrees 05 Minutes 25 Seconds East 146.90 ft. to the beginning, containing 5.49 acres, more or less, as shown by a survey conducted under the direction of Frank J. Kondracki, Jr., R.L.S.# 2474 in the month of June, 1990.

There is, also, conveyed with the above described tract, an appurtenant right of ingress and egress over the

60 ft. wide private roadway which runs along the North side of said tract as mentioned in the above description.

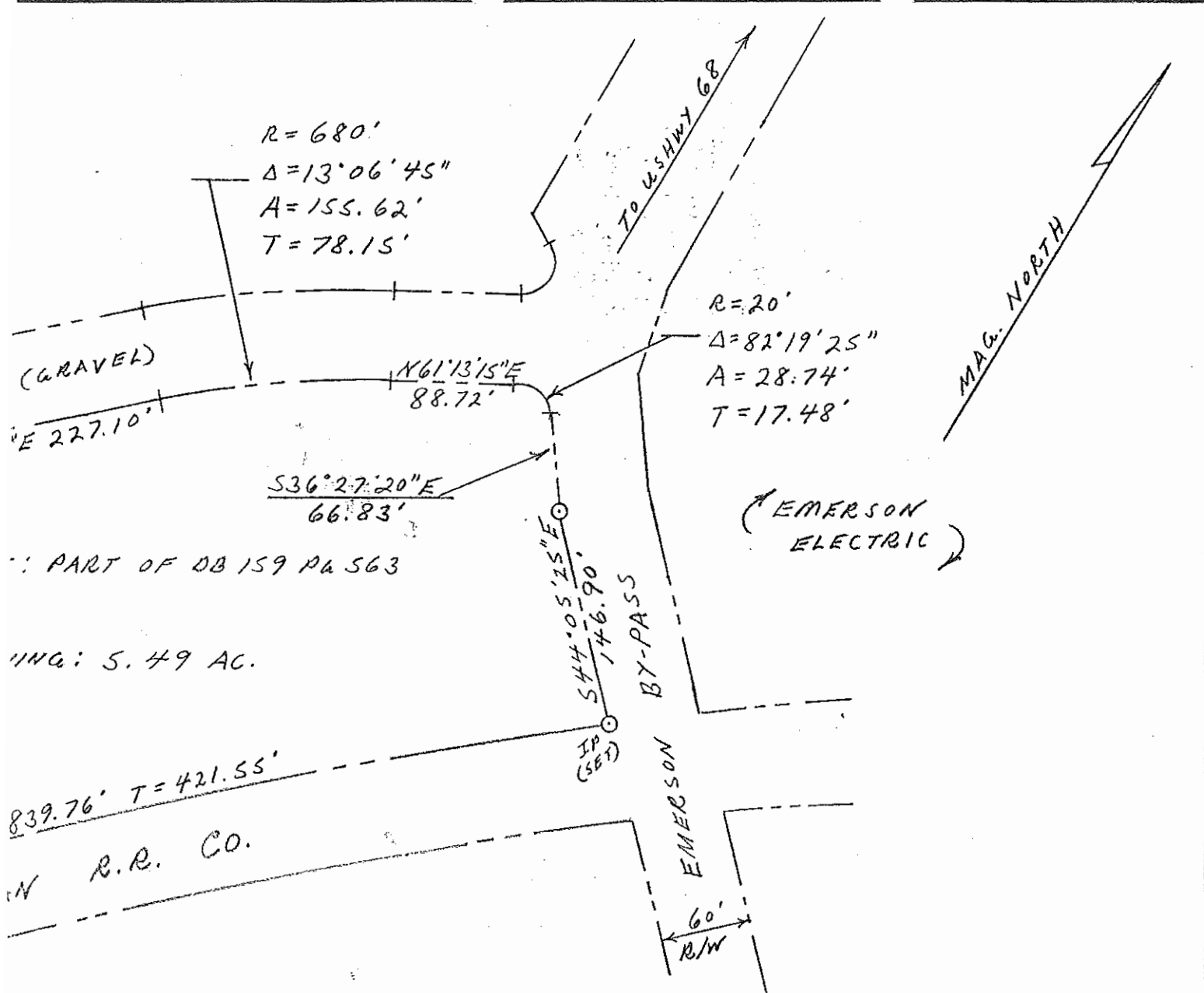
Being a portion of the same property conveyed to R.M. Walker from Logan County and the Fiscal Court of Logan County by deed dated September 27, 1954 of record in Deed Book 159 page 563 in the Office of the Logan County Court Clerk.



FRANK J. KONDRACKI, JR.
Registered Land Surveyor
State of Kentucky
License No. 2474

29 June 1990





(GRAVEL)

PART OF DB 159 PA 563

ING: 5.49 AC.

839.76' T=421.55'

N R.R. CO.

SMR AFFILIATES
 ENGINEERING, SURVEYING &
 ENVIRONMENTAL SERVICES
 127 SOUTH WINTER STREET RUSSELLVILLE, KY. 42276

STATE OF KENTUCKY
 F. J. KONDRACKI, JR.
 24-24
 REGISTERED
 LAND SURVEYOR

DALE SHRULL TRACT
 RUSSELLVILLE, KY.

I hereby certify that the survey shown hereon
 performed under my direction by the method
 of traverse, and that the bearings and
 distances hereon were adjusted for closure.
 To the best of my knowledge and belief, this
 survey conforms to the standards of surveying
 established for the Commonwealth of
 Kentucky.

| | | | | |
|-------------|-----------------|-------------------|--------------------|------------------------------------|
| DESIGNED BY | DRAWN BY DWS | CHECKED BY FJK | DATE JUNE | PROJECT NO. 90-64 |
| | | | SCALE 1" = 100' | SHEET 1 OF 1 |
| | | | | REVISED BY 1. _____ 2. _____ |

29 June 1990

BOUNDARY DESCRIPTION OF
MAC WALKER TRACT.

Being a certain tract of land in Logan County, Kentucky, located on the West side of Emerson By-Pass and consisting of part of Lot 1 and part of Lot 3 of the Division of Logan County Farm as shown by plat of record in Deed Book 159 page 522 in the Office of the Logan County Court Clerk, and being more particularly described as follows:

Beginning at an iron pin with cap marked R.L.S.# 2474, a corner with the City of Russellville in the line of Charles Vick; thence with the line of the City of Russellville South 0 Degrees 24 Minutes 30 Seconds East 763.67 ft. to an iron pin with cap; thence with said line South 62 Degrees 29 Minutes 05 Seconds East 24.25 ft. to the start of a curve at the intersection of Emerson By-Pass with a 60 ft. wide private roadway running across the lands of Mac Walker; thence with said curve to the right same having a radius of 20 ft. and a long chord of South 0 Degrees 37 Minutes 55 Seconds East 35.27 ft. to a point; thence with the North right of way line of said 60 ft. wide private road, same being a new division line with Mac Walker, the following four calls: South 61 Degrees 13 Minutes 15 Seconds West 84.99 ft., thence with a curve to the left with a radius of 740 ft. and a long chord of South 54 Degrees 39 Minutes 55 Seconds West 168.98 ft., thence South 48 Degrees 06 Minutes 30 Seconds West 227.10 ft., thence with a curve

to the left having a radius of 1840 ft. and a long chord of South 43 Degrees 47 Minutes 25 Seconds West 277.07 ft. to an iron pin with cap in the West city limits of Russellville; thence leaving said right of way and continuing with a new division line with Mac Walker along the West city limits of Russellville North 11 Degrees 49 Minutes 20 Seconds West 337.23 ft. to an iron pin with cap, a new corner in the line of the American Legion of Ky., Inc., Logan Post# 29; thence with the line of the American Legion of Ky., Inc., North 79 Degrees 49 Minutes 25 Seconds East 133.18 ft. to a post (found); thence with said line North 19 Degrees 18 Minutes 35 Seconds West 734.28 ft. to a post (found), a corner with John Claxton, same being a corner with Lot 1 of Logan Subdivision; thence with the line of John Claxton and, later, with the lines of Duncan Vick, Steward & Sansom, and Charles Vick, same being the South lines of Lots 1 thru 31 of Logan Subdivision North 70 Degrees 44 Minutes 35 Seconds East 769.68 ft. to the beginning, containing 13.21 acres, more or less, as shown by a survey conducted under the direction of Frank J. Kondracki, Jr., R.L.S.# 2474 in the month of June, 1990.

There is, also, conveyed with the above described tract, an appurtenant right of ingress and egress over the 60 ft. wide private roadway which runs along the South side of said tract as mentioned in the above description.

Being portions of the same properties conveyed to R.M. Walker from Logan County and the Fiscal Court of Logan

County by deed dated September 27, 1954 of record in Deed Book 159 page 563 and by deed dated September 30, 1954 of record in Deed Book 160 page 239 in the Office of the Logan County Court Clerk.



A handwritten signature in dark ink, appearing to read "Frank J. Kondracki, Jr.", written in a cursive style.

FRANK J. KONDRACKI, JR.
Registered Land Surveyor
State of Kentucky
License No. 2474

26 June 1990