

CITY OF RUSSELLVILLE, KENTUCKY
ORDINANCE NO. 2018-01

AN ORDINANCE ADOPTING THE ZONING MAP AMENDMENT RECOMMENDED BY THE LOGAN JOINT CITIES/COUNTY PLANNING COMMISSION REGARDING A ZONING CHANGE OF FOUR TRACTS LOCATED ON US HWY. 68/80 BYPASS AND HERNDON RD. NEAR US HWY. 79 FROM RESIDENTIAL R-3 TO COMMERCIAL B-2

WHEREAS, James R. Riley and Sarah E. Riley, applied to the Logan Joint Cities/County Planning Commission (hereinafter "LJCCPC") for a change in the Zoning Map of the City of Russellville, Kentucky, from Residential R-3 to Commercial B-2, regarding certain realty consisting of four (4) tracts located on US Hwy. 68/80 and Herndon Road in Russellville, Kentucky; and

WHEREAS, on November 2, 2017, the LJCCPC held a public hearing on said application and, after making certain written findings of fact, made a written recommendation to the City Council of Russellville that said application be approved; and

WHEREAS, the City Council and the Mayor, on behalf of the City of Russellville, deem said zoning change as beneficial to the City of Russellville, and that all legal requirements have been met in order to proceed with said zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL IN AND FOR THE CITY OF RUSSELLVILLE, KENTUCKY AS FOLLOWS:

- (1) The written "Findings of Fact and Recommendation" of the LJCCPC dated December 21, 2017, attached hereto as Exhibit "A", is hereby adopted and approved by the City of Russellville and is incorporated herein as if set forth in its entirety.

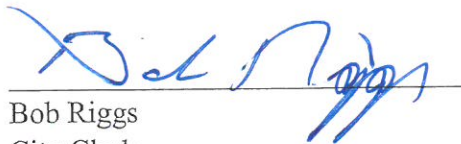
- (2) The Zoning Map of the City of Russellville, Kentucky, shall be and is hereby amended such that the four (4) tracts located on US Hwy. 68/80 and Herndon Rd., near US Hwy. 79, in Russellville, Kentucky, shall be changed from Residential R-3 to Commercial B-2. Said property is more particularly described in the application of James R. Riley and Sarah E. Riley, and is reflected on the attached Zoning Map, labeled as Exhibit "B".
- (3) In the event any provision of this Ordinance is invalid for any reason, such invalidity shall not affect any other provision.
- (4) All portions of any ordinance or rule or regulation in conflict herewith are hereby repealed to the extent of that conflict only.
- (5) This Ordinance shall be effective upon its passage and publication according to law.

FIRST READING conducted on the 6th day of February 2018.

SECOND READING conducted and **PASSAGE** on the 20th day of February 2018.

APPROVED BY:

ATTEST:



Bob Riggs
City Clerk



Mark Stratton
Mayor

At a meeting of the City Council of the City of Russellville, Kentucky, held on February 20, 2018, the foregoing ordinance was adopted, after full discussion, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAINING:

Jimmy Davenport
Pat Bell
Sandra Kinser

Jack Whipple

Larry Wilcutt
Darlene Gooch

LEGAL PUBLICATION OF ORDINANCE IN SUMMARY

**CITY OF RUSSELLVILLE, KENTUCKY
ORDINANCE NO. 2018-01**

AN ORDINANCE ADOPTING THE ZONING MAP AMENDMENT RECOMMENDED BY THE LOGAN JOINT CITIES/COUNTY PLANNING COMMISSION REGARDING A ZONING CHANGE OF FOUR TRACTS LOCATED ON US HWY. 68/80 BYPASS AND HERNDON RD. NEAR US HWY. 79 FROM RESIDENTIAL R-3 TO COMMERCIAL B-2

In accordance with KRS 86A.060(9), the undersigned, a licensed, practicing attorney in the Commonwealth of Kentucky, summarizes this Ordinance as follows:

- 1) This Ordinance amends the Zoning Map of the City of Russellville such that the following described property shall be changed from Residential R-3 to Commercial B-2: four (4) tracts located on US Hwy. 68/80 and Herndon Road in Russellville, Kentucky 42276, and more particularly described in the application of James R. Riley and Sarah E. Riley, incorporated herein by reference.
- 2) The full text of this Ordinance is available for copying and inspection at the office of Bob Riggs, Russellville City Clerk, 168 South Main Street, Russellville, Kentucky, during normal business hours.
- 3) The City Council of Russellville, Kentucky enacted this Ordinance after a first reading conducted on February 6, 2018, and a second reading and passage on February 20, 2018.

CERTIFICATION OF COUNSEL: The undersigned attorney hereby certifies that the foregoing is an accurate summary of City of Russellville Ordinance 2018-01.

Paul Neil Kerr II, Esq.
Russellville City Attorney
568 East Fourth Street
Russellville, Kentucky 42276
Telephone: (270)726-7695

**LOGAN JOINT CITIES/COUNTY
PLANNING COMMISSION**

In RE: The Application of James R. Riley/Sarah E. Riley

FINDINGS OF FACT AND RECOMMENDATION

This matter having come before the Logan Joint Cities/County Planning Commission (Commission) on November 2, 2017, on the Application for Zoning District Map Amendment (Application) of James R. Riley and Sarah E. Riley (Applicant) for an Amendment to the Zoning Map of the City of Russellville for four tracts of land on U.S. Hwy. 68-80 Bypass and Herndon Rd. near Hwy. 79 from Residential R-3 to Commercial B-2. The Commission finds that by NOTICE OF PUBLIC HEARING, the public was duly notified of the Hearing. The Commission further finds that a written notice was given to all surrounding neighbors by Bill Pearson, Russellville Zoning Administrator, and no objection was made. The Commission further finds that all fees have been paid. Bill Pearson explained the purpose of the Application, and the contents of the record, including but not limited to, the Application, which is adopted by reference and made a part of the FINDINGS OF FACT (Findings), and the Commission having considered same, and being sufficiently advised, does hereby enter the following as its Findings:

FINDINGS OF FACT

1. Due notice of the meeting was given. (A copy of the NOTICE OF PUBLIC HEARING is hereto attached and incorporated herein by reference.) A

Hearing was held, and a quorum was present.

2. Bill Pearson explained in detail the purpose of the Application, and the contents of all of the record. The entire record was considered by the Commission and is adopted by reference and made a part of these Findings. The members of the Commission that were present were John Cates, R. V. Woodward, Clarence Gamble, Jim Trimble, Gerald Hildabrand, Dwight Cockrill, Roger Martin, and Ken Brown, and Justin Hopkins.

3. The evidence shows as follows:

- a. No objection was made to the granting of the Application;
- b. Evidence presented confirmed all the contents of the Application and other filings;
- c. The proposed zoning classification is appropriate; and
- d. Granting of the Application is in the best interest of City of Russellville and, in particular, the area involved.

There have been major changes in the economic, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan.

4. Incorporated herein by reference as if fully copied herein are any audio tapes and Minutes of the Hearing.

5. On motion of Roger Martin, seconded by Gerald Hildabrand, passed on roll call vote by those present, the Application for the rezoning of the property

hereinabove referred to from Residential R-3 to Commercial B-2, was approved subject to re-zoning information being added to the plat.

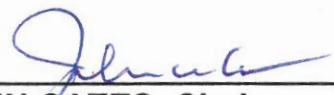
RECOMMENDATION

The Commission, having considered the Application and the evidence presented, having on November 2, 2017, accepted the evidence offered on behalf of the Applicant, noting that due notice was given and no objection was made to the granting of the Application, and therefore having approved the Application, and having made its FINDINGS OF FACT, does hereby recommend to the City Council of the City of Russellville that the Application as amended of James R. Riley and Sarah E. Riley be approved after due statutory notice, and this is the final action of the Commission on this Application.

This 21st day of December, 2017.

**LOGAN JOINT CITIES/COUNTY
PLANNING COMMISSION**

by



JOHN CATES, Chairman

Received on behalf of
City of Russellville, Kentucky,
this 21st day of December, 2017.



MARK STRATTON, MAYOR
CITY OF RUSSELLVILLE
3600NOFSINGERFOF

"Tract 1"
Containing 14.05 Acres

Being a certain parcel of land located in the southwest part of the city limits of Russellville, KY on the northwest side of the intersection of the Russellville South Bypass and Herndon Road and being further described as follows:

Unless stated otherwise, any monument referred to as an iron pin and cap is a 5/8-inch by 18-inch rebar with an orange plastic cap stamped "C. KENNER PLS 4120." and anything referred to as a right-of-way monument with aluminum disk is a concrete monument with a 3.25" diameter aluminum disk with a punched hole. All bearings contained herein are referenced to found monumentation as recorded in the Commonwealth of Kentucky Department of Highways Project #FD04 SPP 071 New Route Plans.

Beginning at a right-of-way monument with aluminum disk (found) at the intersection of the west right-of-way line of the Russellville South Bypass and the north right-of-way line of Herndon Road (ROW varies for both roads in this area – Commonwealth of KY Dept. of Highways Project #FD04 SPP 071 New Route – also reference Lis Pendens Notice found in LP Book 51 Page 778) at 100.00 feet right of mainline station 237+00.00; thence along the varying north right-of-way line of Herndon Road the following two (2) calls: South 27° 28' 07" West 278.51 feet to a right-of-way monument with aluminum disk (found); thence South 22° 07' 04" West 170.06 feet to a right-of-way monument with aluminum disk (found) in the original north right-of-way line of Herndon road (50' ROW as defined by original new division surveys - reference Deed Book 228 Page 407 – existing Herndon road is not centered in the ROW); thence continuing along the north right-of-way line of Herndon Road the following three (3) calls: South 28° 51' 41" West 85.05 feet to an iron pin and cap (set); thence South 46° 11' 20" West 250.43 feet to an iron pin and cap (set); thence South 18° 09' 08" West 30.33 feet to an iron pin and cap (set), an eastern corner to Sharon Story (Will Book 5 Page 353 – Source Description in Deed Book 221 Page 755); thence along the east line of Sharon Story North 49° 10' 25" West 653.71 feet to a 5/8-inch rebar and cap (found) PLS #2189, a corner to the remaining lands of James R. Riley (Deed Book 228 Page 407 Tract 2) which is also the southern most corner as established by a survey for the outer boundary of Westdale Estates (Plat Cabinet 1 Slide 133 – section 2 of Westdale Estates was never developed); thence along the lines of James R. Riley and following the southern lines of the undeveloped portion of Westdale Estates the following three (3) calls: North 46° 41' 31" East 520.00 feet to an iron pin and cap (set); thence North 26° 29' 50" East 291.03 feet to a 5/8-inch rebar and cap (found) PLS #2189; thence North 10° 49' 50" East 225.35 feet to an iron pin and cap (set); thence along a new division line North 24° 12' 43" East 306.67 feet to a right-of-way monument with aluminum disk (found) in the west right-of-way line of the Russellville South Bypass (ROW varies – Commonwealth of KY Dept. of Highways Project #FD04 SPP 071 New Route – also reference Lis Pendens Notice found in LP Book 51 Page 778) at 100.00 feet right of mainline station 228+00.00; thence along the west right-of-way line of the Russellville South Bypass South 15° 38' 42" East 897.46 feet to the Point of Beginning; containing 612,141 sq. ft. or 14.05 acres more or less, according to a field survey conducted by Kenner Randolph Engineering & Surveying under the direction of Chris R. Kenner, "PLS4120," during the month of September 2017.

The above described tract is subject to the following: 1) a 10' utility easement along the original right-of-way of Herndon Road as recorded in Deed Book 228 Page 407. 2) a permanent drainage easement as found on the Commonwealth of KY Dept. of Highways Project #FD04 SPP 071 New Route Plans and also found in Lis Pendens Book 51 Page 778 Parcel 002D.

The above described tract is subject to the following: 1) a 10' utility easement along the original right-of-way of Herndon Road as recorded in Deed Book 228 Page 407. 2) a permanent drainage easement as found on the Commonwealth of KY Dept. of Highways Project #FD04 SPP 071 New Route Plans and also found in Lis Pendens Book 51 Page 771 Parcel 005C.

Being a part of the same property conveyed to James R. Riley and wife, Sarah Riley, by Mary Pat Bryan by deed dated September 6, 1978 in Deed Book 228 Page 407 Tract 3 in the office of the Logan County Court Clerk, Russellville, Kentucky.

Chris R. Kenner

9/15/17

CHRIS R. KENNER
LICENSED SURVEYOR
STATE OF KENTUCKY
LICENSE NO. 4120
KENNER RANDOLPH ENGINEERING & SURVEYING

DATE



"Tract 2"
Containing 9.71 Acres

Being a certain parcel of land located in the southwest part of the city limits of Russellville, KY on the northeast side of the intersection of the Russellville South Bypass and Herndon Road and being further described as follows:

Unless stated otherwise, any monument referred to as an iron pin and cap is a 5/8-inch by 18-inch rebar with an orange plastic cap stamped "C. KENNER PLS 4120." and anything referred to as a right-of-way monument with aluminum disk is a concrete monument with a 3.25" diameter aluminum disk with a punched hole. All bearings contained herein are referenced to found monumentation as recorded in the Commonwealth of Kentucky Department of Highways Project #FD04 SPP 071 New Route Plans.

Beginning at a right-of-way monument with aluminum disk (found) at the intersection of the east right-of-way line of the Russellville South Bypass and the north right-of-way line of Herndon Road (ROW varies for both roads in this area – Commonwealth of KY Dept. of Highways Project #FD04 SPP 071 New Route – also reference Lis Pendens Notice found in LP Book 51 Page 778) at 110.00 feet left of mainline station 237+00.00; thence along the east right-of-way line of the Russellville South Bypass North 16° 21' 47" West 1071.68 feet to an iron pin and cap (set) at 104.64 feet left of mainline station 226+35.81, southwest corner to Russellville Independent School District Finance Corporation (Deed Book 302 Page 437 Parcel 5 – Reference Dunning Survey Dated 9/11/06); thence along the south line of Russellville Independent School District Finance Corporation North 65° 40' 35" East 447.29 feet to a 4" diameter round wooden fence post (found) located North 85° 32' 38" West 0.19 feet from a reference 5/8-inch rebar and cap (found) PLS #3290, said post being in the original west right-of-way line of Herndon Road (50' ROW as defined by original new division surveys - reference Deed Book 233 Page 544 – existing Herndon road is not centered in the ROW); thence along the original west and north right-of-way line of Herndon road the following four (4) calls: South 02° 54' 19" East 145.01 feet to an iron pin and cap (set) thence South 16° 14' 19" East 812.65 feet to an iron pin and cap (set); thence South 32° 45' 36" West 115.35 feet to an iron pin and cap (set); thence South 48° 43' 56" West 19.11 feet to a right-of-way monument with aluminum disk (found) in the north right-of-way line of Herndon Road (beginning of varying ROW - Commonwealth of KY Dept. of Highways Project #FD04 SPP 071 New Route); thence continuing with the north right-of-way line of Herndon Road the following two (2) calls: South 55° 57' 59" West 111.05 feet to a right-of-way monument with aluminum disk; thence South 55° 59' 33" West 206.83 feet to the Point of Beginning; containing 422,800 sq. ft. or 9.71 acres more or less, according to a field survey conducted by Kenner Randolph Engineering & Surveying under the direction of Chris R. Kenner, "PLS4120," during the month of September 2017.

The above described tract is subject to a 10' utility easement along the original right-of-way line of Herndon Road as recorded in Deed Book 233 Page 544.

Being a part of the same property conveyed to James R. Riley and wife, Sarah E. Riley, by Bennie Baldwin et al by deed dated March 31, 1980 in Deed Book 233 Page 544 in the office of the Logan County Court Clerk, Russellville, Kentucky.

CRK

9/15/17

CHRIS R. KENNER
LICENSED SURVEYOR
STATE OF KENTUCKY
LICENSE NO. 4120
KENNER RANDOLPH ENGINEERING & SURVEYING

DATE



"Tract 3"
Containing 6.66 Acres

Being a certain parcel of land located in the southwest part of the city limits of Russellville, KY on the southwest side of the intersection of the Russellville South Bypass and Herndon Road and being further described as follows:

Unless stated otherwise, any monument referred to as an iron pin and cap is a 5/8-inch by 18-inch rebar with an orange plastic cap stamped "C. KENNER PLS 4120." and anything referred to as a right-of-way monument with aluminum disk is a concrete monument with a 3.25" diameter aluminum disk with a punched hole. All bearings contained herein are referenced to found monumentation as recorded in the Commonwealth of Kentucky Department of Highways Project #FD04 SPP 071 New Route Plans.

Beginning at a right-of-way monument with aluminum disk (found) at the intersection of the west right-of-way line of the Russellville South Bypass and the south right-of-way line of Herndon Road (ROW varies for both roads in this area – Commonwealth of KY Dept. of Highways Project #FD04 SPP 071 New Route – also reference Lis Pendens Notice found in LP Book 51 Page 771) at 120.00 feet right of mainline station 239+30.00; thence along the west right-of-way line of the Russellville South Bypass the following three (3) calls: South 19° 47' 18" East 270.75 feet to a right-of-way monument with aluminum disk (found); thence South 15° 32' 31" East 759.98 feet to a right-of-way monument with aluminum disk (found) at 100.00 feet right of mainline station 249+60.00; thence South 74° 25' 29" West 44.74 feet to a right-of-way monument with aluminum disk (found) in the original east right-of-way line of Herndon Road (50' ROW as defined by original new division surveys - reference Deed Book 228 Page 407 – existing Herndon road is not centered in the ROW); thence along the original east right-of-way line of Herndon road the following five (5) calls: North 36° 49' 34" West 113.14 feet to an iron pin and cap (set); thence North 53° 53' 34" West 720.36 feet to an iron pin and cap (set); thence North 24° 36' 39" West 34.90 feet to an iron pin and cap (set); thence North 46° 11' 20" East 244.30 feet to an iron pin and cap (set); thence North 28° 52' 14" East 97.40 feet to a right-of-way monument with aluminum disk (found) in the south right-of-way line of Herndon Road (beginning of varying ROW - Commonwealth of KY Dept. of Highways Project #FD04 SPP 071 New Route); thence continuing with the south right-of-way line of Herndon Road the following two (2) calls: North 35° 20' 31" East 173.70 feet to a right-of-way monument with aluminum disk (found); thence North 57° 36' 28" East 104.62 feet to the Point of Beginning; containing 289,983 sq. ft. or 6.66 acres more or less, according to a field survey conducted by Kenner Randolph Engineering & Surveying under the direction of Chris R. Kenner, "PLS4120," during the month of September 2017.

The above described tract is subject to the following: 1) a 10' utility easement along the original right-of-way of Herndon Road as recorded in Deed Book 228 Page 407. 2) a permanent drainage easement as found on the Commonwealth of KY Dept. of Highways Project #FD04 SPP 071 New Route Plans and also found in Lis Pendens Book 51 Page 771 Parcel 005B.

Being a part of the same property conveyed to James R. Riley and wife, Sarah Riley, by Mary Pat Bryan by deed dated September 6, 1978 in Deed Book 228 Page 407 Tract 3 in the office of the Logan County Court Clerk, Russellville, Kentucky.

Chris R. Kenner

9/15/17

CHRIS R. KENNER
LICENSED SURVEYOR
STATE OF KENTUCKY
LICENSE NO. 4120
KENNER RANDOLPH ENGINEERING & SURVEYING

DATE



"Tract 4"
Containing 26.41 Acres

Being a certain parcel of land located in the southwest part of the city limits of Russellville, KY on the southeast side of the intersection of the Russellville South Bypass and Herndon Road and being further described as follows:

Unless stated otherwise, any monument referred to as an iron pin and cap is a 5/8-inch by 18-inch rebar with an orange plastic cap stamped "C. KENNER PLS 4120." and anything referred to as a right-of-way monument with aluminum disk is a concrete monument with a 3.25" diameter aluminum disk with a punched hole. All bearings contained herein are referenced to found monumentation as recorded in the Commonwealth of Kentucky Department of Highways Project #FD04 SPP 071 New Route Plans.

Beginning at a right-of-way monument with aluminum disk (found) at the intersection of the east right-of-way line of the Russellville South Bypass and the south right-of-way line of Herndon Road (ROW varies for both roads in this area – Commonwealth of KY Dept. of Highways Project #FD04 SPP 071 New Route – also reference Lis Pendens Notice found in LP Book 51 Page 771) at 115.00 feet left of mainline station 238+30.00; thence along the varying south right-of-way line of Herndon Road the following two (2) calls: North 44° 12' 03" East 258.69 feet to a right-of-way monument with aluminum disk (found); thence North 44° 12' 20" East 110.25 feet to a right-of-way monument with aluminum disk (found) in the original south right-of-way line of Herndon road (50' ROW as defined by original new division surveys - reference Deed Book 228 Page 407 – existing Herndon road is not centered in the ROW); thence continuing along the south right-of-way line of Herndon road the following three (3) calls: North 48° 41' 25" East 25.58 feet to an iron pin and cap (set); thence North 32° 45' 36" East 145.15 feet to an iron pin and cap (set); thence North 16° 14' 19" West 3.51 feet to an iron pin and cap (set), southwest corner to James R. Riley (Deed Book 236 Page 252); thence along the south line of James R. Riley North 87° 05' 10" East 392.74 feet to the base of a leaning steel T-post (found) with a tree grown around it (now dead) located North 87° 05' 10" East 0.50 feet from a reference iron pin and cap (set), said T-post being a western corner to David Whitley (Deed Book 361 Page 738); thence along the west line of David Whitley South 18° 37' 50" East 1145.64 feet to a 5" diameter round wooden fence post (found) on the western side of a 10" diameter Hackberry tree and tagged on top with a 1.5" diameter stamped stainless steel washer (set) PLS #4120, a corner in the north line of the Carl and Rena Van Zee Family Trust (Deed Book 420 Page 334); thence along the north line of the Carl and Rena Van Zee Family Trust South 50° 53' 37" West 973.68 feet to an iron pin and cap (set) in the east right-of-way line of the Russellville South Bypass (ROW varies – Commonwealth of KY Dept. of Highways Project #FD04 SPP 071 New Route – also reference Lis Pendens Notice found in LP Book 51 Page 771) at 117.43 feet left of mainline station 251+52.02; thence along the east right-of-way line of the Russellville South Bypass the following five (5) calls: North 00° 06' 12" East 28.06 feet to a right-of-way monument with aluminum disk (found); thence North 15° 32' 03" West 84.97 feet to a right-of-way monument with aluminum disk (found); thence North 15° 31' 56" West 80.00 feet to a right-of-way monument with aluminum disk (found); thence North 21° 02' 43" West 261.23 feet to a right-of-way monument with aluminum disk (found); thence North 14° 33' 33" West 870.14 feet to the Point of Beginning; containing 1,150,551 sq. ft. or 26.41 acres more or less, according to a field survey conducted by Kenner Randolph Engineering & Surveying under the direction of Chris R. Kenner, "PLS4120," during the month of September 2017.

The above described tract is subject to the following: 1) a 10' utility easement along the original right-of-way of Herndon Road as recorded in Deed Book 228 Page 407. 2) a permanent drainage easement as found on the Commonwealth of KY Dept. of Highways Project #FD04 SPP 071 New Route Plans and also found in Lis Pendens Book 51 Page 771 Parcel 005C.

Being a part of the same property conveyed to James R. Riley and wife, Sarah Riley, by Mary Pat Bryan by deed dated September 6, 1978 in Deed Book 228 Page 407 Tract 3 in the office of the Logan County Court Clerk, Russellville, Kentucky.

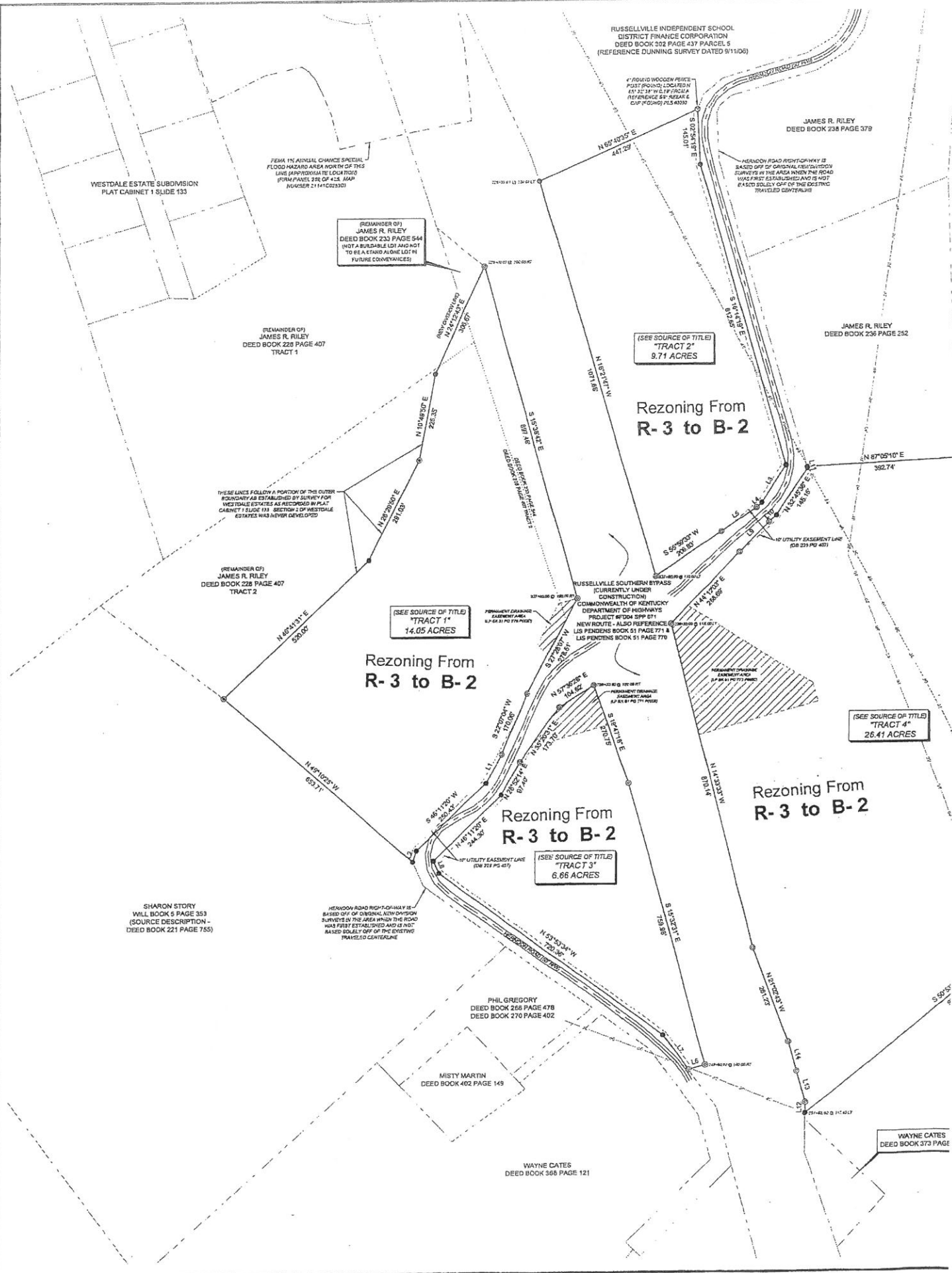
Chris R. Kenner

9/15/17

CHRIS R. KENNER
LICENSED SURVEYOR
STATE OF KENTUCKY
LICENSE NO. 4120
KENNER RANDOLPH ENGINEERING & SURVEYING

DATE





RUSSELLVILLE INDEPENDENT SCHOOL DISTRICT FINANCE CORPORATION DEED BOOK 302 PAGE 437 PARCELS (REFERENCE DUNNING SURVEY DATED 9/11/00)

WESTDALE ESTATE SUBDIVISION PLAT CABINET 1 SLIDE 133

FEMA 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA PORTION OF THIS LINE (APPROXIMATE LOCATED FROM PARCELS 228 OF 423 MAP NUMBER 21141C023302)

REMAINDER OF JAMES R. RILEY DEED BOOK 233 PAGE 544 (NOT A BULGEABLE LOT AND NOT TO BE A STAND ALONE LOT IN FUTURE CONVEYANCES)

REMAINDER OF JAMES R. RILEY DEED BOOK 228 PAGE 407 TRACT 1

REMAINDER OF JAMES R. RILEY DEED BOOK 228 PAGE 407 TRACT 2

THESE LINES FOLLOW A PORTION OF THE OUTER BOUNDARY AS ESTABLISHED BY SURVEY FOR WESTDALE ESTATES AS RECORDED IN PLAT CABINET 1 SLIDE 133 SECTION 1 OF WESTDALE ESTATES WAS NEVER DEVELOPED

(SEE SOURCE OF TITLE) "TRACT 1" 14.05 ACRES

Rezoning From R-3 to B-2

Rezoning From R-3 to B-2

(SEE SOURCE OF TITLE) "TRACT 3" 6.66 ACRES

Rezoning From R-3 to B-2

(SEE SOURCE OF TITLE) "TRACT 2" 9.71 ACRES

Rezoning From R-3 to B-2

(SEE SOURCE OF TITLE) "TRACT 4" 26.41 ACRES

SHARON STORY WILL BOOK 6 PAGE 353 (SOURCE DESCRIPTION - DEED BOOK 221 PAGE 755)

HERWOOD ROAD RIGHT-OF-WAY IS BASED OFF OF ORIGINAL NEW DIVISION SURVEYS IN THIS AREA WHEN THE ROAD WAS FIRST ESTABLISHED AND IS NOT BASED OFF OF THE EXISTING TRAVELED CENTERLINE

PHIL GREGORY DEED BOOK 266 PAGE 478 DEED BOOK 270 PAGE 402

MISTY MARTIN DEED BOOK 402 PAGE 149

WAYNE CATES DEED BOOK 368 PAGE 121

WAYNE CATES DEED BOOK 373 PAGE

JAMES R. RILEY DEED BOOK 236 PAGE 379

JAMES R. RILEY DEED BOOK 236 PAGE 252

RUSSELLVILLE SOUTHERN BYPASS (CURRENTLY UNDER CONSTRUCTION)

COMMONWEALTH OF KENTUCKY DEPARTMENT OF HIGHWAYS PROJECT #700 5PP 511 NEW ROUTE - ALSO REFERENCE TO LIS PENDENS BOOK 51 PAGE 771 & LIS PENDENS BOOK 51 PAGE 770

PERMANENT DRAINAGE EASEMENT LINE (S 50' PG 457)

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Neil

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