

**ORDINANCE NO. 920.74**

**AN ORDINANCE RELATING TO  
A ZONING MAP AMENDMENT**

BE IT ORDAINED BY THE FISCAL COURT OF THE COUNTY OF SIMPSON,  
COMMONWEALTH OF KENTUCKY, after the passage, approval, and publication of this  
ordinance as follows:

1. The following-described property, being located in Franklin, Simpson  
County, Kentucky, consisting of 10.65 acres of land just northwest of Franklin, situated between the  
Morgantown Road and U.S. Highway 31-W North, is hereby rezoned from A-1 to R-1, and the  
zoning map shall be amended accordingly, as requested by J. Jones Builders, LLC, pursuant to the  
recommendation of the Franklin-Simpson Planning & Zoning Commission after a public hearing  
on March 6, 2007:

Beginning at a found 12" wood post in the west line of Richard and Betty Hicks  
(DB 176, Pg 604) and the northeast corner to North Pointe Subdivision. (PB 4, Pg  
239) and the southeast corner to this tract; thence along the north line of North  
Pointe Subdivision five (5) calls: (1) S 88° 17' 30" W - passing a pin and cap  
(witness monument) at 2 feet, 175.89 feet to a found iron pin (cap #2142), (2) S  
88° 20' 22"W 99.93 feet to a found iron pin (cap #2142), (3) S 88° 11' 00"W  
99.98 feet to a found iron pin (cap #2142), (4) S 88° 17' 15" 104.31 feet to a found  
iron pin (cap #3290), (5) S 88° 18' 26" W 294.69 feet to a found 8" wood post  
with iron pin (witness monument) set at base on northwest side, the northwest  
corner to North Pointe Subdivision, and a corner to Jean Clark (DB 235, Pg 471);  
thence with the line of Clark N 66° 54' 23" W 159.74 feet to a found 10" wood  
post with pin and cap (witness monument) set at base on northwest side, a corner  
to same and Ronald Black (DB 90, Pg 486); thence with the lines of Black two (2)  
calls: (1) N 27° 41' 00" W 414.36 feet to a found 6" wood post, (2) S 81° 10' 38"  
W - passing an existing 7" wood post at 137.97 feet, a total distance of 177.97 feet  
to a point in the center of a drainage ditch, a corner to same, Thomas and Leah  
Pedigo (DB 243, Pg 87), Joe Neal (DB 88, Pg 545), and M&M of Kentucky, LLC  
(DB 136, Pg 282); thence with the lines of M&M of Kentucky, LLC, along the  
center of the drainage ditch, two (2) calls: (1) N 20° 44' 06" E 108.59 feet, (2) N  
09° 28' 36" W 52.17 feet to a point in the line of same, a corner to Foxchase  
Subdivision (PB 4, Pg 328); thence with the lines of Foxchase Subdivision three  
(3) calls: (1) S 79° 05' 30" E passing an existing wood post with found iron pin  
(witness monument - cap #2474) on north side of base at 19.38 feet, a total  
distance of 956.23' to a found 8" wood post, (2) N 80° 42' 01" E 106.18 feet to a

found iron pin, (3) S 88° 00' 45" E 214.60 feet to a found iron pin (cap #2474) a corner to same, Ronald Mantlo (DB 239, Pg 224), and Lawrence Hendricks (DB 72, Pg 542 and DB ref: 127, Pg 712); thence with the line of Hendricks, S 04° 44' 40" E 100.82 feet to a found 7" wood post, a corner to same and Arcie and Marie Gant (DB 250, Pg 713); thence with the line of Gant, S 05° 25' 23" E 99.07 feet to a found 1/2" iron pipe, a corner to same and Richard and Betty Hicks (DB 176, Pg 604); thence with the lines of Hicks running generally with the fence line, S 05° 50' 27" W 103.33 feet to an existing 8" wood post, and S 08° 36' 35" W 60.06 feet to the beginning point, containing 10.65 acres, according to a December 15, 2006, survey of Robert G. May, Kentucky Registered Land Surveyor No. 2142.

Unless stated otherwise any monument referred to herein as a pin and cap is a set 1/2" x 18" rebar with yellow plastic cap stamped R G May 2142. All bearings stated herein are referred to the recorded bearing along southwest line of Foxchase Subdivision as shown on PB 4, Pg 328.

2. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

April 3, 2007 FIRST READING

April 17, 2007 SECOND READING

At a meeting of the Fiscal Court of the County of Simpson, Commonwealth of Kentucky held April 17, 2007, on motion made by Honorable Kelly Banton, and seconded by Honorable Larry, the foregoing ordinance was adopted, after full discussion, by the following vote:

Yes LARRY RANDOLPH

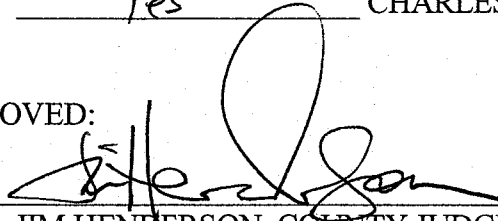
Yes KELLY BANTON

Yes MARTY CHANDLER

Yes CHARLES McCUTCHEN

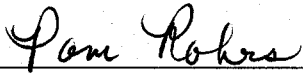
APPROVED:

BY:



JIM HENDERSON, COUNTY JUDGE EXECUTIVE  
COUNTY OF SIMPSON, COMMONWEALTH OF KENTUCKY

ATTEST:



Pam Rohrs, Fiscal Court Clerk  
County of Simpson, Commonwealth of Kentucky

GSB/esp  
(COATTYORDINANCE.Zone change.J Jones Builders)