

ORDINANCE NO. 920.107

**AN ORDINANCE RELATING TO
A ZONE CHANGE**

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 consisting of approximately 27.72 acres located at the west side of 31-W North, Franklin, Simpson County, Kentucky, is hereby rezoned from A-1 to I-1, and the zoning map shall be amended accordingly, as requested by Red Rock Partners, LLC, pursuant to the recommendation of the Franklin-Simpson Planning & Zoning Commission after a public hearing on March 5, 2019:

The following paragraph describes a tract of land on U.S. Highway 31W in Simpson County, Kentucky, near the community of Salmons, said premises being more particularly described as follows:

Beginning at an iron pin found #2081 (bent; reset new iron pin) in the westerly right of way of U. S. Highway 31W, also known as Bowling Green Road, approximately 50 feet from centerline a corner of the subject owner, Scott Thomas Farmer as appears in Deed Book 326, Page 685, which is also a corner of the "Gomer House" parcel originally conveyed to Joe Leslie Farmer in Deed Book 191, Page 213; thence along the lines of the property originally described in Deed Book 191, Page 213, the following three calls: North 60 degrees 29 minutes 25 seconds West a distance of 245.95 feet to an iron pin set; thence South 29 degrees 30 minutes 35 seconds West a distance of 138.00 feet to an iron pin set; thence South 60 degrees 29 minutes 26 seconds East a distance of 20.08 feet to a found metal fence post at a corner with Ceara Huff (Deed Book 309, Page 507); thence along the line of the subject owner with Ceara Huff, South 29 degrees 06 minutes 55 seconds West a distance of 110.00 feet to an iron pin set at the location of a badly bent iron pipe in the line of Joe David Shanklin (Deed Book 294, Page 200); thence along the line of the subject owner with Joe David Shanklin, Brenda Dillard (Deed Book 274, Page 331), and Cynthia Gibbins (Deed Book 228, Page 755) North 60 degrees 36 minutes 57 seconds West a distance of 970.86 feet to an iron pin set at the base of a corner post; thence along the line of the subject owner with Cynthia Gibbins, generally with an established fence, North 23 degrees 25 minutes 13 seconds East a distance of 964.02 feet to an iron pin set at a corner with a 45.59 acre parcel of the subject owner which is a separate parcel from the herein described tract; thence on the line with said 45.59 acre parcel, North 23 degrees 25 minutes 16 seconds East a distance of 50.73 feet to an iron

pin set at a corner with Steve Farmer & Connie Farmer (Deed Book 294, Page 349); thence along the line of the subject owner with Steve Farmer and Connie Farmer, South 62 degrees 30 minutes 46 seconds East a distance of 999.60 feet to an iron pin found #2142 at a corner with Jason Mills (Deed Book 295, Page 141); thence along the line of the subject owner with Jason Mills, South 64 degrees 33 minutes 35 seconds East a distance of 301.23 feet to an iron pin set in the westerly right of way of U.S. Highway 31W; thence along the meanders of the westerly right of way of U.S. Highway 31W the following two calls: South 28 degrees 52 minutes 15 seconds West a distance of 94.32 feet to a point of curvature; thence along the arc of a curve to the right having a field radius of 30,905.49 feet, a chord bearing of South 29 degrees 18 minutes 20 seconds West, a chord distance of 687.37 feet (arc length=687.38'), to the point of beginning. Surveyed parcel contains 27.72 acres, more or less, subject to all legal conditions and easements of record. This description based on an actual field survey performed by Gary Lee Dunning, Kentucky Registered Land Surveyor #3290 in September of 2017. Basis of bearing for this description is grid North, Kentucky South Zone, Lambert projection. Unless stated otherwise, all iron pins set this survey are 5/8" x 18" rebar with plastic identification cap stamped "Dunning #3290."

Being the same property conveyed to Red Rock Partners, LLC, by Scott Thomas Farmer and wife, Lisa C. Farmer, by deed dated September 15, 2017, of record in Deed Book 330, Page 156, and Deed of Correction dated April 12, 2018, of record in Deed Book 334, Page 285, Simpson County Clerk's Office.

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.

March 19, 2019 FIRST READING

April 2, 2019 SECOND READING


At a meeting of the Fiscal Court of the County of Simpson, Commonwealth of Kentucky held April 2, 2019, on motion made by Honorable Myron Thurman and seconded by Honorable Nathaniel Downey, the foregoing ordinance was adopted, after full discussion, by the following vote:

<u>Yes</u>	Marty Chandler
<u>Yes</u>	Nathaniel Downey
<u>Absent</u>	Scott Poston
<u>Yes</u>	Myron Thurman
<u>Yes</u>	Mason Barnes

APPROVED:

BY: 
MASON BARNES, COUNTY JUDGE EXECUTIVE
COUNTY OF SIMPSON, COMMONWEALTH OF KENTUCKY

Attest:


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