

AN ORDINANCE AMENDING THE ZONING MAP OF
THE CITY OF VINE GROVE, KENTUCKY
Ordinance # 120219B

The City Council of the City of Vine Grove does ordain as follows:

WHEREAS, the Vine Grove Planning Commission conducted a public hearing on a zone change request on October 21, 2019, made by O'Bryan & Associates, LLC, 3419 Stony Spring Circle, Louisville, KY 40220, concerning the subject property consisting of a total of 3.557 acres located at the end of Valhalla Trace approximately 1,556.5 feet southwest of its intersection with Sawgrass Avenue in Vine Grove, KY. The subject property is identified by Hardin County PVA Map Number 096-00-00-017.11. The request asked for 0.771 acres of the property to be rezoned from Agricultural to Residential-3 zone; and for the remaining 2.785 acres to be rezoned from Agricultural to Residential-2 zone. The Commission, after reviewing the application and the Vine Grove Comprehensive Plan and the intended use of the land, and considering the evidence of record and the testimony given in the public hearing, has made findings of fact and found the zone change to be appropriate in its meeting of October 21, 2019; and

WHEREAS, the Planning Commission of the City of Vine Grove has recommended to the City Council that the property located and described hereinafter be rezoned from Agricultural to Residential-3 zone (0.771 acre tract) and from Agricultural to Residential-2 zone (2.785 acres tract) as a result of its meeting on October 21, 2019;

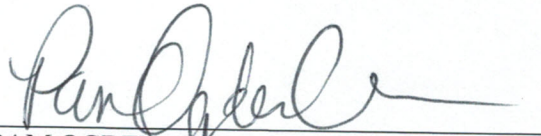
NOW THEREFORE, the property located and described as follows is now zoned Residential-2 and Residential-3:

See attached Exhibit A for the legal descriptions of the subject property tracts, said Exhibit A being incorporated by reference as if fully set out herein.

Title to the above described property derived by Deed dated September 15, 2010, of record in Deed Book 1339, Page 1014, in the Office of the Hardin County Court Clerk.

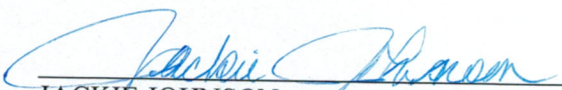
The property is owned by O'Bryan & Associates, LLC. The zoning map shall be amended in accordance with this ordinance.

Read at a meeting of the Vine Grove City Council on the Fourth day of November, 2019; a second reading was held and said Ordinance was passed and approved at a meeting of the Vine Grove City Council on the Second day of December, 2019.



PAM OGDEN-CRUM
MAYOR, CITY OF VINE GROVE

ATTEST:



JACKIE JOHNSON
CLERK, CITY OF VINE GROVE

DOUGLAS LAND SURVEYING, LLC.

21500 SONORA HARDIN SPRINGS ROAD

BIG CLIFTY, KENTUCKY 42712

douglaslandsurveying@alltel.net

PH. (270) 766-7722 FAX (270) 862-5840

**LEGAL DESCRIPTION
AREA TO BE ZONED R-2 FROM AGRICULTURAL
VALHALLA TRACE
VINE GROVE, HARDIN COUNTY, KENTUCKY**

24 September 2019

Unless stated otherwise, any monument referred to herein as a "found pin" is a ½" diameter rebar with a plastic survey cap stamped "D. Johnson PLS 3300". All bearings stated herein are referenced to the north property lines of Lots 68 through 72, The Landings, Section 1 as recorded in Plat Cabinet 1, Sheet 5187 in the office of the Hardin County Clerk.

SOURCE OF TITLE: DEED BOOK 1339, PAGE 1014.

Subject property being located at the end of Valhalla Trace approximately 1556.5 feet southwesterly of its intersection with Sawgrass Avenue in Vine Grove, Hardin County, Kentucky and being more particularly bounded and described as follows:

Beginning at a point on the north right-of-way of Valhalla Trace at its end, said point being the southwest corner of Lot 68, The Landings, Section 1 (Plat Cabinet 1, Sheet 5187);

Thence crossing said right-of-way, S03°12'12"W 30.00 feet to a point on the south right-of-way of Valhalla Trace, said point being the northwest corner of Lot 67, The Landings, Section 1 (Plat Cabinet 1, Sheet 5187);

Thence leaving said right-of-way with the west line of Lot 67, S03°21'05"W 125.00 feet to a point, said point being the southwest corner of the aforesaid Lot 67 and a corner of the remainder of O'Bryan and Associates, LLC. property (Deed Book 1339, Page 1014);

Thence leaving Lot 67 and severing the O'Bryan and Associates, LLC. Property, N86°38'55"W 158.66 feet to a point in the line of Jonathon L. and Vicky Lynn Hughes (Deed Book 1375, Page 1388);

Thence with the line of Hughes, N06°56'49"E 365.48 feet to a point, said point being S06°56'49"W 84.92 feet from a found pin at the southwest corner of Lot 98C, The Landings, Section 1 (Plat Cabinet 1, Sheet 5490);

Thence leaving the line of Hughes and severing the aforesaid O'Bryan and Associates, LLC. Property the following four (4) calls:

S84°23'06"E 238.81 feet to a point;

N70°09'55"E 126.17 feet to a point;

S86°38'55"E 45.69 feet to a point;

N15°23'53"W 134.29 feet to a found pin at the common corner of Lots 96C and 95C, The Landings, Section 1 (Plat Cabinet 1, Sheet 5490);

Thence with the south line of Lot 95C, S87°13'16"E 71.42 feet to a found pin;

Continuing with the south line of Lot 95C and then with the line of Lot 94C, The Landings, Section 1 (Plat Cabinet 1, Sheet 5490) and then Lot 77, The Landings, Section 1 (Plat Cabinet 1, Sheet 5187), S89°18'11"E 137.63 feet to a found pin in the south line of Lot 77;

EXHIBIT A

Thence leaving the south line of Lot 77 with the west lines of Lots 76, 75 and 74, The Landings, Section 1 (Plat Cabinet 1, Sheet 5187), S04°10'08"W 190.94 feet to a point;

Continuing with the line of Lot 74 and then the line of Lot 73, The Landings, Section 1 (Plat Cabinet 1, Sheet 5187), S43°01'05"W 88.76 feet to a point, said point being the northwest corner of Lot 73;

Thence leaving the line of Lot 73 with the north line of Lots 72, 71, 70, 69 and 68, The Landings, Section 1 (Plat Cabinet 1, Sheet 5187), N86°38'55"W 370.99 feet to a point, said point being the northwest corner of Lot 68;

Continuing with the west line of Lot 68, S03°21'05"W 125.00 feet to the point of beginning.

Subject rezone tract containing 2.785 acres per survey directed by Douglas K. Johnson (PLS 3300) with Douglas Land Surveying, LLC. on 22 June 2019 and being subject to all easements and right-of-ways of record or implied in the office of the Hardin County Court Clerk.



Douglas K. Johnson, PLS 3300

9/24/2019

Date

EXHIBIT A

DOUGLAS LAND SURVEYING, LLC.

21500 SONORA HARDIN SPRINGS ROAD

BIG CLIFTY, KENTUCKY 42712

douglaslandsurveying@alltel.net

PH. (270) 766-7722 FAX (270) 862-5840

LEGAL DESCRIPTION

**AREA TO BE ZONED R-3 FROM AGRICULTURAL
VALHALLA TRACE
VINE GROVE, HARDIN COUNTY, KENTUCKY**

24 September 2019

Unless stated otherwise, any monument referred to herein as a "found pin" is a ½" diameter rebar with a plastic survey cap stamped "D. Johnson PLS 3300". All bearings stated herein are referenced to the north property lines of Lots 68 through 72, The Landings, Section 1 as recorded in Plat Cabinet 1, Sheet 5187 in the office of the Hardin County Clerk.

SOURCE OF TITLE: DEED BOOK 1339, PAGE 1014.

Subject property being located approximately 322 feet northwest of the end of Valhalla Trace approximately 1556.5 feet southwesterly of its intersection with Sawgrass Avenue in Vine Grove, Hardin County, Kentucky and being more particularly bounded and described as follows:

Beginning at a found pin in the east line of Jonathon L. and Vicky Lynn Hughes (Deed Book 1375, Page 1388) and being the southwest corner of Lot 98C, The Landings, Section 1 (Plat Cabinet 1, Sheet 5490);

Thence leaving the line of Hughes with the south line of Lot 98C and then the south line of Lot 97C, S82°01'32"E 234.06 feet to a found pin in the south line of Lot 97C, The Landings, Section 1 (Plat Cabinet 1, Sheet 5490);

Continuing with the south line of Lot 97C and then the south line of Lot 96C, N52°46'02"E 156.04 feet to a found pin, a corner common to Lots 96C and 95C, The Landings, Section 1 (Plat Cabinet 1, Sheet 5490);

Thence leaving the common corner of Lots 96C and 95C and severing the O'Bryan Associates, LLC. Property (Deed Book 1339, Page 1014) the following four (4) calls:

S15°23'53"E 134.29 feet to a point;

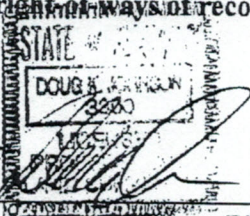
N86°38'55"W 45.69 feet to a point;

S70°09'55"W 126.17 feet to a point;

N84°23'06"W 238.81 feet to a point in the line of the aforesaid Hughes property;

Thence with the line of Hughes, N06°56'49"E 84.92 feet to the point of beginning.

Subject rezoned tract containing 0.771 acres per survey directed by Douglas K. Johnson (PLS 3300) with Douglas Land Surveying, LLC. on 22 June 2019 and being subject to all easements and rights of ways of record or implied in the office of the Hardin County Court Clerk.



Douglas K. Johnson, PLS 3300

9/24/2019
Date

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