

ORDINANCE NO. 90-005

AN ORDINANCE RELATING TO CHANGING THE ZONE CLASSIFICATION FOR 2 - 5 ACRE LOTS (MORE OR LESS) OWNED BY BERNICE WILHOITE LYING ON THE WEST SIDE OF THE WILHOITE FARM AND THE EAST OF DRAKE LANE OF MALLARD POINT SUBDIVISION, SCOTT COUNTY, KENTUCKY, FROM AGRICULTURAL A-1 TO RESIDENTIAL R-1-A.

WHEREAS, the application of Bernice Wilhoite, having been filed with the Georgetown Scott County Planning and Zoning Commission on October 5, 1989, requesting a zoning classification change from Agricultural A-1 to Residential R-1-A for 2-five acre lots (more or less) situated on the western side of the Wilhoite farm and on the east side of Drake Lane of Mallard Point Subdivision in Scott County, Kentucky; and

WHEREAS, the matter having been heard publicly by the Planning Commission on October 12, 1989, and the Planning Commission having voted unanimously in favor of recommending to the Scott County Fiscal Court, that the application be granted; and

WHEREAS, the Scott County Fiscal Court, having fully considered the record of the Planning Commission including the application, supporting evidence, and the recommendation of the Planning Commission; and

WHEREAS, the Scott County Fiscal Court, adopted the record of the Planning Commission as its record;

NOW, THEREFORE BE IT ORDAINED BY THE SCOTT COUNTY FISCAL COURT, KENTUCKY, AS FOLLOWS:

Section 1 - That the Georgetown-Scott County Zoning Ordinance be amended to show a change in the zoning classification from Agricultural A-1 to Residential R-1-A for the following described real property:

SEE LEGAL DESCRIPTION OF 2-5 ACRE LOTS (MORE OR LESS) ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE AS EXHIBIT "A"

Section 2 - That the Georgetown Scott County Planning Commission is hereby directed to show the amendment on the official zone map and to make reference to the number of this Ordinance.

Section 3 - That the rezoned 2-5 acre lots will be consolidated with Mallard Point Subdivision as Phase II unit 2A (Block A, Lots 1 & 2), and cannot be subdivided without prior written consent of Maric Development Corporation and Mallard Point Home Owners Association.

Section 4 - That all restriction in regard to Mallard Point Subdivision be the same for the 2-5 acre lots.

Section 5 - That this rezoning classification was published on May 30, 1990 and June 6, 1990, in the Georgetown News and Times.

Section 6 - that this Ordinance shall become effective on the date of its final reading, June 18, 1990.

SCOTT COUNTY FISCAL COURT
Georgetown, Kentucky

BY: 
George Lusby, Scott Co. Judge/Executive

Tract 1
5.589 Acres
Drake Lane

All that tract or parcel of land situated on the east side of Drake Lane and the south side of Mallard Point Drive of the Mallard Point Subdivision in Scott County, Kentucky and being bounded on the east and south by the property of Bernice Wilhoite (DB ____ P 685) and being more particularly bounded and described as follows, to wit;

Beginning at a 30" Oak at a fence intersection near the S/E intersection of Drake Lane and Mallard Point Drive in the aforementioned subdivision; thence with same for four calls

N 79 43 42 E 94.89 feet to a 14" Popular

N 77 32 20 E 154.46 feet to a point in fenceline

N 77 06 39 E 132.46 feet to a 15" Locust

N 77 22 28 E 72.12 feet to an iron pin at base of an 8" Hackberry; thence with the property of Bernice Wilhoite for two new division lines

S 35 48 10 E 435.70 feet to an iron pin

S 61 05 07 W 506.04 feet to an iron pin; thence with Mallard Point Subdivision for five calls

N 13 34 41 W 162.48 feet to a 14" fence post

N 39 20 35 W 20.47 feet to a 14" Popular

N 68 49 35 W 173.22 feet to a 13" fence post

N 46 40 29 W 12.50 feet to a found iron pin

N 07 29 32 W 259.78 feet to the beginning

And containing 5.589 acres.

Lot 2
5.396 Acres

All that tract or parcel of land situated on the east side of Drake Lane of the Mallard Point Subdivision in Scott County, Kentucky and being bounded on the north, east, and south by the property of Bernice Wilhoite and being more particularly bounded and described as follows, to wit;

Commencing at the S/W corner of tract 1; thence with a fence and the line of Mallard Point Subdivision for thirteen calls

S 13 19 42 E 94.09 feet to a point in fence

S 12 07 12 E 113.02 feet to a stake 1' west of fence

S 15 00 56 E 80.18 feet to a fence intersection

S 09 11 55 W 79.81 feet to a point in fence

S 10 23 32 W 152.78 feet to a point in fence

S 09 31 19 W 72.09 feet to a 24" Black Oak

S 00 25 44 E 122.86 feet to a 14" Hackberry

S 01 36 55 E 84.32 feet to a post hole

S 10 55 24 W 30.41 feet to a bend in fence

S 19 38 38 W 30.15 feet to a 30" Popular

S 25 22 49 W 90.98 feet to a 6" Snag

S 25 38 04 W 56.99 feet to a post

S 25 49 41 W 71.13 feet to an iron pin

At the point of BEGINNING; thence with two new division lines with the property of Bernice Wilhoite (DB ____ P685)

S 67 27 42 E 465.76 feet to an iron pin

S 12 49 16 W 500.63 feet; thence,

N 71 56 33 W 359.66 feet; thence,

N 13 07 45 W 278.72 feet; thence,

N 08 35 07 E 152.00 feet; thence,

N 25 25 59 E 147.78 feet to the beginning.

Containing 5.396 acres.