

CITY OF HIGHLAND HEIGHTS, KENTUCKY

ORDINANCE NO. 06-2003

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HIGHLAND HEIGHTS, KENTUCKY FOR APPROXIMATELY 13 ACRES ADJACENT TO NUNN DRIVE IN THE CITY OF HIGHLAND HEIGHTS, KENTUCKY.

WHEREAS, the Highland Heights Planning Commission held public hearings on November 12, 2002 and February 11, 2003, and;

WHEREAS, said public hearing was held pursuant to KRS 100.211, 100.212 and 100.213 with all conditions prerequisite thereto being met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF HIGHLAND HEIGHTS, KENTUCKY:

Section I

That the City of Highland Heights, Kentucky, having considered the findings of the Planning Commission and its actions and recommendations as well as reviewing the minutes of said public hearings and the report from the city planner, does hereby concur and adopt the reasons, recommendations and findings of the Planning Commission's public hearings held on November 12, 2002 and February 11, 2003, herein by reference.

Section II

The official zoning map of Highland Heights, Kentucky is hereby amended as it affects the property described below, from Limited Service Commercial and Residential I-D (LSC &R-ID) zone to Mixed Land Use (MLU) Zone. The property so affected is described as follows: See attached.

Section III

That the map referred to in Section II herein is hereby made a part of this Ordinance and same shall remain on file and be retained by the City Clerk/Treasurer at the Highland Heights City Building for a record and inspection by the public.

Section IV

That this zone change occurred as the result of a request by the Highland Heights Planning Commission, who pursuant to Ordinance was permitted to use the Highland Heights Comprehensive Plan as its Stage I development for this zone. Any prospective

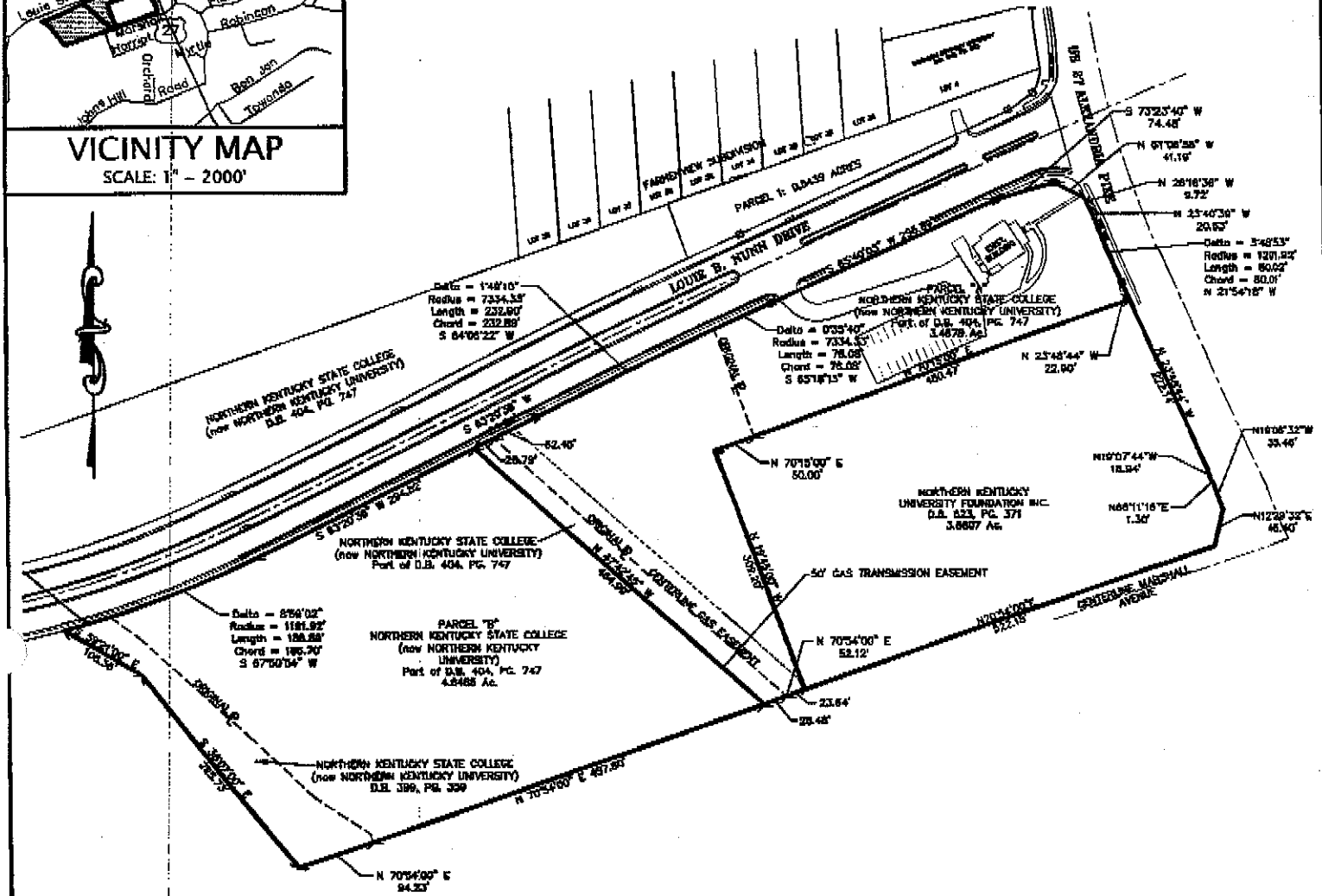
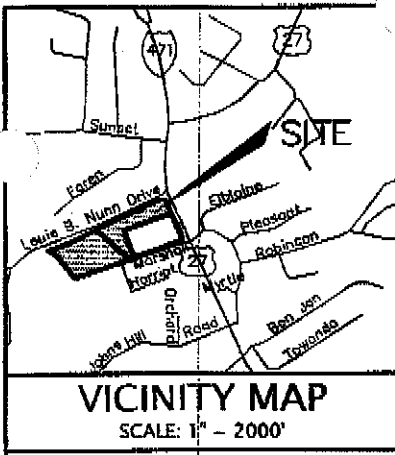

MAYOR CHARLES ROETGER, III

ATTEST:

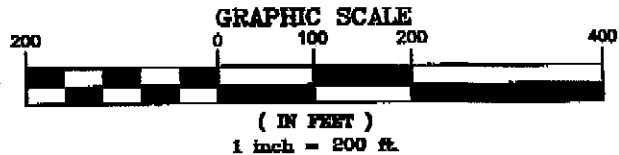

JEAN A. RAUF
CITY CLERK/TREASURER

Ord 03.06

PUBLISH CCR: 03-13-2003



PROPERTY LINES WERE LOCATED IN ACCORDANCE WITH FOUND MONUMENTATION, DEEDS OF RECORD AND WITH HIGHWAY RIGHT OF WAY PLANS FOR U.S. 27 (FSP 019 0027 015-017 054 D)



EXISTING PROPERTY BOUNDARY MAP

for
NORTHERN KENTUCKY UNIVERSITY
FOUNDATION, INC.

LOUIE B. NUNN DRIVE
HIGHLAND HEIGHTS, KENTUCKY 41099

CARDINAL
ARCHITECTURE
ENGINEERING
LAND SURVEYING

ONE MOOCK ROAD
WILDER, KENTUCKY
41071 (859) 581-9600

DRAWN BY:	AED
DATE:	11-11-02
SCALE:	1" = 200'
FILE NO.:	01-228

LEGAL DESCRIPTION

Situated in the city of Highland Heights, Campbell county Kentucky, and being a part of lot "D" of the William Caldwell Estates as recorded in Plat Book 3 Page 3 of the Campbell County Records at Newport, Kentucky, and Being more Particularly described as follows:

Beginning at the intersection of the northerly right of way line of Marshall lane and the westerly right of way line of Alexandria Pike (U.S. Route 27) from which a recovered right of way monument lies south 81°44'50" east 0.61 feet;

Thence along Marshall lane right of way South 70°53'50" west a distance of 524.25 feet to a set 1/2" steel rebar with plastic cap stamped "JEH JR KY 2567";

Thence leaving said right of way north 19°45'10" west a distance of 309.15 feet to a set 1/2" steel rebar with plastic cap stamped "JEH JR KY 2567";

Thence north 70°14'50" east a distance of 532.47 feet to the right of way of Alexandria Pike (U.S. 27) a set 1/2" steel rebar with plastic cap stamped "JEH JR KY 2567";

Thence along said right of way for four (4) calls:

South 23°48'44" east a distance of 222.14 feet to a set cross notch in wall;

South 19°06'10" east a distance of 18.83 feet to a set pk nail;

North 70°53'50" east a distance of 1.30 feet to a set pk nail;

South 19°06'10" east a distance of 35.51 feet to a set cross notch in wall;

South 12°28'41" west a distance of 46.36 feet to the point of beginning.

Containing 3.8807 acres of land and being subject to all legal highway, easements, and restrictions of record.

ALSO BEING SAID PROPERTY CONVEYED IN
DB 623, PG 371

JAP PARKING SPACES
ARD PARKING SPACES
PARKING SPACES

SPACES

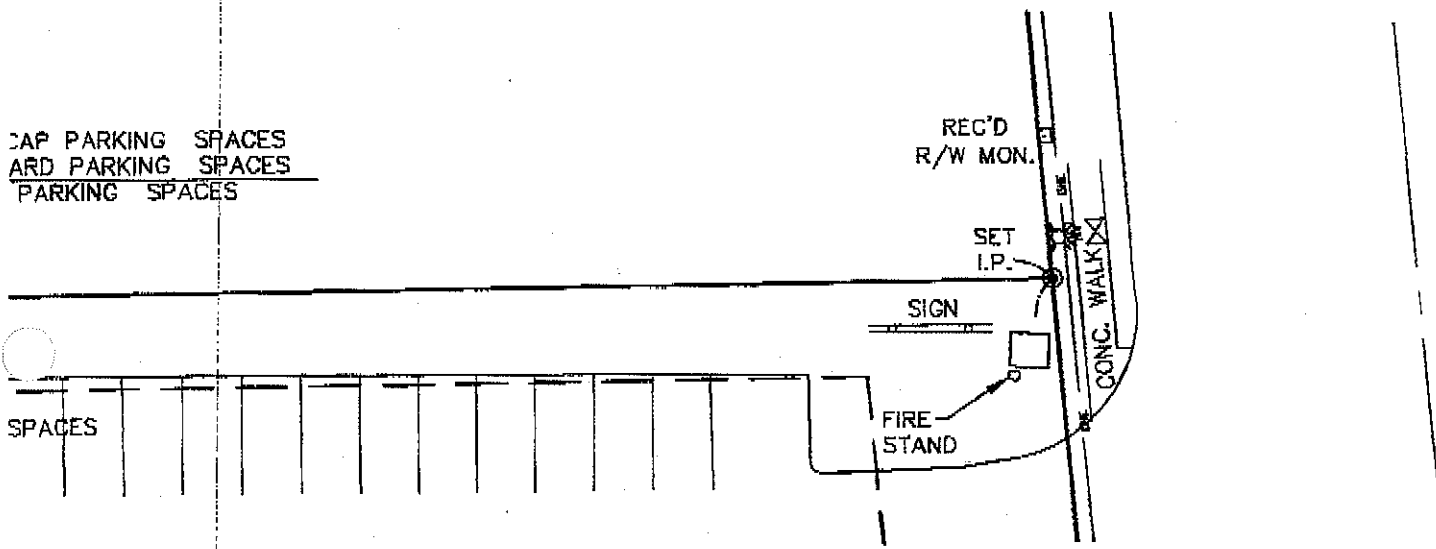
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R/W MON.

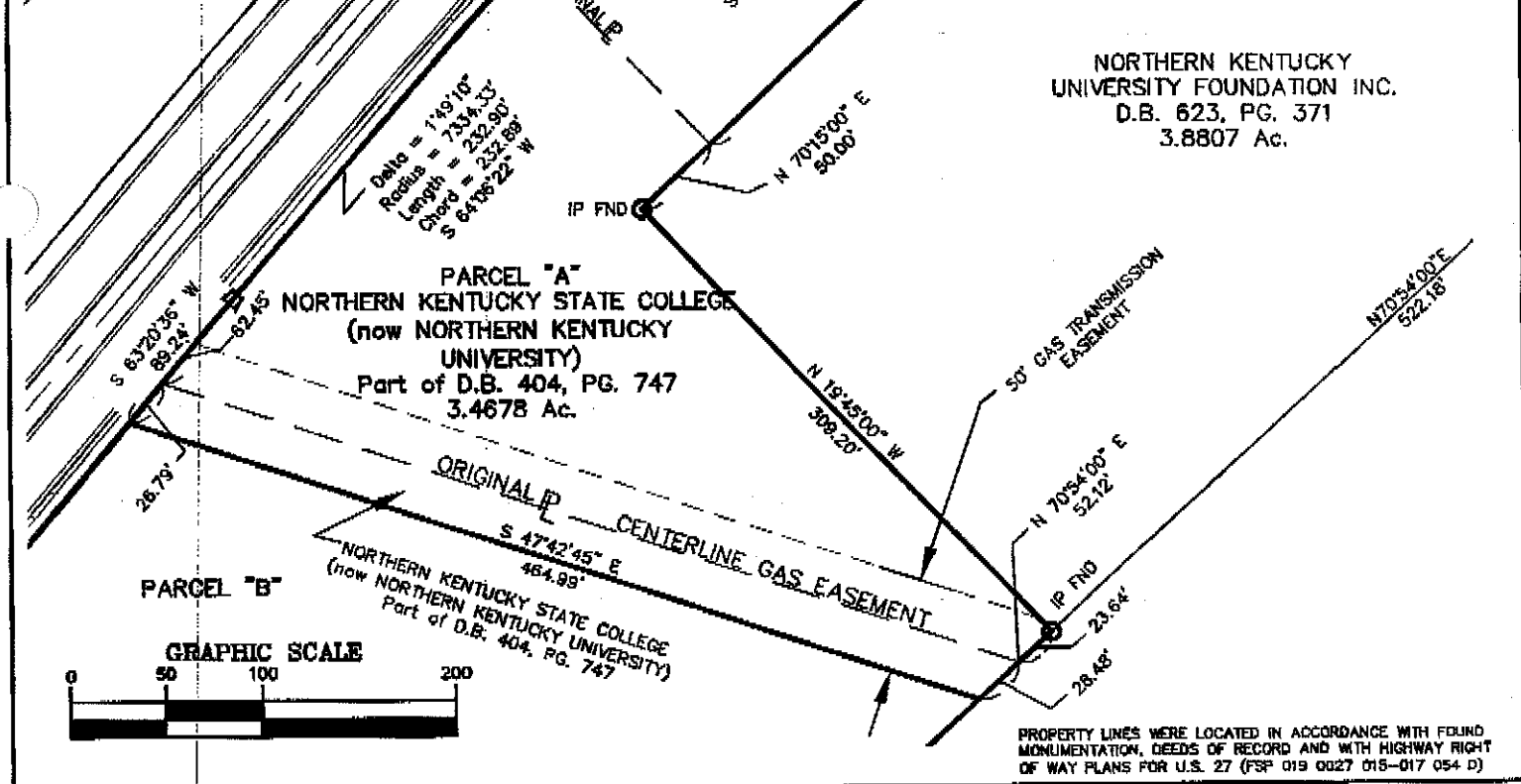
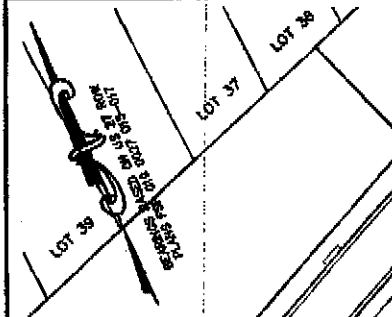
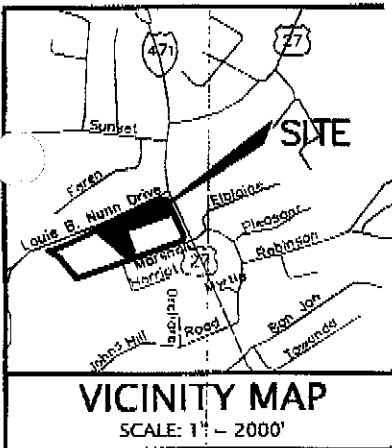
SET
I.P.

SIGN

FIRE
STAND

CONC. WALKWAY





PARCEL "A" BOUNDARY MAP
for
NORTHERN KENTUCKY UNIVERSITY FOUNDATION, INC.
LOUIE B. NUNN DRIVE
HIGHLAND HEIGHTS, KENTUCKY 41099

CARDINAL ARCHITECTURE ENGINEERING LAND SURVEYING

ONE MOOCK ROAD WILDER, KENTUCKY 41071 (859) 581-9600

DRAWN BY:	AED
DATE:	11-11-02
SCALE:	1" = 100'
FILE NO.	01-228

PARCEL DESCRIPTION**PARCEL "A"**

Situated in the Commonwealth of Kentucky, County of Campbell, City of Highland Heights, at the southwestern corner of the intersection of Louie B. Nunn Drive and US 27 (also known as Alexandria Pike) and being more particularly described as follows:

BEGINNING at a found right of way monument at the intersection of the southerly right of way of Louie B. Nunn Drive and the westerly right of way of US 27;

THENCE with said southerly right of way of Louie B. Nunn Drive for the following six calls:

South 73°23'40" West for a distance of 74.48 feet to a found right of way monument;

South 65°40'03" West for a distance of 296.89 feet to a found right of way monument;

With a curve to the left having a radius of 7334.33 feet, an arc length of 76.08 feet, a delta of 0°35'40", and a chord bearing South 65°18'13" West for a chord distance of 76.08 feet to a point;

With a curve to the right having a radius of 7334.33 feet, an arc length of 232.90 feet, a delta of 1°49'10", and a chord bearing South 64°06'22" West for a chord distance of 232.89 feet to a point;

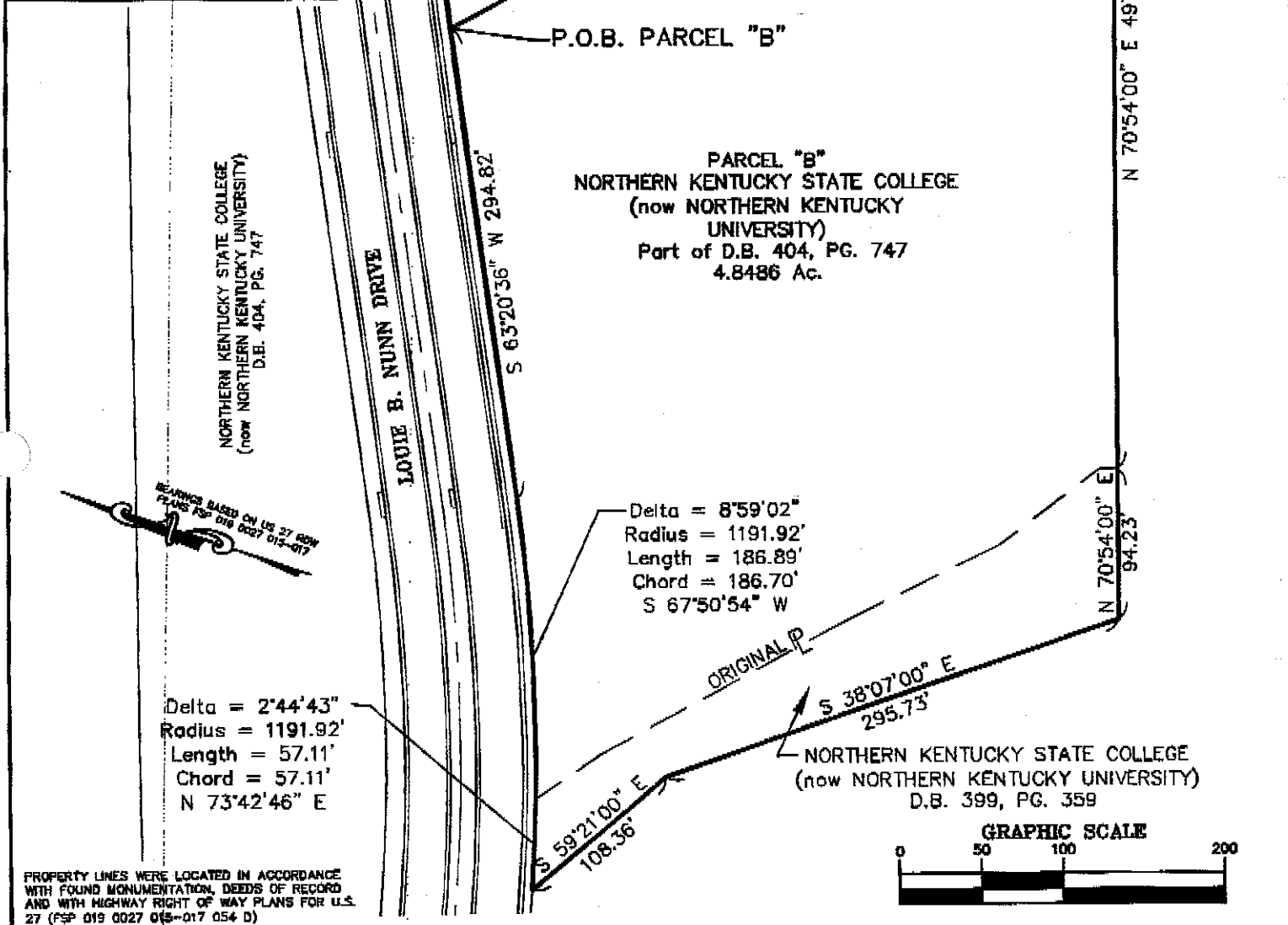
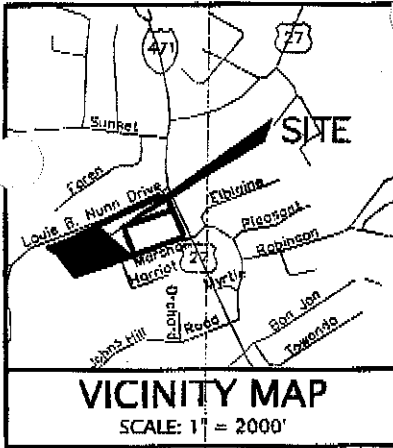
South 63°20'36" West, passing a found right of way monument at 4.81 feet, for a distance of 89.24 feet to a point;

THENCE leaving said right of way and with a new division line South 47°42'45" East for a distance of 464.99 feet to a point in the northerly right of way of Marshall Avenue;

THENCE with said northerly right of way of Marshall Avenue North 70°54'00" East for a distance of 52.12 feet to a found ½" steel rebar with plastic cap stamped "J.E.HOH JR. KY 2567";

THENCE leaving said right of way and with the westerly line of Northern Kentucky University Foundation Inc. as recorded in Deed Book 623, Page 371 of the Campbell County Clerk's records at Newport, Kentucky, North 19°45'00" West for a distance of 309.20 feet to a found ½" steel rebar with plastic cap stamped "J.E.HOH JR. KY 2567";

THENCE with the northerly line of Northern Kentucky University Inc. (D.B. 623, Page 371) North 70°15'00" East for a distance of 50.00 feet to a point;



PROPERTY LINES WERE LOCATED IN ACCORDANCE WITH FOUND MONUMENTATION, DEEDS OF RECORD AND WITH HIGHWAY RIGHT OF WAY PLANS FOR U.S. 27 (FSP 019 0027 015-017 054 D)

PARCEL "B" BOUNDARY MAP
for
NORTHERN KENTUCKY UNIVERSITY FOUNDATION, INC.
LOUIE B. NUNN DRIVE
HIGHLAND HEIGHTS, KENTUCKY 41099

CARDINAL ARCHITECTURE ENGINEERING LAND SURVEYING

ONE-MOOCK ROAD
WILDER, KENTUCKY
41071 (859) 581-9600

DRAWN BY:	AED
DATE:	11-11-02
SCALE:	1" = 100'
FILE NO.	01-228

PARCEL DESCRIPTION
PARCEL "B"

Situated in the Commonwealth of Kentucky, County of Campbell, City of Highland Heights, lying south of Louie B. Nunn Drive approximately 800 feet southwest of the intersection of Louie B. Nunn Drive and US 27 (also known as Alexandria Pike) and being more particularly described as follows:

BEGINNING at a point on the southerly right of way of Louie B. Nunn Drive;

THENCE with said right of way for the following three calls:

South 63°20'36" West for a distance of 294.82 feet to a point;

With a curve to the right having a radius of 1191.92 feet, an arc length of 186.89 feet, a delta of 8°59'02", and a chord bearing South 67°50'54" West for a chord distance of 186.70 feet to a point;

With a curve to the right having a radius of 1191.92 feet, an arc length of 57.11 feet, a delta of 2°44'43", and a chord bearing South 73°42'46" West for a chord distance of 57.11 feet to a point;

THENCE leaving said right of way and with westerly line of property conveyed to the Northern Kentucky University from the City of Highland Heights by Deed Book 399, Page 359 of the Campbell County Clerk's records at Newport, Kentucky for the following two calls:

South 59°21'00" East for a distance of 108.36 feet to a point;

South 38°07'00" East for a distance of 295.73 feet to a point;

THENCE with the northerly right of way of Marshall Avenue for the following two calls:

North 70°54'00" East for a distance of 94.23 feet to a point; said point being the southeast corner of the Northern Kentucky University (D.B. 399, Page 359);

North 70°54'00" East for a distance of 497.80 feet to a point;

THENCE with the new division line North 47°42'45" West for a distance of 464.99 feet to the POINT OF BEGINNING.

Containing 4.8486 acres and being a portion of the property conveyed the Northern Kentucky University by Deed Book 404, Page 747, and by Deed Book 399, Page 359 of the Campbell County Clerk's records at Newport, Kentucky.