

**CITY OF BELLEVUE, KENTUCKY
ORDINANCE NO.: 2026-05-03**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLEVUE, KENTUCKY, VACATING CERTAIN PUBLIC RIGHTS-OF-WAY, INCLUDING (I) CERTAIN PUBLIC RIGHT OF WAY ADJACENT TO HARBOR GREENE DRIVE AND BERRY AVENUE; (II) CERTAIN PUBLIC RIGHT-OF-WAY EXTENDING FROM LAFAYETTE AVENUE AND ADJACENT TO EDEN AVENUE; AND (III) CERTAIN UNNAMED PUBLIC RIGHT-OF-WAY, IN EACH CASE, PURSUANT TO KRS 82.405.

WHEREAS, KRS 82.405(1) provides a method for a municipality to vacate and close a public right-of-way or portion thereof; and

WHEREAS, this City Council has determined that the following public rights-of-way should be vacated and closed: (i) certain public right-of-way adjacent to Berry Avenue and Harbor Greene Drive as depicted on attached Exhibit A-1 and described on Exhibit A-2 (the “**Harbor Greene Right-of-Way**”); (ii) certain public right-of-way extending from Lafayette Avenue and adjacent to Eden Avenue as depicted on attached Exhibit B-1 and described on Exhibit B-2 (the “**Eden Right-of-Way**”); and (iii) certain unnamed public right of way depicted on attached Exhibit C-1 and described on Exhibit C-2 (the “**Unnamed Right-of-Way**”) should be vacated and closed; and

WHEREAS, the City of Bellevue, Kentucky (the “**City**”), by virtue of its ownership of Campbell County Parcel Identification Numbers 999-99-05-982.02, 999-99-05-982.03, 999-99-07-254.00 and 999-99-05-982.00, which are in or abut the Harbor Greene Right-of-Way and the Eden Right-of-Way has been identified as the only property owner in or abutting the portions of such rights-of-way to be closed; and

WHEREAS, the City, by virtue of its ownership of Campbell County Parcel Identification Numbers 999-99-05-982.00, 999-99-05-982.03, and 999-99-06-449.01 and, 179 FAIRFIELD AVE NU, LLC, an Ohio limited liability company (“**179 Fairfield**”), by virtue of its ownership of Campbell County Parcel Identification Number 999-999-06-456.00, which are adjacent to the Unnamed Right-of-Way have been identified as the property owners in or abutting the portions of such right-of-way to be closed; and

WHEREAS, the written notice required under KRS 82.405(2)(b) of the proposed closing was waived by the City as the only property owner in or abutting the Harbor Greene Right-of-Way and the Eden Right-of-Way and such notice was waived by both the City and 179 Fairfield as the property owners in or abutting the Unnamed Right-of-Way; and

WHEREAS, the City has determined that the closing of said public rights-of-way is in the public interest; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLEVUE, CAMPBELL COUNTY, KENTUCKY, AS FOLLOWS:

SECTION I

That the City Council hereby gives written consent to the vacation of the Harbor Greene Right-of-Way, the Eden Right-of-Way, and the Unnamed Right-of-Way.

SECTION II

That the City Council hereby makes the following findings of fact with respect to the aforementioned vacation in accordance with KRS 82.405(2):

(a) The City has been identified as the only property owner in or abutting the portions of the Harbor Greene Right-of-Way and the Eden Right-of-Way to be closed;

(b) The City and 179 Fairfield have been identified as the only property owners in or abutting the portions of the Unnamed Right-of-Way to be closed;

(c) The written notice required under KRS 82.405(2)(b) was waived by the City as the only property owner in or abutting the Harbor Greene Right-of-Way and the Eden Right-of-Way, and such written notice was waived by the City and 179 Fairfield as the only property owners in or abutting the Unnamed Right-of-Way; and

(d) The City as the only property owner in or abutting the Harbor Greene Right-of-Way and the Eden Right-of-Way, and as a property owner in or abutting the Unnamed Right-of-Way has given its written notarized consent to the closing, hereto attached as Exhibit D-1.

(e) 179 Fairfield as a property owner in or abutting the Unnamed Right-of-Way has given its written notarized consent to the closing, hereto attached as Exhibit D-2.

SECTION III

That the City Council hereby vacates (i) the Harbor Greene Right-of-Way depicted on attached Exhibit A-1 and described on Exhibit A-2; (ii) the Eden Right-of-Way depicted on attached Exhibit B-1 and described on Exhibit B-2; and (iii) the Unnamed Right-of-Way depicted on attached Exhibit C-1 and described on Exhibit C-2.

SECTION IV

The provisions of this Ordinance are severable; and the invalidity of any provision of this Ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect, so long as they remain valid in the absence of those provisions determined to be invalid.

SECTION V

Subject to Section III and IV of this Ordinance, this Ordinance shall take effect and be in full force when passed, published, and recorded according to law. This Ordinance may be published in abbreviated form.

CITY OF BELLEVUE, KENTUCKY,
a Kentucky City of the Home Rule Class

By: _____
Charlie Cleves, Mayor

ATTEST:

Lindy Jenkins, City Clerk/Treasurer

First Reading:
Second Reading:
Publication:

EXHIBIT A-1

DEPICTION OF HARBOR GREENE RIGHT-OF-WAY TO BE CLOSED

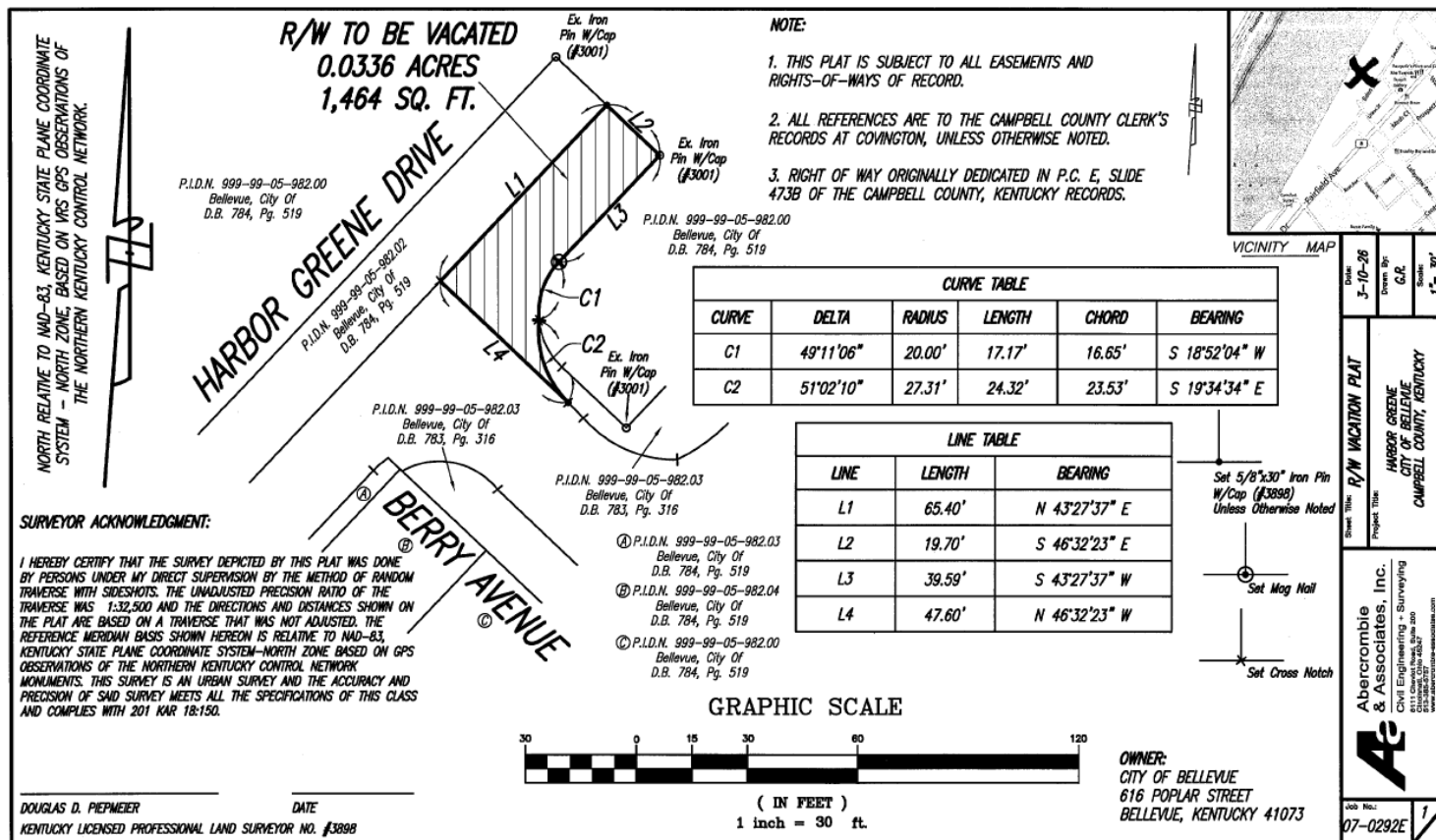


EXHIBIT A-2

DESCRIPTION OF HARBOR GREENE RIGHT-OF-WAY TO BE CLOSED



Abercrombie
& Associates, Inc.
Civil Engineering + Surveying

50
YEARS
1976

APRIL 23, 2026

**LEGAL DESCRIPTION
HARBOR GREENE DRIVE RIGHT OF WAY TO BE VACATED
0.0336 ACRES**

SITUATE IN THE CITY OF BELLEVUE, CAMPBELL COUNTY, KENTUCKY, BEING PART OF THE RIGHT OF WAY OF HARBOR GREENE DRIVE, PART OF THE RIGHT OF WAY OF BERRY AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 3/4" X 30" IRON PIN AND CAP (#3898) AT THE TERMINUS OF THE CENTERLINE OF HARBOR GREENE DRIVE IN THE SOUTHEASTERLY TERMINUS OF THE RIGHT OF WAY OF HARBOR GREENE DRIVE; THENCE ALONG THE NORTHEASTERLY TERMINUS OF THE RIGHT OF WAY OF HARBOR GREENE DRIVE, SOUTH 46°32'23" EAST, 19.70 FEET TO AN EXISTING IRON PIN & CAP (#3001) AT THE NORTHEAST CORNER OF THE NORTHEASTERLY TERMINUS OF THE RIGHT OF WAY OF HARBOR GREENE DRIVE;

THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY OF HARBOR GREENE DRIVE, SOUTH 43°27'37" WEST, 39.59 FEET TO A SET MAG NAIL;

THENCE ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 17.17 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 18°52'04" WEST, 16.65 FEET TO A SET CROSS NOTCH;

THENCE ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 27.31 FEET, A DISTANCE OF 24.32 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 19°34'34" EAST, 23.53 FEET TO A SET 3/4" X 30" IRON PIN AND CAP (#3898)

THENCE NORTH 46°32'23" WEST, A DISTANCE OF 47.60 FEET TO A SET CROSS NOTCH IN THE CENTERLINE OF HARBOR GREENE DRIVE;

THENCE ALONG THE CENTERLINE OF HARBOR GREENE DRIVE, NORTH 43°27'37" EAST, 65.40 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0336 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE RELATIVE TO NAD-83, KENTUCKY STATE PLANE COORDINATE SYSTEM – NORTH ZONE, BASED ON VRS GPS OBSERVATIONS OF THE NORTHERN KENTUCKY CONTROL NETWORK.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE RIGHT OF WAY OF HARBOR GREENE DRIVE AND PART OF THE RIGHT OF WAY OF BERRY AVENUE. BEING THE RESULT OF A SURVEY AND PLAT DATED 3-10-2026 MADE BY DOUGLAS D. PIEPMEIER, KENTUCKY LICENSED PROFESSIONAL LAND SURVEYOR #3898.

EXHIBIT B-1
DEPICTION OF EDEN RIGHT-OF-WAY TO BE CLOSED

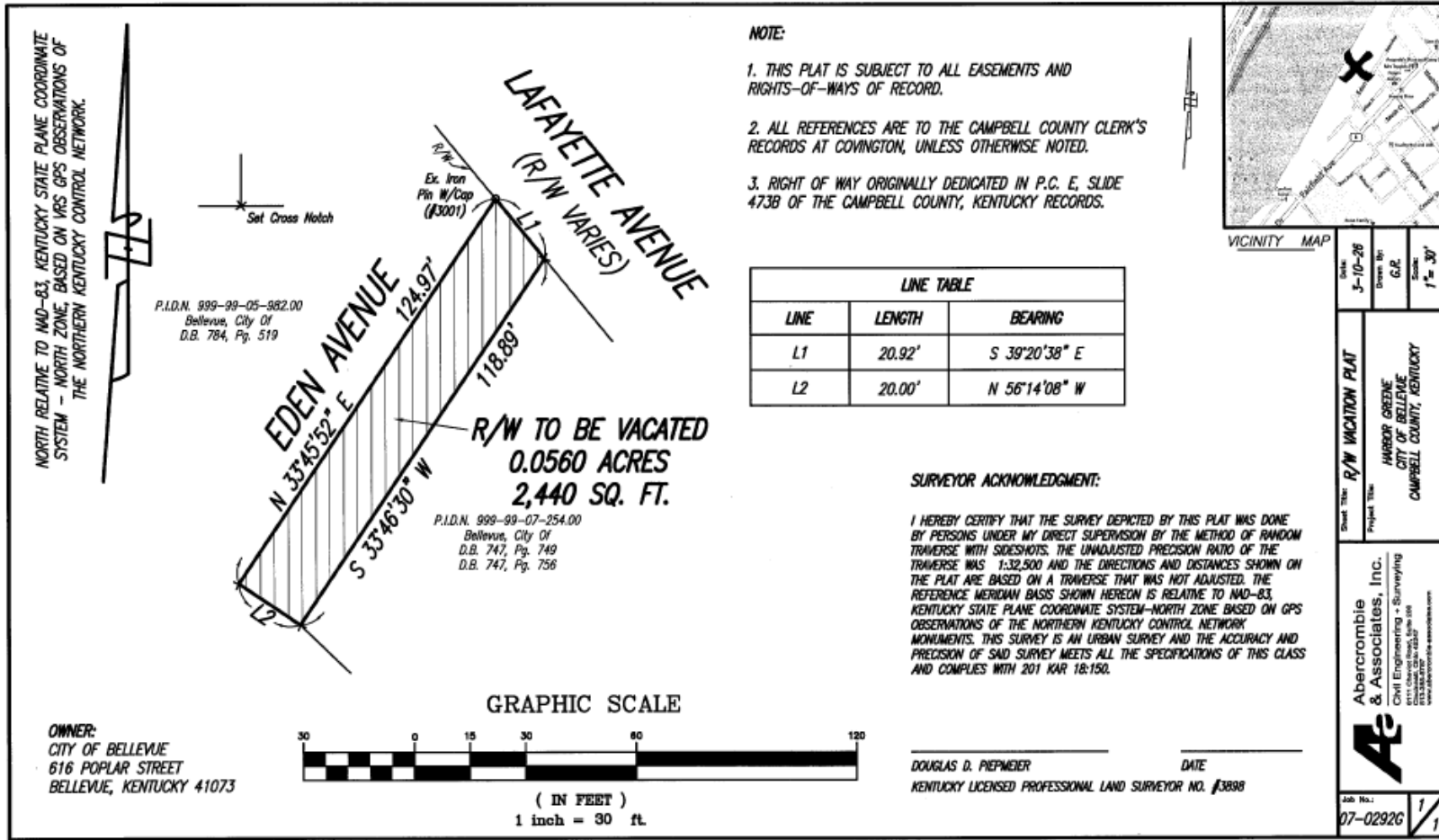


EXHIBIT B-2

DESCRIPTION OF EDEN RIGHT-OF-WAY TO BE CLOSED



Abercrombie
& Associates, Inc.
Civil Engineering + Surveying

50
YEARS
1976

APRIL 23, 2026

**LEGAL DESCRIPTION
EDEN AVENUE RIGHT OF WAY TO BE VACATED
0.0560 ACRES**

SITUATE IN THE CITY OF BELLEVUE, CAMPBELL COUNTY, KENTUCKY, BEING PART OF THE RIGHT OF WAY OF EDEN AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AND CAP (#3001) AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF EDEN AVENUE WITH THE SOUTHWESTERLY RIGHT OF WAY OF LAFAYETTE AVENUE; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF LAFAYETTE AVENUE, SOUTH 39°20'38" EAST, 20.92 FEET TO A SET CROSS NOTCH AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF EDEN AVENUE WITH THE SOUTHWESTERLY RIGHT OF WAY OF LAFAYETTE AVENUE;

THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY OF EDEN AVENUE, SOUTH 33°46'30" WEST, 118.89 FEET TO A SET CROSS NOTCH AT THE SOUTHWEST TERMINUS OF THE RIGHT OF WAY OF EDEN AVENUE;

THENCE ALONG THE SOUTHWESTERLY TERMINUS OF THE RIGHT OF WAY OF EDEN AVENUE, NORTH 56°14'08" WEST, 20.00 FEET TO A SET CROSS NOTCH AT THE SOUTHWEST CORNER OF THE SOUTHERLY TERMINUS OF THE RIGHT OF WAY OF EDEN AVENUE;

THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF EDEN AVENUE, NORTH 33°45'52" EAST, 124.97 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0560 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

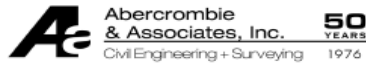
BEARINGS USED IN THIS LEGAL DESCRIPTION ARE RELATIVE TO NAD-83, KENTUCKY STATE PLANE COORDINATE SYSTEM – NORTH ZONE, BASED ON VRS GPS OBSERVATIONS OF THE NORTHERN KENTUCKY CONTROL NETWORK.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE RIGHT OF WAY OF EDEN AVENUE. BEING THE RESULT OF A SURVEY AND PLAT DATED 3-10-2026 MADE BY DOUGLAS D. PIEPMEIER, KENTUCKY LICENSED PROFESSIONAL LAND SURVEYOR #3898.

FILE:07-0292.LD14-0.0560AC

EXHIBIT C-1

DESCRIPTION OF UNNAMED RIGHT-OF-WAY TO BE CLOSED



50
YEARS

APRIL 23, 2026

**LEGAL DESCRIPTION
UNNAMED STREET RIGHT OF WAY TO BE VACATED
0.2215 ACRES**

SITUATE IN THE CITY OF BELLEVUE, CAMPBELL COUNTY, KENTUCKY, BEING PART OF THE RIGHT OF WAY OF AN UNNAMED STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET CROSS NOTCH AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF AN UNNAMED STREET WITH THE SOUTHWESTERLY RIGHT OF WAY OF LAFAYETTE AVENUE; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF LAFAYETTE AVENUE, SOUTH 39°20'38" EAST, 48.59 FEET TO A SET CROSS NOTCH AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF AN UNNAMED STREET WITH THE SOUTHWESTERLY RIGHT OF WAY OF LAFAYETTE AVENUE;

THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY OF SAID UNNAMED STREET THE FOLLOWING SEVEN COURSES AND DISTANCES:

- 1) SOUTH 43°21'52" WEST, 77.80 FEET TO AN EXISTING MAG NAIL;
- 2) THENCE NORTH 46°45'48" WEST, 5.78 FEET TO AN EXISTING MAG NAIL;
- 3) THENCE SOUTH 43°20'35" WEST, 59.93 FEET TO A POINT;
- 4) THENCE SOUTH 46°38'08" EAST, 0.39 FEET TO A POINT;
- 5) THENCE SOUTH 43°21'43" WEST, 80.00 FEET TO A SET MAG NAIL;
- 6) THENCE SOUTH 46°38'08" EAST, 2.45 FEET TO A POINT AND
- 7) THENCE ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 11.93 FEET, A DISTANCE OF 10.38 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 15°12'35" EAST, 10.06 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF BERRY AVENUE WITH THE SOUTHWESTERLY RIGHT OF WAY OF SAIF UNNAMED STREET;

THENCE LEAVING THE SOUTHWESTERLY RIGHT OF WAY OF SAID UNNAMED STREET, THE NORTHEASTERLY RIGHT OF WAY OF BERRY STREET, NORTH 46°17'45" WEST, 51.82 FEET TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY OF SAID UNNAMED STREET;

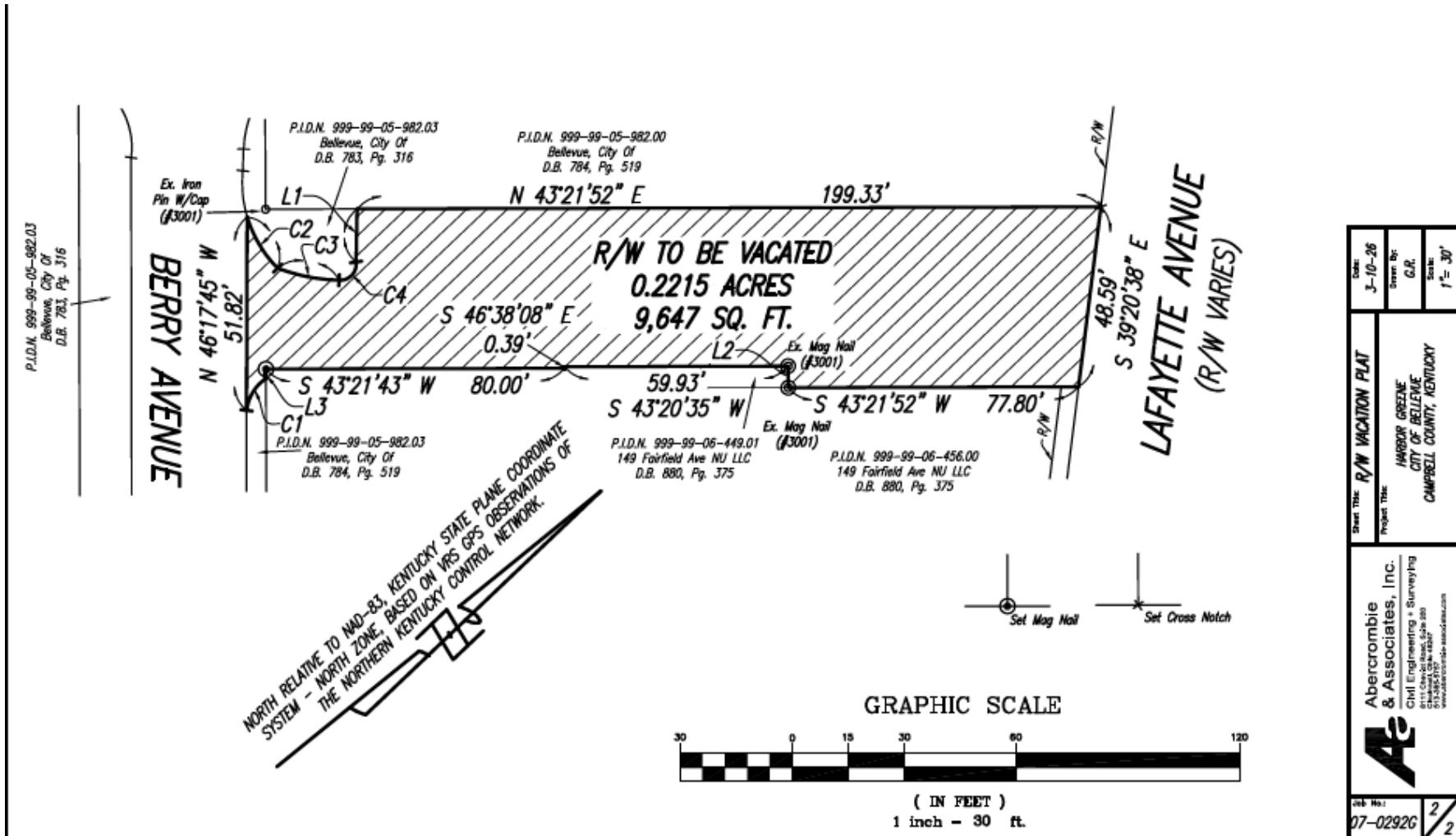
THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF SAID UNNAMED STREET THE FOLLOWING FIVE COURSES AND DISTANCES:

- 1) ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 32.31 FEET, A DISTANCE OF 16.15 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 77°12'17" EAST, 15.98 FEET TO A POINT;
- 2) THENCE ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 50.90 FEET, A DISTANCE OF 16.88 FEET, THE CHORD OF SAID CURVE BEARS NORTH 54°34'59" EAST, 16.80 FEET TO A POINT;
- 3) THENCE ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 4.30 FEET, A DISTANCE OF 7.62 FEET, THE CHORD OF SAID CURVE BEARS NORTH 03°34'31" WEST, 6.66 FEET TO A POINT;
- 4) THENCE NORTH 45°11'50" WEST, A DISTANCE OF 14.21 FEET TO A POINT AND
- 5) THENCE NORTH 43°21'52" EAST, 199.33 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.2215 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE RIGHT OF WAY OF AN UNNAMED STREET. BEING THE RESULT OF A SURVEY AND PLAT DATED 3-10-2026 MADE BY DOUGLAS D. PIEPMEIER, KENTUCKY LICENSED PROFESSIONAL LAND SURVEYOR #3898.

EXHIBIT C-2
DEPICTION OF UNNAMED RIGHT-OF-WAY TO BE CLOSED



Scale:	3-10-26
Sheet No.:	C.R.
State:	1" = 30'
Sheet Title:	R/W VACATION PLAT
Project Title:	HARBOR GREENE CITY OF BELLEVUE CAMPELL COUNTY, KENTUCKY
Abercrombie & Associates, Inc. Civil Engineering + Surveying 614 S. New Castle Rd., Suite 200 913-882-9197 www.aberacrombie-associates.com	
Job No.:	07-0292G
	2/2

P.I.D.N. 999-99-05-982.03
 Bellevue, City Of
 D.B. 783, Pg. 316

07-0292G

EXHIBIT D-1

CONSENTS OF CITY OF BELLEVUE, KENTUCKY

[To be attached prior to adoption]

EXHIBIT D-2

CONSENT OF 179 FAIRFIELD AVE NU, LLC

[To be attached prior to adoption]