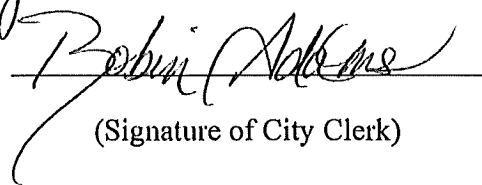




## City Clerk's Certification

I certify I am the duly qualified City Clerk of the City of Berea, Kentucky, and the following 2 pages of Ordinance No. 26-21 (or ordinance dated December 7<sup>th</sup>, 2021) is a true, correct and complete copy duly adopted by the City Council at a duly convened meeting held on December 7<sup>th</sup>, 2021, all as appears in the official record of the City of Berea.

WITNESS, my hand, the 24 day of February, 2023.

  
(Signature of City Clerk)

RECEIVED AND FILED  
DATE March 31, 2023

\_\_\_\_\_  
\_\_\_\_\_  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kandie Adkins

**ORDINANCE NO. 26 - 2021**

**AN ORDINANCE OF THE CITY OF BERE, KENTUCKY, ANNEXING CERTAIN REAL PROPERTY LOCATED NEAR BERE, MADISON COUNTY, KENTUCKY.**

**WHEREAS**, Berea Industrial Development Authority (hereafter "BIDA"), is the owner of a certain tract of land located at 1628 Menelaus Road, Berea, Madison County, Kentucky, which currently lies outside of the city limits of the City of Berea; and

**WHEREAS**, BIDA has requested the property located at 1628 Menelaus Road, containing 1.26 acres, more or less, be annexed into the City of Berea; and

**WHEREAS**, the City of Berea has determined that the annexation would be beneficial to the City; and

**WHEREAS**, the City will be in the position to extend certain municipal services to said property; and

**WHEREAS**, the owner of the land agrees to the annexation;

**NOW, THEREFORE**, the City Council of the City of Berea, Kentucky does ordain as follows:

**SECTION I**

That the City of Berea, Kentucky, pursuant to KRS 81A.412 and KRS 81A.420, hereby annexes and makes a part of the corporate area certain real property, as more particularly described in the attached Exhibit A, consisting of a plat and a metes and bounds property description.

**SECTION II**

Pursuant to KRS 100.209(1), after the enactment of this Ordinance, the Planning Commission shall hold a public hearing for the purpose of recommending the zoning classification to be assigned to the property to be annexed.

**SECTION III**

Upon the enactment of this ordinance, the territory described in Section I is part of the City of Berea for all purposes.

**SECTION IV**

The City Clerk or any other officer having custody of official maps or records of the City is hereby directed to amend such maps or records to reflect the annexation and zoning classification provided for and assigned herein.

**SECTION V**

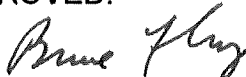
All ordinance or parts of ordinances in conflict with this ordinance are hereby repealed.

FIRST READING: November 16, 2021.

SECOND READING & ENACTMENT: December 7, 2021.

CITY OF BEREA, KENTUCKY

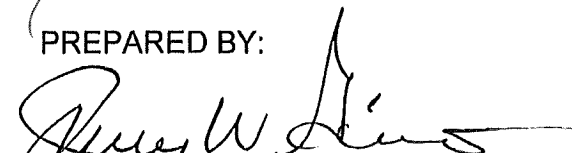
APPROVED:

  
\_\_\_\_\_  
Bruce Fraley, Mayor

ATTEST:

  
\_\_\_\_\_  
Clerk of the City Council

PREPARED BY:

  
\_\_\_\_\_  
Corporate Counsel

Portion of property to be annexed into Berea city limits

A certain parcel of land located adjacent to the city limits of Berea, Madison County, Kentucky south of Menelaus Road and being more particularly described as follows:

Beginning at a point in the northwest property corner of the property owned by the Berea Industrial Development Authority (BIDA) of record in Deed Book 671, Page 240 in the Madison County Clerk's office, said point being common to the southeast property corner of William White and Florence White Heirs and known as Parcel 059A-0000-0024 in the Madison County PVA office;

Thence with the common property line of BIDA and White, South 66°00'01" East a distance of 396.40 feet to the northeast property corner, said point being common to Etta Boggs, Parcel 059A-0000-0022 in the Madison County PVA office;

Thence with the common property line with Boggs, South 23°56'57" West a distance of 139.15 feet to a point;

Thence through the BIDA property, North 65°53'12" West a distance of 396.40 feet to a point in the west property line of BIDA, said point being common to BIDA of record in Deed Book 671, Page 240 in the Madison County Clerk's office;

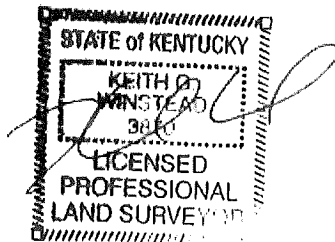
Thence with the west property line, North 23°56'57" East a distance of 138.37 feet to the point of beginning and containing an area of 1.26 acres.

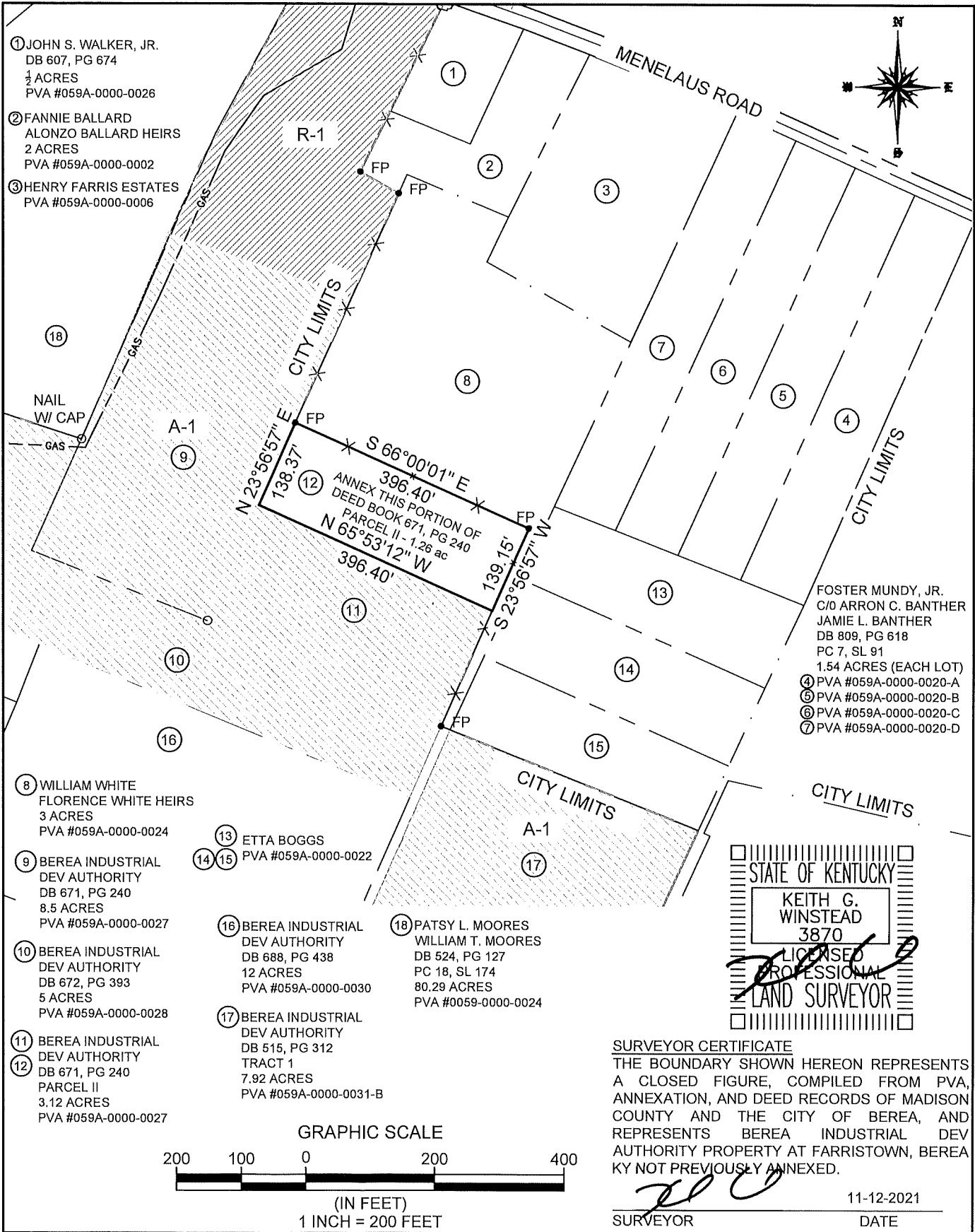
The above description was prepared by Keith Winstead, PLS 3870 on November 12, 2021

Thoroughbred

239 No. Broadway

Lexington, KY 40507





- ① JOHN S. WALKER, JR.  
DB 607, PG 674  
1/2 ACRES  
PVA #059A-0000-0026
- ② FANNIE BALLARD  
ALONZO BALLARD HEIRS  
2 ACRES  
PVA #059A-0000-0002
- ③ HENRY FARRIS ESTATES  
PVA #059A-0000-0006

⑧ WILLIAM WHITE  
FLORENCE WHITE HEIRS  
3 ACRES  
PVA #059A-0000-0024

⑨ BERA INDUSTRIAL  
DEV AUTHORITY  
DB 671, PG 240  
8.5 ACRES  
PVA #059A-0000-0027

⑩ BERA INDUSTRIAL  
DEV AUTHORITY  
DB 672, PG 393  
5 ACRES  
PVA #059A-0000-0028

⑪ BERA INDUSTRIAL  
DEV AUTHORITY  
DB 671, PG 240  
PARCEL II  
3.12 ACRES  
PVA #059A-0000-0027

⑬ ETTA BOGGS  
PVA #059A-0000-0022

⑭ BERA INDUSTRIAL  
DEV AUTHORITY  
DB 688, PG 438  
12 ACRES  
PVA #059A-0000-0030

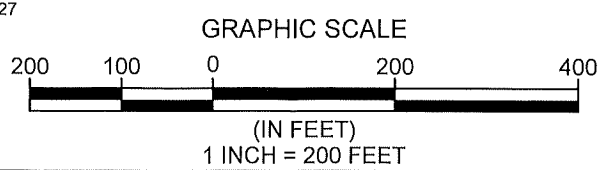
⑰ BERA INDUSTRIAL  
DEV AUTHORITY  
DB 515, PG 312  
TRACT 1  
7.92 ACRES  
PVA #059A-0000-0031-B

⑱ PATSY L. MOORES  
WILLIAM T. MOORES  
DB 524, PG 127  
PC 18, SL 174  
80.29 ACRES  
PVA #0059-0000-0024

FOSTER MUNDY, JR.  
C/O ARRON C. BANTHER  
JAMIE L. BANTHER  
DB 809, PG 618  
PC 7, SL 91  
1.54 ACRES (EACH LOT)  
④ PVA #059A-0000-0020-A  
⑤ PVA #059A-0000-0020-B  
⑥ PVA #059A-0000-0020-C  
⑦ PVA #059A-0000-0020-D

STATE OF KENTUCKY  
KEITH G. WINSTEAD  
3870  
LICENSED PROFESSIONAL  
LAND SURVEYOR

**SURVEYOR CERTIFICATE**  
THE BOUNDARY SHOWN HEREON REPRESENTS A CLOSED FIGURE, COMPILED FROM PVA, ANNEXATION, AND DEED RECORDS OF MADISON COUNTY AND THE CITY OF BERA, AND REPRESENTS BERA INDUSTRIAL DEV AUTHORITY PROPERTY AT FARRISTOWN, BERA KY NOT PREVIOUSLY ANNEXED.



11-12-2021  
SURVEYOR DATE



P.O. BOX 481 LEXINGTON, KY 40588  
(859) 785-0383  
CIVIL DESIGN, LAND SURVEYING,  
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
CM-CEI-CONSTRUCTION SERVICES

**ANNEXATION EXHIBIT**

BERA INDUSTRIAL DEVELOPMENT AUTHORITY  
MENELAUS ROAD  
BEREA, MADISON COUNTY, KY

DATE: 11/12/2021  
SCALE: 1" = 200'  
DRAWN BY: CLG  
CHECKED: KGW  
SHEET: