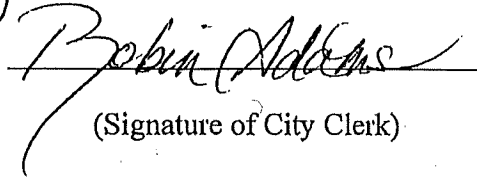




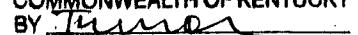
City Clerk's Certification

I certify I am the duly qualified City Clerk of the City of Berea, Kentucky, and the following 3 pages of Ordinance No. 15-18 (or ordinance dated October 16th, 2018) is a true, correct and complete copy duly adopted by the City Council at a duly convened meeting held on October 16th, 2018, 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 August 28, 2023

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY 

ORDINANCE NO. 15 - 18

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

WHEREAS, Regina Anglin, a/k/a Regina C. Adams, is the owner of a certain tract of land located at 180 Ginger Drive, Berea, Madison County, Kentucky, which currently lies outside of the city limits of the City of Berea; and

WHEREAS, Regina Anglin, a/k/a Regina C. Adams, is the owner of a certain tract of land located at 176 Ginger Drive located within the city limits of the City of Berea, which tract is adjacent to 180 Ginger Drive, Berea, Madison County, Kentucky; and

WHEREAS, Regina Anglin has requested the property located at 180 Ginger Drive, containing 0.49 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 located at 180 ginger Drive, Berea, Kentucky, as more particularly described in the attached Exhibit A.

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

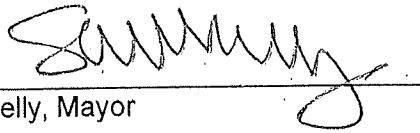
All ordinance or parts of ordinances in conflict with this ordinance are hereby repealed.

FIRST READING: October 2, 2018.

SECOND READING & ENACTMENT: Oct. 16, 2018.

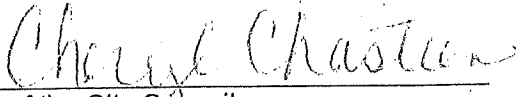
CITY OF BEREА, KENTUCKY

APPROVED:



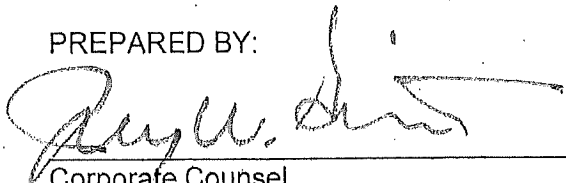
Steven Connelly, Mayor

ATTEST:



Cheryl Chastain
Clerk of the City Council

PREPARED BY:



Corporate Counsel



P.O. Box 1164, Richmond, Kentucky 40476
236 Boggs Lane, Suite 4

"Surveys you can count on."

LEGAL DESCRIPTION

NOTE: UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN AND CAP" IS A SET 1/2" DIAMETER, 18" IN LENGTH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "ABACUS LPLS #3265". THE BASIS OF BEARINGS WAS GPS NORTH, OBSERVED THE DATE OF THIS SURVEY.

A CERTAIN TRACT OF LAND ON THE NORTH SIDE OF GINGER LANE IN BEREA, MADISON COUNTY, KENTUCKY AND BEING BOUND BY SURVEY PERFORMED BY ABACUS ENGINEERING AND LAND SURVEYING, DATED JULY 4TH, 2018 UNDER PROFESSIONAL LAND SURVEYOR DWAYNE WHEATLEY, LICENSE #3265, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN AND CAP IN THE NORTH RIGHT OF WAY GINGER LANE (25' FROM CENTERLINE) AND COMMON CORNER TO WILLIAM JAMIESON (DB 749 PG 139); THENCE LEAVING SAID RIGHT OF WAY WITH JAMIESON N 01°31'59" W 195.64' TO A SET IRON PIN AND CAP AND COMMON CORNER TO WESLEY AND DOROTHY WILLIAMS (DB 727 PG 285); THENCE LEAVING JAMIESON WITH WILLIAMS THE FOLLOWING (2) CALLS:

S 85°33'53" E 58.94' TO A SET IRON PIN AND CAP; THENCE S 86°20'13" E 46.16' TO A SET IRON PIN AND CAP AND COMMON CORNER TO MICHAEL AND LAURA SCHIRMER (DB 688 PG 131); THENCE LEAVING WILLIAMS WITH SCHIRMER AND CONTINUING WITH THE REGINA ANGLIN PROPERTY (DB 742 PG 201) S 02°54'15" W 197.77' TO A SET IRON PIN AND CAP IN THE BEFORE MENTIONED RIGHT OF WAY OF GINGER LANE; THENCE LEAVING ANGLIN WITH THE RIGHT OF WAY THE FOLLOWING (2) CALLS:

N 82°30'05" W 46.91' TO A SET IRON PIN AND CAP; THENCE N 85°34'53" W 43.19' TO A SET IRON PIN AND CAP AT THE POINT OF BEGINNING, CONTAINING 0.44 ACRES +/-.

Dwayne Wheatley
7/4/2018
STATE OF KENTUCKY
DWAYNE
WHEATLEY
3265
LICENSED
PROFESSIONAL
LAND SURVEYOR

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon which is recorded in the deed books and pages shown below, in the Office of the Madison County Clerk; and do hereby adopt this plan of lots for this property; and do hereby dedicate the streets and any other spaces so indicated to public use; and do establish and reserve the easements indicated for public utility and drainage purposes.

Regina Adams AKA Regina Anglin
 REGINA ADAMS DATE
 (DB 750 PG 394 & DB 632 PG 597)

CERTIFICATE OF ACCURACY

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was: 1' : 11,564' and was not adjusted. The survey as shown hereon is an Urban Class survey and the accuracy and precision of said survey meets all the specifications of this class.

Dwayne Wheatley
 DWAYNE WHEATLEY, L.S. 3265 DATE
 7/10/18

LEGAL DESCRIPTION

NOTE: UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN AND CAP" IS A SET 1/2" DIAMETER, 18" IN LENGTH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "ABACUS LP-LS #3265". THE BASIS OF BEARINGS WAS GPS NORTH, OBSERVED THE DATE OF THIS SURVEY.

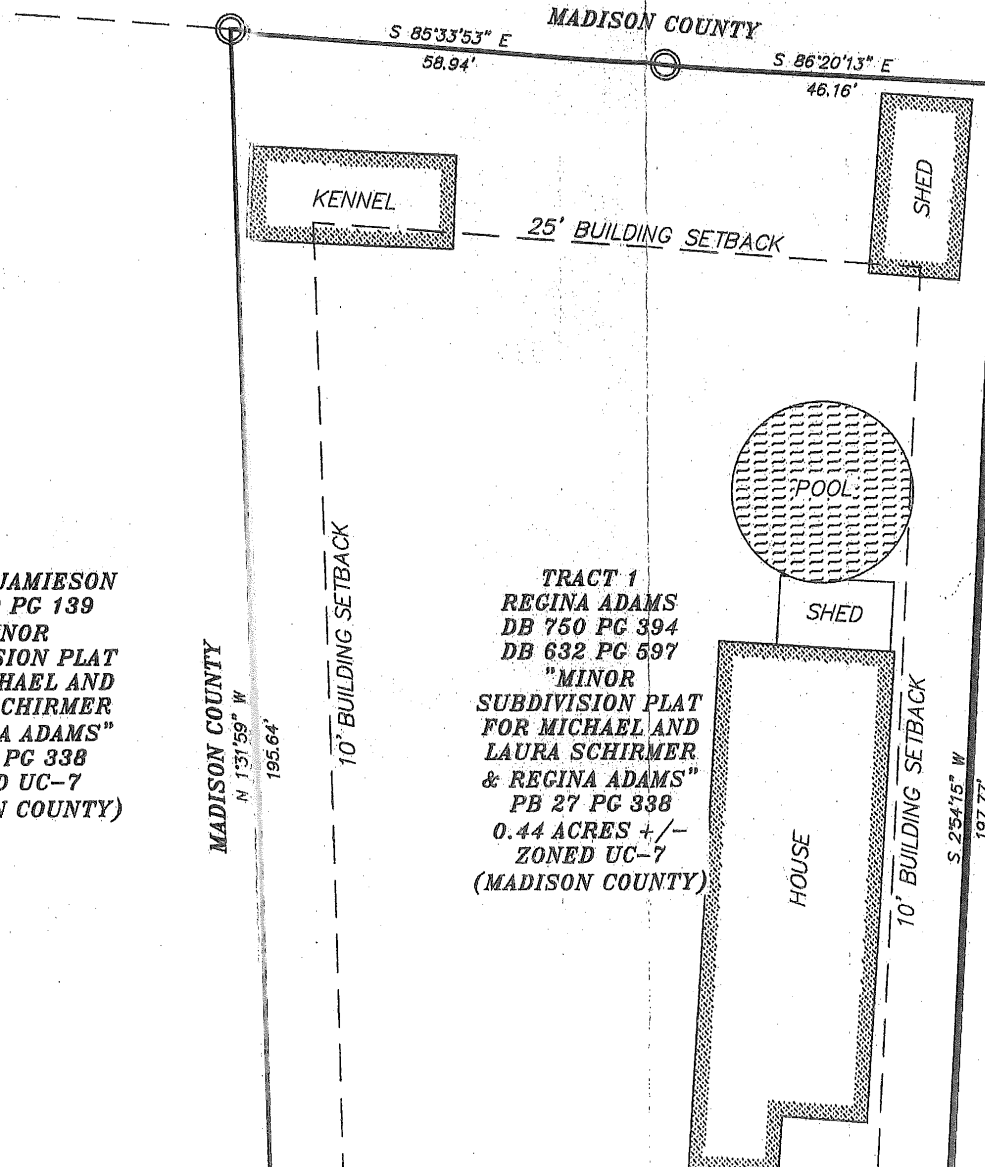
A CERTAIN TRACT OF LAND ON THE NORTH SIDE OF GINGER LANE IN BEIRA, MADISON COUNTY, KENTUCKY AND BEING BOUND BY SURVEY PERFORMED BY ABACUS ENGINEERING AND LAND SURVEYING, DATED JULY 4TH, 2018 UNDER PROFESSIONAL LAND SURVEYOR DWAYNE WHEATLEY, LICENSE #3265, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN AND CAP IN THE NORTH RIGHT OF WAY GINGER LANE (25' FROM CENTERLINE) AND COMMON CORNER TO WILLIAM JAMIESON (DB 749 PG 139); THENCE LEAVING SAID RIGHT OF WAY WITH JAMIESON N 01°31'59" W 195.64' TO A SET IRON PIN AND CAP AND COMMON CORNER TO WESLEY AND DOROTHY WILLIAMS (DB 727 PG. 285); THENCE LEAVING JAMIESON WITH WILLIAMS THE FOLLOWING (2) CALLS:

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**WILLIAM JAMIESON
 DB 749 PG 139
 "MINOR
 SUBDIVISION PLAT
 FOR MICHAEL AND
 LAURA SCHIRMER
 & REGINA ADAMS"
 PB 27 PG 338
 ZONED UC-7
 (MADISON COUNTY)**

**TRACT 1
 REGINA ADAMS
 DB 750 PG 394
 DB 632 PG 597
 "MINOR
 SUBDIVISION PLAT
 FOR MICHAEL AND
 LAURA SCHIRMER
 & REGINA ADAMS"
 PB 27 PG 338
 0.44 ACRES +/-
 ZONED UC-7
 (MADISON COUNTY)**



WESLEY AND
DOROTHY WILLIAMS
DB 727 PG 285
"BOUNDARY RETRACEMENT
PLAT FOR LILLIAN AND
MARGARET WILLIAMS"
PB 27 PG 49
ZONED UC-7
(MADISON COUNTY)

TRACT 1
MICHAEL AND
LAURA SCHIRMER
DB 688 PG 131
"BOUNDARY
RETRACEMENT
PLAT FOR FRED
WILLIAMS ESTATE"
PB 26 PG 284
ZONED R-1
(CITY OF BEREA)

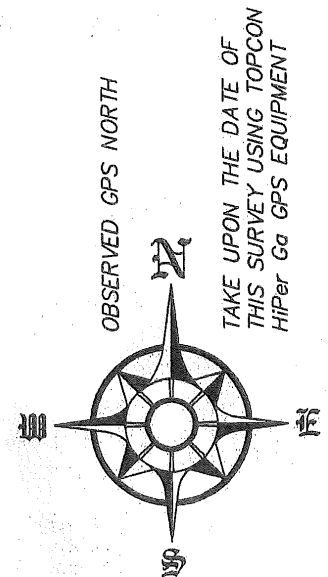
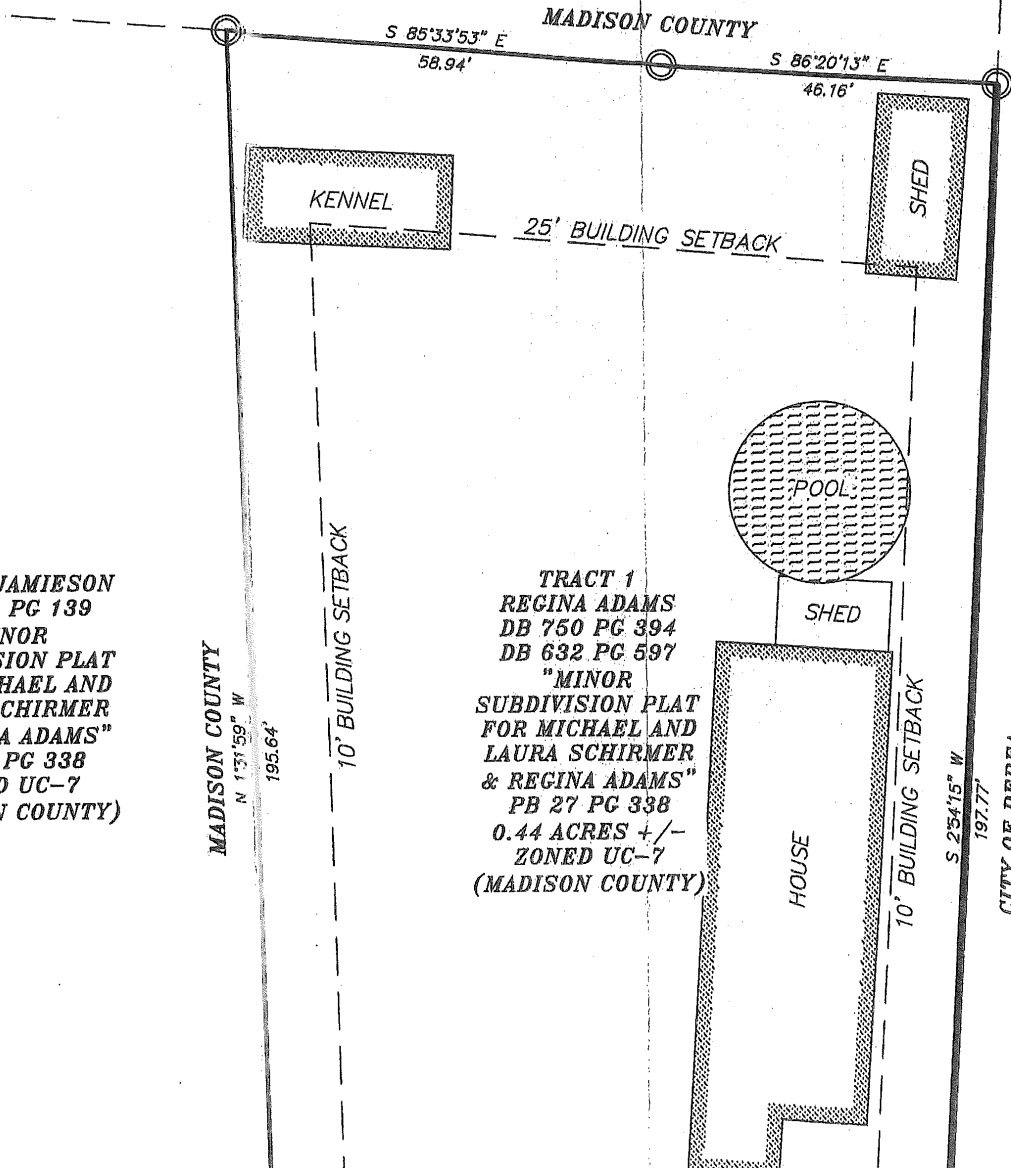
NOTES:

- 1.) THE PURPOSE OF THIS PLAT IS TO ANNEX THE SOUTHWEST CORNER OF THE REGINA ADAMS PROPERTY (DB 750 PG 394) AND TO ANNEX THE SHED TO THE SHED LOT OF THE CITY OF BEREA; AS SHOWN HEREON.
- 2.) URBAN CLASS SURVEY.
- 3.) ALL CORNERS ARE MARKED WITH 18" IN LENGTH #4 REBAR WITH THE CORNER STAMPED "ABACUS LPLS 3265" UNLESS OTHERWISE NOTED.
- 4.) SOURCE OF TITLE: DB 750 PG 394.
- 5.) THIS PROPERTY HAS BEEN FOUND TO BE OUTSIDE THE FLOOD HAZARD ZONE DETERMINED TO BE OUTSIDE THE FLOOD HAZARD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 210342 0358-C EFFECTIVE 10/15/03.
- 6.) NO CONSTRUCTION SHALL OCCUR WITHOUT THE APPROVAL OF AN ON-SITE SEPTIC DISPOSAL SYSTEM AS REQUIRED BY THE HEALTH DEPARTMENT.
- 7.) CONTOURS OMITTED FOR CLARITY.
- 8.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OR IMPLIED, OF RECORD IN THE MADISON COUNTY RECORDS.
- 9.) RIGHT OF WAY ESTABLISHED PER PLAT FOR THE CITY OF BEREA.

WILLIAM JAMIESON
DB 749 PG 139
"MINOR
SUBDIVISION PLAT
FOR MICHAEL AND
LAURA SCHIRMER
& REGINA ADAMS"
PB 27 PG 338
ZONED UC-7
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TRACT 1
REGINA ADAMS
DB 750 PG 394
DB 632 PG 597
"MINOR
SUBDIVISION PLAT
FOR MICHAEL AND
LAURA SCHIRMER
& REGINA ADAMS"
PB 27 PG 338
0.44 ACRES +/-
ZONED UC-7
(MADISON COUNTY)

TRACT 1-A
REGINA ANGLIM
DB 742 PG 201
"MINOR
CONSOLIDATION
PLAT - BOUNDARY
SURVEY"
PB 27 PG 158
ZONED R-1
(CITY OF BEREA)

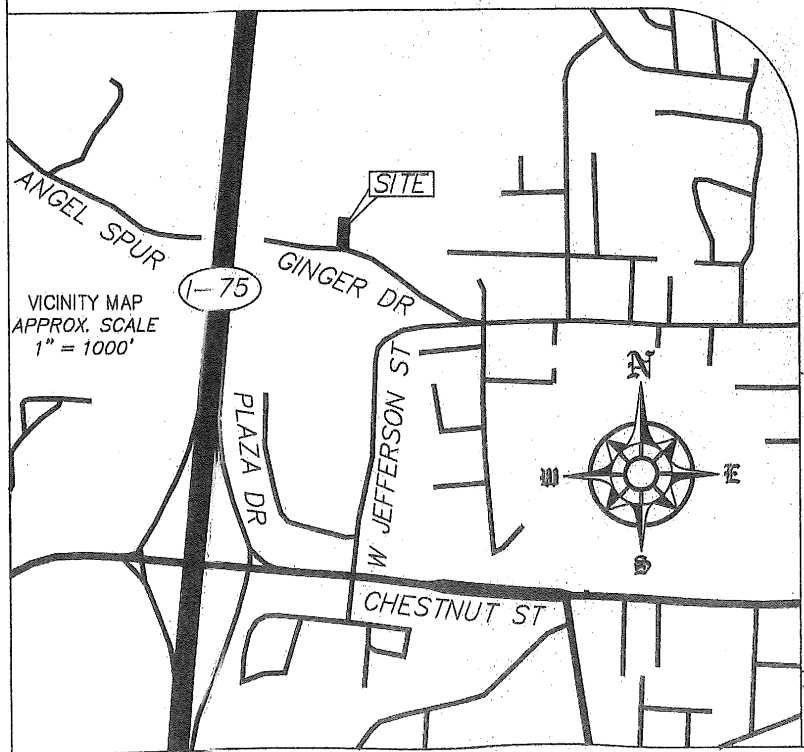
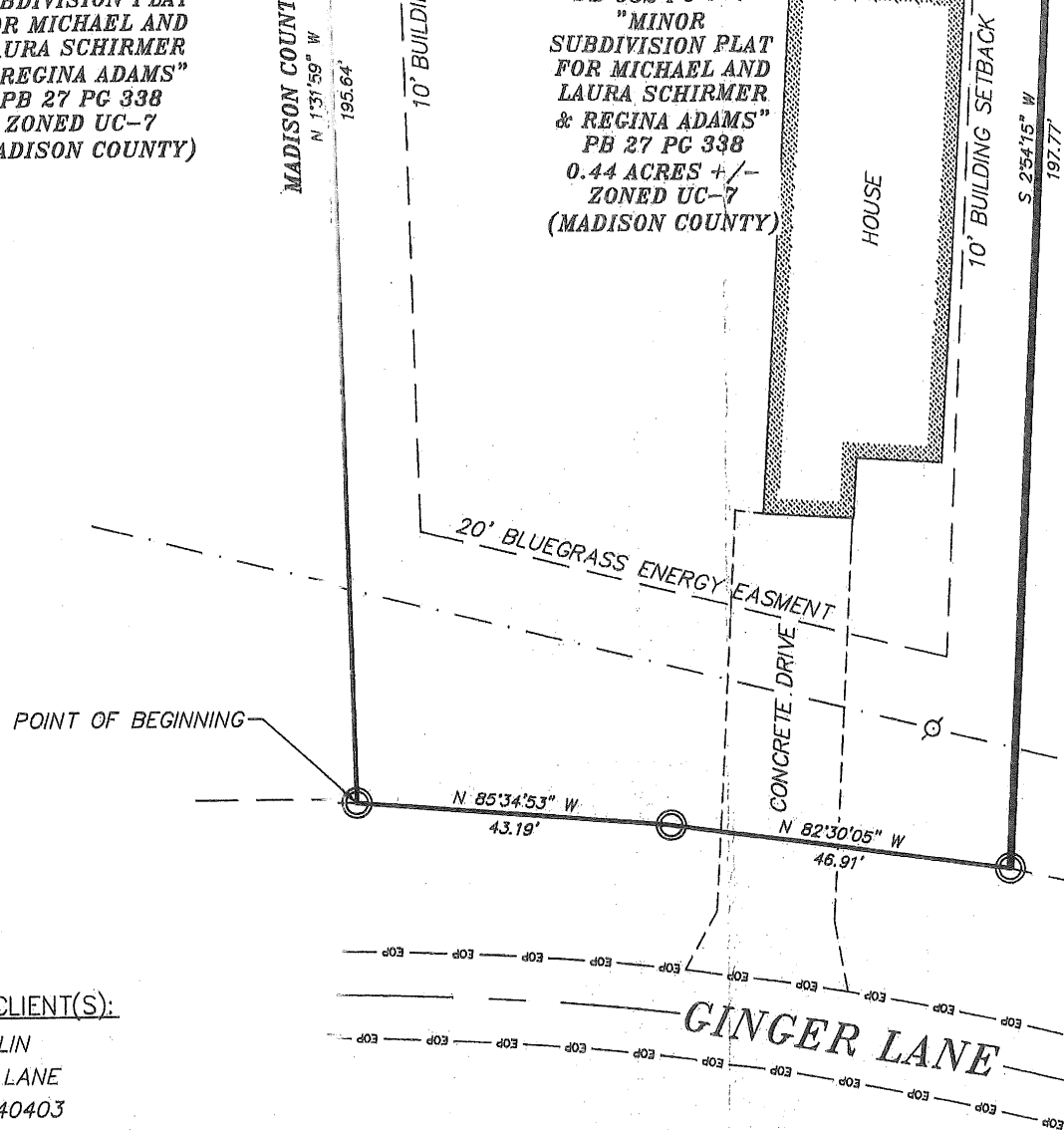


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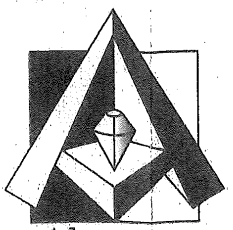

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SUBDIVISION PLAT FOR MICHAEL AND LAURA SCHIRMER & REGINA ADAMS" PB 27 PG 338 ZONED UC-7 (MADISON COUNTY)

"MINOR SUBDIVISION PLAT FOR MICHAEL AND LAURA SCHIRMER & REGINA ADAMS" PB 27 PG 338 0.44 ACRES +/- ZONED UC-7 (MADISON COUNTY)



OWNER(S)/CLIENT(S):
 REGINA ANGLIN
 180 GINGER LANE
 BERA, KY 40403

Signed: DWAYNE WHEATLEY P.E. 19640	STATE OF KENTUCKY DWAYNE WHEATLEY 3265 LICENSED PROFESSIONAL LAND SURVEYOR	 Abacus Engineering & Land Surveying 236 Boggs Lane, Suite 4 Richmond, KY 40475 P: (859) 625-1200 ~ F: (859) 625-1207
	Signed: 	

Project N
Scale:
Drawn by:
Checked by:
Date of Survey:
Date of Plat:
Date of Revision:

FOR MICHAEL AND
 AURA SCHIRMER
 REGINA ADAMS"
 PB 27 PG 338
 ZONED UC-7
 (MADISON COUNTY)

MADISON COUNTY
 N 1°31'59" W
 195.64'

"MINOR
 SUBDIVISION PLAT
 FOR MICHAEL AND
 LAURA SCHIRMER
 & REGINA ADAMS"
 PB 27 PG 338
 0.44 ACRES +/-
 ZONED UC-7
 (MADISON COUNTY)

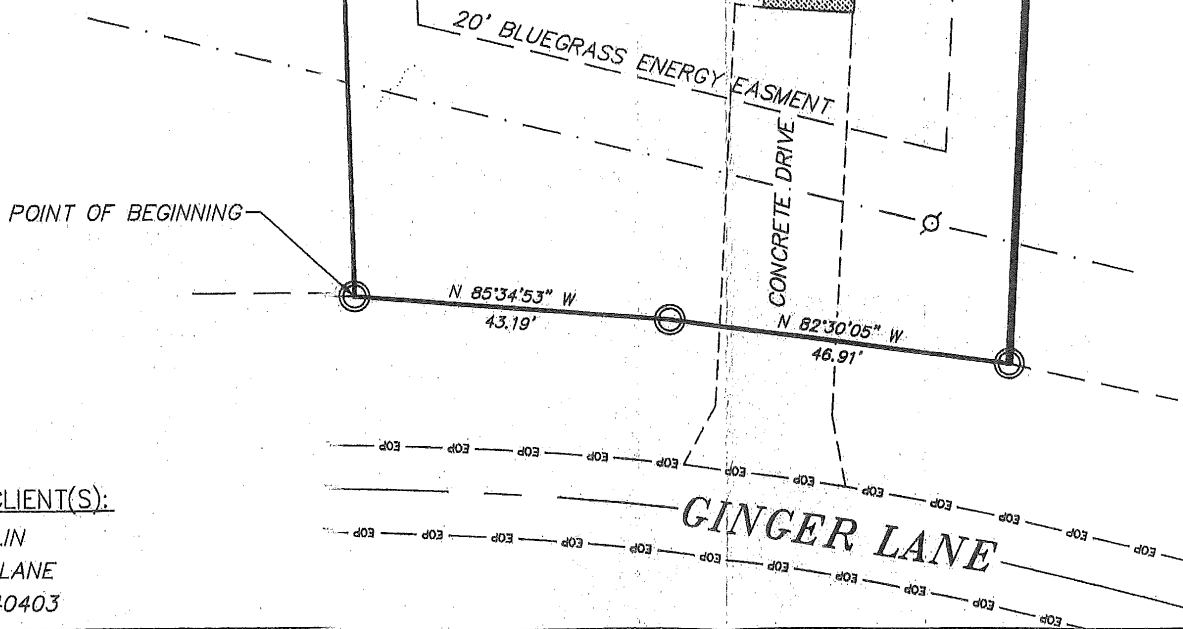
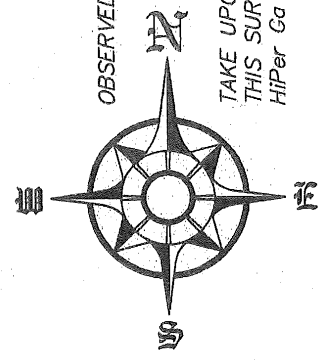
HOUSE

10' BUILDING SETBACK

S 25°41'15" W
 197.77'

CITY OF BEREA

TRACT 1-A
 REGINA ANGLIN
 DB 742 PG 20
 "MINOR
 CONSOLIDATION"
 PLAT - BOUNDARY
 SURVEY"
 PB 27 PG 158
 ZONED R-1
 (CITY OF BEREA)



LEGEND

- — SET 1/2" DIA. IRON PIN (18" in length #4 Rebar with yellow plastic caps stamped "ABACUS LPLS #3265")
- ⊗ — UTILITY POLE

UTILITY AND EASEMENTS
 All utilities should be field verified begins. Any contractor, owner, or de that any excavation upon this site of additional underground utili This plat depicts all visible easer record only as discovered during and does not warranty the depicti or encumbrances.

Kentucky

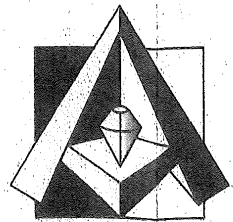


Dial 811 for B & Cable Lo

CLIENT(S):
 WHEATLEY
 LANE
 40403

STATE OF KENTUCKY
 DWAYNE WHEATLEY
 3285
 LICENSED PROFESSIONAL LAND SURVEYOR

Signed: *[Signature]*



Abacus
 Engineering & Land Surveying
 236 Boggs Lane, Suite 4
 Richmond, KY 40475
 P: (859) 625-1200 ~ F: (859) 625-1207

Project No.:	18-104
Scale:	1" : 20'
Drawn by:	RT
Checked by:	DW
Date of Survey:	11MAY2018
Date of Plat:	04JUL2018
Date of Revision:	04JUL2018

ANNEXATION PLAT FOR
REGINA ANGLIN
PROPERTY AT 180 GINGER
BEREA, MADISON COUNTY, KY

WHEATLEY
 19640

DWAYNE WHEATLEY
 L.S. 3285