

CITY OF CENTRAL CITY, KENTUCKY
ORDINANCE BILL #2023 - 01

AN ORDINANCE ANNEXING TERRITORY INTO
THE CITY OF CENTRAL CITY, KENTUCKY,
TO BE KNOWN AS
“THE 2023 SMORE CAPITAL, LLC ANNEXATION”

WHEREAS, Smore Capital, LLC, by and thru its member Kristopher W. Schmid, has requested that certain real estate owned by it located on the south side of Central City containing 37.166 acres fronting U. S. Highway 431 North, and adjacent to the boundary of the city limits, which property is currently outside the city limits of the City of Central City, be annexed into the City of Central City, and have consented in writing to such annexation; a copy of the written request and consent to annexation signed by the owner of the property to be annexed, Smore Capital, LLC, being attached hereto and made a part hereof by reference; and

WHEREAS, the territory requested to be annexed by consent is contiguous to the City of Central City's current boundaries and is urban in character or suitable for development for urban purposes without unreasonable delay; and

WHEREAS, the City of Central City desires to expand its territory to facilitate commercial and other growth in the area hereinafter described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF CENTRAL CITY, KENTUCKY, AS FOLLOWS:

1. The territory described in "Exhibit A" attached hereto and made a part hereof by reference, which territory is also shown on a map or plat also attached hereto and made a part hereof by reference, is hereby annexed into the city limits of the City of Central City, Kentucky, and shall henceforth be a part of the City of Central City, Kentucky.

2. Pursuant to the recommendation of the City-County Planning and Zoning Commission and KRS 81A.412, KRS 160 209, and all other applicable authority, the above described territory annexed hereby shall be zoned B-2 as marked on the map or plat attached hereto and made a part hereof by reference, and an appropriate map amendment to the city zoning map shall be made pursuant to this ordinance.


3. Pursuant to KRS 81A.470, the City Clerk of the City of Central City, Kentucky, shall cause a certified copy of this Ordinance, including the map or plat exhibit, as well as the exhibit containing the metes and bounds description of the annexed area, to be filed with the Muhlenberg County Clerk, with the Kentucky Secretary of State, and with the Commonwealth of Kentucky Department of Local Government, for recording in said offices.

4. Pursuant to KRS 81A.475, within sixty (60) days of effective date of this Ordinance, the City Clerk of the City of Central City, Kentucky shall cause, in addition to a map clearly delineating the boundaries of the area annexed hereby, a list of the names and addresses of those property owners and registered voters who reside in the area annexed hereby, as of the effective date of this ordinance, to be filed with the Muhlenberg County Clerk.

5. This Ordinance shall take effect upon its passage, approval, and publication as required by law.

DATED: This the 8th day of March, 2023.

ATTEST:


David G. Rhoades, City Clerk


Tony Armour, Mayor

FIRST READING: February 8, 2023

ROLL CALL

	<u>YES</u>	<u>NO</u>
DURALL	<u>✓</u>	<u> </u>
COOMBS	<u>✓</u>	<u> </u>
HEARLD	<u>absent</u>	<u> </u>
JENKINS	<u>✓</u>	<u> </u>
LANCASTER	<u>✓</u>	<u> </u>
MILLER	<u>✓</u>	<u> </u>
HIGGS	<u>✓</u>	<u> </u>
CUNNINGHAM	<u>✓</u>	<u> </u>

TOTAL: 7

TO: THE MAYOR AND CITY COUNCIL OF CENTRAL CITY, KENTUCKY

SUBJECT: REQUEST AND CONSENT TO ANNEXATION

MATERIAL TO BE SUBMITTED WITH THIS FORM:

- DEED OR DEEDS
- PLAT OF AREA TO BE ANNEXED PREPARED BY LICENSED PROFESSIONAL LAND SURVEYOR
- METES & BOUNDS DESCRIPTION OF AREA TO BE ANNEXED PREPARED BY LICENSED. PROFESSIONAL LAND SURVEYOR

The undersigned owner(s) of real estate more particularly described in the copy or copies of the deed or deeds attached hereto. There is also furnished a plat and description conforming to the requirements of KRS 81A.470. The undersigned request(s) and consent(s), pursuant to Kentucky Revised Statute 81A.412 that the real estate designated in the aforesaid plat and description be annexed into the corporate limits of the City of Central City, Kentucky.

The undersigned understand that a zoning classification will be assigned to the annexed area, which zoning will become effective upon the annexation becoming final.

PRINT FULL NAME(S): Smore Capital, LLC

Kristopher W. Schmid

PRINT ADDRESS(ES): 2678 S. Hametown Rd

Norton, OH 44203

HOME TELEPHONE: () _____ CELL PHONE: (904) 622-6827

WORK TELEPHONE: () _____ OTHER PHONE: () _____

SIGNATURE(S): X Kristopher W. Schmid DATE: 11/17/22

X _____ DATE: _____

X _____ DATE: _____

X _____ DATE: _____

IMPORTANT: ALL OWNERS AND SPOUSES OF OWNERS MUST SIGN IN ORDER FOR THIS REQUEST AND CONSENT TO BE EFFECTIVE

EXHIBIT "A"

Description of a proposed annexation to the south side of the City of Central City, Kentucky.

Beginning at an existing steel right of way brace end post (NAD 83 South Zone coordinates N 1988062.686 E 1245823.390); being in the southeast right of way of the ramp to the West Kentucky Parkway and in the northeast right of way of U.S. Highway 431, and being North 39-38-36 East 210.87 feet from a concrete right of way monument in the southwest right of way of U.S. Highway 431; thence with the right of way of the West Kentucky Parkway the following five (5) calls: North 40-46-32 East 149.27 feet to a steel brace post; North 20-29-29 East 307.28 feet to a steel brace post; North 68-06-03 East 274.38 feet to a steel brace post; North 87-04-03 East 562.85 feet to a steel brace post in the west right of way of KY Highway 604; North 87-04-03 East 82.43 feet to a point in the center of the pavement of KY Highway 604; thence with the centerline of KY Highway 604 the following three (3) calls: South 07-54-47 West 576.02 feet to a point; South 01-14-55 East 219.21 feet to a point; South 05-47-49 West 325.44 feet to a point where Youngstown Road begins; thence with the centerline of Youngstown Road the following twenty (20) calls: South 02-28-26 West 192.87 feet; South 07-07-28 East 362.12 feet; South 12-15-31 East 734.79 feet; South 12-09-33 East 349.31 feet; South 07-34-17 East 55.61 feet; South 02-44-15 East 54.07 feet; South 01-19-21 West 53.86 feet; South 04-52-41 West 163.38 feet; South 06-35-35 West 106.25 feet; South 09-05-39 West 82.79 feet; South 12-50-14 West 58.13 feet; South 19-49-48 West 61.12 feet; South 27-39-31 West 79.41 feet; South 31-59-32 West 98.29 feet; South 34-41-01 West 53.87 feet; South 38-15-27 West 27.83 feet; South 54-28-51 West 25.60 feet; South 74-16-40 West 28.36 feet; South 86-53-26 West 34.89 feet; North 79-31-47 West 50.04 feet to a point in the center of U.S. Highway 431; thence with the centerline of the existing pavement of said highway the following five (5) calls: North 10-28-13 East 144.12 feet to the beginning of a non tangential curve, thence with said curve to the left having a radius of 2873.69 feet, an arc length of 2472.79 feet and a long chord of North 12-55-44 West 2397.20 feet; thence still with the centerline North 39-33-31 West 161.71 feet; North 41-43-59 West 104.03 feet; North 46-38-30 West 427.86 feet to a point in the center of U.S. Highway 431; thence leaving the centerline North 39-38-36 East 100.00 feet to the beginning containing 37.166 acres pursuant to a February 2, 2023 survey by William C. Hill, PLS No. 2102.

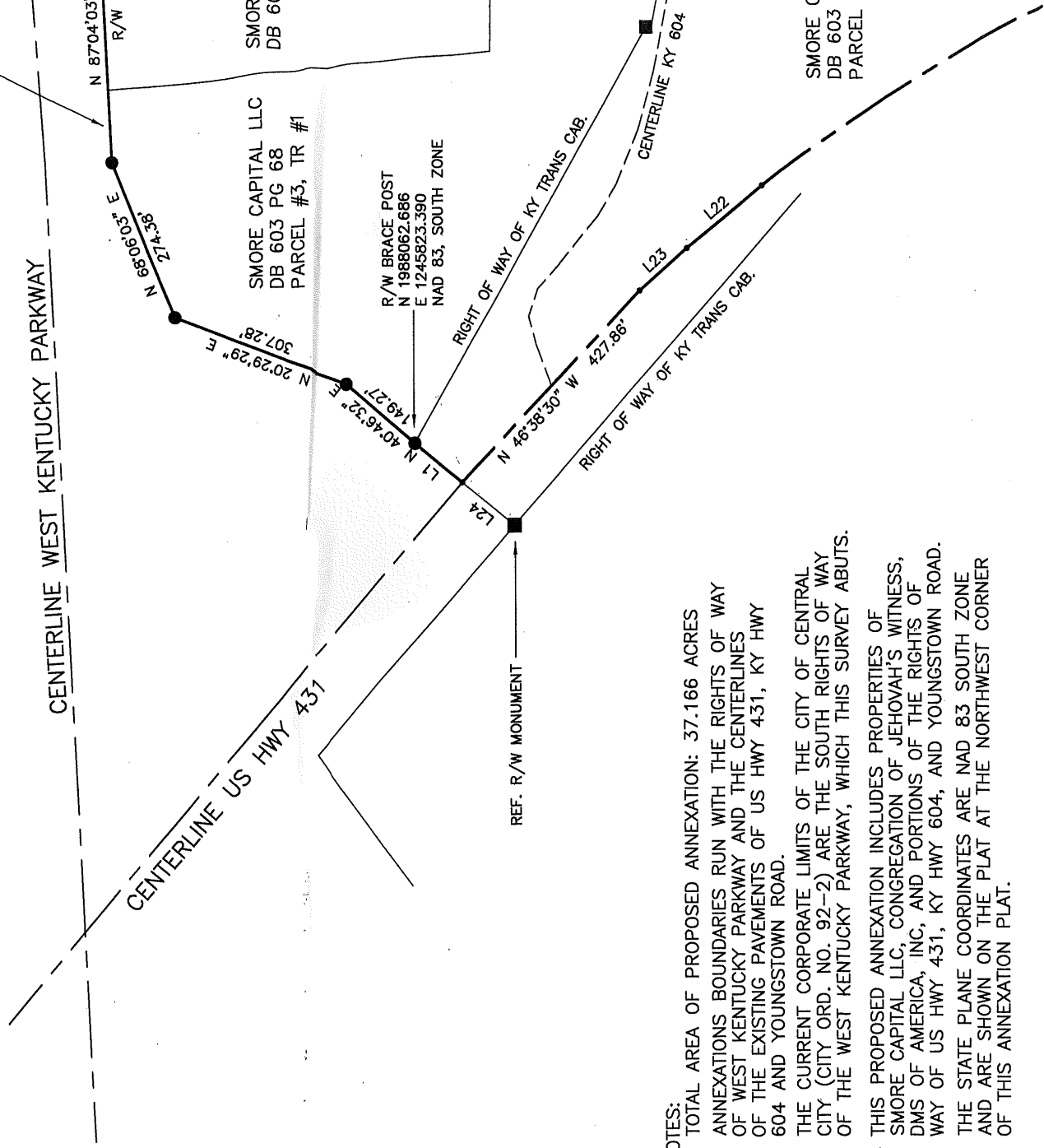
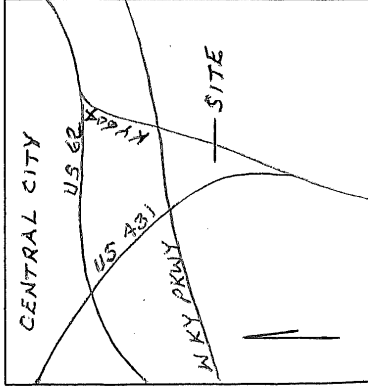
William C Hill

2-3-2023

William C. Hill, PLS No. 2102

Date





- NOTES:
1. TOTAL AREA OF PROPOSED ANNEXATION: 37.166 ACRES
 2. ANNEXATIONS BOUNDARIES RUN WITH THE RIGHTS OF WAY OF WEST KENTUCKY PARKWAY AND THE CENTERLINES OF THE EXISTING PAVEMENTS OF US HWY 431, KY HWY 604 AND YOUNGSTOWN ROAD.
 3. THE CURRENT CORPORATE LIMITS OF THE CITY OF CENTRAL CITY (CITY ORD. NO. 92-2) ARE THE SOUTH RIGHTS OF WAY OF THE WEST KENTUCKY PARKWAY, WHICH THIS SURVEY ABUTS.
 4. THIS PROPOSED ANNEXATION INCLUDES PROPERTIES OF SMORE CAPITAL LLC, CONGREGATION OF JEHOVAH'S WITNESS, DMS OF AMERICA, INC, AND PORTIONS OF THE RIGHTS OF WAY OF US HWY 431, KY HWY 604, AND YOUNGSTOWN ROAD.
 5. THE STATE PLANE COORDINATES ARE NAD 83 SOUTH ZONE AND ARE SHOWN ON THE PLAT AT THE NORTHWEST CORNER OF THIS ANNEXATION PLAT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 39°38'36" E	100.00'
L2	N 87°04'03" E	82.43'
L3	S 01°14'55" E	219.21'
L4	S 02°28'26" W	192.87'
L5	S 07°34'17" E	55.61'
L6	S 02°44'15" E	54.07'
L7	S 01°19'21" W	53.86'
L8	S 04°52'41" W	163.38'
L9	S 06°35'35" W	106.25'
L10	S 09°05'39" W	82.79'
L11	S 12°50'14" W	58.13'
L12	S 19°49'48" W	61.12'
L13	S 27°39'31" W	79.41'

A=2472.79'
R=2873.69'

REF. R/W MONUMENT

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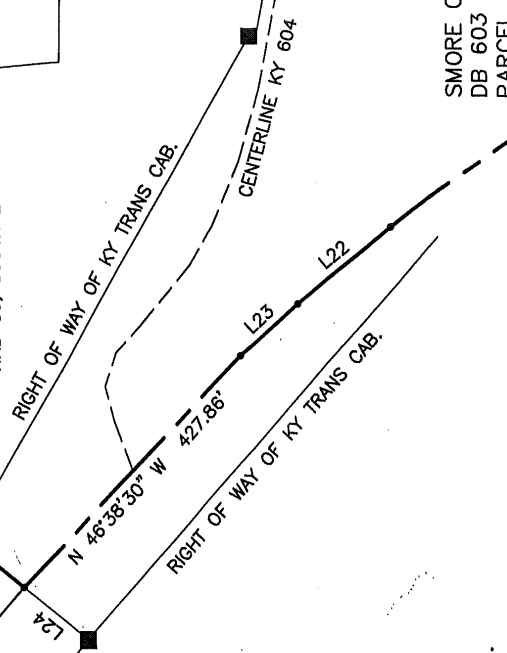
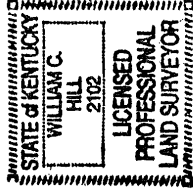
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L12	S 19°49'48" W	61.12'
L13	S 27°39'31" W	79.41'
L14	S 31°59'32" W	98.29'
L15	S 34°41'01" W	53.87'
L16	S 38°15'27" W	27.83'
L17	S 54°28'51" W	25.60'
L18	S 74°16'40" W	28.36'
L19	S 86°53'26" W	34.89'
L20	N 79°31'47" W	50.04'
L21	N 10°28'13" E	144.12"
L22	N 39°33'31" W	161.71'
L23	N 41°43'59" E	104.03'
L24	N 39°38'36" E	110.87'

- R/W FENCE BRACE POST
- CONC. R/W MONUMENT
- INFLECTION POINT
- CENTERLINE OF PAVEMENT & ANNEXATION BOUNDARY
- - - CENTERLINE OF PAVEMENT

CERTIFICATION OF SURVEYOR

I hereby certify that the survey depicted by this plat was done by me by the method of random traverse with sideshots, and was not adjusted. The unadjusted precision ratio of the random traverse was 1:36,900. This is an annexation survey and meets the specifications of this class. The bearings are based upon a GPS survey and the coordinates are reported in NAD 83, Southern Zone.

William C. Hill
 William C. Hill PLS 2102 Date 2-3-2023



A=2472.79'
 R=2873.69'
 Δ=49°18'09"
 B=N 12°55'44"
 C=2397.20'
 T=1318.79'

DMS OF AMERICA
 DB 589 PG 32

SMORE CAPITAL
 DB 603 PG
 PARCEL #3,

EXISTING CORPORATE LIMITS OF
THE CITY OF CENTRAL CITY
ORD. NO. 92-2; 04/21/1992



KENTUCKY PARKWAY

N 63°06'03" E
274.38'

N 87°04'03" E 562.85'
R/W W KY PARKWAY

N 20°29'29" E
307.28'

SMORE CAPITAL LLC
DB 603 PG 68
PARCEL #3, TR #1

R/W BRACE POST
N 1988062.686
E 1245823.390
NAD 83, SOUTH ZONE

SMORE CAPITAL LLC
DB 603 PG 80

S 07°54'47" W 576.02'
CENTERLINE KY HWY 604

RIGHT OF WAY

N 46°38'30" W
427.86'

RIGHT OF WAY OF KY TRANS CAB.

S 05°47'49" W 325.44'
C.L. KY 604

RIGHT OF WAY
C.L. KY 604

CENTERLINE KY 604

L23

L22

RIGHT OF WAY OF KY TRANS CAB.

SMORE CAPITAL LLC
DB 603 PG 68
PARCEL #3, TR #1

E 82°07'00" S
362.12'

CENTERLINE US HWY 431

A=2472.79'
P=2873.60'

