

CITY CLERK CERTIFICATION

I certify I am duly qualified City Clerk of the City of Columbia, Kentucky, and the following 1 page of Ordinance No. 110.45 is a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on June 23, 2023 and published on July 06, 2023, all as appears in the official records of said City.

Witness, my hand and (Seal or Seal of said City), this 22nd day of August, 2023.



Woody Sharpe
City Clerk

RECEIVED AND FILED
DATE April 18, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY [Signature]

Ordinance: 110.45

AN ORDINANCE ANNEXING TERRITORY LOCATED AT THE CITY OF COLUMBIA'S SOUTHWESTERN BOUNDRY AT INTERSECTION OF ADAIR VETERANS MEMORIAL HIGHWAY AND HUDSON STREET IN THE CITY OF COLUMBIA.

WHEREAS, the territory annexed, approximately 18 acres extending from Columbia's southwestern boundary and to the East of Adair Veterans Memorial Highway and South of Hudson Street, is contiguous to the City of Columbia and of urban character or suitable for urban development without unreasonable delay; and, WHEREAS, the City of Columbia, is in receipt of written consent from the owners of the below described property and acknowledges their desire to have the below described property annexed into the City of Columbia. NOW, THEREFORE, BE IT ORDAINED by the City of Columbia, as follows:

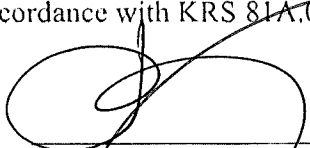
1. The territory described below, a legal description of which is attached to this ordinance as Exhibit A and is fully incorporated into this ordinance, is hereby annexed into the City of Columbia:

-Real Property owned by D8 Farms #2, LLC. and located at the southern corner of Hudson Street and Adair Veterans Memorial Highway and containing approximately 18 acres. A more detailed description is attached hereto at **Exhibit "A"**.

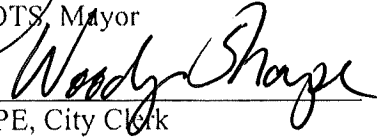
2. The provisions of this Ordinance are hereby declared to be severable and, if any section, phrase or provision shall for any reason, be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.

3. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict herewith are hereby repealed.

4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on March 6, 2023, read for the first time, and given final reading on June 23, 2023, and said Ordinance shall be in full force and effect upon the signature, recordation, and publication in accordance with KRS 81A.060 and KRS Chapter 424.



HON. PAM HOOTS, Mayor



WOODY SHARPE, City Clerk

First Reading March 06, 2023
Second Reading June 23, 2023
Published July 06, 2023

EXHIBIT "A"

D8 FARM NO. 2, LLC.

TRACT ONE:

DESCRIPTION OF A TRACT OF LAND, BY A NEW SURVEY, THE PROPERTY OF H.II. COOMER (DEED BOOK 88 PAGE 213 & DEED BOOK 118 PAGE 298), LOCATED APPROXIMATELY 250.00 FEET NORTHEAST FROM THE SEVENTH DAY ADVENTIST CHURCH ROAD ON THE SOUTH SIDE OF HWY. #61 IN ADAIR COUNTY, KENTUCKY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a set 3/8" re-bar pin with cap #3318 on THE south right of way of Hwy #61 and a corner with Ann Wallace (Deed Book 225 Page 131); thence N 84 degrees 50' 16" E 224.12 feet, with right of way to a set 3/8" re-bar pin with cap #3318; thence N 81 degrees 48' 24" E 219.97 feet to a set 3/8" re-bar pin with cap #3318 and a corner with Bobby D. Sneed (Deed Book 146 Page 521); thence S 35 degrees 54' 21" E 378.66 feet, leaving right of way and with aforementioned deed to a set 3/8" re-bar pin with cap #3318 on THE north bank of a branch; thence S 35 degrees 54' 21" E 15.00 feet to a point in THE center of THE branch and in THE line of William L. Walker; thence S 38 degrees 38' 28" W 706.33 feet, up THE meanders reduced to a straight line, with Walker to a point and a corner with Dale A. Mann (Deed Book 165 Page 149); thence N 46 degrees 32' 53" W 15.00 feet, leaving branch and with Mann to a set 3/8" re-bar pin with cap #3318 on THE north bank of branch; thence N 46 degrees 32' 53" W 630.60 feet to a set 3/8" re-bar pin with cap #3318 and a corner with Wallace; thence N 32 degrees 23' 40" E 444.15 feet, with same to THE point of beginning, containing 10.55 acres more or less.

This survey is subject to any and all easements, restrictions and rights of way of record at this time.

I hereby certify that this Radical Survey was made under my direction and it meets THE Minimum Standards required by The State of Kentucky as defined by KRS 322. Michael E. McKinney R.L.S. #3318, August 19, 1997.

BEING the same property conveyed to D8 Farm No. 2, LLC, by and through its Manager Eddie Franklin, of PO Box 669, Columbia, Kentucky by Deed from Don Franklin and Barbara Franklin, husband and wife, by deed dated January 1, 2005, of record in Deed Book 289, Page 513, in the office of the Adair County Court Clerk, Columbia, Kentucky.

TRACT TWO:

BEGINNING on a post on the north side of Walker Road; thence with the road, N 36 degrees 24' W 262 feet, N 58 degrees 30' W 150.5 feet; thence N 43 degrees 57' W 327.5 feet to a 2" Cedar; thence leaving the road, N 45 degrees 30' E 296 feet to a steel post; thence with the fence and Harlin Coomer's line, S 46 degrees 15' E 870 feet to a post; thence with west side of old road S 39 degrees 04' W 303.7 feet to a post; thence with Harold Campbell's line N 46 degrees

W 173 feet to a post; thence S 38 degrees 15' W 20 feet to the BEGINNING, CONTAINING 6.11 ACRES, MORE OR LESS.

BEING the same property conveyed to D8 Farm No. 2, LLC, by and through its Manager, Eddie Franklin, of PO Box 669, Columbia, Kentucky by Deed from Don Franklin and Barbara Franklin, husband and wife, by deed dated January 1, 2005, of record in Deed Book 289, Page 519, in the office of the Adair County Court Clerk, Columbia, Kentucky.

**CONSENT TO ANNEXATION AND
WAIVER TO REMONSTRATE STATUTORY RIGHTS**

WHEREAS, the territory intended to be annexed, approximately 18 acres extending from Columbia's western boundary and extending west on Hudson Street and joining Adair Veteran's Memorial Highway, is contiguous to the City of Columbia; and is more specifically described as follows:

-Real Property owned by D8 Farms #2, LLC. and located at the southern corner of Hudson Street and Adair Veterans Memorial Highway and containing approximately 18 acres. A more detailed description is attached hereto at **Exhibit "A"**.

WHEREAS, the territory intended to be annexed is either urban in character or suitable for urban development without unreasonable delay because many of the residential and commercial lots in the area are in receipt of city services; and,

WHEREAS, the proposed territory to be annexed is all situated within the County of Adair, Kentucky, and not within another incorporated city or in the process of being incorporated, nor within an agricultural district; and,

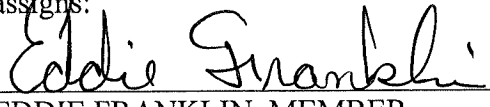
WHEREAS, all the real property owners within the territory enter into this agreement and hereby give consent to the proposed annexation herein and hereby waive their right and ability to remonstrate any rights pursuant to the laws of the Commonwealth of Kentucky regarding the annexation herein; and,

WHEREAS, the City, in consideration of the mutual promises and covenants stated herein, and after obtaining the consent of all real property owners stated herein, does hereby grant to the real property owners stated below a 5 year real property tax abatement for any and all real property taxes owing to the City as a result of the below described property becoming territory of the City of Columbia, Kentucky, which shall begin January 1, 2025 and end on December 31, 2030.

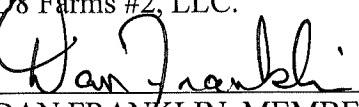
NOW, THEREFORE, the Real Property Owners stated below the City of Columbia, agree as follows:

1. Pursuant to KRS 81A.420, the City of Columbia hereby declares it desirable to annex the property described below and the real property owners of the property described below do hereby consent to said annexation into the City of Columbia, Kentucky the territory described herein.

This Consent and Waiver is hereby entered into this the 1st day of ~~January~~ ^{February}, 2023 by and between the City of Columbia, Kentucky and the following real property owners, their heirs and assigns:



EDDIE FRANKLIN, MEMBER
D8 Farms #2, LLC.



DAN FRANKLIN, MEMBER
D8 Farms #2, LLC.

HON. PAMELA HOOTS, MAYOR
City of Columbia, Kentucky.

McKinney Land Surveying
103 South Reed Street Columbia, Ky. 42728
Phone (270) 384-5293

Michael E. McKinney P.L.S. #3318
County Surveyor of Adair

November 01, 2023

DESCRIPTION OF A TRACT OF LAND, BY ANNEXATION SURVEY, THE FRANKLIN PROPERTY DEED BOOK 289 PAGE 513 PORTION OF DEED BOOK 309 PAGE 65 AND DEED BOOK 289 PAGE 519 RECORDED IN THE ADAIR COUNTY CLERK'S OFFICE, LOCATED APPROXIMATELY SOUTHEAST OF THE INTERSECTION OF KY HIGHWAY #2287 (AKA HUDSON STREET) AND ADAIR VETERANS MEMORIAL BYPASS (HIGHWAY #55) OF ADAIR COUNTY, COMMONWEALTH OF KENTUCKY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Annexation of Franklin Property
Ordinance No. 110.45

Beginning at a re-bar found cap #4048 on the south right of way Highway #2287 (Hudson Street) R/W varies and Kentucky State Plane Coordinate System South Zone Northern-3560221.43 Eastern-5044748.78 and corner with Bobby Sneed (Deed Book 237 Page 308); thence leaving the right of way and with B. Sneed S 35°48'13" E, passing a re-bar found cap #4048 at 15.00', 419.51' to a point in the branch and in the line of D8 Farms No. 1, LLC. (Deed Book 349 Page 61); thence leaving B. Sneed and with D8 Farms No. 1, LLC. and with center line of the branch S 28°55'18" W 111.03' to a point; thence S 40°47'09" W 20.59' to a point; thence S 17°28'22" W 62.10' to a point; thence S 41°47'03" W 100.70' to a point; thence S 49°47'54" W 192.58' to a point; thence S 38°42'51" W 192.56' to a point; thence S 23°26'32" W 69.80' to a point; thence S 40°44'46" W 141.16' to a point; thence S 37°58'18" W 128.21' to a point and the line of Adair Veterans Memorial Bypass (Department of Highways Plans of Proposed Project Adair County Columbia Bypass STP 55-1(035) Sheet 20 and corner with Commonwealth of Kentucky (Deed Book 300 Page 344) Parcel 75 Tract A; thence leaving D8 Farms No. 1, LLC. and with Tract A N 01°56'17" E 42.45' to re-bar found cap #4048; thence N 44°36'13" W 557.40' to a KYTP R/W Marker; thence N 09°53'23" W 53.86' to a KYTP R/W Marker; thence N 26°02'18" W 301.53' to a KYTP R/W Marker; thence N 38°32'33" W 28.44' to a KYTP R/W Marker and corner with Commonwealth of Kentucky (Deed Book 289 Page 4) Parcel 76 Tract A and Tract X; thence leaving (Deed Book 300 Page 344) and with (Deed Book 289 Page 4) Tract X N 44°30'47" E 113.82' to a re-bar found cap #4048 KYTP; thence N 47°32'40" W 161.83' to a KYTP R/W Marker in the Commonwealth of Kentucky (Deed Book 290 Page 08) Parcel 78; thence leaving Tract X and with Parcel 78 N 36°24'15" E 130.05' to a re-bar found cap #4048 on the right of way of Highway #2287; thence with right of way, with a radius of 2351.82', with a chord bearing of S 86°48'10" E, with a chord length of 380.21', to re-bar found cap #4048; thence N 01°26'21" W 20.00' to re-bar found cap #4048; thence with a radius of 2331.82', with a chord bearing of N 83°56'01" E, with a chord length


of 376.22', to re-bar found cap #4048; thence N 79°18'23" E 79.79' to re-bar found cap #4048; thence S 10°41'37" E 10.00' to re-bar found cap #4048; thence N 79°16'45" E 52.94' to the point of beginning, containing 18.37 acres.

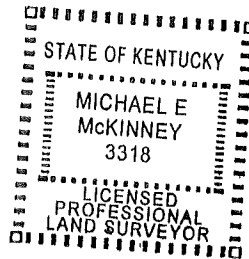
THE PLAT TO BE RECORDED IN THE PLAT CABINET _____ SLIDE _____ IN THE ADAIR COUNTY CLERK'S OFFICE.

NOTE: This survey for annexation only not for land transfer.

This survey is subject to any and all easements, restrictions and rights of way of record at this time. All bearings are based on the True North.

I hereby certify that the survey was done under my direct supervision by the method of GPS RTK and all of the boundary was completed with Sokkia GRX3 (Dual Frequency). Acceptable positional tolerance was achieved and checked by redundant measurements. This survey is a Class "Urban" survey and meets the Minimum Standards required by the State of Kentucky as defined by KRS 322.

 11-15-23
Michael E. McKinney P.L.S. #3318
County Surveyor of Adair



Ordinance No. 110.45

Surveyor Certification
 I hereby certify that the survey depicted by this plat was done under my direct supervision by the method of GPS RTK and all of the boundary survey was completed with Sokkia GRX3 (Dual Frequency). Acceptable positional tolerance was achieved and checked by redundant measurements. This survey is a Class "Urban" survey and meets the Minimum Standards required by State of Kentucky as defined by KRS 322.

Michael E. McKinney 11-15-23
 Michael E. McKinney PLS #3318
 County Surveyor of Adair

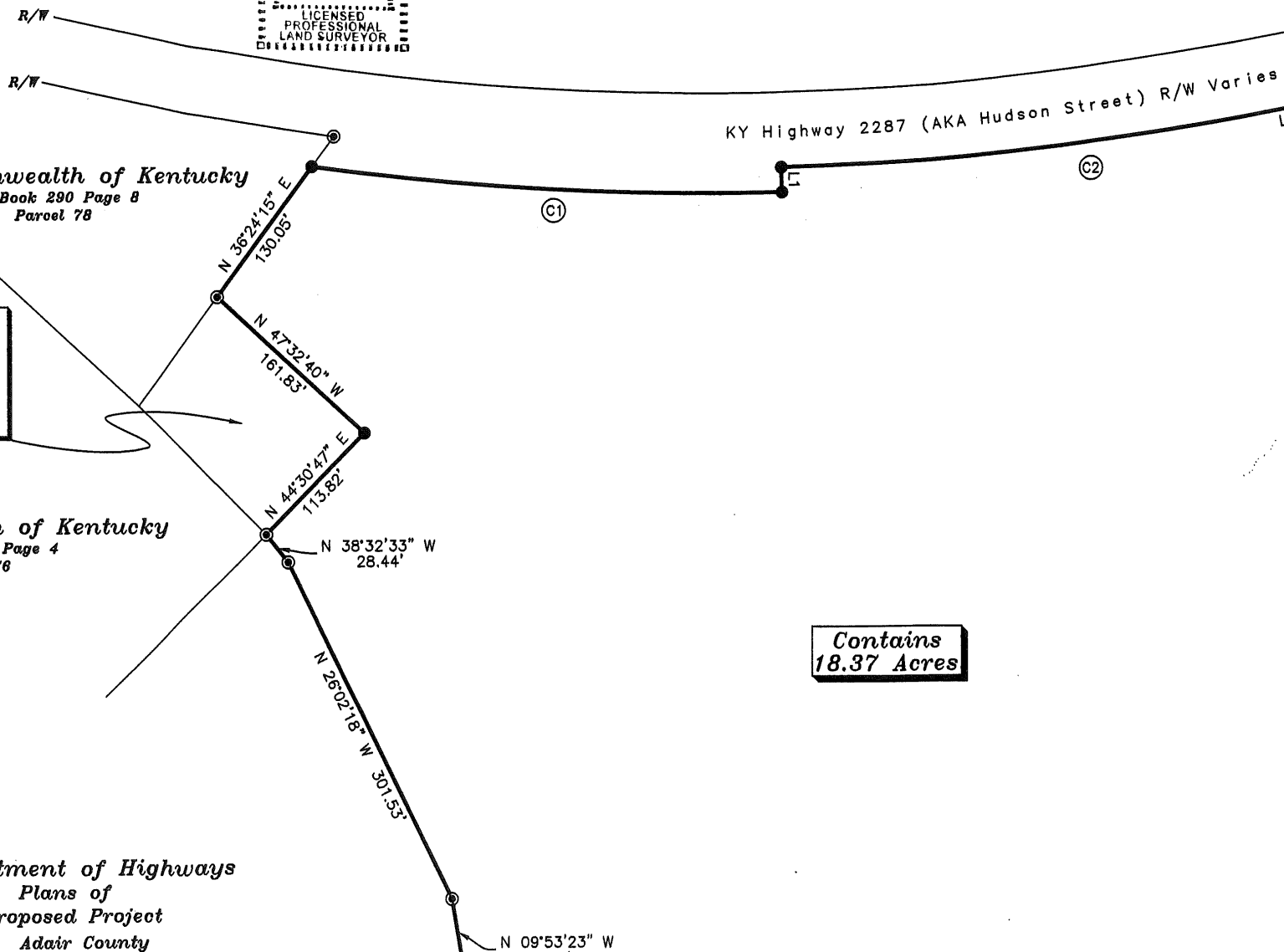
STATE OF KENTUCKY
 MICHAEL E. MCKINNEY
 3318
 LICENSED PROFESSIONAL LAND SURVEYOR

Call Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2351.82'	380.63'	380.21'	S 86°48'10" E	9°16'22"
C2	2331.82'	376.63'	376.22'	N 83°56'01" E	9°15'15"



Vicinity Map
 (Not To Scale)



**Contains
 18.37 Acres**

Department of Highways
 Plans of
 Proposed Project
 Adair County

Ordinance No. 110.45

Call Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2351.82'	380.63'	380.21'	S 86°48'10" E	9°16'22"
C2	2331.82'	376.63'	376.22'	N 83°56'01" E	9°15'15"

KENTUCKY
 PROFESSIONAL
 SURVEYOR
 No. 118

KY Highway 2287 (AKA Hudson Street) R/W Varies

P.O.B.
 Kentucky State Plane
 Coordinate System
 South Zone (NAD 83)
 3560221.43 5044748.78

Bobby D. Sneed
 Deed Book 237 Page 308

LINE	BEARING
L1	N 01°26'
L2	N 79°11'
L3	S 10°47'
L4	N 79°11'

**Contains
 18.37 Acres**

38°32'33" W
 28.44'

26°02'18" W 301.53'
 N 09°53'23" W

S 35°48'13" E 419.51'
 (15.00')
 S 28°55'18" W 111.03'
 Center Line of the Branch
 S 40°47'09" W 20.59'
 S 17°28'22" W 62.10'
 S 41°47'03" W 100.70'
 S 49°47'54" W 192.58'

D8 Farms No. 1, LLC

Commonwealth of Kentucky
 Deed Book 289 Page 4
 Parcel 76
 Tract A

Contains
 18.37 Acres

Department of Highways
 Plans of
 Proposed Project
 Adair County
 Columbia Bypass
 STP 55-1(035)
 Sheet R20

Commonwealth of Kentucky
 Deed Book 300 Page 344
 Parcel 75
 Tract A

Adair Veterans Memorial Bypass R/W Varieties

- Legend**
- P.O.B. Point of Beginning
 - R/W Right of Way
 - P/L Property Line
 - 1/2" x 18" Rebar Pin
Set with Cap #3318
 - Re-bar Pin found Cap #4048
 - ⊙ KYTC R/W Marker
 - Power Line
 - ⊕ Water Meter
 - WPS Witness Pin Set

Drawn by: Michael E. McKinney
 Instrument Man: Michael E. McKinney
 Rod Person: Scott Crouch

Checked by: MEM



Note: This survey for annexation only not for land transfer.

R/W

R/W

R/W

N 44° 11' 38.82" W 113.82'
 N 38° 32' 33" W 28.44'
 N 26° 02' 18" W 301.53'
 N 09° 53' 23" W 53.86'

N 44° 36' 13" W 557.40'

S 40° 44' 46" W 141.16'
 S 37° 58' 18" W 128.21'
 S 23° 26' 32" W 69.80'

N 01° 56' 17" E 42.45'

Point the Branch

**Contains
18.37 Acres**

D8 Farms No. 1, LLC
Deed Book 349 Page 61

D8 Farms No. 1, LLC
Deed Book 349 Page 61

Commonwealth of Kentucky
Deed Book 300 Page 344
Parcel 75
Tract A

This survey is
restrictions, and

COUNTY	Adair
FIELD DATE	10/03/23
SCALE	1" = 100'

McKinn
103

This survey is for annexation only not for land transfer.

