



104 E. Pleasant Street  
P.O. Box 67  
Cynthiana, Ky. 41031-0067  
Phone: (859) 234- 7150  
Fax: (859) 234-0035

# City of Cynthiana

March 9, 2017

Office of the Secretary of State  
Land Office  
700 Capital Ave., Ste. 80  
Frankfort, KY 40601

RECEIVED AND FILED  
DATE April 3, 2017

ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Handie Adkinson

I, Jamie Hutchison, City Clerk of the City of Cynthiana, Kentucky, do certify that the attached is a true and correct copy of Ordinance #1552 dated 12/6/2016 annexing certain property into the City in accordance with the requirements of KRS.81A.412. There are no registered voters residing in this area.

Jamie Hutchison

Jamie Hutchison, City Clerk

Subscribed, sworn to, and acknowledged before me this the 25<sup>th</sup> day of February 2016

Leslie Mullett

Leslie Mullett, Notary

My Commission expires Sept. 4, 2019

ORDINANCE NO. 1552

AN ORDINANCE OF THE CITY OF CYNTHIANA, KENTUCKY EXTENDING ITS PRESENT BOUNDARY AND ANNEXING BY CONSENT CERTAIN ADJACENT OR CONTIGUOUS PROPERTY TO THE CITY CONSISTING OF CERTAIN PROPERTY LYING ON THE NORTH SIDE OF MILLERSBURG PIKE (KY 32 & 36) AND ON THE EAST SIDE OF THE EXISTING CITY LIMITS OF THE CITY OF CYNTHIANA AND BEING CURRENTLY OWNED BY ASHFORD ACRES LLC.

**WHEREAS**, the City Commission of the City of Cynthiana recognizes the importance of orderly urban growth in preserving and expanding the benefits of municipal government for all citizens; and,

**WHEREAS**, the City Commission recognizes the potential for urban development in the area lying generally on the north side of Millersburg Pike (KY 32 & 36) and on the east side of the existing city limits of the city of Cynthiana and being currently owned by Ashford Acres LLC.

**WHEREAS**, the area to be annexed is suitable for development for urban residential, commercial or industrial purposes without unreasonable delay and it is desirable for all concerned that said growth and development be within the expanded limits of the City of Cynthiana; and

**WHEREAS**, the owners of said property have requested and consented to the annexation pursuant to KRS 81A.412,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CYNTHIANA, KENTUCKY AS FOLLOWS:**

**SECTION 1:** That the City of Cynthiana, Kentucky, hereby extends its boundaries and annexes the following described contiguous property to the City:

**PARCEL 1:**

A certain tract of land near the east side of Cynthiana, Harrison County, Kentucky, and more particularly described as follows:

[The monuments referred to herein as an iron pin, is a set half inch (1/2") diameter steel bar eighteen inches (18") in length, with a yellow plastic cap stamped "Casey #2017". The reference meridian used on this plat to

determine the direction of survey lines, was rotated to the northern deed bearing of Jack Owen's Deed Book 103 Page 82.]

Beginning at an iron pin (set) in the northern right-of-way line of Kentucky Highway 32 & 36 East (Millersburg Pike) corner to the Christine Bradford land; thence with the northern right-of-way line of Kentucky Highway 32 & 36 East (Millersburg Pike) for three calls, North 75 degrees 09 minutes 19 seconds West a distance of 62.71 feet; thence North 71 degrees 29 minutes 12 seconds West a distance of 67.26 feet; thence North 69 degrees 31 minutes 04 seconds West a distance of 283.09 feet to an iron pin (set), corner to Parcel 2 (61.237 acres); thence with Parcel 2 (61.237 acres) for two calls, North 19 degrees 58 minutes 26 seconds East a distance of 299.61 feet to an iron pin (set); thence South 71 degrees 46 minutes 53 seconds East a distance of 389.99 feet to an iron pin (set); thence South 71 degrees 46 minutes 53 seconds East a distance of 7.01 feet to a post, corner to the Christine Bradford land; thence with the Christine Bradford land, South 16 degrees 59 minutes 52 seconds West a distance of 307.37 feet, which is the point of beginning, having an area of 2.850 acres; and being subject to easements and rights-of-way of record and in existence and in accordance with a survey by Jerry L. Casey, PLS on the 24<sup>th</sup> day of January 2004. See Plat of record in Plat Cabinet 4, Sheet 596A.

#### **PARCEL 2:**

A certain tract of land joining the east side of Cynthiana, Harrison County, Kentucky, and more particularly described as follows:

[The monuments referred to herein as an iron pin, is a set half inch (1/2") diameter steel bar eighteen inches (18") in length, with a yellow plastic cap stamped "Casey #2017". The reference meridian used on this plat to determine the direction of survey lines, was rotated to the northern deed bearing of Jack Owen's Deed Book 103 Page 82.]

Beginning at an iron pin (set) in the northern right-of-way line of Kentucky Highway 32 & 36 East (Millersburg Pike), corner to Parcel 1 (2.850 acres); thence with said right-of-way line, North 69 degrees 43 minutes 18 seconds West a distance of 438.34 feet to an iron pin (set) at the base of a post, corner to the Woodland Terrace Subdivision (Deed Book 128 Page 577); thence with the Woodland Terrace Subdivision (Deed Book 128 Page 577) for six calls, North 19 degrees 02 minutes 24 seconds East a distance of 550.98 feet to an iron pin (set); thence North 18 degrees 51 minutes 23 seconds East a distance of 125.05 feet to an iron pin (set); thence North 13 degrees 56 minutes 57 seconds West a distance of 50.87 feet to an iron pin (set); thence North 68 degrees 52 minutes 09 seconds West a distance of

418.20 feet to a post; thence North 18 degrees 05 minutes 09 seconds East a distance of 14.61 feet to an iron pin (set); thence North 18 degrees 05 minutes 09 seconds East a distance of 118.35 feet to an iron pin (set), corner to the Jack H. Owen (Deed Book 189 Page 97 – Tract 1) land; thence with the Jack H. Owen (Deed Book 189 Page 97 – Tract 1) land, North 18 degrees 05 minutes 09 seconds East a distance of 491.91 feet to an iron pin (found), corner to the R. Henry Norfleet, et ux. (Deed Book 261 Page 21 – Tract 2) land; thence with the R. Henry Norfleet, et ux. (Deed Book 261 Page 21 – Tract 2) land, North 17 degrees 12 minutes 30 seconds East a distance of 194.08 feet to an iron pin (found), corner to the R. Henry Norfleet, et ux. (Deed Book 261 Page 28) land; thence with the R. Henry Norfleet, et ux. (Deed Book 261 Page 28) land for seven calls, South 53 degrees 59 minutes 27 seconds East a distance of 640.32 feet to an iron pin (found); thence North 14 degrees 01 minutes 14 seconds East a distance of 405.97 feet to an iron pin (found); thence North 26 degrees 46 minutes 13 seconds East a distance of 157.55 feet to an iron pin (found) on the southwest side of the lake; thence along the dam between two lakes, North 37 degrees 59 minutes 45 seconds East a distance of 209.65 feet to an iron pin (found) on the northeast side of a lake; thence North 38 degrees 45 minutes 23 seconds East a distance of 332.01 feet to an iron pin (found); thence North 37 degrees 43 minutes 57 seconds East a distance of 255.80 feet to an iron pin (found); thence North 28 degrees 00 minutes 54 seconds East a distance of 320.29 feet to an iron pin (found) in the line of the Joyce Evan Colson land; thence with the Joyce Evan Colson land, South 59 degrees 29 minutes 33 seconds East a distance of 796.83 feet to an iron pin (set) in the line of the Christine Bradford land; thence with the Christine Bradford land for two calls, South 31 degrees 53 minutes 48 seconds West a distance of 1776.18 feet to an iron pin (set); thence South 18 degrees 33 minutes 23 seconds West a distance of 810.06 feet to a post, corner to Parcel 1 (2.850 acres); thence with Parcel 1 (2.850 acres) for three calls, North 71 degrees 46 minutes 53 seconds West a distance of 7.01 feet to an iron pin (set); thence North 71 degrees 46 minutes 53 seconds West a distance of 389.99 feet to an iron pin (set); thence South 19 degrees 58 minutes 26 seconds West a distance of 299.61 feet to an iron pin (set); which is the point of beginning, having an area of 61.237 acres; and being subject to easements and rights-of-way of record and in existence and in accordance with a survey by Jerry L. Casey, PLS on the 24<sup>th</sup> day of January 2004. See plat of record in Plat Cabinet 4, Sheet 596A.

Being the same property conveyed Ashford Acres LLC, a Kentucky limited liability company, by Robert A. Owen, Jr., et al. by Deed dated the 30<sup>th</sup> day of June, 2015 and lodged of record in Deed Book 338, Page 169.

All references are to the records of the Harrison County Court Clerk's Office.

**SECTION 2:** A plat of the subject property is attached hereto as a part hereof.

**SECTION 3:** Annexation of this area to the City of Cynthiana is desirable due to its potential for development and the advantages to be derived by all concerned from the annexation of this area without unreasonable delay.

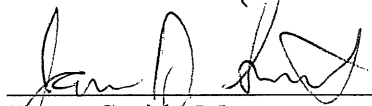
**SECTION 4:** The property annexed has been zoned A-1 and the duly annexed territory shall retain the same zoning classification as applied prior to annexation pending any changes which may be made subsequent to the adoption of this Ordinance by appropriate zoning map amendments or other regulations in accordance with KRS 100.209 and other applicable law.

**SECTION 5:** The City Clerk shall immediately cause an accurate map of the newly annexed area with a metes and bounds description prepared by a professional land surveyor together with a certified copy of this Ordinance to be recorded in the Office of the Harrison County Clerk and the Office of the Secretary of State of the Commonwealth of Kentucky. The City Clerk shall further immediately forward to the Harrison County Clerk a map delineating the boundaries of the annexed area along with a list of properties included in the annexation and the names and addresses of the property owners all in compliance with KRS 81A.470 and KRS 81A. 475.

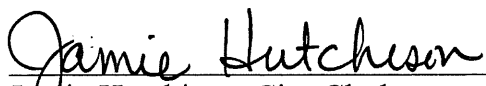
**SECTION 6:** This Ordinance shall take effect from and after its passage, approval and publication as required by law.

**FIRST READING AND APPROVAL:** November 15, 2016

**SECOND READING AND PASSAGE:** December 6, 2016

  
\_\_\_\_\_  
James Smith, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Jamie Hutchison, City Clerk

**DARNELL ENGINEERING, INC.**

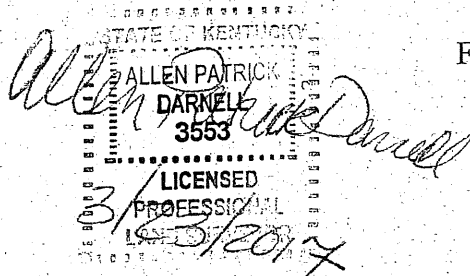
P.O. Box 175  
Cynthiana, KY 41031  
(859) 234-8957-Telephone  
(859) 234-0294-Facsimile

ENGINEERING & SURVEYING  
Allen Patrick Darnell, PE, PLS  
patdarnell@kymail.com (EMAIL)

November 22, 2016

File No. 15-3019

City of Cynthiana  
C/o Hon. John Lair  
115 East Pike Street  
Cynthiana, Kentucky 41031



Re: Legal Description for Ashford Acres, LLC @ Millersburg Pike (KY 32 & KY 36)

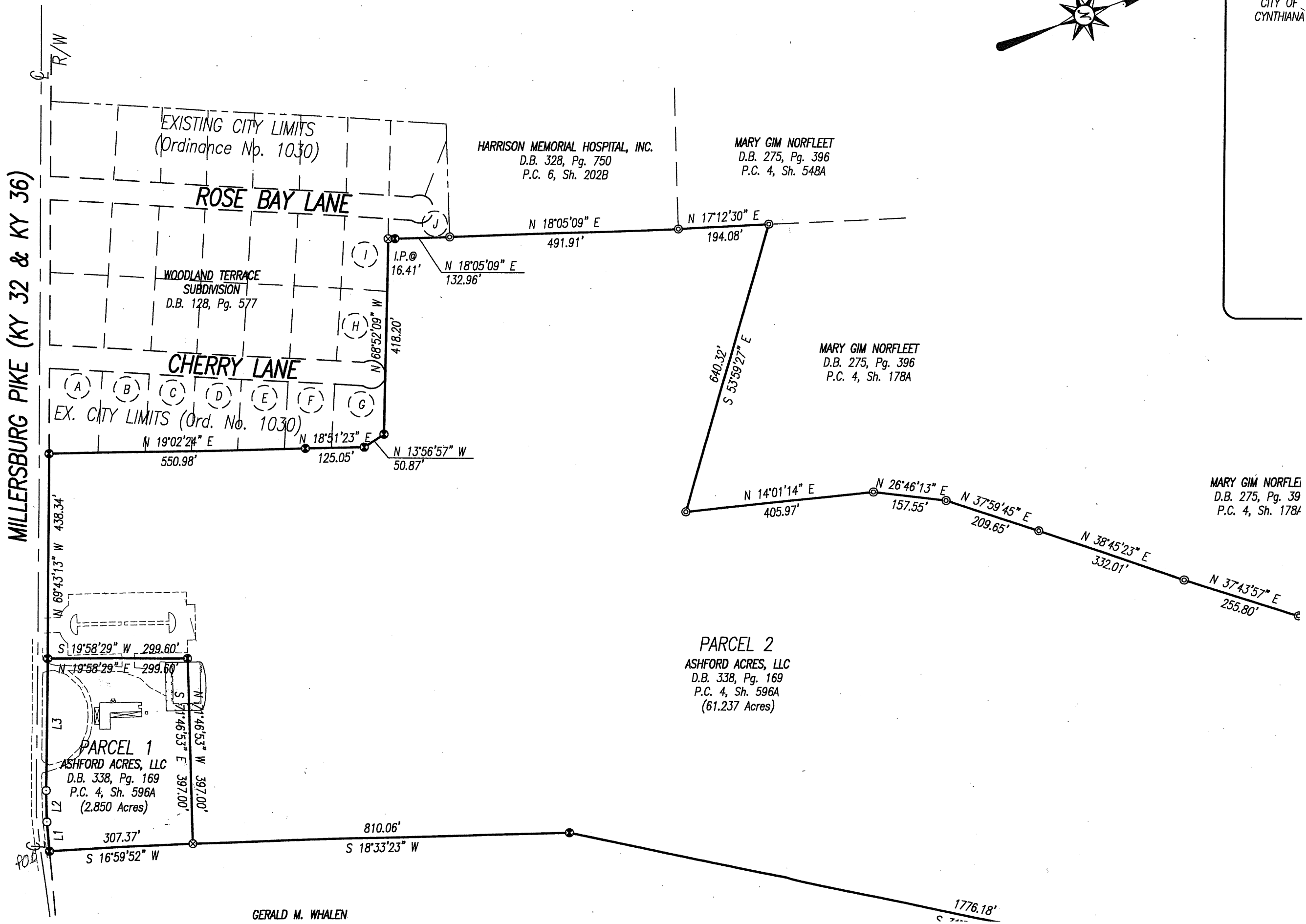
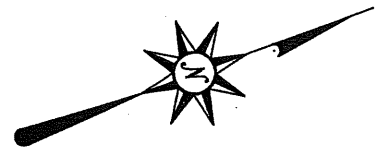
All that certain tract or parcel of land, lying and being located in Harrison County, Kentucky; and situated on the north side of Millersburg Pike (KY 32 & KY 36); and more particularly described as follows:

***ANNEXATION AREA (64.087 Acres)***

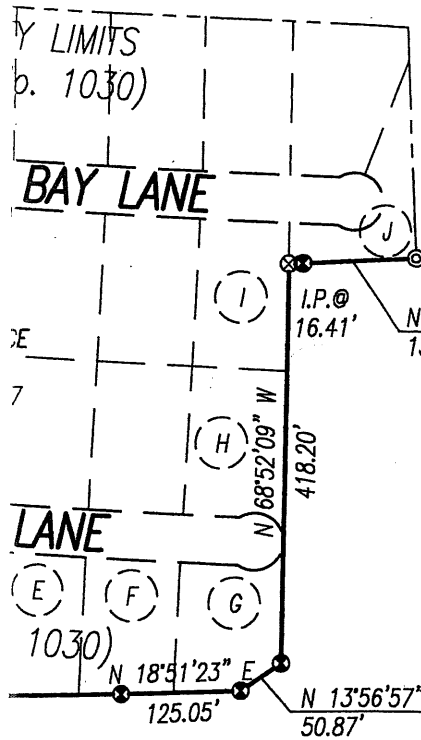
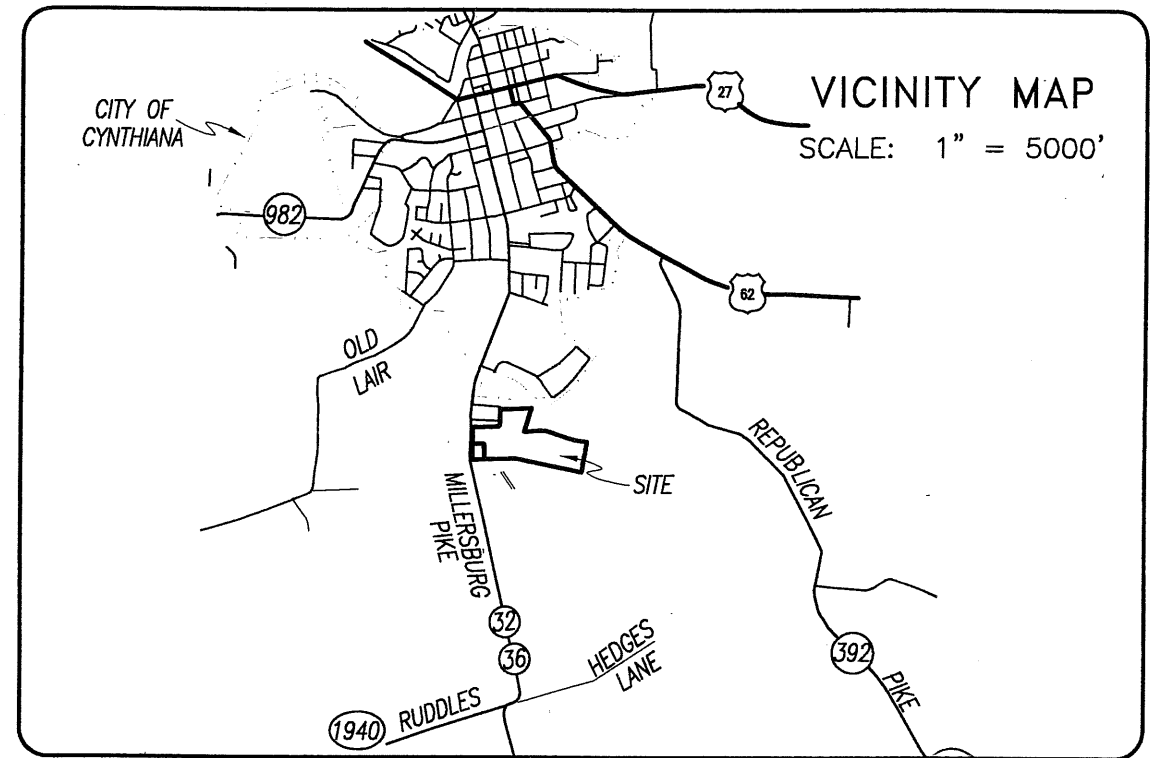
***Parcel 1 (2.850 Acres) + Parcel 2 (61.237 Acres)=Annexation Area (64.087 Acres)***

Beginning at a found iron pin bearing "J. Casey LS 2017" in the north right-of-way of Millersburg Pike (KY 32 & KY 36), a corner to Gerald M. Whalen & Bonnie Whalen (D.B. 323, Pg. 310; P.C. 6, Sh. 175B); said point lying S.70°11'33"E. 851.11 feet from a found iron pin bearing "J. Casey LS 2017" in said right-of-way, a corner to Forrest N. Hunt & Ashley J. Hunt (D.B. 312, Pg. 478; D.B. 128, Pg. 577 (Plat)); thence with the said north right-of-way of said Millersburg Road (KY 32 & KY 36) for four calls as follows: (1) N.75°09'19"W. 62.71 feet to a point, (2) N.71°29'12"W. 67.26 feet to a point, (3) N.69°31'04"W. 283.09 feet to a found iron pin bearing "J. Casey LS 2017", and (4) N.69°43'13"W. 438.34 feet to a found iron pin bearing "J. Casey LS 2017", a corner to Woodland Terrace Subdivision (D.B. 128, Pg. 577); thence with said Woodland Terrace Subdivision for five calls as follows: (1) N.19°02'24"E. 550.98 feet to a found iron pin bearing "J. Casey LS 2017", (2) N.18°51'23"E. 125.05 feet to a found iron pin bearing "J. Casey LS 2017", (3) N.13°56'57"W. 50.87 feet to a found iron pin bearing "J. Casey LS 2017", (4) N.68°52'09"W. 418.20 feet to a found fence post, and (5) N.18°05'09"E. passing a found iron pin bearing "J. Casey LS 2017" at 16.41 feet, in all 132.96 feet to a found iron pin, a corner to Harrison Memorial Hospital, Inc. (D.B. 328, Pg. 750; P.C. 6, Sh. 202B); thence with said Harrison Memorial Hospital, Inc. N.18°05'09"E. 491.91 feet to a found iron pin, a corner to Mary Gim Norfleet (D.B. 275, Pg. 396; P.C. 4, Sh. 548A); thence with said Norfleet N.17°12'30"E. 194.08 feet to a found iron pin, a corner to Mary Gim Norfleet (D.B. 275, Pg. 396; P.C. 4, Sh. 178A); thence with said Norfleet for seven calls as follows: (1) S.53°59'27"E. 640.32 feet to a found iron pin, (2) N.14°01'14"E. 405.97 feet to a found iron pin, (3) N.26°46'13"E. 157.55 feet to a found iron pin, (4) N.37°59'45"E. 209.65 feet to an iron pin, (5) N.38°45'23"E. 332.01 feet to a found iron pin, (6) N.37°43'57"E. 255.80 feet to a found iron pin, and (7) N.28°00'54"E. 320.29 feet to a found iron pin, a corner to Joyce Colson (D.B. 263, Pg. 373); thence with said Colson S.59°29'33"E. 796.83 feet to a found iron pin bearing "J. Casey LS 2017", a corner to Gerald M. Whalen & Bonnie Whalen (D.B. 323, Pg. 310; P.C. 6, Sh. 175B); thence with said Whalen for three calls as follows: (1) S.31°53'48"W. 1,776.18 feet to a found iron pin bearing "J. Casey LS 2017", (2) S.18°33'23"W. 810.06 feet to a found fence post, and (3) S.16°59'52"W. 307.37 feet to the point of beginning containing an area of 64.087 acres more or less, and being subject to any

and all easements or right-of-way of record and in existence, based on a survey by Jerry Casey LS 2017 recorded at Plat Cabinet 4, Sheet 596A.







HARRISON MEMORIAL HOSPITAL, INC.  
D.B. 328, Pg. 750  
P.C. 6, Sh. 202B

MARY GIM NORFLEET  
D.B. 275, Pg. 396  
P.C. 4, Sh. 548A

MARY GIM NORFLEET  
D.B. 275, Pg. 396  
P.C. 4, Sh. 178A

MARY GIM NORFLEET  
D.B. 275, Pg. 396  
P.C. 4, Sh. 178A

PARCEL 2  
ASHFORD ACRES, LLC  
D.B. 338, Pg. 169  
P.C. 4, Sh. 596A  
(61.237 Acres)

JOYCE COLSON  
D.B. 263, Pg. 373

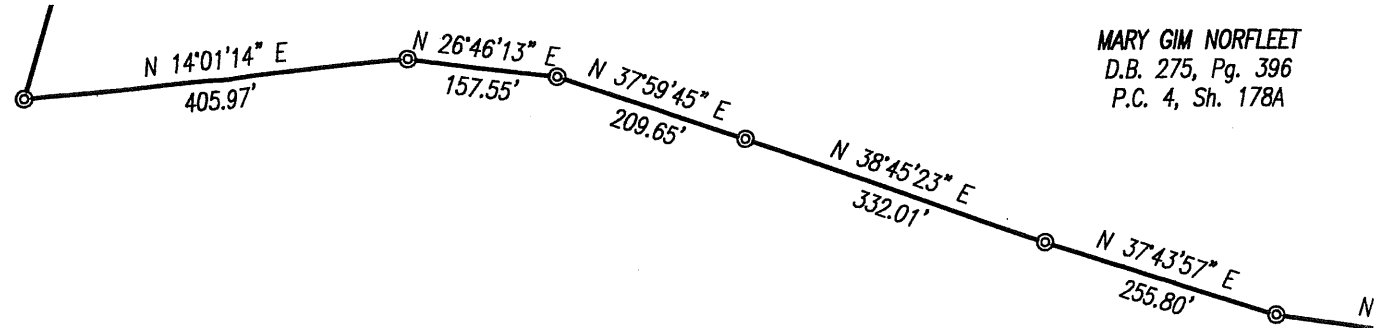
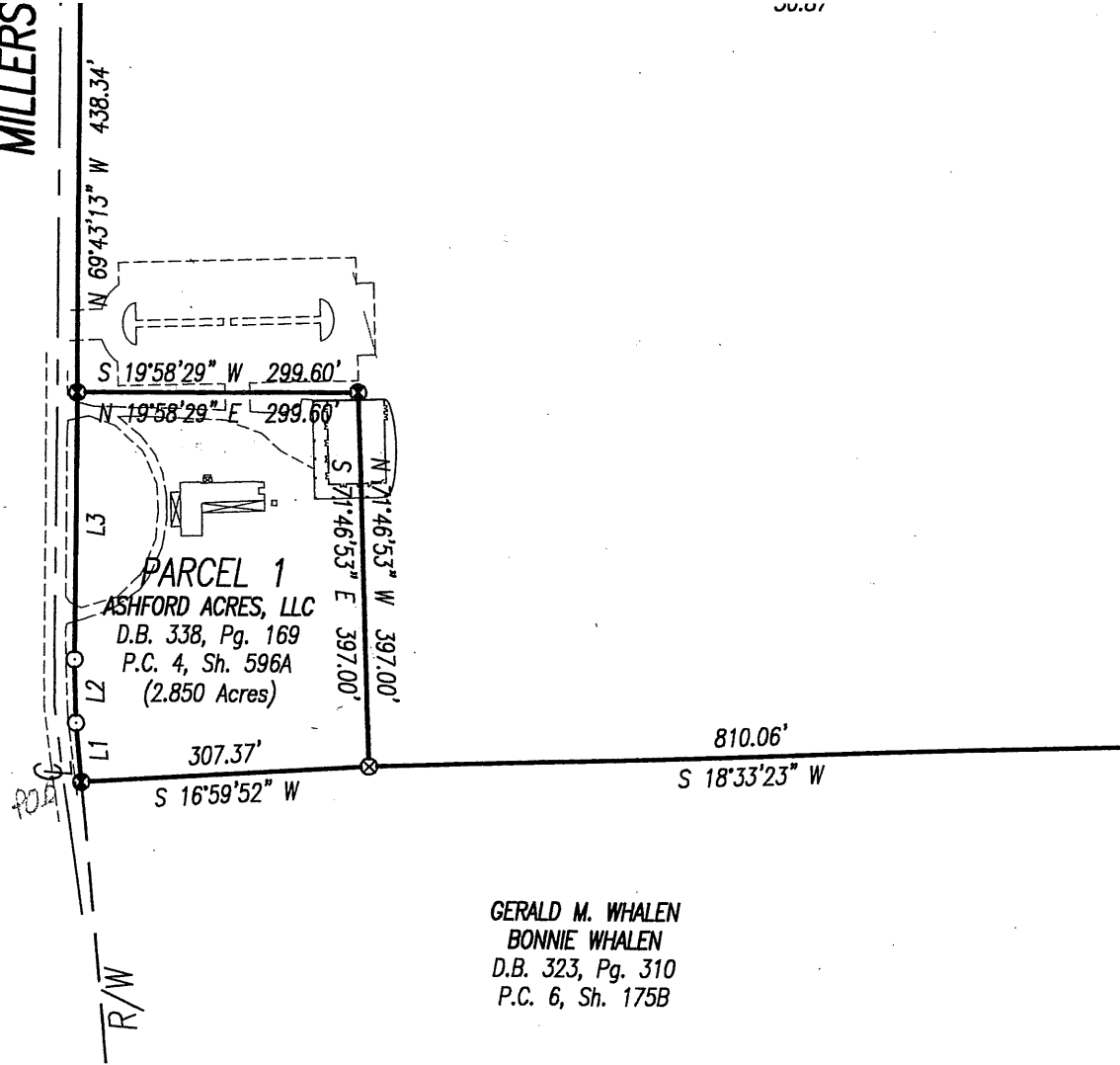
*Allen Patrick Darnell*  
11/22/2014

STATE OF KENTUCKY  
ALLEN PATRICK DARNELL  
3553  
LICENSED PROFESSIONAL LAND SURVEYOR

810.06'  
S 18°33'23" W

1776.18'

MILLERS



**PARCEL 2**  
ASHFORD ACRES, LLC  
D.B. 338, Pg. 169  
P.C. 4, Sh. 596A  
(61.237 Acres)

**PARCEL 1**  
ASHFORD ACRES, LLC  
D.B. 338, Pg. 169  
P.C. 4, Sh. 596A  
(2.850 Acres)

GERALD M. WHALEN  
BONNIE WHALEN  
D.B. 323, Pg. 310  
P.C. 6, Sh. 175B

GERALD M. WHALEN  
BONNIE WHALEN  
D.B. 323, Pg. 310  
P.C. 6, Sh. 175B

GERALD M. WHALEN  
BONNIE WHALEN  
D.B. 323, Pg. 310  
P.C. 6, Sh. 175B

**NOTES:**

- Parcel 1 shown hereon is the same as that same parcel or tract of land shown on Plat Cabinet 4, Sheet 596A and further described in Deed Book 338, Page 169.
- Parcel 2 shown hereon is the same as that same parcel or tract of land shown on Plat Cabinet 4, Sheet 596A and further described in Deed Book 338, Page 169.
- Bearings and distances shown hereon are based on information of record in Plat Cabinet 4, Sheet 596A; and does not reflect actual field measurements made by Darnell Engineering, Inc.
- The purpose of this "Annexation Plat" is for annexation purposes only and does not contain all information necessary for a boundary survey.
- Property shown hereon is subject to any and all easements or right-of-way of record and in existence at date of this drawing.
- Property shown hereon is subject to those restrictions set forth by the Cynthiana-Harrison County-Berry Joint Planning and Zoning Commission for its respective zoning classification.
- See City of Cynthiana, Kentucky Ordinance Number 1030 dated September 8, 1970.
- Total area of property to be annexed is Parcel 1 (2.850 Acres) plus Parcel 2 (61.237 Acres) for a total of 64.087 Acres.

LINE	BEARING	DISTANCE
L1	N 75°09'19" W	62.71'
L2	N 71°29'12" W	67.26'
L3	N 69°31'04" W	283.09'

**LEGEND:**

- ⊙ Iron Pin Found
- ⊙ with I.D. Cap bearing "J. Casey LS 2017"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- ⊙ Mag Nail Set in Road
- ⊙ Point @ Right-of-Way
- ⊗ Fence Post Found
- ⊙ Railroad Spike Found
- ⊗ Address

- 'A' FORREST N. HUNT  
ASHLEY J. HUNT  
D.B. 312, Pg. 478  
D.B. 128, Pg. 577 (Plat)
- 'B' EMMA GARRISON  
CHARLES GARRISON  
D.B. 330, Pg. 286  
D.B. 128, Pg. 577 (Plat)
- 'C' LOIS CAIN SNAPP  
D.B. 308, Pg. 453  
D.B. 128, Pg. 577 (Plat)
- 'D' ROBERT PALMER  
D.B. 308, Pg. 453  
D.B. 128, Pg. 577 (Plat)
- 'E' LARRY W. HUNT  
JUANITA W. HUNT  
D.B. 300, Pg. 777  
D.B. 128, Pg. 577 (Plat)
- 'F' DONALD BROSEY  
LISA BROSEY  
D.B. 181, Pg. 788  
D.B. 128, Pg. 577 (Plat)
- 'G' REBECCA CLIFFORD  
D.B. 306, Pg. 324  
D.B. 128, Pg. 577 (Plat)
- 'H' GARRY L. TOMLIN  
LINDA R. TOMLIN  
D.B. 182, Pg. 711  
D.B. 128, Pg. 577 (Plat)
- 'I' EDDIE F. BISHOP  
DELICIE A. BISHOP  
D.B. 319, Pg. 236  
D.B. 128, Pg. 577 (Plat)
- 'J' PERRY THOMAS ROSE  
KATHY JO ROSE  
D.B. 184, Pg. 199  
D.B. 128, Pg. 577 (Plat)

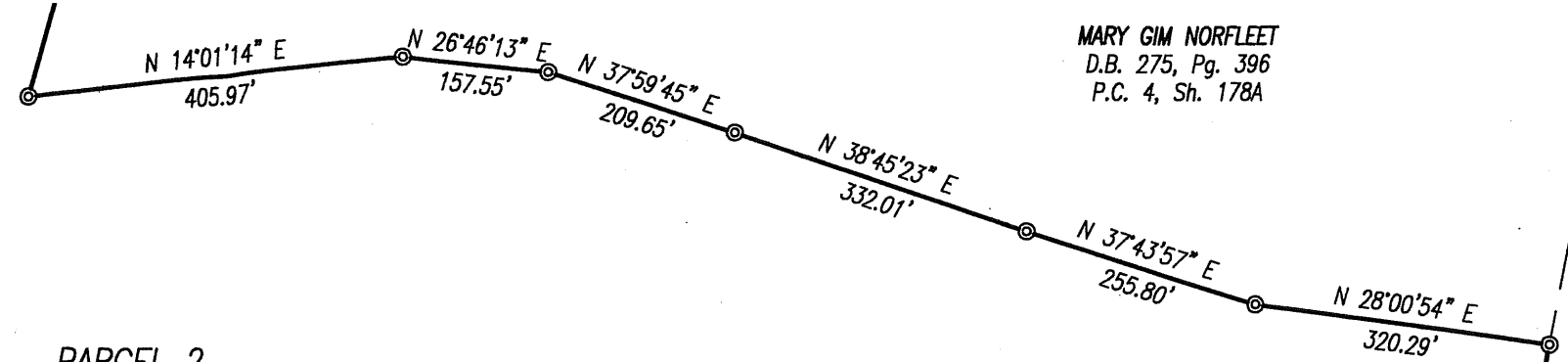


TO TH  
**AS**  
MILLEI

STATE of KENTUCKY  
ALLEN PATRICK  
DARNELL  
3553  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

LICENSED  
PROFESSIONAL  
LAND SURVEYOR

MARY GIM NORFLEET  
D.B. 275, Pg. 396  
P.C. 4, Sh. 178A



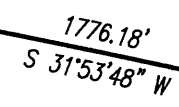
**PARCEL 2**  
ASHFORD ACRES, LLC  
D.B. 338, Pg. 169  
P.C. 4, Sh. 596A  
(61.237 Acres)

JOYCE COLSON  
D.B. 263, Pg. 373

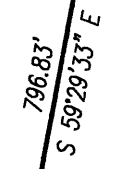


M. WHALEN  
E WHALEN  
3, Pg. 310  
Sh. 175B

GERALD M. WHALEN  
BONNIE WHALEN  
D.B. 323, Pg. 310  
P.C. 6, Sh. 175B



GERALD M. WHALEN  
BONNIE WHALEN  
D.B. 323, Pg. 310  
P.C. 6, Sh. 175B



LINE	BEARING	DISTANCE
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- ⊙ Iron Pin Found
- ⊙ Iron Pin Found with I.D. Cap bearing "J. Casey LS 2017"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
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- ⊗ Fence Post Found
- ⊙ Railroad Spike Found
- ⊗ Address

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ASHLEY J. HUNT  
D.B. 312, Pg. 478  
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- 'J' PERRY THOMAS ROSE  
KATHY JO ROSE  
D.B. 184, Pg. 199  
D.B. 128, Pg. 577 (Plat)



PLOTTED: 11/22/16 @ 10:30 BY APD

ANNEXATION PLAT  
TO THE CITY OF CYNTHIANA, KENTUCKY

# ASHFORD ACRES, LLC

MILLERSBURG PIKE (KY 32 & KY 36)

STATE of KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 11/17/16	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
	FILE NO. 15-3019	FILENAME ANNEX	
	FIELD BOOK 130-7	.CRD FILE SONIA	
	DRAWN BY APD	CHECKED BY APD	