

CITY OF CYNTHIANA

P.O. BOX 67 • 104 E. PLEASANT ST.
CYNTHIANA, KENTUCKY 41031
(859) 234-7150

RECEIVED AND FILED
DATE June 19, 2003

June 13, 2003

John Y. Brown III
Secretary of State
700 Capitol Avenue Suite 152
The Capitol
Frankfort, Kentucky 40601

JOHN Y. BROWN III
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY K. Adkinson

I, Charleen McIlvain, City Clerk of the City of Cynthiana, Kentucky, do certify that the attached is a true and correct copy of Ordinance #1366 of the City of Cynthiana, Kentucky establishing appropriate zoning classifications on newly annexed property and Ordinance #1367 annexing 13.998 acres into the City limits.

Charleen McIlvain
Charleen McIlvain, City Clerk

Subscribed, sworn to, and acknowledged before me this the 13th day of June, 2003.

Kathy M. Brooks
Kathy M. Brooks, Notary

My Commission expires May 2, 2005

DATE June 19, 2003

JOHN Y. BROWN III
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY H. Ashman

ORDINANCE NO. 1366-2003

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF CYNTHIANA AND ESTABLISHING APPROPRIATE ZONING CLASSIFICATIONS FOR NEWLY ANNEXED PROPERTY CONSISTING OF APPROXIMATELY 13.998 ACRES GENERALLY LYING EAST OF THE CITY ADJACENT TO THE COUNTRY CLUB ESTATES SUBDIVISION AND BEING ON THE EAST SIDE OF CHELSEA DRIVE.

WHEREAS, the City of Cynthiana enacted Ordinance No. 1359 on March 11, 2003 declaring the intent of the City of Cynthiana to annex certain real estate consisting of approximately 13.998 acres more or less generally lying east of Cynthiana adjacent to the Country Club Estates Subdivision and being on the east side of Chelsea Drive, and

WHEREAS, pursuant to KRS 100.209, the City proposed to establish zoning classifications for the newly annexed property and to amend its zoning map accordingly and did further refer the matter to the Cynthiana-Harrison County-Berry Joint Planning Commission for a public hearing and findings as required by law, and

WHEREAS, the Cynthiana-Harrison County-Berry Joint Planning Commission conducted public hearings on April 21 and May 20, 2003 and has subsequently made written findings of fact and conclusions regarding the appropriate zoning classifications for the subject property, and

WHEREAS, the City of Cynthiana desires to adopt the findings of the Cynthiana-Harrison County-Berry Joint Planning Commission and establish zoning by amending its official zoning map as permitted by KRS 100.213 and KRS 100.209,

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

SECTION 1: The City Commission hereby adopts the Findings of Fact and Conclusions of Law of the Cynthiana-Harrison County-Berry Joint Planning Commission as the same relate to the zoning classification to be assigned to the newly annexed property which is hereinafter described.

SECTION 2: Pursuant to the recommendation of the Cynthiana-Harrison County-Berry Joint Planning Commission, the zoning classifications of the newly annexed property shall be and hereby is changed to R1, single family residential immediately upon annexation into the city limits.

SECTION 3: The official zoning map of the City of Cynthiana shall be amended to reflect the change as set forth above.

SECTION 5: A map setting forth the zoning classification as established herein is attached hereto as a part hereof pursuant to the requirements of KRS 100.209.

SECTION 6: This Ordinance shall be effective upon approval, passage and publication as required by law.

First reading: May 27, 2003

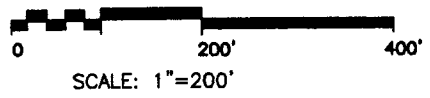
Second reading and passage: June 10, 2003

Virgie Howard Wells
Virgie Wells, Mayor

ATTEST:

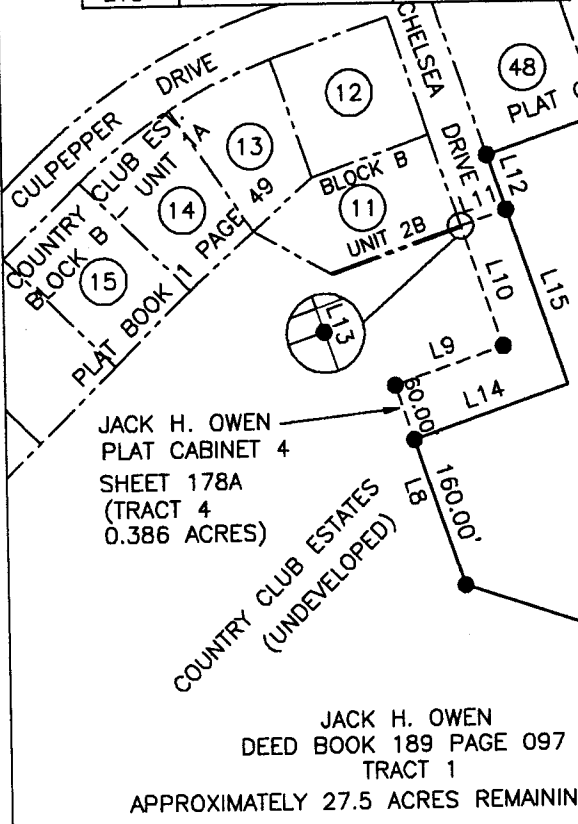
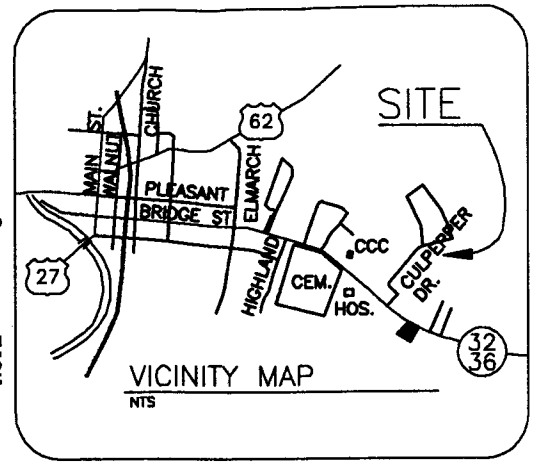
Charleen McIlvain
Charleen McIlvain, City Clerk

LINE	BEARING	DISTANCE
L1	N 71°00'25" E	545.01'
L2	S 54°25'44" E	681.79'
L3	S 26°46'13" W	157.55'
L4	S 14°01'14" W	405.97'
L5	N 53°59'27" W	640.32'
L6	S 17°12'30" W	194.08'
L7	N 71°30'10" W	371.38'
L8	N 18°57'18" W	220.00'
L9	N 71°02'42" E	120.01'
L10	N 18°56'40" W	130.00'
L11	N 71°02'42" E	50.00'
L12	N 18°56'45" W	60.00'
L13	N 18°56'40" W	2.00'
L14	N 71°02'42" E	170.00'
L15	N 18°56'45" W	192.00'



LEGEND
 ● IRON PIN (SET-UNLESS NOTED)
 #4 STEEL BAR 18" LONG
 WITH ID CAP "CASEY 2017"

BEARING ROTATED TO THE NORTH BOUNDARY
 OF THE JACK H. OWEN FARM
 DEED BOOK 103 PAGE 82
 (100.8 ACRES)



R. HENRY NORFLEET, MD
 MARY GIM NORFLEET
 DEED BOOK 261 PAGE 21
 DEED BOOK 261 PAGE 28
 39.443 ACRES REMAINING

R. HENRY NORFLEET, MD
 MARY GIM NORFLEET
 DEED BOOK 261 PAGE 21
 DEED BOOK 261 PAGE 28
 13.612 ACRES

R-1

JACK H. OWEN
 PLAT CABINET 4
 SHEET 178A
 (TRACT 4
 0.386 ACRES)

JACK H. OWEN
 DEED BOOK 189 PAGE 097
 TRACT 1
 APPROXIMATELY 27.5 ACRES REMAINING

JACK H. OWEN
 DEED BOOK 103 PAGE 082
 APPROXIMATELY 65.1 ACRES REMAINING

SURVEYOR'S CERTIFICATE

THIS PLAT DEPICTS A SURVEY, MADE BY ME, BY THE METHOD OF RANDOM TRAVERSE AND SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1 : 13,940 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS A SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

Jerry L. Casey 3-31-03
 JERRY L. CASEY, PLS DATE

CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE CYNTHIANA-HARRISON COUNTY-BERRY JOINT PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING.

PHILIP SIMS
 ADMINISTRATIVE OFFICER
 P.O. BOX 67 - CYNTHIANA, KY 41031
 (659) 234-7165

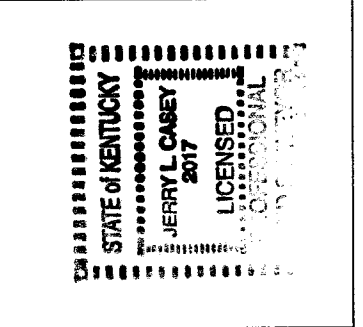
OWNERS CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS AS MY PLAN OF LOTS FOR THIS PROPERTY.

R. HENRY NORFLEET, MD

NOTE: CURRENT ZONE A1U
 PROPOSED ZONE R1

PLAT FOR ANNEXATION
 TO THE CITY OF CYNTHIANA
 OWNER: R. HENRY NORFLEET, MD
 MARY GIM NORFLEET
 CHELSEA DRIVE
 CYNTHIANA, HARRISON COUNTY, KENTUCKY
 MARCH 2003



SURVEY BY:
 JERRY L. CASEY, PLS
 P.O. BOX 205
 CYNTHIANA, KY 41031
 859-234-6855

DATE: MARCH 2003
 SCALE: 1"=200'
 PROJECT NO. 03003
 ANNEXPLAT.DWG