

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 H. Adkins

I, Charleen McIlvain, City Clerk of the City of Cynthiaiana, Kentucky, do certify that the attached is a true and correct copy of Ordinance #1366 of the City of Cynthiaiana, 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**ORDINANCE NO. 1367-2003**JOHN Y. BROWN III
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY

**AN ORDINANCE OF THE CITY OF CYNTHIANA,
KENTUCKY EXTENDING ITS PRESENT BOUNDARY AND
ANNEXING CERTAIN CONTIGUOUS PROPERTY TO THE
CITY 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 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 growth of residential development in the area east of Cynthiana adjacent to the Country Club Estates Subdivision and being on the east side of Chelsea Drive; and

WHEREAS, the area to be annexed is suitable for single family residential development without unreasonable delay and it is desirable for all concerned that said growth and development occur within the expanded limits of the City of Cynthiana, and

WHEREAS, plans are underway to extend municipal water and sewer facilities to the area to be annexed and to insure safe and healthful disposal of waste in the area of development and to provide other urban services and the area is otherwise proper and suitable for annexation pursuant to KRS 81A.410 and other applicable law; and

WHEREAS, the City of Cynthiana enacted Ordinance No. 1359 on March 11, 2003 declaring the intent of the City of Cynthiana to annex the subject property and the City further proposed to establish zoning classification 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 subsequently made written Findings of Fact and Conclusions regarding the

appropriate zoning classification for the subject property which findings and conclusions have been adopted by the City of Cynthiana; and

WHEREAS, the City of Cynthiana has duly published the Ordinance of intent to annex in the Cynthiana Democrat; and all owners of the subject property have consented to annexation pursuant to KRS 81A.412.

WHEREAS, it is now appropriate for the City of Cynthiana to annex the subject property;

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:

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 (set), is a set one 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.]

Commencing at an iron pin (set) in the northeast right-of-way line of Chelsea Drive, corner to Lot 48, Block A, Unit 2B of the Country Club Estates (Plat Cabinet 1 Sheet 40D); said iron pin being the **POINT OF BEGINNING**; thence along the southern line of Lots 48, 47, 46, and 45, North 71 degrees 00 minutes 25 seconds East a distance of 545.01 feet to an iron pin (set), corner to Tract 1 (20.777 acres); thence across Tract 1 (20.777 acres) and Tract 3 (28.278 acres), South 54 degrees 25 minutes 44 seconds East a distance of 681.79 feet to an iron pin (set), corner to the Jack H. Owen (Deed Book 103 Page 82) land; thence with the Jack H. Owen (Deed Book 103 Page 82) land for four calls, South 26 degrees 46 minutes 13 seconds West a distance of 157.55 feet to an iron pin (set); thence South 14 degrees 01 minutes 14 seconds West a distance of 405.97 feet to an iron pin (set); thence North 53 degrees 59 minutes 27 seconds West a distance of 640.32 feet to an iron pin (set); thence South 17 degrees 12 minutes 30 seconds West a distance of

194.08 feet to an iron pin (set) corner to 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 for four calls, North 71 degrees 30 minutes 10 seconds West a distance of 371.38 feet to an iron pin (set); thence North 18 degrees 57 minutes 18 seconds West a distance of 220.00 feet to an iron pin (set); thence North 71 degrees 02 minutes 42 seconds East a distance of 120.01 feet to an iron pin (set); thence North 18 degrees 56 minutes 40 seconds West a distance of 130.00 feet to an iron pin (set), corner to Charles O. Pugh (Deed Book 238 Page 182 - Tract 2); thence with Charles O. Pugh (Deed Book 238 Page 182 - Tract 2), North 18 degrees 56 minutes 40 seconds West a distance of 2.00 feet to a point, corner to Lot 11, Block B, Unit 2B of the County Club Estates (Plat Cabinet 1 Sheet 40D), on the west side of Chelsea Drive; thence crossing the end of Chelsea Drive, North 71 degrees 02 minutes 42 seconds East a distance of 50.00 feet to a point in the southeast corner of Chelsea Drive in Country Club Estates Subdivision Block A, Unit 2B (Plat Cabinet 1 Sheet 40D); thence along the east side of Chelsea Drive, North 18 degrees 56 minutes 45 seconds West a distance of 60.00 feet to the **POINT OF BEGINNING**; having an area of 13.998 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 25th day of March 2002.

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: Pursuant to the recommendation of the Cynthiana-Harrison County-Berry Joint Planning Commission, the property to be annexed has been assigned a zoning classification of R1, single family residential.

SECTION 5: The City Clerk shall immediately cause an accurate map of the newly annexed area with a metes and bounds description 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 and the office of the Department of Local Government. She shall further forward a map delineating the boundaries of the annexed area along with a list of the names and addresses of those property owners and/or registered

voters who reside in such area 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: May 27, 2003

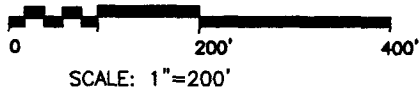
Second reading and passage: June 10, 2003

Virgie Florence Wells
Virgie Wells, Mayor

ATTEST:

Charleen McIlvain
Charleen McIlvain, City Clerk

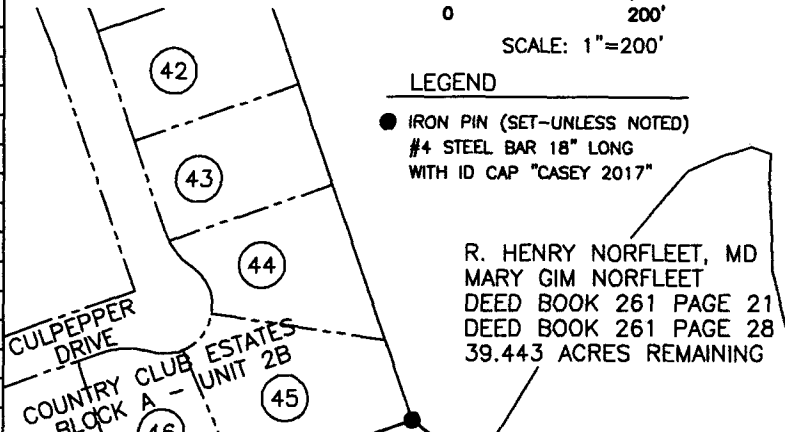
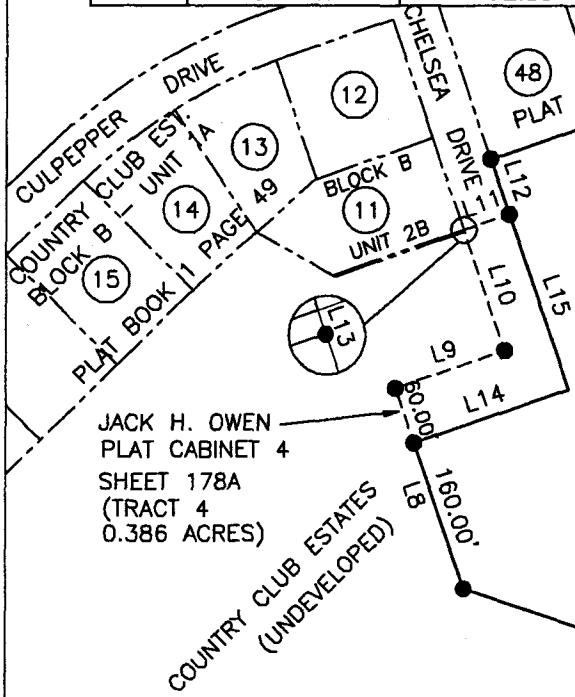
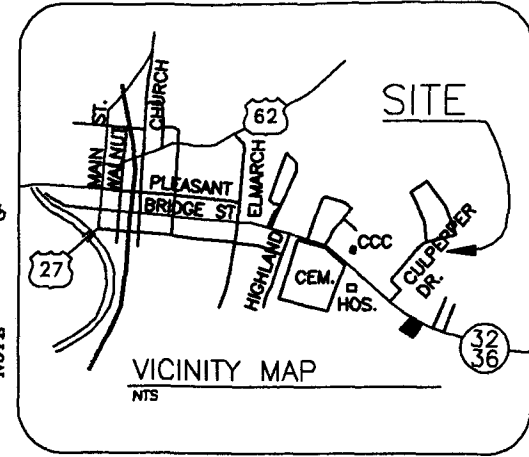
LINE	BEARING	DISTANCE
L1	N 71°00'25" E	545.01'
L2	S 54°25'44" E	681.79'
L3	S 26°46'13" W	157.55'
L4	S 14°01'14" W	405.97'
L5	N 53°59'27" W	640.32'
L6	S 17°12'30" W	194.08'
L7	N 71°30'10" W	371.38'
L8	N 18°57'18" W	220.00'
L9	N 71°02'42" E	120.01'
L10	N 18°56'40" W	130.00'
L11	N 71°02'42" E	50.00'
L12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

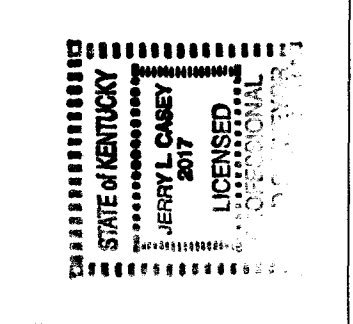
OWNERS CERTIFICATE:

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