

August 24, 2023

The Honorable Michael Adams
Secretary of State
The Capitol
700 Capitol Avenue, Suite 152
Frankfort, Kentucky 40601

I, Jamie D. Hutchison, City Clerk of the City of Cynthiana, Kentucky, do certify that the attached is a true and correct copy of Ordinance #1653 and an accurate legal description reflecting bearings and coordinates based upon the state plane coordinate system, including relevant GPS and GIS data, the same having been certified by a professional land surveyor of territory.

Jamie D. Hutchison, City Clerk

Subscribed, sworn to, and acknowledged before me this the 24th Day of August 2023

Elizabeth Kitchen, Notary

My Commission expires September 4, 2023

RECEIVED AND FILED
DATE November 3, 2023

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



141 E Pike St. Suite 1 • P.O. Box 67 • Cynthiana, KY 41031 0067

April 27, 2023



Phone: (859) 234-7150 • Fax: (859) 234-0035

Honorable Jason Marshall
Harrison County Judge Executive
Harrison County Fiscal Court
111 South Main Street, Suite 201
Cynthiana, KY 41031

RE: Annexation of Approximately 127.653 acres of Property belonging to Harrison County Board of Education

Dear Judge Executive Marshall:

As you are aware, the Harrison County Board of Education has made a formal written request with The City of Cynthiana for the annexation of approximately 127.653 acres of property which is contiguous with the existing city boundary of The City of Cynthiana. The land proposed to be annexed is shown on the annexation plat which is attached hereto. Also attached is a legal description of the property proposed to be annexed.

The purpose of this letter is to give formal notice to the Harrison County Fiscal Court of the desire and intent of the City Commission of The City of Cynthiana to comply with the request of the Harrison County Board of Education and annex the property which is described in this correspondence. This letter is given to you pursuant to the requirements of Senate Bill 141 recently enacted by the Kentucky General Assembly. Senate Bill 141 now requires the city to give notice to the Harrison County Fiscal Court at least 45 days prior to enacting a Final Ordinance annexing property when the annexation of the property has been requested in writing by the property owner and the property is contiguous to the existing city boundary.

The City of Cynthiana appreciates the cooperation and understanding of the Harrison County Fiscal Court in this matter. If you have any questions or concerns, do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "James Smith", is written over a printed name and title.

James Smith, Mayor
City of Cynthiana

CC: Hon. Bradley Vaughn
Hon. Jonathan C. Shaw

REQUEST FOR ANNEXATION BY CONSENT, ANNEXATION AGREEMENT AND AFFIDAVIT PURSUANT TO KRS 81A.412

Come the Affiants, Dr. Harry Burchett, Superintendent of Harrison County Schools, and Kristy Carey, Chairman of the Board of Education, on behalf of the Harrison County Board of Education, after being duly sworn and for their request for annexation, annexation agreement and affidavit for an on behalf of the Harrison County Board of Education state as follows:

1. The Harrison County Board of Education is the owner of a certain parcel or tract of property located in Harrison County, Kentucky and situated on the East side of New Lair Road (Kentucky 982), the south side of Judy Lane, and the south side of Old Lair Road consisting of approximately 127.653 acres and being more particularly described on Exhibit A attached hereto.

2. The Affiants, on behalf of the Harrison County Board of Education, hereby request and consent to the annexation of said property by the City of Cynthiana and the Affiants, on behalf of the Harrison County Board of Education, waive any and all right to object or remonstrate to the annexation of said property as described herein.

3. The Affiants acknowledge that in order to comply with the requirements of Kentucky Revised Statutes and the Kentucky Secretary of State, the property to be annexed must be surveyed by a licensed land surveyor with a plat to be prepared in recordable form in accordance with said requirements.

4. The Affiants further acknowledged that the City of Cynthiana has not made any promise or commitment regarding the availability of water or sewer service to the subject property, however, the property will be eligible to be serviced by the City's sanitary sewer system at such time in the future as those lines and facilities may be available in the vicinity of the property with their being no assurances or guarantees made by the City at this time.

5. This consent, annexation agreement and affidavit is executed pursuant to KRS

EXHIBIT A

All that certain tract or parcel of land, lying and being located in Harrison County, Kentucky: and situated on the east side of New Lair Road (KY 982), the south side of Judy Lane, and the south side of Old Lair Road; and more particularly described as follows:

***ANNEXATION AREA: TRACT A + TRACT B + TRACT C + TRACT D + TRACT E
(127.653 Acres)***

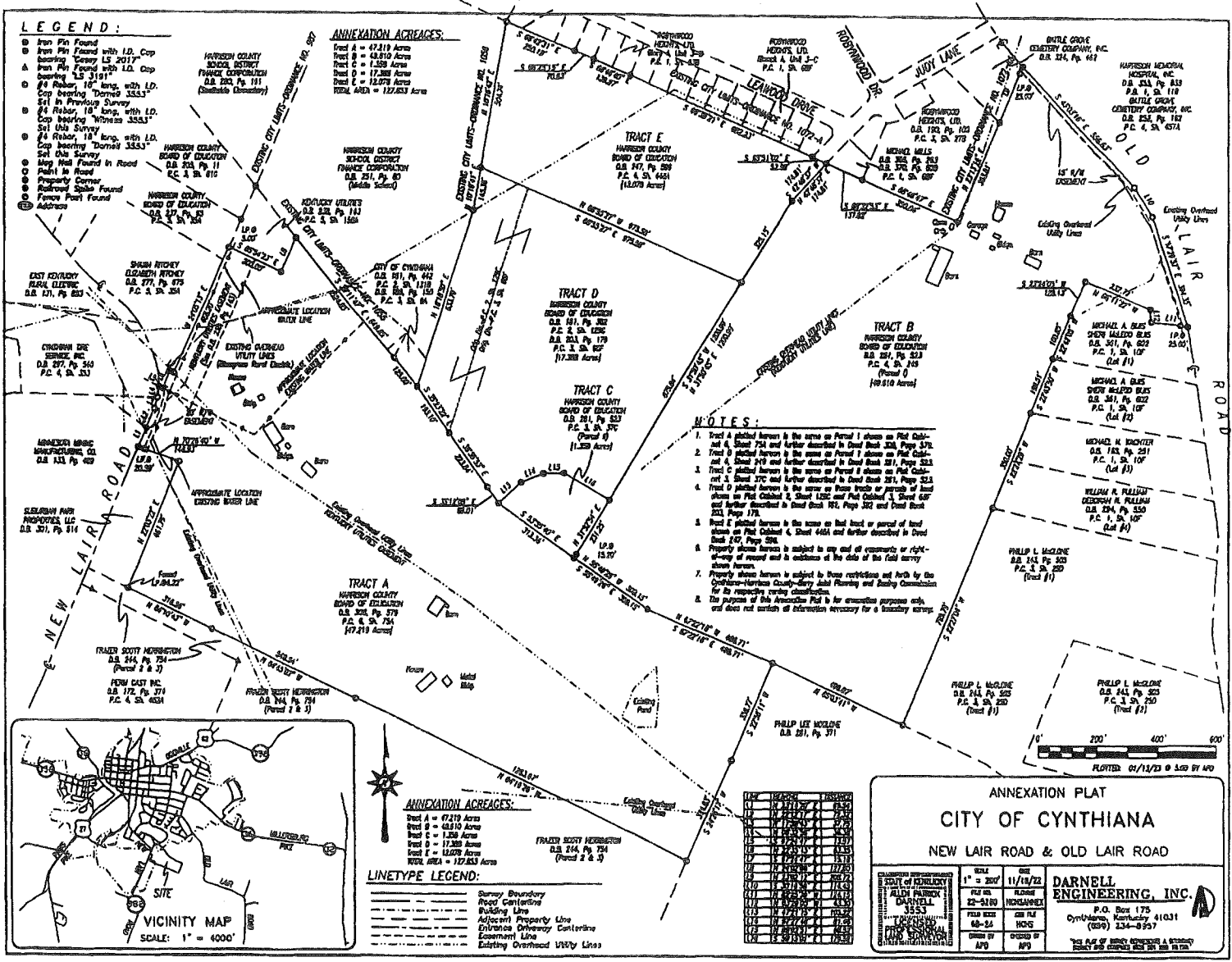
Beginning at mag nail in the center of New Lair Road (KY 982), a corner to Suburban Park Properties, LLC (D.B. 301, Pg. 514); said point lying N.23°05'24"E. 436.62 feet from a point in the center of said road, a corner between said Suburban Properties, LLC and Frazer Scott Herrington (D.B. 244, Pg. 754); thence with the center of said New Lair Road (KY 982) for four calls as follows: (1) N.23°14'20"E. 69.54 feet to a mag nail, (2) N.22°12'17"E. 72.32 feet to a point, (3) N.17°38'43"E. 37.75 feet to a point, and (4) N.06°32'56"E. 36.38 feet to a mag nail, a corner to Shawn Ritchey & Elizabeth Ritchey (D.B. 277, Pg. 675; P.C. 5, Sh. 35A); thence with said Ritchey for four calls as follows: (1) S.67°24'47"E. 13.57 feet to a mag nail, (2) N.22°35'13"E. 63.35 feet to a found iron pin bearing "Casey LS 2017", (3) S.67°24'47"E. 15.18 feet to an iron pin, and (4) N.24°05'13"E. 420.95 feet to a property corner, a corner to Harrison County Board of Education (D.B. 237, Pg. 65; P.C. 5, Sh. 35A); thence with said Harrison County Board of Education N.24°05'13"E. 45.25 feet to a property corner, a corner to Kentucky Utilities (D.B. 238, Pg. 143; P.C. 5, Sh. 158A); thence with said Kentucky Utilities S.65°54'23"E. passing a found iron pin bearing "Casey LS 2017" at 5.00 feet, in all 200.00 feet to an iron pin and N.24°02'06"E. 127.00 feet to a found iron pin bearing "Casey LS 2017", in the line of Harrison County School District Finance Corporation (D.B. 251, Pg. 80); thence with said Harrison County School District Finance Corporation S.39°11'47"E. 524.85 feet to an iron pin, a corner to City of Cynthiana (D.B. 181, Pg. 442; P.C. 2, Sh. 131B; D.B. 186, Pg. 150; P.C. 3, Sh. 9A); thence with said City of Cynthiana S.39°11'47"E. 125.00 feet to a found iron pin and N.18°18'50"E. 100.00 feet to a point, a corner to Harrison County School District Finance Corporation (D.B. 251, Pg. 80); thence with said Harrison County School District Finance Corporation for three calls as follows: (1) N.18°18'50"E. 533.79 to a found iron pin, (2) N.10°16'41"E. 145.36 feet to a found iron pin, and (3) N.10°16'42"E. 504.74 feet to a found fence post, a corner to Block A, Unit 3-B Robynwood Heights, Ltd. (P.C. 1, Sh. 63B); thence with said Robynwood Heights, Ltd. for five calls as follows: (1) S.66°42'31"E. 250.19 feet to a found iron pin, (2) S.66°25'15"E. 70.63 feet to a found iron pin, (3) S.66°46'40"E. 139.97 feet to a property corner, (4) S.66°38'21"E. 682.23 feet to a found iron pin in the southwest right-of-way of Judy Lane, and (5) S.65°51'02"E. 52.98 feet to a found iron pin in the southeast right-of-way of Judy Lane, a corner to Michael Mills (D.B. 366, Pg. 263; D.B. 370, Pg. 608; P.C. 1, Sh. 68F); thence with said Mills S.66°32'53"E. 137.82 feet to a found iron pin, a corner to Robynwood Heights, Ltd. (D.B. 190, Pg. 100; P.C. 3, Sh. 27B); thence with said Robynwood Heights, Ltd. S.66°46'47"E. 350.04 feet to an iron pin and N.23°13'14"E.

LEGEND:

- Iron Pin Found
- ▲ Iron Pin Found with I.D. Cap bearing "Casey LS 2017"
- △ Iron Pin Found with I.D. Cap bearing "LS 3191"
- #4 Rubber, 10" long, with I.D. Cap bearing "Dornel 3533"
- #4 Rubber, 18" long, with I.D. Cap bearing "Dornel 3533"
- #4 Rubber, 18" long, with I.D. Cap bearing "Dornel 3533"
- Map Nail Found in Road
- Paint in Road
- Property Corner
- Railroad Spike Found
- Former Post Found
- Address

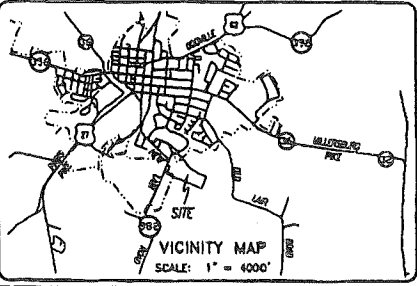
ANNEXATION ACREAGES:

- Tract A = 47,219 Acres
- Tract B = 48,810 Acres
- Tract C = 1,329 Acres
- Tract D = 17,289 Acres
- Tract E = 12,078 Acres
- TOTAL AREA = 127,833 Acres



NOTES:

1. Tract A platted herein in the same or Parcel 1 shown as Plat C-244 and Sheet 724 and further described in Deed Book 224, Page 379.
2. Tract B platted herein in the same or Parcel 1 shown as Plat C-244 and Sheet 749 and further described in Deed Book 224, Page 381.
3. Tract C platted herein in the same or Parcel 1 shown as Plat C-244 and Sheet 370 and further described in Deed Book 224, Page 382.
4. Tract D platted herein in the same or Parcel 1 shown as Plat C-244 and Sheet 370 and further described in Deed Book 224, Page 382.
5. Tract E platted herein in the same or Parcel 1 shown as Plat C-244 and Sheet 370 and further described in Deed Book 224, Page 382.
6. Property shown herein is subject to any and all easements or right-of-way of record and in existence at the date of this plat survey shown herein.
7. Property shown herein is subject to those restrictions and covenants by the Harrison-Harrison County-County Joint Planning and Zoning Commission for its respective zoning classification.
8. The purpose of this Annexation Plat is for annexation purposes only and does not contain all information necessary for a boundary survey.



ANNEXATION ACREAGES:

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LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Lines

TRACT	ACREAGE	PERCENT
A	47,219	36.98
B	48,810	38.18
C	1,329	1.04
D	17,289	13.52
E	12,078	9.40
TOTAL	127,833	100.00

ANNEXATION PLAT
CITY OF CYNTHIANA
NEW LAIR ROAD & OLD LAIR ROAD

CITY OF CYNTHIANA CLERK ALAN HARRISON 22-2100 352-3 CYNTHIANA, KY 40301	DATE 11/19/22	SCALE 1" = 200'	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 40301 (502) 234-8957 DRAWN BY APO
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PLATTED: 01/13/23 BY APO

ORDINANCE NO. 1653

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 EAST SIDE OF NEW LAIR ROAD (KENTUCKY HIGHWAY 982), THE SOUTH SIDE OF JUDY LANE AND THE SOUTH SIDE OF OLD LAIR ROAD AND BEING APPROXIMATELY 127.653 ACRES MORE OR LESS CURRENTLY OWNED BY THE HARRISON COUNTY BOARD OF EDUCATION.

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 its citizens, and

WHEREAS, the City Commission recognizes the potential for urban development in the area lying on the east side of New Lair Road (Kentucky Highway 982), the south side of Judy Lane, and the south side of Old Lair Road currently adjacent or contiguous to the current city boundary and currently owned by the Harrison County Board of Education, and

WHEREAS, the area to be annexed is suitable for development for urban, residential, commercial, or industrial purposes including, but not limited to, construction of school facilities, 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 owner of said property has requested and consented to the annexation in writing pursuant to KRS 81A.412, and

WHEREAS, the property is contiguous to the existing city boundary and the City has provided written notice to the Harrison County Fiscal Court more than 45 days prior to enactment of this Ordinance as required by Senate Bill 141 enacted by the 2023 General Assembly;

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:

All that certain tract or parcel of land, lying and being located in Harrison County, Kentucky: and situated on the east side of New Lair Road (KY 982), the south side of Judy Lane, and the south side of Old Lair Road; and more particularly described as follows:

ANNEXATION AREA: TRACT A + TRACT B + TRACT C + TRACT D + TRACT E (127.653 Acres)

Beginning at mag nail in the center of New Lair Road (KY 982), a corner to Suburban Park Properties, LLC (D.B. 301, Pg. 514); said point lying N.23°05'24"E. 436.62 feet from a point in the center of said road, a corner between said Suburban Properties, LLC and Frazer Scott Herrington (D.B. 244, Pg. 754); thence with the center of said New Lair Road (KY 982) for four calls as follows: (1) N.23°14'20"E. 69.54 feet to a mag nail, (2) N.22°12'17"E. 72.32 feet to a point, (3) N.17°38'43"E. 37.75 feet to a point, and (4) N.06°32'56"E. 36.38 feet to a mag nail, a corner to Shawn Ritchey & Elizabeth Ritchey (D.B. 277, Pg. 675; P.C. 5, Sh. 35A); thence with said Ritchey for four calls as follows: (1) S.67°24'47"E. 13.57 feet to a mag nail, (2) N.22°35'13"E. 63.35 feet to a found iron pin bearing "Casey LS 2017", (3) S.67°24'47"E. 15.18 feet to an iron pin, and (4) N.24°05'13"E. 420.95 feet to a property corner, a corner to Harrison County Board of Education (D.B. 237, Pg. 65; P.C. 5, Sh. 35A); thence with said Harrison County Board of Education N.24°05'13"E. 45.25 feet to a property corner, a corner to Kentucky Utilities (D.B. 238, Pg. 143; P.C. 5, Sh. 158A); thence with said Kentucky Utilities S.65°54'23"E. passing a found iron pin bearing "Casey LS 2017" at 5.00 feet, in all 200.00 feet to an iron pin and N.24°02'06"E. 127.00 feet to a found iron pin bearing "Casey LS 2017", in the line of Harrison County School District Finance Corporation (D.B. 251, Pg. 80); thence with said Harrison County School District Finance Corporation S.39°11'47"E. 524.85 feet to an iron pin, a corner to City of Cynthiana (D.B. 181, Pg. 442; P.C. 2, Sh. 131B; D.B. 186, Pg. 150; P.C. 3, Sh. 9A); thence with said City of Cynthiana S.39°11'47"E. 125.00 feet to a found iron pin and N.18°18'50"E. 100.00 feet to a point, a corner to Harrison County School District Finance Corporation (D.B. 251, Pg. 80); thence with said Harrison County School District Finance Corporation for three calls as follows: (1) N.18°18'50"E. 533.79 to a found iron pin, (2) N.10°16'41"E. 145.36 feet to a found iron pin, and (3) N.10°16'42"E. 504.74 feet to a found fence post, a corner to Block A, Unit 3-B Robynwood Heights, Ltd. (P.C. 1, Sh. 63B); thence with said Robynwood Heights, Ltd. for five calls as follows: (1) S.66°42'31"E. 250.19 feet to a found iron pin, (2) S.66°25'15"E. 70.63 feet to a found iron pin, (3) S.66°46'40"E. 139.97 feet to a property corner, (4) S.66°38'21"E. 682.23 feet to a found iron pin in the southwest right-of-way of Judy Lane, and (5) S.65°51'02"E. 52.98

feet to a found iron pin in the southeast right-of-way of Judy Lane, a corner to Michael Mills (D.B. 366, Pg. 263; D.B. 370, Pg. 608; P.C. 1, Sh. 68F); thence with said Mills S.66°32'53"E. 137.82 feet to a found iron pin, a corner to Robynwood Heights, Ltd. (D.B. 190, Pg. 100; P.C. 3, Sh. 27B); thence with said Robynwood Heights, Ltd. S.66°46'47"E. 350.04 feet to an iron pin and N.23°13'14"E. 363.81 feet to a found iron pin, a corner to Battle Grove Cemetery Company, Inc. (D.B. 324, Pg. 462); thence with said Battle Grove Cemetery Company, Inc. N.23°02'12"E. passing an iron pin at 183.72 feet, in all 208.72 feet to a mag nail in the center of Old Lair Road; thence with the center of said road for three calls as follows: (1) S.43°03'16"E. 556.63 feet to a point, (2) S.30°16'58"E. 114.45 feet to a point, and (3) S.17°29'57"E. 394.35 feet to a found railroad spike, a corner to Michael A. Buis & Sheri McLeod Buis (D.B. 361, Pg. 602; P.C. 1, Sh. 10F); thence with said Buis for six calls as follows: (1) N.82°25'39"W. passing an iron pin at 25.00 feet, in all 124.15 feet to an iron pin, (2) N.03°29'00"W. 43.30 feet to a found iron pin bearing "J. Casey LS 2017", (3) N.66°11'22"W. 232.72 feet to a found fence post, (4) S.23°24'05"W. 128.13 feet to a found iron pin bearing "J. Casey LS 2017", (5) S.22°42'05"W. 160.85 feet to a found iron pin, and (6) S.22°43'50"W. 199.51 feet to a found iron pin, a corner to Michael N. Wachter (D.B. 188, Pg. 251; P.C. 1, Sh. 10F); thence in part with said Wachter and William R. Pulliam & Deborah N. Pulliam S.22°27'29"W. 350.00 feet to an iron pin, a corner to Phillip L. McGlone (D.B. 243, Pg. 505; P.C. 3, Sh. 250); thence with said McGlone S.22°27'04"W. 799.79 feet to an iron pin, a corner to Phillip Lee McGlone (D.B. 281, Pg. 371); thence with said McGlone for three calls as follows: (1) N.65°03'41"W. 496.07 feet to an iron pin, (2) S.22°58'11"W. 359.77 feet to an iron pin, and (3) S.24°26'17"W. 374.83 feet to an iron pin, a corner to Frazer Scott Herrington (D.B. 244, Pg. 754); thence with said Herrington for three calls as follows: (1) N.64°19'26"W. 1,263.67 feet to an iron pin, (2) N.64°45'02"W. 549.54 feet to an iron pin, and (3) N.64°10'43"W. 316.56 feet to a property corner, a corner to Suburban Park Properties, LLC (D.B. 301, Pg. 514); thence with said Suburban Properties, LLC N.22°03'22"E. passing an iron pin at 4.22 feet, in all 461.79 feet to an iron pin and N.70°26'40"W. passing an iron pin at 126.34 feet, in all 146.93 feet to the point of beginning containing an area of 127.653 acres more or less, and being subject to any and all easements or right-of-way of record and in existence and in accordance with a survey and plat by Darnell Engineering, Inc. on November 18, 2022. See Plat recorded in Plat Cabinet _____, Sheet _____.

Being a new survey and legal description of Tracts A, B, C, D and E, which are the same property conveyed the Harrison County Board of Education by deeds of record in Deed Book 306, Page 579, Deed Book 281, Page 523,

Deed Book 181, Pg 382, Deed Book 203, Page 179, and Deed Book 247, Page 596.

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.

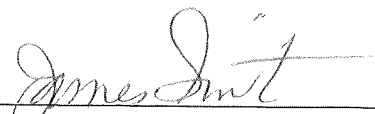
SECTION 4: The property annexed has been zoned A-1 and R-2 and the duly annexed territory shall retain the same zoning classification as applied prior to annexation pending any changes which may be made subsequent to the adoption of this Ordinance by appropriate zoning map amendments or other regulations 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.

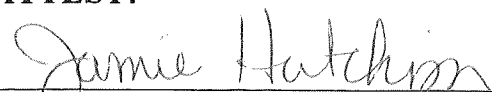
First reading and approval: August 1, 2023

Second reading and passage: August 15, 2023



Mayor James Smith

ATTEST:



Jamie Hutchison, City Clerk

DARNELL ENGINEERING, INC.

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

ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
allenpatrickdarnell@gmail.com (EMAIL)

January 12, 2023

File No. 22-5260

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

Re: Legal Description for Harrison County Board of Education @ New Lair Road (KY 982),
Judy Lane, & Old Lair Road

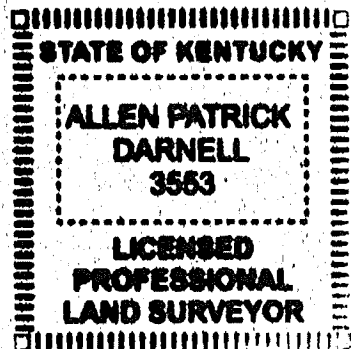
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TRACT E (127.653 Acres)***

Beginning at mag nail in the center of New Lair Road (KY 982), a corner to Suburban Park Properties, LLC (D.B. 301, Pg. 514); said point lying N.23°05'24"E. 436.62 feet from a point in the center of said road, a corner between said Suburban Properties, LLC and Frazer Scott Herrington (D.B. 244, Pg. 754); thence with the center of said New Lair Road (KY 982) for four calls as follows: (1) N.23°14'20"E. 69.54 feet to a mag nail, (2) N.22°12'17"E. 72.32 feet to a point, (3) N.17°38'43"E. 37.75 feet to a point, and (4) N.06°32'56"E. 36.38 feet to a mag nail, a corner to Shawn Ritchey & Elizabeth Ritchey (D.B. 277, Pg. 675; P.C. 5, Sh. 35A); thence with said Ritchey for four calls as follows: (1) S.67°24'47"E. 13.57 feet to a mag nail, (2) N.22°35'13"E. 63.35 feet to a found iron pin bearing "Casey LS 2017", (3) S.67°24'47"E. 15.18 feet to an iron pin, and (4) N.24°05'13"E. 420.95 feet to a property corner, a corner to Harrison County Board of Education (D.B. 237, Pg. 65; P.C. 5, Sh. 35A); thence with said Harrison County Board of Education N.24°05'13"E. 45.25 feet to a property corner, a corner to Kentucky Utilities (D.B. 238, Pg. 143; P.C. 5, Sh. 158A); thence with said Kentucky Utilities S.65°54'23"E. passing a found iron pin bearing "Casey LS 2017" at 5.00 feet, in all 200.00 feet to an iron pin and N.24°02'06"E. 127.00 feet to a found iron pin bearing "Casey LS 2017", in the line of Harrison County School District Finance Corporation (D.B. 251, Pg. 80); thence with said Harrison County School District Finance Corporation S.39°11'47"E. 524.85 feet to an iron pin, a corner to City of Cynthiana (D.B. 181, Pg. 442; P.C. 2, Sh. 131B; D.B. 186, Pg. 150; P.C. 3, Sh. 9A); thence with said City of Cynthiana S.39°11'47"E. 125.00 feet to a found iron pin and N.18°18'50"E. 100.00 feet to a point, a corner to Harrison County School District Finance Corporation (D.B. 251, Pg. 80); thence with said Harrison County School District Finance Corporation for three calls as follows: (1) N.18°18'50"E. 533.79 feet to a found iron pin, (2) N.10°16'41"E. 145.36 feet to a found iron pin, and (3) N.10°16'42"E. 504.74 feet to a found fence post, a corner to Block A, Unit 3-B Robynwood Heights, Ltd. (P.C. 1, Sh. 63B); thence with said Robynwood Heights,

Ltd. for five calls as follows: (1) S.66°42'31"E. 250.19 feet to a found iron pin, (2) S.66°25'15"E. 70.63 feet to a found iron pin, (3) S.66°46'40"E. 139.97 feet to a property corner, (4) S.66°38'21"E. 682.23 feet to a found iron pin in the southwest right-of-way of Judy Lane, and (5) S.65°51'02"E. 52.98 feet to a found iron pin in the southeast right-of-way of Judy Lane, a corner to Michael Mills (D.B. 366, Pg. 263; D.B. 370, Pg. 608; P.C. 1, Sh. 68F); thence with said Mills S.66°32'53"E. 137.82 feet to a found iron pin, a corner to Robynwood Heights, Ltd. (D.B. 190, Pg. 100; P.C. 3, Sh. 27B); thence with said Robynwood Heights, Ltd. S.66°46'47"E. 350.04 feet to an iron pin and N.23°13'14"E. 363.81 feet to a found iron pin, a corner to Battle Grove Cemetery Company, Inc. (D.B. 324, Pg. 462); thence with said Battle Grove Cemetery Company, Inc. N.23°02'12"E. passing an iron pin at 183.72 feet, in all 208.72 feet to a mag nail in the center of Old Lair Road; thence with the center of said road for three calls as follows: (1) S.43°03'16"E. 556.63 feet to a point, (2) S.30°16'58"E. 114.45 feet to a point, and (3) S.17°29'57"E. 394.35 feet to a found railroad spike, a corner to Michael A. Buis & Sheri McLeod Buis (D.B. 361, Pg. 602; P.C. 1, Sh. 10F); thence with said Buis for six calls as follows: (1) N.82°25'39"W. passing an iron pin at 25.00 feet, in all 124.15 feet to an iron pin, (2) N.03°29'00"W. 43.30 feet to a found iron pin bearing "J. Casey LS 2017", (3) N.66°11'22"W. 232.72 feet to a found fence post, (4) S.23°24'05"W. 128.13 feet to a found iron pin bearing "J. Casey LS 2017", (5) S.22°42'05"W. 160.85 feet to a found iron pin, and (6) S.22°43'50"W. 199.51 feet to a found iron pin, a corner to Michael N. Wachter (D.B. 188, Pg. 251; P.C. 1, Sh. 10F); thence in part with said Wachter and William R. Pulliam & Deborah N. Pulliam S.22°27'29"W. 350.00 feet to an iron pin, a corner to Phillip L. McGlone (D.B. 243, Pg. 505; P.C. 3, Sh. 250); thence with said McGlone S.22°27'04"W. 799.79 feet to an iron pin, a corner to Phillip Lee McGlone (D.B. 281, Pg. 371); thence with said McGlone for three calls as follows: (1) N.65°03'41"W. 496.07 feet to an iron pin, (2) S.22°58'11"W. 359.77 feet to an iron pin, and (3) S.24°26'17"W. 374.83 feet to an iron pin, a corner to Frazer Scott Herrington (D.B. 244, Pg. 754); thence with said Herrington for three calls as follows: (1) N.64°19'26"W. 1,263.67 feet to an iron pin, (2) N.64°45'02"W. 549.54 feet to an iron pin, and (3) N.64°10'43"W. 316.56 feet to a property corner, a corner to Suburban Park Properties, LLC (D.B. 301, Pg. 514); thence with said Suburban Properties, LLC N.22°03'22"E. passing an iron pin at 4.22 feet, in all 461.79 feet to an iron pin and N.70°26'40"W. passing an iron pin at 126.34 feet, in all 146.93 feet to the point of beginning containing an area of 127.653 acres more or less, and being subject to any and all easements or right-of-way of record and in existence and in accordance with a survey and plat by Darnell Engineering, Inc. on November 18, 2022. See Plat recorded in Plat Cabinet _____, Sheet _____.

Allen Patrick Darnell
01/12/2023

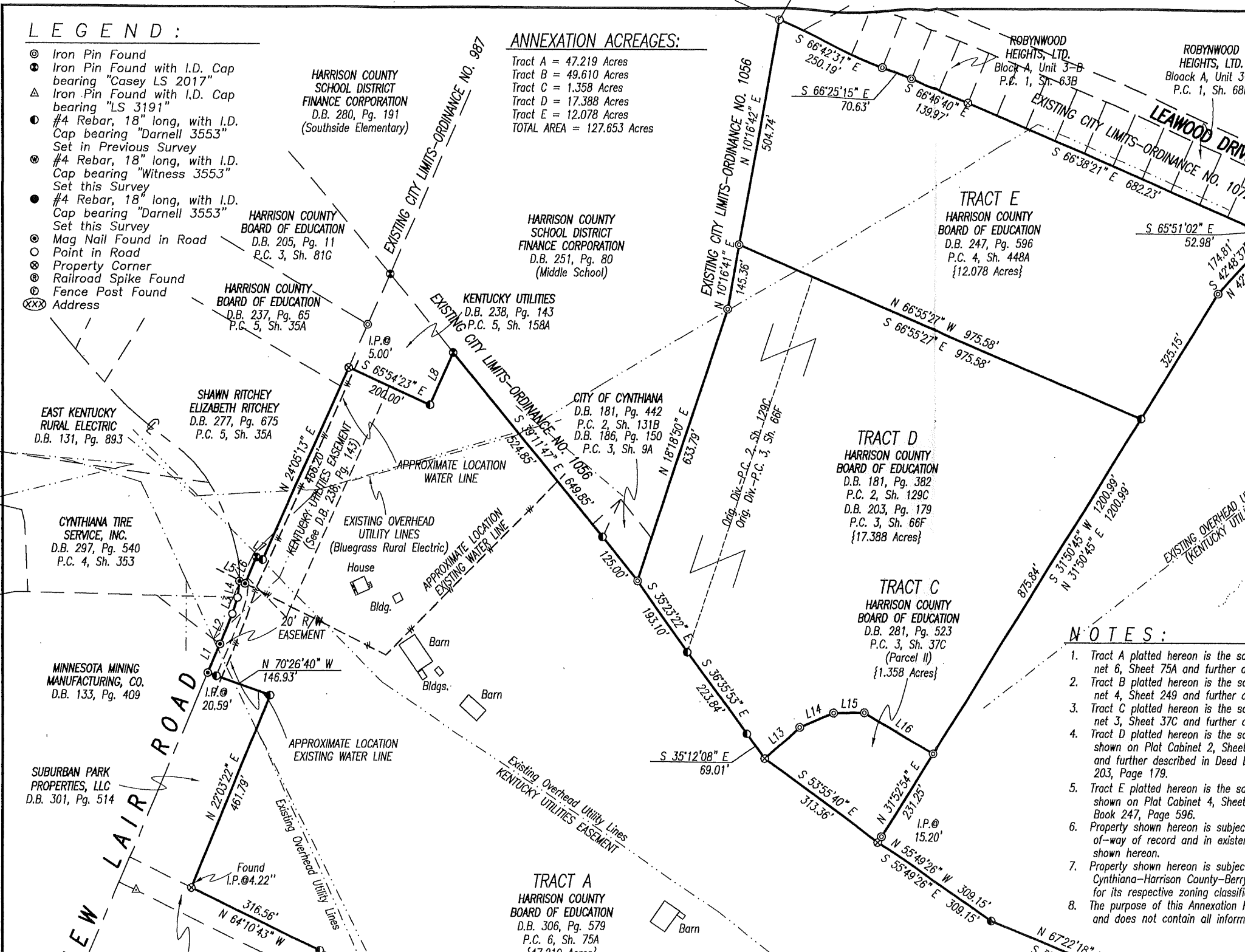


LEGEND:

- ⊙ Iron Pin Found
- ⊙ Iron Pin Found with I.D. Cap bearing "Casey LS 2017"
- △ Iron Pin Found with I.D. Cap bearing "LS 3191"
- ⊙ #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- ⊙ #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- ⊙ Mag Nail Found in Road
- ⊙ Point in Road
- ⊙ Property Corner
- ⊙ Railroad Spike Found
- ⊙ Fence Post Found
- ⊙⊙⊙ Address

ANNEXATION ACREAGES:

Tract A = 47.219 Acres
 Tract B = 49.610 Acres
 Tract C = 1.358 Acres
 Tract D = 17.388 Acres
 Tract E = 12.078 Acres
 TOTAL AREA = 127.653 Acres



HARRISON COUNTY SCHOOL DISTRICT FINANCE CORPORATION
 D.B. 280, Pg. 191
 (Southside Elementary)

HARRISON COUNTY BOARD OF EDUCATION
 D.B. 205, Pg. 11
 P.C. 3, Sh. 81G

HARRISON COUNTY SCHOOL DISTRICT FINANCE CORPORATION
 D.B. 251, Pg. 80
 (Middle School)

HARRISON COUNTY BOARD OF EDUCATION
 D.B. 237, Pg. 65
 P.C. 5, Sh. 35A

KENTUCKY UTILITIES
 D.B. 238, Pg. 143
 EXISTING P.C. 5, Sh. 158A

SHAWN RITCHEY ELIZABETH RITCHEY
 D.B. 277, Pg. 675
 P.C. 5, Sh. 35A

CITY OF CYNTHIANA
 D.B. 181, Pg. 442
 P.C. 2, Sh. 131B
 D.B. 186, Pg. 150
 P.C. 3, Sh. 9A

TRACT D
 HARRISON COUNTY BOARD OF EDUCATION
 D.B. 181, Pg. 382
 P.C. 2, Sh. 129C
 D.B. 203, Pg. 179
 P.C. 3, Sh. 66F
 {17.388 Acres}

TRACT C
 HARRISON COUNTY BOARD OF EDUCATION
 D.B. 281, Pg. 523
 P.C. 3, Sh. 37C
 (Parcel II)
 {1.358 Acres}

TRACT A
 HARRISON COUNTY BOARD OF EDUCATION
 D.B. 306, Pg. 579
 P.C. 6, Sh. 75A
 (47.219 Acres)

NOTES:

1. Tract A platted hereon is the same as shown on Plat Cabinet 6, Sheet 75A and further described in Deed Book 247, Page 179.
2. Tract B platted hereon is the same as shown on Plat Cabinet 4, Sheet 249 and further described in Deed Book 247, Page 179.
3. Tract C platted hereon is the same as shown on Plat Cabinet 3, Sheet 37C and further described in Deed Book 203, Page 179.
4. Tract D platted hereon is the same as shown on Plat Cabinet 2, Sheet 129C and further described in Deed Book 203, Page 179.
5. Tract E platted hereon is the same as shown on Plat Cabinet 4, Sheet 596 and further described in Deed Book 247, Page 596.
6. Property shown hereon is subject to a right-of-way of record and in existence shown hereon.
7. Property shown hereon is subject to a zoning classification shown hereon.
8. The purpose of this Annexation Plat is to annex the property shown hereon to the City of Cynthia and does not contain all information.

ANNEXATION ACREAGES:

Tract A = 47.219 Acres
 Tract B = 49.610 Acres
 Tract C = 1.358 Acres
 Tract D = 17.388 Acres
 Tract E = 12.078 Acres
 TOTAL AREA = 127.653 Acres

HARRISON COUNTY SCHOOL DISTRICT FINANCE CORPORATION
 D.B. 251, Pg. 80
 (Middle School)

KENTUCKY UTILITIES
 D.B. 238, Pg. 143
 P.C. 5, Sh. 158A

CITY OF CYNTHIANA
 D.B. 181, Pg. 442
 P.C. 2, Sh. 131B
 D.B. 186, Pg. 150
 P.C. 3, Sh. 9A

TRACT D
HARRISON COUNTY BOARD OF EDUCATION
 D.B. 181, Pg. 382
 P.C. 2, Sh. 129C
 D.B. 203, Pg. 179
 P.C. 3, Sh. 66F
 {17.388 Acres}

TRACT C
HARRISON COUNTY BOARD OF EDUCATION
 D.B. 281, Pg. 523
 P.C. 3, Sh. 37C
 (Parcel II)
 {1.358 Acres}

TRACT A
HARRISON COUNTY BOARD OF EDUCATION
 D.B. 306, Pg. 579
 P.C. 6, Sh. 75A
 147 910 Annexal

TRACT E
HARRISON COUNTY BOARD OF EDUCATION
 D.B. 247, Pg. 596
 P.C. 4, Sh. 448A
 {12.078 Acres}

TRACT B
HARRISON COUNTY BOARD OF EDUCATION
 D.B. 281, Pg. 523
 P.C. 4, Sh. 249
 (Parcel I)
 {49.610 Acres}

ROBYNWOOD HEIGHTS, LTD.
 Block A, Unit 3-B
 P.C. 1, Sh. 63B

ROBYNWOOD HEIGHTS, LTD.
 Block A, Unit 3-C
 P.C. 1, Sh. 68F

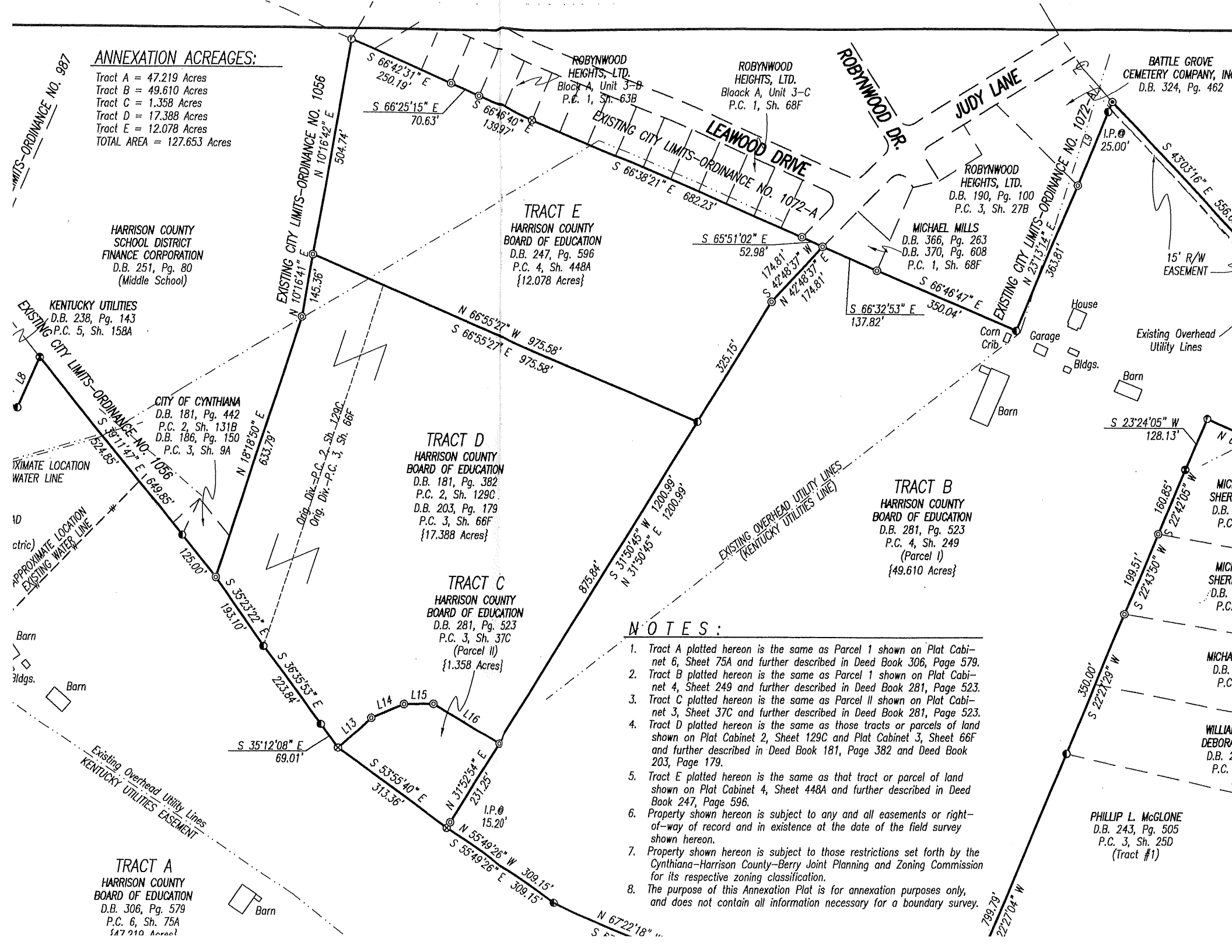
ROBYNWOOD HEIGHTS, LTD.
 D.B. 190, Pg. 100
 P.C. 3, Sh. 27B

MICHAEL MILLS
 D.B. 366, Pg. 263
 D.B. 370, Pg. 608
 P.C. 1, Sh. 68F

BATTLE GROVE CEMETERY COMPANY, INC.
 D.B. 324, Pg. 462

NOTES:

1. Tract A platted hereon is the same as Parcel 1 shown on Plat Cabinet 6, Sheet 75A and further described in Deed Book 306, Page 579.
2. Tract B platted hereon is the same as Parcel 1 shown on Plat Cabinet 4, Sheet 249 and further described in Deed Book 281, Page 523.
3. Tract C platted hereon is the same as Parcel II shown on Plat Cabinet 3, Sheet 37C and further described in Deed Book 281, Page 523.
4. Tract D platted hereon is the same as those tracts or parcels of land shown on Plat Cabinet 2, Sheet 129C and Plat Cabinet 3, Sheet 66F and further described in Deed Book 181, Page 382 and Deed Book 203, Page 179.
5. Tract E platted hereon is the same as that tract or parcel of land shown on Plat Cabinet 4, Sheet 448A and further described in Deed Book 247, Page 596.
6. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
7. 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.
8. The purpose of this Annexation Plat is for annexation purposes only, and does not contain all information necessary for a boundary survey.



CYNTHIANA TIRE SERVICE, INC.
D.B. 297, Pg. 540
P.C. 4, Sh. 353

P.C. 3, Sh. 66F
{17.388 Acres}

TRACT C
HARRISON COUNTY BOARD OF EDUCATION
D.B. 281, Pg. 523
P.C. 3, Sh. 37C
(Parcel II)
{1.358 Acres}

TRACT A
HARRISON COUNTY BOARD OF EDUCATION
D.B. 306, Pg. 579
P.C. 6, Sh. 75A
{47.219 Acres}

MINNESOTA MINING MANUFACTURING, CO.
D.B. 133, Pg. 409

SUBURBAN PARK PROPERTIES, LLC
D.B. 301, Pg. 514

FRAZER SCOTT HERRINGTON
D.B. 244, Pg. 754
(Parcel 2 & 3)

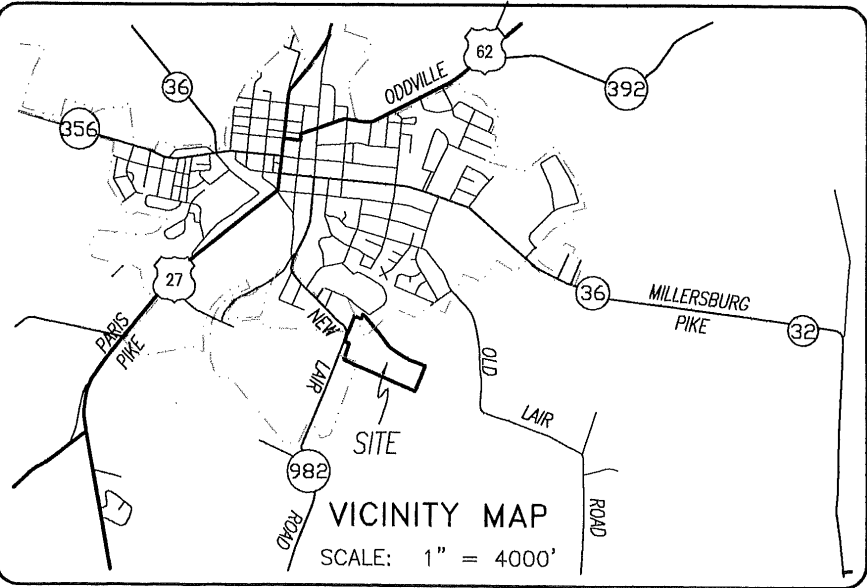
PERM CAST INC.
D.B. 172, Pg. 374
P.C. 4, Sh. 462A

FRAZER SCOTT HERRINGTON
D.B. 244, Pg. 754
(Parcel 2 & 3)

PHILLIP LE...
D.B. 281,

NOTES:

1. Tract A platted hereon is the s net 6, Sheet 75A and further
2. Tract B platted hereon is the s net 4, Sheet 249 and further
3. Tract C platted hereon is the s net 3, Sheet 37C and further
4. Tract D platted hereon is the s shown on Plat Cabinet 2, She and further described in Deed 203, Page 179.
5. Tract E platted hereon is the s shown on Plat Cabinet 4, She Book 247, Page 596.
6. Property shown hereon is subj of-way of record and in exist shown hereon.
7. Property shown hereon is subj Cynthiana-Harrison County-Ber for its respective zoning classi and does not contain all info
8. The purpose of this Annexation



ANNEXATION ACREAGES:

Tract A = 47.219 Acres
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Tract C = 1.358 Acres
Tract D = 17.388 Acres
Tract E = 12.078 Acres
TOTAL AREA = 127.653 Acres

FRAZER SCOTT HERRINGTON
D.B. 244, Pg. 754
(Parcel 2 & 3)

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Lines

LINE	BEARING
L1	N 23°14'20"
L2	N 22°12'17"
L3	N 17°38'43"
L4	N 06°32'56"
L5	S 67°24'47"
L6	N 22°35'13"
L7	S 67°24'47"
L8	N 24°02'06"
L9	N 23°02'12"
L10	S 30°16'58"
L11	N 82°25'39"
L12	N 03°29'00"
L13	N 47°21'15"
L14	N 67°27'48"
L15	N 89°02'51"
L16	S 59°15'01"

AD
 (Electric)
 APPROXIMATE LOCATION
 EXISTING WATER LINE

P.C. 3, Sh. 66F
 {17.388 Acres}

BOARD OF EDUCATION
 D.B. 281, Pg. 523
 P.C. 4, Sh. 249
 (Parcel I)
 {49.610 Acres}

TRACT C
 HARRISON COUNTY
 BOARD OF EDUCATION
 D.B. 281, Pg. 523
 P.C. 3, Sh. 37C
 (Parcel II)
 {1.358 Acres}

NOTES:

1. Tract A platted hereon is the same as Parcel 1 shown on Plat Cabinet 6, Sheet 75A and further described in Deed Book 306, Page 579.
2. Tract B platted hereon is the same as Parcel 1 shown on Plat Cabinet 4, Sheet 249 and further described in Deed Book 281, Page 523.
3. Tract C platted hereon is the same as Parcel II shown on Plat Cabinet 3, Sheet 37C and further described in Deed Book 281, Page 523.
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5. Tract E platted hereon is the same as that tract or parcel of land shown on Plat Cabinet 4, Sheet 448A and further described in Deed Book 247, Page 596.
6. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
7. Property shown hereon is subject to those restrictions set forth by the Cynthia-Harrison County-Berry Joint Planning and Zoning Commission for its respective zoning classification.
8. The purpose of this Annexation Plat is for annexation purposes only, and does not contain all information necessary for a boundary survey.

PHILLIP L. MCGLONE
 D.B. 243, Pg. 505
 P.C. 3, Sh. 25D
 (Tract #1)

PHILLIP L. MCGLONE
 D.B. 243, Pg. 505
 P.C. 3, Sh. 25D
 (Tract #1)

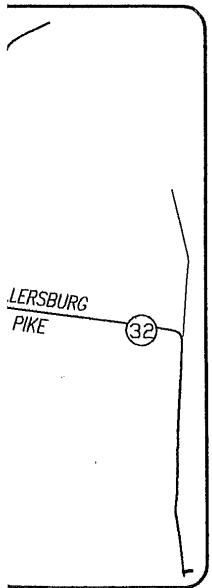
PHILLIP LEE MCGLONE
 D.B. 281, Pg. 371

FRAZER SCOTT HERRINGTON
 D.B. 244, Pg. 754
 (Parcel 2 & 3)

TRACT A
 HARRISON COUNTY
 BOARD OF EDUCATION
 D.B. 306, Pg. 579
 P.C. 6, Sh. 75A
 {47.219 Acres}

SCOTT HERRINGTON
 D.B. 244, Pg. 754
 (Parcel 2 & 3)

LEWISBURG
 PIKE



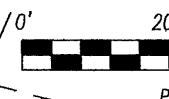
ANNEXATION ACREAGES:

- Tract A = 47.219 Acres
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- Tract C = 1.358 Acres
- Tract D = 17.388 Acres
- Tract E = 12.078 Acres
- TOTAL AREA = 127.653 Acres

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Lines

LINE	BEARING	DISTANCE
L1	N 23°14'20" E	69.54'
L2	N 22°12'17" E	72.32'
L3	N 17°38'43" E	37.75'
L4	N 06°32'56" E	36.38'
L5	S 67°24'47" E	13.57'
L6	N 22°35'13" E	63.35'
L7	S 67°24'47" E	15.18'
L8	N 24°02'06" E	127.00'
L9	N 23°02'12" E	208.72'
L10	S 30°16'58" E	114.45'
L11	N 82°25'39" W	124.15'
L12	N 03°29'00" W	43.30'
L13	N 47°21'15" E	105.22'
L14	N 67°27'48" E	81.46'
L15	N 89°02'51" E	68.52'
L16	S 59°15'01" E	179.52'



Allen Patrick Darnell
 01/13/2023

ANNEXATION PLAT

CITY OF CYNTHIANA

NEW LAIR ROAD & OLD

STATE OF KENTUCKY
 ALLEN PATRICK DARNELL
 3553
 LICENSED PROFESSIONAL LAND SURVEYOR

SCALE 1" = 200'	DATE 11/18/22
FILE NO. 22-5260	FILENAME HCHSANNEX
FIELD BOOK 68-24	.CRD FILE HCHS
DRAWN BY APD	CHECKED BY APD

DARNE ENGINEERING
 Cynthia (8)
 *THIS PLAT SURVEY A