



February 22, 2024

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

RECEIVED AND FILED
DATE March 22, 2024

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

I, Jamie Hutchison, City Clerk of the City of Cynthiana, Kentucky, do certify that the attached is a true and correct copy of Ordinance #1659 dated 1/10/2024 annexing certain property into the City in accordance with the requirements of KRS.81A.412. There are no registered voters residing in this area.

[Signature: Jamie Hutchison]

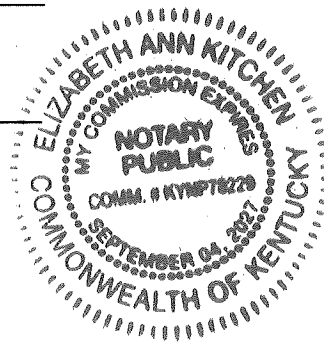
Jamie Hutchison, City Clerk

Subscribed, sworn to, and acknowledged before me this the 22nd day of February 2024

[Signature: Elizabeth Kitchen]

Elizabeth Kitchen, Notary

My Commission expires 9-4-27



ORDINANCE NO. 1659

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), AND BEING APPROXIMATELY 54.006 ACRES MORE OR LESS CURRENTLY OWNED BY THE CYNTHIANA-HARRISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY, INC.

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), adjacent or contiguous to the current city boundary and currently owned by the Cynthiana-Harrison County Economic Development Authority, Inc. 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 industrial 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 or the Harrison County Fiscal Court has given concurrence prior to the expiration of 45 days 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); and more particularly described as follows:

ANNEXATION AREA: PARCEL 1 (54.006 Acres)

Unless stated otherwise, any monument referred to herein as an "iron pin" is a set #4 rebar, eighteen (18") inches in length, with an orange cap stamped "Darnell 3553." All bearings stated herein are referenced to Kentucky North Zone State Plane. All deed and plat references stated herein are found in the office of the Harrison County Clerk, unless otherwise stated.

Beginning at a mag nail in the center of New Lair Road (KY 982), a corner to Perm Cast Inc. (D.B. 172, Pg. 374; P.C. 4, Sh. 462A); said point being located N.23°08'19"E. 1,596.90 feet from a point in the center of said road, a corner to The 4, LLC (D.B. 377, Pg. 101; P.C. 4, Sh. 462A); thence with the center of said New Lair Road (KY 982) N.23°19'22"E. 64.05 feet to a mag nail, a corner to Suburban Park Properties, LLC (D.B. 301, Pg. 514); thence with said Suburban Park Properties, LLC S.62°41'38"E. passing an iron pin bearing "Witness 3553" at 22.94 feet, in all 143.52 feet to an iron pin, a corner to Harrison County Board of Education (D.B. 306, Pg. 579; P.C. 6, Sh. 75A); thence with said Harrison County Board of Education for three calls as follows: (1) S.64°10'56"E. 316.56 feet to an iron pin, (2) S.64°45'15"E. 549.54 feet to an iron pin, and (3) S.64°19'39"E. 1,263.67 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) S.23°49'07"W. 577.40 feet to an iron pin, (2) S.24°07'05"W. passing a witness pin at 523.21 feet, in all 528.21 feet to a point, and (3) S.23°18'28"W. 108.41 feet to an iron pin, a corner to Parcel 2, a new division of Frazer Scott Herrington & Marlene Herrington (D.B. 244, Pg. 751; D.B. 304, Pg. 677); thence with said Parcel 2 for 11 calls as follows: (1) N.82°08'40"W. 271.90 feet to an iron pin, (2) N.25°13'36"W. 175.69 feet to an iron pin, (3) N.67°22'07"E. 128.79 feet to an iron pin, (4) N.22°37'12"W. 38.52 feet to an iron pin, (5) S.72°30'16"W. 169.44 feet to an iron pin, (6) S.52°57'02"W. 245.35 feet to an iron pin, (7) N.82°08'40"W. 622.59 feet to an iron pin, (8) N.09°35'36"E. 198.75 feet to an iron pin, (9) N.65°01'05"W. 84.63 feet to an iron pin, (10) N.87°15'07"W. 221.62 feet to an iron pin, and (11) S.64°56'52"W. 158.02 feet to a found iron pin bearing "LS 3191", a corner to The 4, LLC (D.B. 377, Pg. 101; P.C. 4, Sh. 462A); thence with said The 4, LLC N.21°26'32"E. 951.83 feet to a found iron pin bearing "LS 3191", a corner to Perm Cast Inc. (D.B. 172, Pg. 374; P.C. 4, Sh. 462A); thence with said Perm Cast Inc. for three calls as follows: (1) N.21°26'36"E. 26.90 feet to a point, (2) N.21°42'46"E. 568.19 feet to a found iron pin bearing "LS

3191", and (3) N.64°13'10"W. passing a found iron pin bearing "LS 3191" at 563.19 feet, in all 585.75 feet to the point of beginning containing an area of 54.006 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 7, 2023. See Plat recorded in Plat Cabinet 7, Sheet 176B.

EASEMENT: The Property described above is subject to an easement granted to/ reserved by the Cynthiana-Harrison County Economic Development Authority, Inc. for ingress/egress and utilities and for dedication as a future public roadway as shown on Plat of record in PC 7, Sheet 176B,

Being the same property deeded the Cynthiana-Harrison County Economic Development Authority, Inc. by Frazer Scott Herrington and Marlene Herrington, his wife by deed dated December 13, 2023 and recorded in Deed Book 387, Page 37.

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 I-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: December 19, 2024

Second reading and passage: January 10, 2024



Mayor James Smith

ATTEST:



Jamie Hutchison, City Clerk

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

Come the Affiants, Frazer D. Lebus, III, Chairman & President of the Cynthiana-Harrison County Economic Development Authority, Inc., and Mike Ravenscraft, Vice President of the Cynthiana-Harrison County Economic Development Authority, Inc., on behalf of the Cynthiana-Harrison County Economic Development Authority, Inc., after being duly sworn and for their request for annexation, annexation agreement and affidavit for and on behalf of the Cynthiana-Harrison County Economic Development Authority, Inc. state as follows:

1. The Cynthiana-Harrison County Economic Development Authority 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), consisting of approximately 54.006 acres and being more particularly described on Exhibit A attached hereto.

2. The Affiants, on behalf of the Cynthiana-Harrison County Economic Development Authority, Inc. hereby request and consent to the annexation of said property by the City of Cynthiana and the Affiants, on behalf of the Cynthiana-Harrison County Economic Development Authority, Inc., 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. This consent, annexation agreement and affidavit is executed pursuant to KRS 81A.412 and other applicable law under authority granted to Frazer D. Lebus, III, Chairman & President, and Mike Ravenscraft, Vice President, by Resolution duly adopted by the Cynthiana-Harrison County Economic Development Authority, Inc. on the 27th day of December, 2023.

Further the Affiants saith naught.

**CYNTHIANA-HARRISON COUNTY
ECONOMIC DEVELOPMENT
AUTHORITY**

By: Frazer D. Lebus, III, Chairman
Frazer D. Lebus, III, Chairman & President
Cynthiana-Harrison County Economic
Development Authority, Inc.

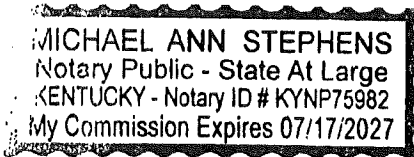
By: Mike Ravenscraft
Mike Ravenscraft, Vice President
Cynthiana-Harrison County Economic
Development Authority, Inc.

**STATE OF KENTUCKY
COUNTY OF HARRISON**

This Request for Annexation has been subscribed, sworn to and acknowledged before me by Frazer D. Lebus, III, in his capacity as Chairman & President of the Cynthiana-Harrison County Economic Development Authority, Inc., on this the 13th day of December, 2023.

My commission expires:
07/17/2027

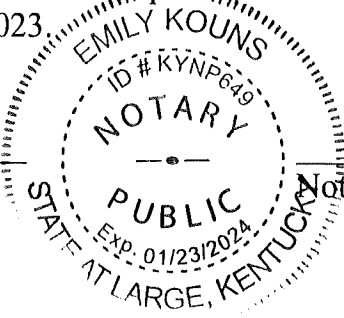
Michael Ann Stephens
Notary Public



**STATE OF KENTUCKY
COUNTY OF HARRISON**

This Request for Annexation has been subscribed, sworn to and acknowledged before me by Mike Ravenscraft, in his capacity as Vice President of the Cynthiana-Harrison County Economic Development Authority, Inc., on this the 15th day of December, 2023.

My commission expires:
1-23-2024



Emily Kouns
Notary Public

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) ; and more particularly described as follows:

ANNEXATION AREA: PARCEL 1 ***(54.006 Acres)***

Unless stated otherwise, any monument referred to herein as an "iron pin" is a set #4 rebar, eighteen (18") inches in length, with an orange cap stamped "Darnell 3553." All bearings stated herein are referenced to Kentucky North Zone State Plane. All deed and plat references stated herein are found in the office of the Harrison County Clerk, unless otherwise stated.

Beginning at a mag nail in the center of New Lair Road (KY 982), a corner to Perm Cast Inc. (D.B. 172, Pg. 374; P.C. 4, Sh. 462A); said point being located N.23°08'19"E. 1,596.90 feet from a point in the center of said road, a corner to The 4, LLC (D.B. 377, Pg. 101; P.C. 4, Sh. 462A); thence with the center of said New Lair Road (KY 982) N.23°19'22"E. 64.05 feet to a mag nail, a corner to Suburban Park Properties, LLC (D.B. 301, Pg. 514); thence with said Suburban Park Properties, LLC S.62°41'38"E. passing an iron pin bearing "Witness 3553" at 22.94 feet, in all 143.52 feet to an iron pin, a corner to Harrison County Board of Education (D.B. 306, Pg. 579; P.C. 6, Sh. 75A); thence with said Harrison County Board of Education for three calls as follows: (1) S.64°10'56"E. 316.56 feet to an iron pin, (2) S.64°45'15"E. 549.54 feet to an iron pin, and (3) S.64°19'39"E. 1,263.67 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) S.23°49'07"W. 577.40 feet to an iron pin, (2) S.24°07'05"W. passing a witness pin at 523.21 feet, in all 528.21 feet to a point, and (3) S.23°18'28"W. 108.41 feet to an iron pin, a corner to Parcel 2, a new division of Frazer Scott Herrington & Marlene Herrington (D.B. 244, Pg. 751; D.B. 304, Pg. 677); thence with said Parcel 2 for 11 calls as follows: (1) N.82°08'40"W. 271.90 feet to an iron pin, (2) N.25°13'36"W. 175.69 feet to an iron pin, (3) N.67°22'07"E. 128.79 feet to an iron pin, (4) N.22°37'12"W. 38.52 feet to an iron pin, (5) S.72°30'16"W. 169.44 feet to an iron pin, (6) S.52°57'02"W. 245.35 feet to an iron pin, (7) N.82°08'40"W. 622.59 feet to an iron pin, (8) N.09°35'36"E. 198.75 feet to an iron pin, (9) N.65°01'05"W. 84.63 feet to an iron pin, (10) N.87°15'07"W. 221.62 feet to an iron pin, and (11) S.64°56'52"W. 158.02 feet to a found iron pin bearing "LS 3191", a corner to The 4, LLC (D.B. 377, Pg. 101; P.C. 4, Sh. 462A); thence with said The 4, LLC N.21°26'32"E. 951.83 feet to a found iron pin bearing "LS 3191", a corner to Perm Cast Inc. (D.B. 172, Pg. 374; P.C. 4, Sh. 462A); thence with said Perm Cast Inc. for three calls as follows: (1) N.21°26'36"E. 26.90 feet to a point, (2) N.21°42'46"E. 568.19 feet to a found iron pin bearing "LS 3191", and (3) N.64°13'10"W. passing a

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

Harrison County

Courthouse



Cynthiana, Kentucky 41031

Harrison County Fiscal Court
111 South Main Street - Suite 201
Cynthiana, Kentucky 41031
Phone: 859.234.7136
Fax: 859.234.6647

Jason Marshall
County Judge Executive

January 10, 2024

City of Cynthiana
PO Box 67
Cynthiana, KY 41031

Dear Mayor and Commissioners:

Please be advised that the Harrison County Fiscal Court, at its regular meeting held on January 9, 2024, approved the annexation of 54.006 acres of property belonging to the Cynthiana-Harrison County Economic Development located at 1469 New Lair Road (KY Hwy 982), Cynthiana, KY.

Please accept this letter as our formal concurrence to proceed with said annexation.

If you should need any additional information, please feel free to contact my office.

Sincerely,

Jason Marshall
County Judge/Executive

DARNELL ENGINEERING, INC.

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

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

November 8, 2023

File No. 23-5594

Frazer Scott Herrington
Marlene Herrington
#1469 New Lair Road
Cynthiana, KY 41031

Re: Legal Description for Parcel 1 (54.006 Acres)

PARCEL 1 (54.006 Acres)

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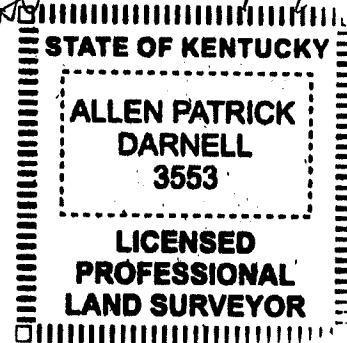
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LLC N.21°26'32"E. 951.83 feet to a found iron pin bearing "LS 3191", a corner to Perm Cast Inc. (D.B. 172, Pg. 374; P.C. 4, Sh. 462A); thence with said Perm Cast Inc. for three calls as follows: (1) N.21°26'36"E. 26.90 feet to a point, (2) N.21°42'46"E. 568.19 feet to a found iron pin bearing "LS 3191", and (3) N.64°13'10"W. passing a found iron pin bearing "LS 3191" at 563.19 feet, in all 585.75 feet to the point of beginning containing an area of 54.006 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 7, 2023. See Plat recorded in Plat Cabinet _____, Sheet _____.

Said property being a portion of that property deeded Frazer Scott Herrington by Anna Jeanette Hehr, William Hehr, Billie Joyce Cook, & Betty Lake Cook by deed dated December 14, 2000 and recorded in Deed Book 244, Page 751.

Allen Patrick Darnell
02/29/2024



LINETYPE LEGEND:

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

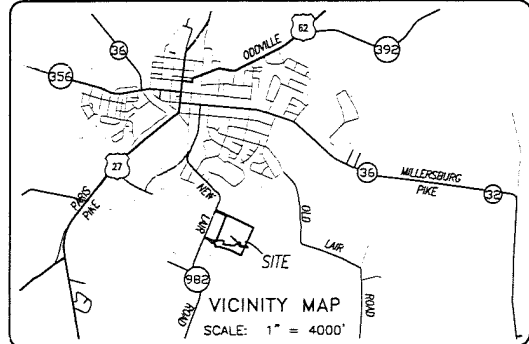
LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "LS 3191"
- ▲ Point of Property Corner w/ Reference Monument
- ④ #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- ④ #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- ④ #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- ⊙ Mag Nail Set in Road
- ⊠ Metal Found in Road
- Point in Road
- ⊙ Point @ Right-of-Way
- ⊙ Point @ Bank of River
- ⊙ Address

OWNER'S CERTIFICATION

(we) do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, said property being (a portion of) the same property conveyed to me (us) by _____, by deed dated _____, and recorded in Deed Book _____, page _____ in the Harrison County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness	Owner
_____	_____
_____	_____
Address	_____
_____	_____
Date	_____
_____	_____



COMMISSION'S CERTIFICATION

I do hereby certify that this record plat conforms with the regulations of the Cynthiana-Harrison County-Berry Joint Planning Commission, and that it has been approved for recording in the office of the Harrison County Court Clerk.

Date _____ Planning Commission Official _____

NOTES:

1. Parcel 1 and Parcel 2 plotted hereon are the same as Parcel 1, Parcel 2, and Parcel 3 shown on Plat Cabinet 6, Sheet 46B and further described in Deed Book 244, Page 751 and Deed Book 304, Page 677.
2. Property plotted hereon is subject to that Transmission Line Easement in favor of East Kentucky Power Cooperative, Inc. as recorded in Deed Book 336, Page 519.
3. Property plotted 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.
4. Property plotted hereon is subject to those restrictions set forth by the Cynthiana-Harrison County-Berry Joint Planning and Zoning Commission for its respective zoning classification.
5. The purpose of this plat is to divide the parent tract into two separate and legal tracts or parcels of land shown hereon as Parcel 1 and Parcel 2.
6. Floodplain indicated hereon is scaled from FEMA FIRM Community Panel 21097C 0256C dated January 6, 2011 and does not represent an actual field survey by Darnell Engineering, Inc. Any dwelling located on this property which is suspected to be in the floodplain should have the finished floor elevation calculated in order to accurately determine if it lies below the 100 year flood elevation.
7. Access & Utility Easement shown hereon is hereby created and acknowledged by the Owner's Certification hereon. Same being granted and reserved by the Cynthiana-Harrison County Economic Development Authority, Inc. over, under and across the designated Easement Area shown hereon and attached. Same shall be used for ingress, egress, and utilities; and for future Dedication as public Roadway.

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was $\frac{1.34}{134,000}$ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Urban survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to Kentucky North Zone State Plane.

November 10, 2023 Date
 P.O. Box 175
 Cynthiana, Kentucky 41031

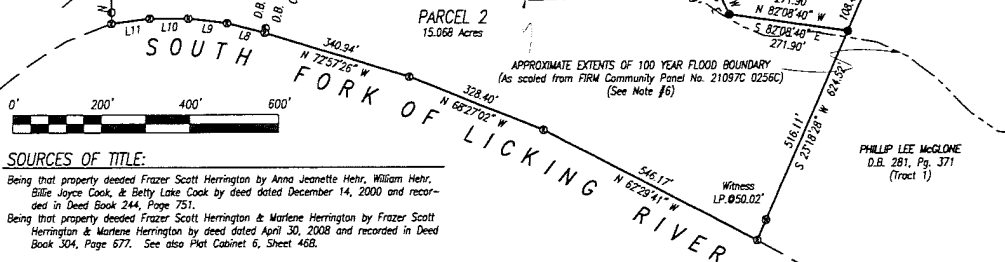
PLOTTED: 11/10/23 @ 5:00 BY APD

RECORD PLAT
FRAZER SCOTT HERRINGTON
MARLENE HERRINGTON
 NEW LAIR ROAD (KY 982)

SCALE	DATE	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
1" = 200'	11/07/23	
FILE NO.	FILENAME	
23-5594	HERRINGTON	
FELD OR	3553	P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
JF/NR/AM	HERRINGTON	
LICENSED PROFESSIONAL LAND SURVEYOR		
DRAWN BY	CHECKED BY	
APD	APD	

LINE	BEARING	DISTANCE
L1	N 67°22'07" E	128.79
L2	N 22°37'12" W	38.52
L3	S 64°56'52" W	158.02
L4	N 21°14'55" E	16.14
L5	N 64°56'52" E	158.02
L6	S 22°37'12" E	38.52
L7	S 67°22'07" W	128.79
L8	N 75°42'28" W	87.53
L9	N 82°54'51" W	87.53
L10	S 89°52'46" W	87.53
L11	S 82°40'22" W	87.53
L12	N 79°52'52" W	121.99
L13	N 75°52'52" W	63.19
L14	N 67°37'52" W	44.29
L15	N 52°52'52" W	79.29
L16	N 44°31'52" W	102.59
L17	N 40°01'52" W	108.19
L18	N 52°25'52" W	144.09
L19	N 72°30'16" E	163.44

SOURCES OF TITLE:
 Being that property deeded Frazer Scott Herrington by Anna Jeanette Hehr, William Hehr, Billie Joyce Cook, & Betty Lane Cook by deed dated December 14, 2000 and recorded in Deed Book 244, Page 751.
 Being that property deeded Frazer Scott Herrington & Marlene Herrington by Frazer Scott Herrington & Marlene Herrington by deed dated April 30, 2008 and recorded in Deed Book 304, Page 677. See also Plat Cabinet 6, Sheet 46B.










LEGEND:

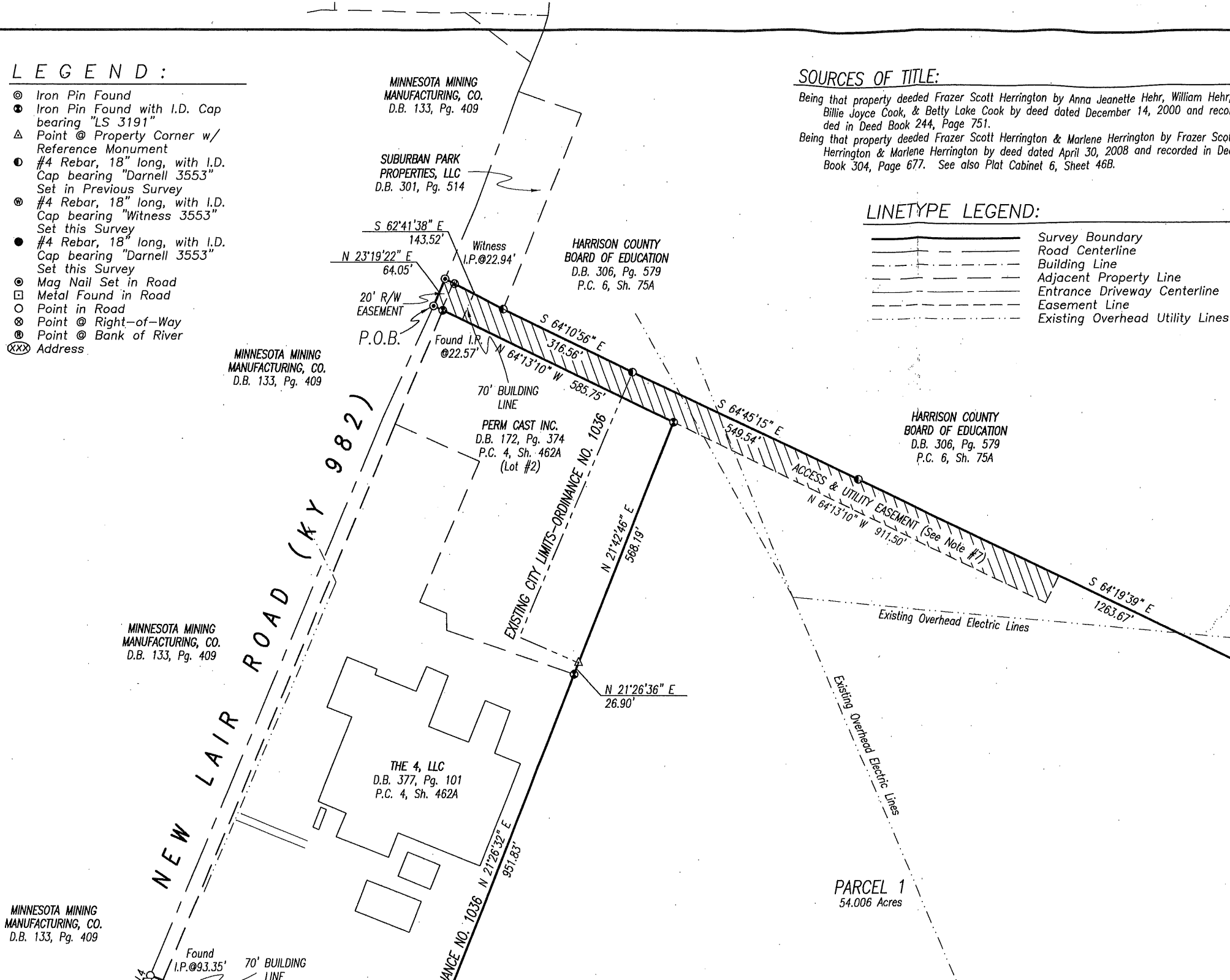
- ⊙ Iron Pin Found
- ⊙ Iron Pin Found with I.D. Cap bearing "LS 3191"
- △ Point @ Property Corner w/ Reference Monument
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- ⊙ #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- ⊙ Mag Nail Set in Road
- Metal Found in Road
- Point in Road
- ⊗ Point @ Right-of-Way
- ⊙ Point @ Bank of River
- ⓧ Address

SOURCES OF TITLE:

Being that property deeded Frazer Scott Herrington by Anna Jeanette Hehr, William Hehr, Billie Joyce Cook, & Betty Lake Cook by deed dated December 14, 2000 and recorded in Deed Book 244, Page 751.
 Being that property deeded Frazer Scott Herrington & Marlene Herrington by Frazer Scott Herrington & Marlene Herrington by deed dated April 30, 2008 and recorded in Deed Book 304, Page 677. See also Plat Cabinet 6, Sheet 46B.

LINETYPE LEGEND:

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



PARCEL 1
54.006 Acres

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

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

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

PERM CAST INC.
D.B. 172, Pg. 374
P.C. 4, Sh. 462A
(Lot #2)

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

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

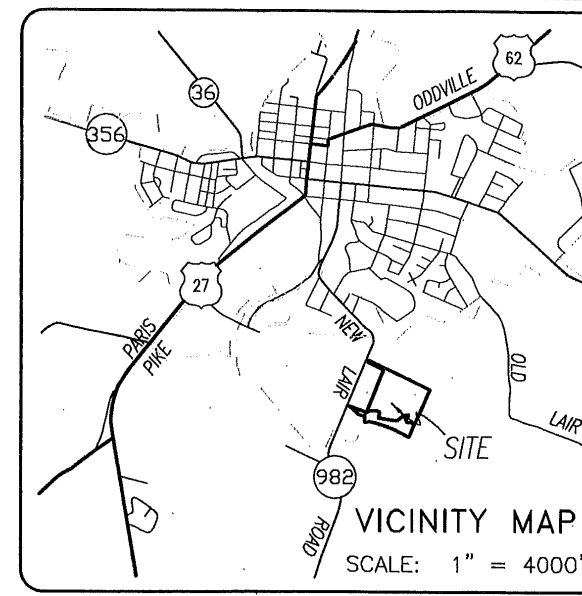
PHILLIP LEE McGLONE
D.B. 281, Pg. 371
(Tract 1)

SOURCES OF TITLE:

Being that property deeded Frazer Scott Herrington by Anna Jeanette Hehr, William Hehr, Billie Joyce Cook, & Betty Lake Cook by deed dated December 14, 2000 and recorded in Deed Book 244, Page 751.
Being that property deeded Frazer Scott Herrington & Marlene Herrington by Frazer Scott Herrington & Marlene Herrington by deed dated April 30, 2008 and recorded in Deed Book 304, Page 677. See also Plat Cabinet 6, Sheet 46B.

LINETYPE LEGEND:

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

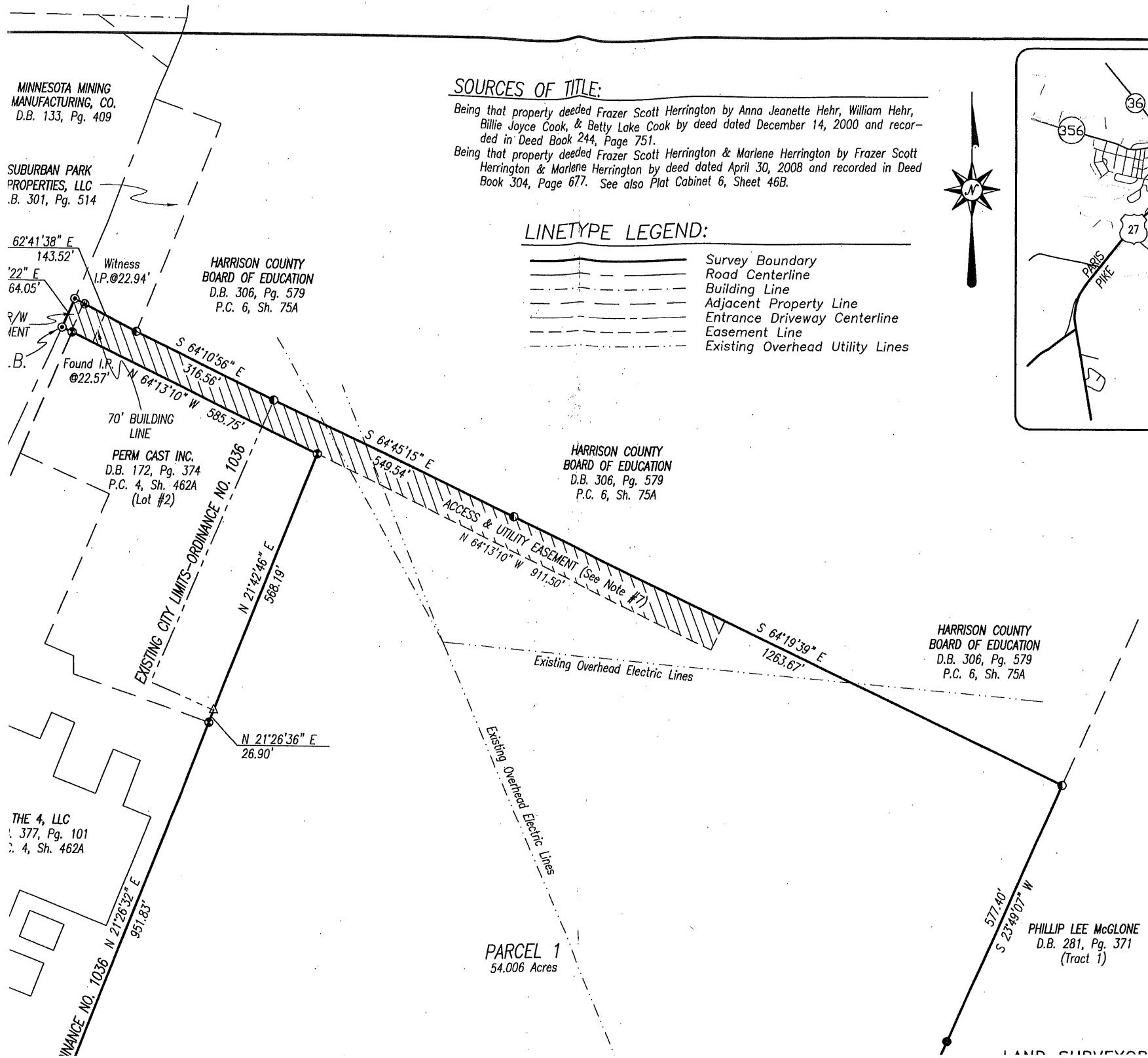


ANNEXATION A
Tract A = 54.006 Acres

NOTES:

1. Parcel 1 and Parcel 2 platted hereon as Parcel 2, and Parcel 3 shown on the plat further described in Deed Book 304, Page 677.
2. Property platted hereon is subject to an easement in favor of East Kentucky State University as shown in Deed Book 336, Page 577.
3. Property platted hereon is subject to a right-of-way of record and in a survey shown hereon.
4. Property platted hereon is subject to a right-of-way of record established by the Cynthiana-Harrison County Planning Commission for its respective jurisdiction.
5. The purpose of this "Annexation A" is to determine the boundary only, and does not include all interests in the property.
6. Floodplain indicated hereon is shown on Panel 21097C 0256C dated January 2009. The landowner is to present an actual field survey by a licensed land surveyor. The floodplain located on this property which is shown on this map should have the finished floodplain elevation accurately determined if it lies below the finished floodplain elevation.

PARCEL 1
54.006 Acres

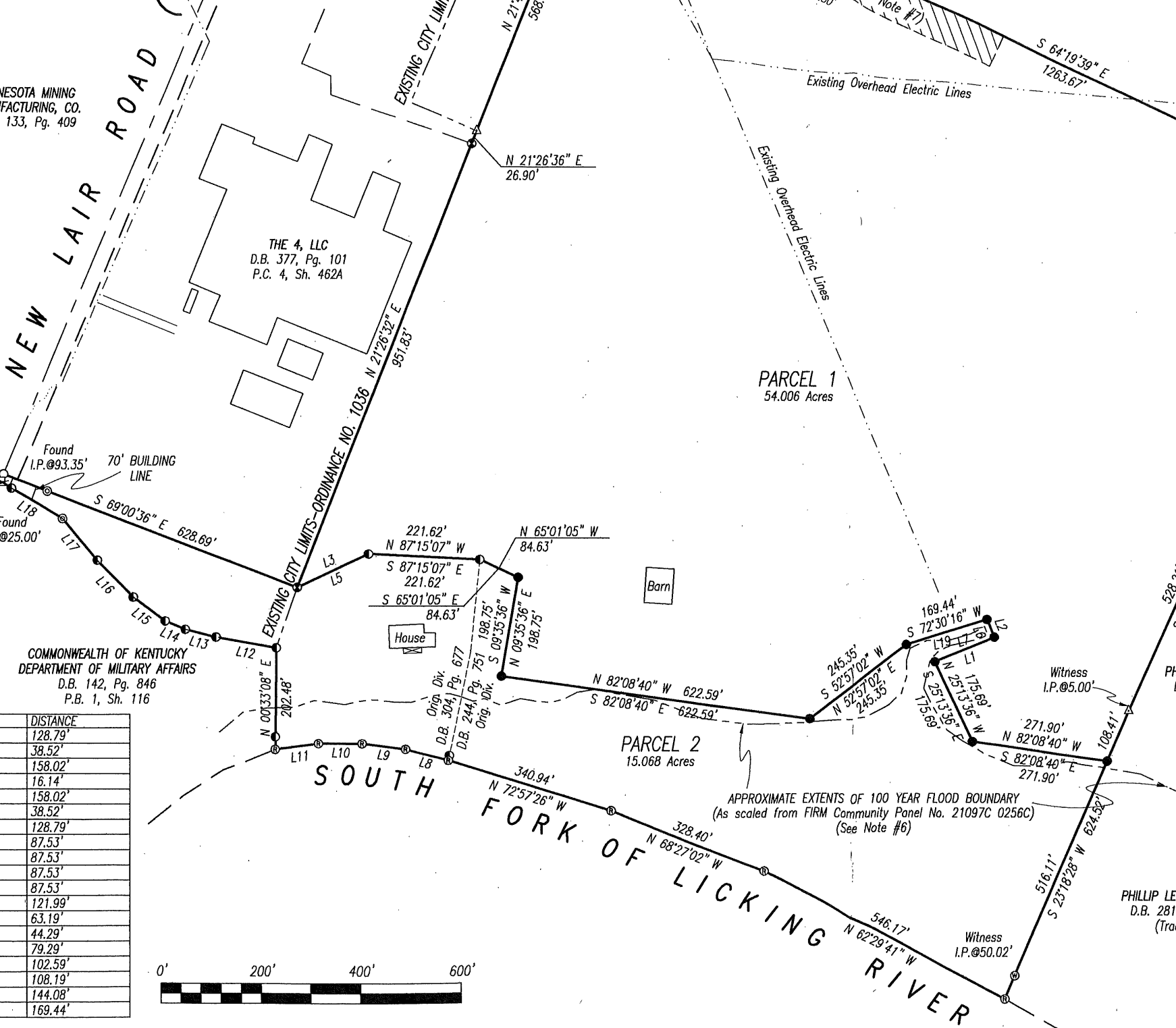


MINNESOTA MINING
MANUFACTURING, CO.
D.B. 133, Pg. 409

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

COMMONWEALTH OF KENTUCKY
DEPARTMENT OF MILITARY AFFAIRS
D.B. 142, Pg. 846
P.B. 1, Sh. 116

LINE	BEARING	DISTANCE
L1	N 67°22'07" E	128.79'
L2	N 22°37'12" W	38.52'
L3	S 64°56'52" W	158.02'
L4	N 21°14'55" E	16.14'
L5	N 64°56'52" E	158.02'
L6	S 22°37'12" E	38.52'
L7	S 67°22'07" W	128.79'
L8	N 75°42'28" W	87.53'
L9	N 82°54'51" W	87.53'
L10	S 89°52'46" W	87.53'
L11	S 82°40'22" W	87.53'
L12	N 79°52'52" W	121.99'
L13	N 75°52'52" W	63.19'
L14	N 67°37'52" W	44.29'
L15	N 52°52'52" W	79.29'
L16	N 44°31'52" W	102.59'
L17	N 40°01'52" W	108.19'
L18	N 59°25'52" W	144.08'
L19	N 72°30'16" E	169.44'



THE 4, LLC
D.B. 377, Pg. 101
P.C. 4, Sh. 462A

PARCEL 1
54.006 Acres

PARCEL 2
15.068 Acres

APPROXIMATE EXTENTS OF 100 YEAR FLOOD BOUNDARY
(As scaled from FIRM Community Panel No. 21097C 0256C)
(See Note #6)

PHILLIP LEE
D.B. 281,
(Trac

NOTES:

1. Parcel 1 and Parcel 2 platted Parcel 2, and Parcel 3 shown further described in Deed Book 304, Page 677.
2. Property platted hereon is shown in favor of East Kentucky in Deed Book 336, Page 304, Page 677.
3. Property platted hereon is shown right-of-way of record and survey shown hereon.
4. Property platted hereon is shown by the Cynthia-Harrison Commission for its responsibility only, and does not include a primary survey.
5. The purpose of this "Annexation" survey is to determine the floodplain boundary, and does not include a primary survey.
6. Floodplain indicated hereon is Panel 21097C 0256C dated 11/07/23 sent an actual field survey showing located on this property. The floodplain should have the finished ground accurately determine if it lies within the floodplain.

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

PARCEL 1
54.006 Acres

PHILLIP LEE McGLONE
D.B. 281, Pg. 371
(Tract 1)

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was made in the direction, by the method of random traverse and all monuments exist and their size, location, and material are correctly shown. The error of closure ratio of the random traverse was 1:1000. Distances shown hereon have been adjusted for closure. This is a Class Urban survey and the accuracy and precision meet the specifications of this class. The basis of the bearings is the Kentucky North Zone State Plane.

December 20, 2023 Date

PHILLIP LEE McGLONE
D.B. 281, Pg. 371
(Tract 1)

ANNEXATION PLAT
CITY OF CYNT
NEW LAIR ROAD (K...)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 11/07/23	DARNELL ENGINEERING Cynthia HERRINGTON THIS PLAT SURVEYED
	FILE NO. 23-5594	FILENAME HERRINGTON	
	FIELD CREW JF/WR/AM	.CRD FILE HERRINGTON	
	DRAWN BY APD	CHECKED BY APD	

