



December 4, 2024

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

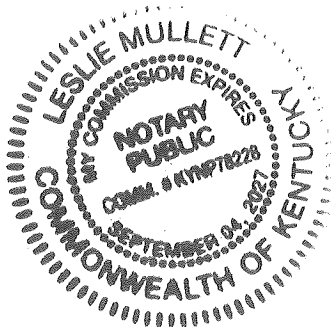
I, Elizabeth Kitchen, City Clerk of the City of Cynthiana, Kentucky, do certify that the attached is a true and correct copy of Ordinance #1669 and an accurate legal description reflecting bearings and coordinates based upon the state plane coordinate system, including relevant GPS and GIS data, the same having been certified by a professional land surveyor of territory.

Elizabeth Kitchen, City Clerk

Subscribed, sworn to, and acknowledged before me this the 4th day of December 2024

Leslie Mullett, Notary

My Commission expires September 4, 2027



RECEIVED AND FILED
DATE December 30, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Faige Mullett

ORDINANCE NO. 1069

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 TWO PARCELS OR TRACTS OF PROPERTY, SITUATED AT THE CORNER OF KY HWY 356 AND US 62 BYPASS, CONSISTING OF APPROXIMATELY 35.881 ACRES AND 23.194 ACRES CURRENTLY OWNED BY THE CYNTHIANA-HARRISON COUNTY ECONMIC 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 situated at the corner of KY HWY 356 and US 62 bypass, 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;

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:

TRACT 2 (35.881 Acres)

All that certain tract or parcel of land, lying and being located in Harrison County, Kentucky: and situated on the south side of White Oak Pike (KY 356) and the west side of the Cynthiana Bypass (US 27); and more particularly described as follows:

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 White Oak Pike (KY 356), a corner to Tract 1, a new division of Karyl Leigh White, Kathleen Reed Tucker, & James Thomas Tucker (D.B. 343, Pg. 807; P.C. 3, Sh. 118B); said point being located S.74°53'10"E. 200.00 feet from a found mag nail in the center of said road, a corner to Harrison County School District Finance Corporation (D.B. 280, Pg. 191); thence with the center of said White Oak Pike (KY 356) S.74°53'10"E. 560.68 feet to a found mag in the west right-of-way the Cynthiana Bypass (US 27); thence with the right-of-way of said road for nine (9) calls as follows: (1) S.15°38'17"W. 21.29 feet to an iron pin, (2) S.65°12'37"E. 187.85 feet to an iron pin, (3) S.20°03'49"W. 600.27 feet to a point, (4) S.11°38'08"W. 171.17 feet to an iron pin, (5) S.20°15'16"W. 600.33 feet to a point, (6) S.14°31'52"W. 225.50 feet to an iron pin, (7) S.18°20'43"W. 50.00 feet to an iron pin, (8) S.20°59'16"W. 325.35 feet to a point, and (9) S.18°20'43"W. 106.84 feet to an iron pin, a corner to Glen Monroe Brinker & Patrick Brinker (D.B. 328, Pg. 247); thence with said Brinker N.70°24'24"W. 549.22 feet to an iron pin, a corner to Randy J. Wade & Wanda C. Wade (D.B. 337, Pg. 391); thence with said Wade N.66°51'48"W. 40.57 feet to an iron pin and N.08°59'10"E. 1,326.14 feet to an iron pin, a corner to Harrison County School District Finance Corporation (D.B. 280, Pg. 191); thence with said Corporation N.08°59'25"E. 543.57 feet to an iron pin, a corner to Tract 1, a new division of Karyl Leigh White, Kathleen Reed Tucker, & James Thomas Tucker (D.B. 343, Pg. 807; P.C. 3, Sh. 118B); thence with said Tract 1 S.74°53'10"E. 200.00 feet to an iron pin and N.08°59'25"E. 219.05 feet to the point of beginning containing an area of 35.881 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 April 24, 2024. See Plat recorded in Plat Cabinet 7, Sheet 207A.

TRACT 3 (23.194 Acres)

All that certain tract or parcel of land, lying and being located in Harrison County, Kentucky: and situated on the south side of White Oak Pike (KY 356) and the east side of the Cynthiana Bypass (US 27); and more particularly described as follows:

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 an iron pin in the east right-of-way of the Cynthiana Bypass (US 27), a corner to King Assets, LLC (D.B. 383, Pg. 544); said point being located S.12°36'08"W. 1,748.81 feet from a point at the intersection of the centerlines of said Cynthiana Bypass (US 27) and White Oak Pike (KY 356); thence with the east right-of-way of said Cynthiana Bypass (US 27) for four (4) calls as follows: (1) N.12°20'12"E. 124.19 feet to an iron pin, (2) N.71°39'17"W. 31.64 feet to an iron pin, (3) N.20°25'42"E. 540.36 feet to an iron pin, (4) N.17°13'19"E. 1,020.20 feet to an iron pin in the south right-of-way of White Oak Pike (KY 356); thence with the south right-of-way of said White Oak Pike (KY 356) S.70°50'34"E. 175.01 feet to a point and S.75°32'07"E. 249.24 feet to an iron pin, a corner to Richard Clay Arnold & Jacqualyne Renee Arnold (D.B. 345, Pg. 206; D.B. 346, Pg. 335; P.C. 6, Sh. 284B; P.C. 6, Sh. 312A); thence with said Arnold S.01°13'54"W. 751.35 feet to an iron pin and S.01°13'54"W. 729.06 feet to an iron pin in the line of King Assets, LLC (D.B. 383, Pg. 544); thence with said King Assets, LLC S.89°10'43"W. passing an iron pin at 201.53 feet, in all 862.09 feet to the point of beginning containing an area of 23.194 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 April 24, 2024. See Plat recorded in Plat Cabinet 7, Sheet 207A.

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.

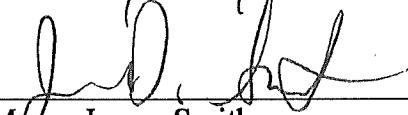
SECTION 4: The property annexed has been zoned A-1 and the duly annexed territory shall retain the same zoning classification as applied prior to annexation pending any changes which may be made subsequent to the adoption of this Ordinance by appropriate zoning map amendments or other regulations in 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 19, 2024

Second reading and passage: December 3, 2024

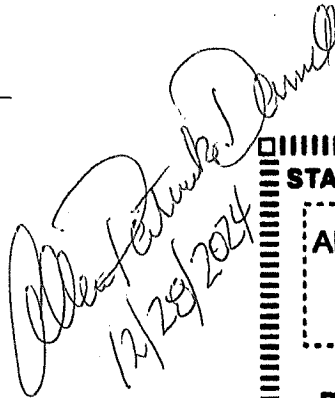


Mayor James Smith

ATTEST:



Elizabeth Kitchen, City Clerk


12/29/2024



**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, Inc. is the owner of two parcels or tracts of property located in Harrison County, Kentucky and situated at the corner of KY HWY 356 and US 62 Bypass, consisting of approximately 35.881 acres and 23.194 acres respectively 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 14th day of October, 2024.

Further the Affiants saith naught.

**CYNTHIANA-HARRISON COUNTY
ECONOMIC DEVELOPMENT
AUTHORITY**

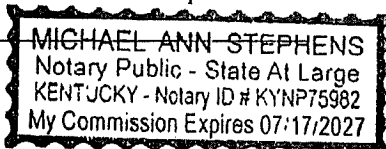
By: *Frazer D. Lebus, III*
Frazer D. Lebus, III, Chairman & President
Cynthiana-Harrison County Economic
Development Authority, Inc.

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 6 day of November, 2024.

My commission expires:

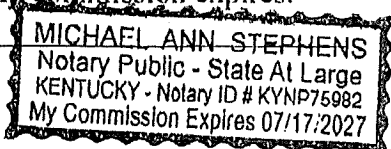


Michael Stephens
Notary Public

**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 6 day of November, 2024.

My commission expires:



Michael Stephens
Notary Public

EXHIBIT A

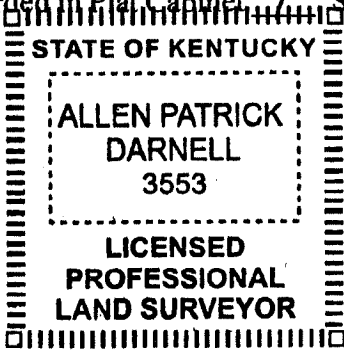
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Allen Patrick Darnell
12/28/2024



TRACT 3 (23.194 Acres)

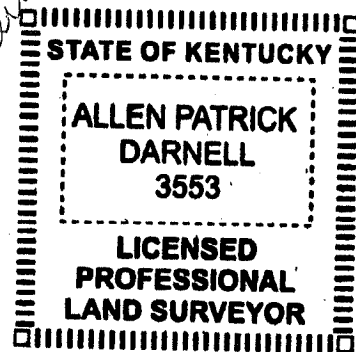
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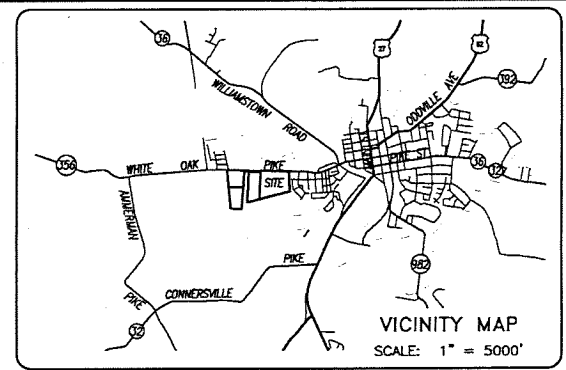
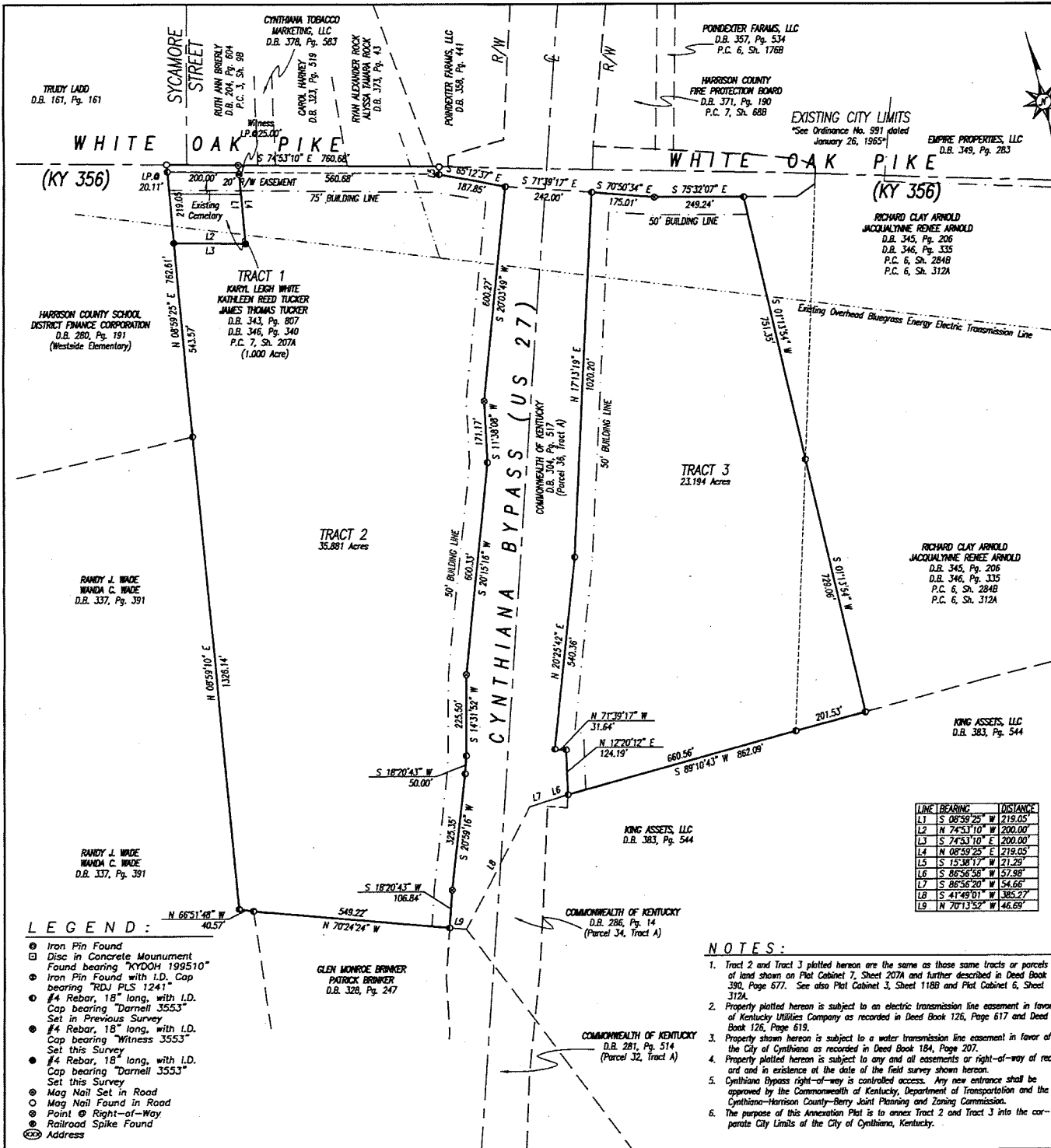
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All references are to the records of the Harrison County Court Clerk's Office

Allen Patrick Darnell
12/28/2024





OWNER'S CERTIFICATION

I (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 Kerri Leigh White, Kathleen Reed Tucker, & James Thomas Tucker, by deed dated September 5, 2024, and recorded in Deed Book 390, page 677 in the Harrison County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Phanella U. Tolbert Witness
Phanella U. Tolbert Owner
Yvett Robinson Linton Owner
Cynthia Ann Ky 41031 Address
11/9/2024 Date

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 1:10,000+ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Litum 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 18, 2024 Date
Allen Patrick Whitson
 P.O. Box 175
 Cynthiaiana, Kentucky 41031

LINETYPE LEGEND:

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



PLOTTED: 11/18/24 @ 5:00 BY APD

LEGEND:

- Iron Pin Found
- Disc in Concrete Moundment
- Found bearing "KYDOH 199510"
- Iron Pin Found with I.D., Cap bearing "RDJ PLS 1241"
- #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
- Mag Nail Found in Road
- Point @ Right-of-Way
- ⊞ Railroad Spike Found
- ⊞ Address

GLENN MONROE BRUNNER
 PATRICK BRUNNER
 D.B. 328, Pg. 247

COMMONWEALTH OF KENTUCKY
 D.B. 281, Pg. 514
 (Parcel 32, Tract A)

KING ASSETS, LLC
 D.B. 383, Pg. 544

LINE	BEARING	DISTANCE
L1	S 08°59'25" W	219.05
L2	N 74°53'10" E	200.00
L3	S 74°53'10" E	200.00
L4	N 08°59'25" E	219.05
L5	S 15°38'17" W	21.29
L6	S 66°56'56" W	57.88
L7	S 86°55'20" W	54.66
L8	S 41°48'01" W	385.27
L9	N 70°13'52" E	46.69

NOTES:

- Tract 2 and Tract 3 plotted hereon are the same as those same tracts or parcels of land shown on Plat Cabinet 7, Sheet 207A and further described in Deed Book 390, Page 677. See also Plat Cabinet 3, Sheet 118B and Plat Cabinet 6, Sheet 312A.
- Property plotted hereon is subject to an electric transmission line easement in favor of Kentucky Utilities Company as recorded in Deed Book 126, Page 617 and Deed Book 126, Page 619.
- Property shown hereon is subject to a water transmission line easement in favor of the City of Cynthiaiana as recorded in Deed Book 184, Page 207.
- 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.
- Cynthiaiana Bypass right-of-way is controlled access. Any new entrance shall be approved by the Commonwealth of Kentucky, Department of Transportation and the Cynthiaiana-Harrison County-Berry Joint Planning and Zoning Commission.
- The purpose of this Annexation Plat is to annex Tract 2 and Tract 3 into the corporate City Limits of the City of Cynthiaiana, Kentucky.

ANNEXATION PLAT
CYNTHIANA-HARRISON
COUNTY ECONOMIC
DEVELOPMENT AUTHORITY, INC.
 WHITE OAK PIKE (KY 356) & CYNTHIANA BYPASS (US 27)

SCALE 1" = 200'	DATE 04/24/24	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiaiana, Kentucky 41031 (859) 234-8957 <small>THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES W/01 N/01 N/15/01</small>
STATE OF KENTUCKY ALLEN PATRICK WHITSON DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	FILE NO. 24-5705	
FIELD CREW JF/WR/AM	FILENAME WHITSONF3	
DRAWN BY APD	CHECKED BY APD	