



104 E. Pleasant Street
 P.O. Box 67
 Cynthiana, KY 41031
 Phone: (859) 234-7150
 Fax: (859) 234-0035

City of Cynthiana

June 24, 2015

The Honorable Alison Lundergan Grimes
 Secretary of State
 The Capitol
 700 Capitol Avenue, Suite 152
 Frankfort, Kentucky 40601

I, Jamie Hutchison, City Clerk of the City of Cynthiana, Kentucky, do certify that the attached is a true and correct copy of Ordinance #1533 dated 5/26/2015 annexing certain property to the City in accordance with the requirements of KRS.81A.412.

Jamie D. Hutchison

 Jamie D. Hutchison, City Clerk

Subscribed, sworn to, and acknowledged before me this the 24th day of June 2015.

Christy Barnes

 Christy Barnes, Notary

My commission expires: 4-26-16

RECEIVED AND FILED
 DATE July 31, 2015

ALISON LUNDERGAN GRIMES
 SECRETARY OF STATE
 COMMONWEALTH OF KENTUCKY
 BY Kandice Anderson

ORDINANCE NO. 1533

AN ORDINANCE OF THE CITY OF CYNTHIANA, KENTUCKY EXTENDING ITS PRESENT BOUNDARY AND ANNEXING CERTAIN ADJACENT PROPERTY TO THE CITY CONSISTING OF CERTAIN PROPERTY LYING ON THE NORTH SIDE OF KENTUCKY HIGHWAY 32 AND ON THE WEST SIDE OF THE CYNTHIANA BYPASS AND BEING CURRENTLY OWNED BY WILLIAM R. HORN AND CONNIE J. HORN, HIS WIFE.

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 residential development in the area of lying generally on the north side of Connersville Pike on the west side of the Cynthiana Bypass, and,

WHEREAS, the area to be annexed is suitable for development for urban residential purposes 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 owners of said property have requested and consented to the annexation 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:

PARCEL 1 (2.542 Acres)

All that certain tract or parcel of land, lying and being located in Harrison County, Kentucky: and situated on the north side of Connersville Pike (KY 32) and the west side of Cynthiana Bypass; 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 Coordinates. All deed and plat

references stated herein are found in the office of the Harrison County Clerk, unless otherwise stated.

Beginning an iron pin, a corner to Commonwealth of Kentucky (D.B. 272, Pg. 33), Commonwealth of Kentucky (D.B. 277, Pg. 275), and Henry Lee Pope (D.B. 142, Pg. 139; D.B. 138, Pg. 837); said point lying S.74°39'53"W. 216.96 feet from a point at the intersection of the centerlines of Connersville Pike (KY 32) with the Cynthiana Bypass; thence with said Pope N.41°56'40"W. 667.48 feet to a found iron pin, a corner to Wanda C. Wade & Randy Wade (D.B. 314, Pg. 418); thence with said Wade N.38°26'19"E. 150.81 feet to a found iron pin, a corner to Eugenia Lair Moss (D.B. 124, Pg. 282); thence with said Moss S.48°30'15"E. 403.25 feet to an iron pin, a corner to Commonwealth of Kentucky (D.B. 287, Pg. 362) and Commonwealth of Kentucky (D.B. 272, Pg. 33); thence with said Commonwealth of Kentucky (D.B. 272, Pg. 33) for three calls as follows: (1) S.24°18'55"E. 316.61 feet to an iron pin, (2) S.53°38'41"W. 43.25 feet to an iron pin, and (3) S.53°38'41"W. 56.09 feet to the point of beginning containing an area of 2.542 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 July 16, 2014. See Plat recorded in Plat Cabinet _____, Sheet _____.

Being a part of the same property conveyed William R. Horn and Connie J. Horn, his wife, by James A. Abrams, et al. by Deed dated January 20, 2000 and lodged of record in Deed Book 238, Page 178.

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.

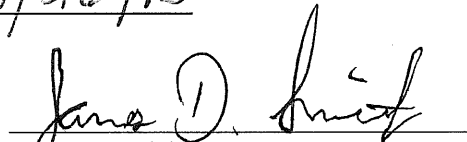
SECTION 5: The City Clerk shall immediately cause an accurate map of the newly annexed area with a metes and bounds description prepared by a

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 Clerk shall further forward 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: 5/12/15

SECOND READING AND PASSAGE: 5/26/15


James Smith, Mayor

ATTEST:


Jamie Hutchison, City Clerk

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

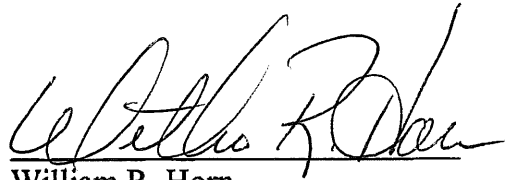
Come the Affiants, William R. Horn and Connie J. Horn, his wife, after being duly sworn, and for their request for annexation and affidavit, state as follows:

1. That the Affiants are the sole owners of a certain parcel or tract of property located on Connersville Pike, said property being more particularly described in Deed Book 238, Page 178 and being shown as Parcel 1 on the Plat attached hereto.

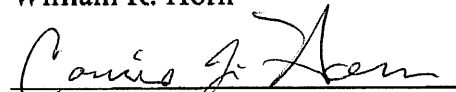
2. That the Affiants hereby request and consent to the annexation of said property by the City of Cynthiana and the Affiants waive any and all right to object or remonstrate to the annexation of said property as described herein.

3. This consent and affidavit is executed under the authority of KRS 81A.412 and other applicable law.

Further the Affiants saith naught.



William R. Horn

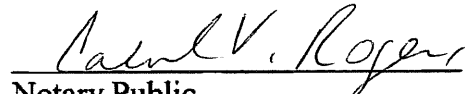

Connie J. Horn

**STATE OF KENTUCKY
COUNTY OF HARRISON**

Subscribed, sworn to and acknowledged before me by William R. Horn and Connie J. Horn, his wife, on this the 28th day of April 2015.

My commission expires:

1-1-2016


Notary Public

State of Ky
Comm exp 1-1-2016
ID # 456689

DARNELL ENGINEERING, INC.

P.O. Box 175
Cynthiana, KY 41031
(859) 234-8957-Telephone
(859) 234-0294-Facsimile

ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
patdarnell@kymail.com (EMAIL)

August 5, 2014

File No. 14-2773

William R. Horn
Connie J. Horn
317 S. Church Stree
Cynthiana, KY 41031

Allen Patrick Darnell
7/23/2015
STATE OF KENTUCKY
ALLEN PATRICK
DARNELL
3553
LICENSED
PROFESSIONAL
LAND SURVEYOR

Re: Legal Description for Parcel 1 (2.542 Acres)

PARCEL 1 (2.542 Acres)

All that certain tract or parcel of land, lying and being located in Harrison County, Kentucky: and situated on the north side of Connersville Pike (KY 32) and the west side of Cynthiana Bypass; and more particularly described as follows:

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Said property being a portion of Lot 1 deeded William R. Horn & Connie Horn by James A. Abrams & Cleda P. Abrams by deed dated January 20, 2000 and recorded in Deed Book 238, Page 178; and being all of Lot 1A deeded William R. Horn & Connie Horn by James A. Abrams & Cleda P. Abrams by deed dated January 20, 2000 and recorded in Deed Book 238, Page 178.

WANDA C. WADE
RANDY WADE
D.B. 314, Pg. 418

EUGENIA LAIR MOSS
D.B. 124, Pg. 282

HENRY LEE POPE
D.B. 142, Pg. 139
D.B. 138, Pg. 837

COMMONWEALTH OF KENTUCKY
TRANSPORTATION CABINET
DEPARTMENT OF HIGHWAYS
D.B. 287, Pg. 362

Existing
Building

PARCEL 1
2.542 Acres

COMMONWEALTH OF KENTUCKY
TRANSPORTATION CABINET
DEPARTMENT OF HIGHWAYS
D.B. 272, Pg. 33

N 38°26'19" E
150.81'

S 48°30'15" E 403.25'

N 41°56'40" W 667.48'

Original Division Line -- Lot 1-A
Original Division Line -- Lot 1

S 24°18'55" E
319.61'

CYNTHIANA
BYPASS



VIC
SCALE

321

EUGENA LAIR MOSS
D.B. 124, Pg. 282

S 48°30'15" E 403.25'

Existing Building

Original Division Line - Lot 1-A
Original Division Line - Lot 1

PARCEL 1
2.542 Acres

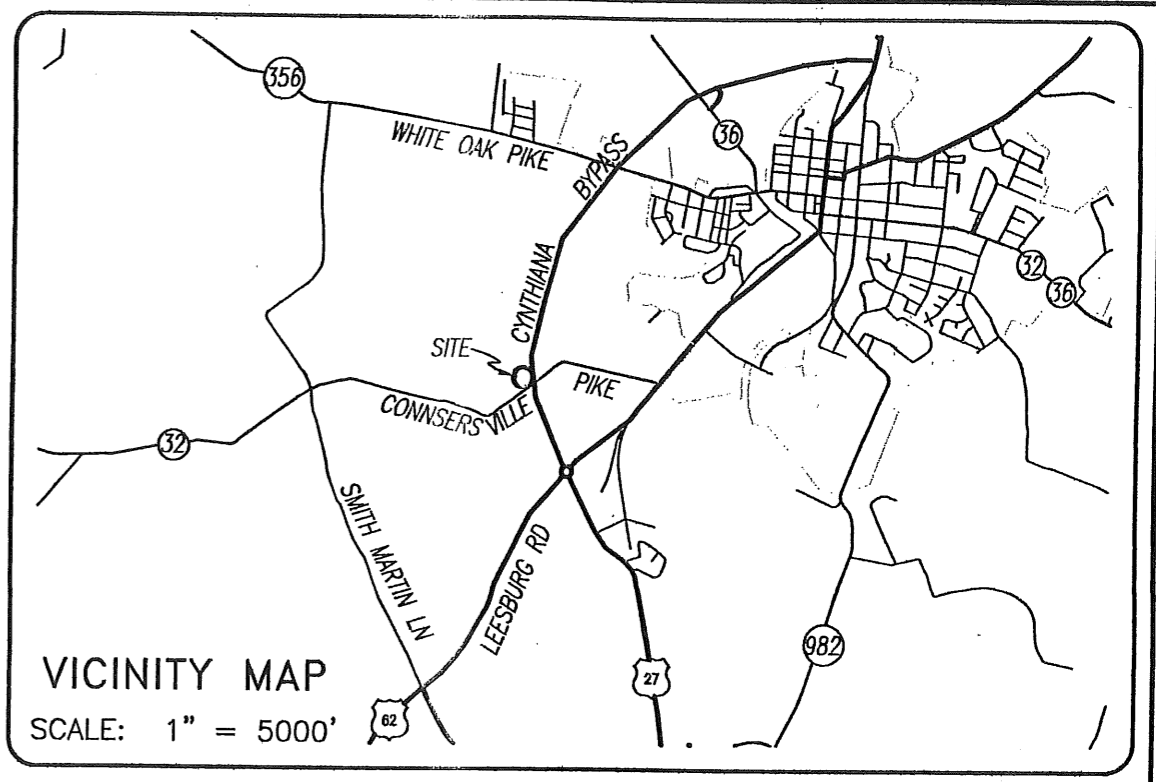
N 47°56'40" W 667.48'

S 24°18'55" E
316.97'

COMMONWEALTH OF KENTUCKY
TRANSPORTATION CABINET
DEPARTMENT OF HIGHWAYS
D.B. 287, Pg. 362

CYNTHIANA
BYPASS

COMMONWEALTH OF KENTUCKY
TRANSPORTATION CABINET
DEPARTMENT OF HIGHWAYS



Allen Patrick Daniel
4/20/2015

221

HENRY LEE POPE
 D.B. 142, Pg. 139
 D.B. 138, Pg. 837

PARCEL 1
 2.542 Acres

COMMONWEALTH OF KENTUCKY
 TRANSPORTATION CABINET
 DEPARTMENT OF HIGHWAYS
 D.B. 287, Pg. 362

COMMONWEALTH OF KENTUCKY
 TRANSPORTATION CABINET
 DEPARTMENT OF HIGHWAYS
 D.B. 272, Pg. 33
 (Parcel No. 30-Tract A)

HENRY LEE POPE
 D.B. 142, Pg. 139
 D.B. 138, Pg. 837

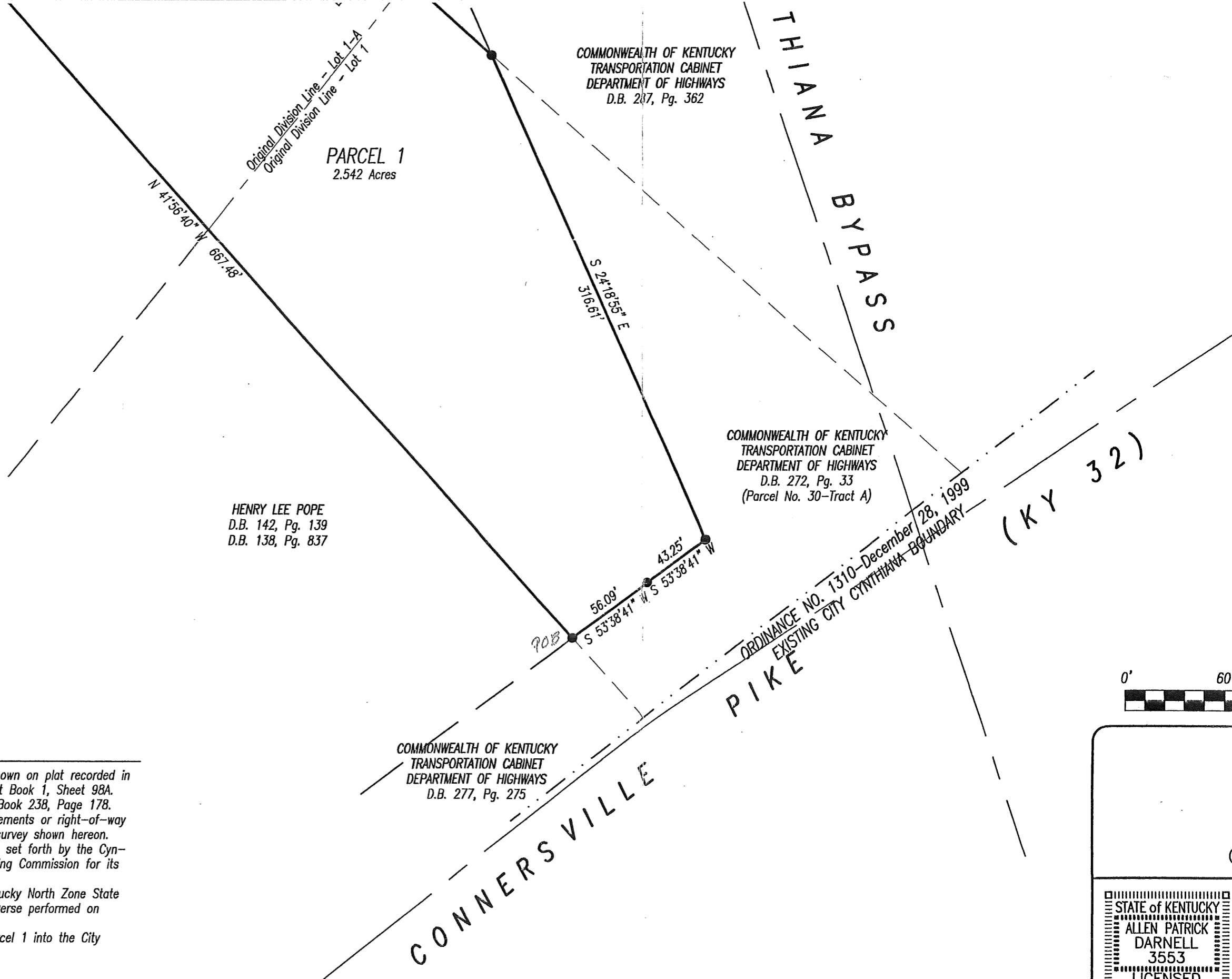
COMMONWEALTH OF KENTUCKY
 TRANSPORTATION CABINET
 DEPARTMENT OF HIGHWAYS
 D.B. 277, Pg. 275

LEGEND:

- ⊙ Iron Pin Found
- ⊙ Iron Pin Found with I.D. Cap bearing "KYTC R/W"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- ⊙ Mag Nail Set in Road
- ⊙ Mag Nail Set in Fence Post
- ⊗ Mag Nail Set in Tree
- Ⓡ Railroad Spike Found
- Ⓧ Address

NOTES:

1. Parcel 1 platted hereon is the same as Lot No. 1 shown on plat recorded in Deed Book 127, Page 210 and Lot 1A shown on Plat Book 1, Sheet 98A.
2. Parcel 1 referenced above further described in Deed Book 238, Page 178.
3. Property platted 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 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.
5. Basis of bearings shown hereon is in relation to Kentucky North Zone State Plane Coordinates with GPS observation and field traverse performed on July 17, 2014.
6. The purpose of this "Annexation Plat" is to annex Parcel 1 into the City Limits of Cynthia, Kentucky.



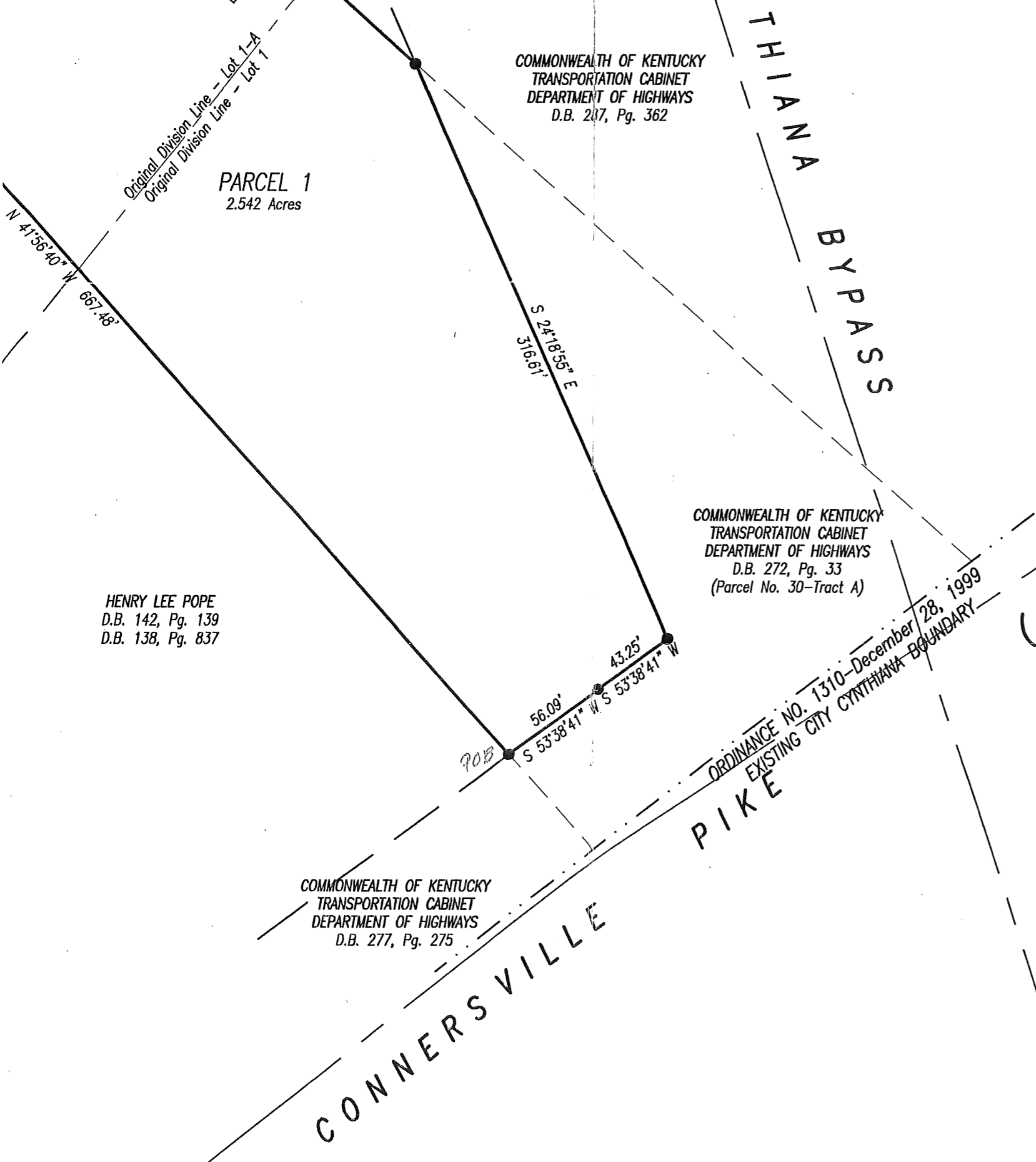
THIANNA BYPASS

ORDINANCE NO. 1310-December 28, 1999
 EXISTING CITY CYNTHIANA BOUNDARY
 PIKE (KY 32)

CONNERSVILLE



STATE OF KENTUCKY
 ALLEN PATRICK
 DARNELL
 3553
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR



Allen Patrick Darnell
4/20/2015

STATE KENTUCKY
ALLEN PATRICK
DARNELL
3553
LICENSED
PROFESSIONAL
LAND SURVEYOR



PLOTTED: 04/14/15 @ 5:00 BY APD

ANNEXATION PLAT
WILLIAM R. HORN
CONNIE J. HORN
CONNERSVILLE PIKE (KY 32)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 60'	DATE 07/17/14
	FILE NO. 14-2773	FILENAME HORNANEX
	FIELD BOOK 119-50	.CRD FILE HANEX
	DRAWN BY APD	CHECKED BY APD

DARNELL ENGINEERING, INC.

"THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150."

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

