

COUNCIL  
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TONY BISHOP  
MARTY E. FULKERSON  
KENNY LEWIS  
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## CITY OF ELIZABETHTOWN

EDNA B. BERGER, MAYOR

### CERTIFICATION

I, the undersigned, Mary Chaudoin, do hereby certify that I am the duly qualified and acting City Clerk of the City of Elizabethtown, Kentucky, and as such Clerk, I further certify that the attached is a true, correct and complete copy of Ordinance No. 26 - 2013 series duly adopted by the City Council of said City at a duly convened meeting held on December 2, 2013 and thereafter signed by the Mayor as evidence of his approval, and now in full force and effect, all as appear from the official records of said City Council in my possession and under my control.

WITNESS my hand and Seal of the City, as of this 3rd day of December, 2013.

Mary Chaudoin  
CITY CLERK

(Seal of the City)

RECEIVED AND FILED  
DATE December 23, 2013

ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Alundie Ledbetter



**ORDINANCE NO. 26-2013**

**AN ORDINANCE FOR THE CITY OF ELIZABETHTOWN, KENTUCKY  
ANNEXING PROPERTY LOCATED AT 1305 PEAR ORCHARD ROAD  
AND 2320 RING ROAD**

WHEREAS, the property owned by Carl Keplinger Estate and City of Elizabethtown located at 1305 Pear Orchard Road and 2320 Ring Road is adjacent or contiguous to the City of Elizabethtown's boundaries;

WHEREAS, by reason of population density, commercial, industrial, institutional or governmental use of land, and/or subdivision of land, this property is suitable for development for urban purposes without reasonable delay; and

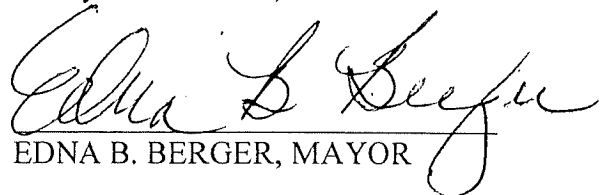
NOW, THEREFORE, BE IT ORDAINED by the City of Elizabethtown, Kentucky, that from and after the passage, approval, and publication of this Ordinance, that the property located at 1305 Pear Orchard Road and being more particularly described in attached Exhibit A (legal description) and Exhibit B (map) and the property located at 2320 Ring Road and being more particularly described in attached Exhibit C (legal description) and Exhibit D (map) is annexed into the City of Elizabethtown. Said property shall be zoned as Future Development Holding (FDH) and Commercial-3 (C-3).

This action is taken for property owned by Carl Keplinger Estate and City of Elizabethtown and pursuant to their request, consent (Exhibit E) and pursuant to recommendation of the City of Elizabethtown Planning Commission. The findings of fact of the Commission in support of this request are adopted as if set out verbatim.

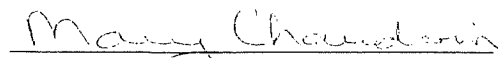
BE IT FURTHER ORDAINED that the Mayor of the City of Elizabethtown and/or her designate be and she is hereby authorized and directed to take all steps necessary to perfect this Ordinance.

READ THE FIRST TIME this 18<sup>th</sup> day of November, 2013.

READ, ADOPTED AND APPROVED this 2<sup>nd</sup> day of December, 2013.

  
EDNA B. BERGER, MAYOR

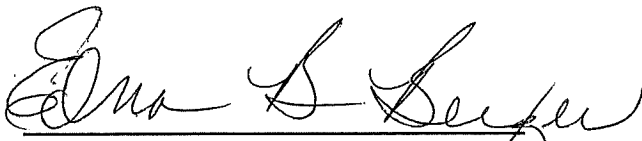
ATTESTED TO:

  
MARY CHAUDOIN, CITY CLERK

## CONSENT TO ANNEXATION

Comes, Edna B. Berger, in her capacity as Mayor for the City of Elizabethtown, and gives consent to the annexation by the City of Elizabethtown of said property (known as Financial Place, Lot 4A) and further acknowledges and does not object to the commercial zoning district classification that will be effective upon the property through the annexation process.

By consenting to the annexation the City of Elizabethtown understands and agrees to waive their objection to the annexation, to waive any notice required to file an objection and to waive any waiting period involved in the annexation process as may be noted in KRS 81A.

  
Edna B Berger

STATE OF KENTUCKY  
COUNTY OF HARDIN

The foregoing Consent to Annexation form was acknowledged before me this 7<sup>th</sup> day of October 2013 by Edna B Berger, in her official capacity as Mayor of the City of Elizabethtown.

Signature of Notary Mary Chaudoin  
(Notary Public)

Date commission expires 11-11-14

Serial number if any 430118

## CONSENT TO ANNEXATION

Comes M. Anita Clements-Keplinger, Executrix for the Carl W. Keplinger Farm Estate, as owner of property located at 1305 Pear Orchard Road (intersection of Pear Orchard Road and Ring Road) and gives consent to the annexation by the City of Elizabethtown of said property (further known as PVA #219-10-00-019), and further acknowledges and does not object to the Future Development Holding (FDH) zoning district classification that will be effective upon the property through the annexation process.

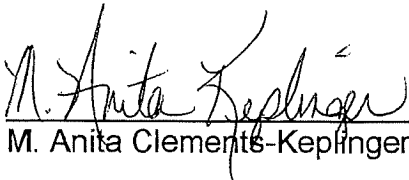
The Carl W. Keplinger Farm Estate (property owner) further acknowledges that there is a sanitary sewer allocation established by the City of Elizabethtown for this property that shall be paid to the City of Elizabethtown and does further waive any objection to the ordinance specifying said allocation for the property that will be adopted by the City of Elizabethtown subsequent to the completion of the annexation.

The Carl W. Keplinger Farm Estate (property owner) further acknowledges that said sanitary sewer allocation ordinance shall stipulate that the full allocation may be paid either 1) at the completion of the annexation process, or 2) prior to the sale of the property by the Carl W. Keplinger Farm Estate (property owner) to another property owner, or 3) prior to the approval of a subdivision plat for the property that is filed with the City, or 4) prior to any connection to the sanitary sewer system. It is further acknowledged that the full sanitary sewer allocation shall be paid no later than 1) prior to approval of any subdivision of the annexed property filed with the City or 2) prior to any connection to the City sanitary sewer system servicing the annexed property by the Carl W. Keplinger Farm Estate (property owner) or any future property owner.

By consenting to the annexation the Carl W. Keplinger Farm Estate (property owner) understands and agrees to waive their objection to the annexation, to waive any notice required to file an objection and to waive any waiting period involved in the annexation process as may be noted in KRS 81A.

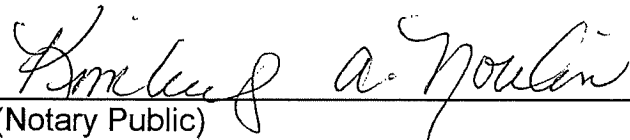
ORDINANCE NO. 26-2013  
EXHIBIT E-CONSENTS  
PAGE 3 OF 3

Consent to Annexation  
Carl W. Keplinger Farm  
Page 2

  
\_\_\_\_\_  
M. Anita Clements-Keplinger

STATE OF KENTUCKY  
COUNTY OF HARDIN

The foregoing Consent to Annexation form was acknowledged before me this 13<sup>th</sup> day of August 2013 by M. ANITA KEPLINGER, in her official capacity as Executrix for the Carl W. Keplinger Farm Estate.

Signature of Notary   
\_\_\_\_\_  
(Notary Public)

Date commission expires FEBRUARY 9, 2014

Serial number if any 412074

**PROPERTY OWNER  
ANNEXATION-ORDINANCE #26-2013**

<u>PROPERTY OWNER</u>	<u>PROPERTY ADDRESS</u>	<u>PVA NUMBER</u>
Carl Keplinger Estate	1305 Pear Orchard Road	219-10-00-019
City of Elizabethtown	2320 Ring Road	219-10-00-022

Keplinger property contains an existing single family residence.  
City property is vacant.

**LEGAL DESCRIPTION  
FOR ANNEXATION PURPOSES ONLY  
PVA MAP #219-10-00-019 AND PORTIONS OF  
RIGHT OF WAY AREA FOR RING ROAD AND PEAR ORCHARD ROAD  
EXHIBIT A**

THE FOLLOWING DESCRIBED PROPERTY INCLUDES THE CARL KEPLINGER HEIRS PROPERTY AS DESCRIBED IN DEED BOOK 288 PAGE 46 IN THE OFFICE OF THE HARDIN COUNTY CLERK AND ANJACENT RIGHT OF WAY AREAS FOR RING ROAD AND PEAR ORCHARD ROAD. SAID PROPERTY IS LOCATED ADJACENT TO THE EXISTING CITY LIMITS OF THE CITY OF ELIZABETHTOWN, HARDIN COUNTY, KENTUCKY.

THE POINT OF BEGINNING IS AN IRON PIN SET PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, SAID POINT IS THE NORTHEAST CORNER OF LOT 4A OF FINANCIAL PLACE SUBDIVISION, (P.C. 1 SHT. 3267), IS A POINT IN THE WESTERN RIGHT OF WAY OF EVERGREEN TRAIL, AND IS A POINT IN THE EXISTING CITY LIMITS OF ELIZABETHTOWN PER THE 1982 ANNEXATION ORDINANCE #42-1982, THENCE LEAVING THE EXISTING CITY LIMITS WITH A NEW ANNEXATION LINE FOR TEN CALLS AND FOLLOWING THE NORTHERN PROPERTY LINE OF SAID LOT 4A, SAID NEW ANNEXATION LINE FOLLOWS A NOVEMBER 18, 2013 COMMON ANNEXATION LINE FOR THE NEXT TWO CALLS

SOUTH 74 DEGREES 43 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 279.17 FEET TO AN IRON PIN SET PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, SAID POINT IS THE NORTHWEST CORNER OF SAID LOT 4A AND IS A POINT IN THE NORTHERN RIGHT OF WAY OF RING ROAD, THENCE LEAVING SAID LOT 4A AND CROSSING THE RIGHT OF WAY OF RING ROAD

SOUTH 17 DEGREES 57 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 165.16 FEET TO A POINT, SAID POINT IS A POINT IN THE SOUTHERN RIGHT OF WAY OF RING ROAD, THENCE CONTINUING WITH SAID NEW ANNEXATION LINE AND FOLLOWING THE SOUTHERN RIGHT OF WAY OF RING ROAD FOR SEVEN CALLS

NORTH 71 DEGREES 25 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 249.05 FEET TO A POINT, THENCE

NORTH 78 DEGREES 39 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 81.57 FEET TO A POINT, THENCE

NORTH 80 DEGREES 41 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 97.10 FEET TO A POINT, THENCE

NORTH 83 DEGREES 50 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 179.25 FEET TO A POINT, THENCE

NORTH 88 DEGREES 17 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 208.96 FEET TO A POINT, THENCE

SOUTH 87 DEGREES 01 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 194.06 FEET TO A POINT, THENCE

SOUTH 82 DEGREES 31 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 194.06 FEET TO A POINT THENCE

SOUTH 78 DEGREES 12 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 58.44 FEET TO A POINT, SAID POINT IS A POINT IN THE SOUTHERN RIGHT OF WAY OF RING ROAD AND IS A POINT IN THE EXISTING CITY LIMITS OF ELIZABETHTOWN PER THE 1971 ANNEXATION ORDINANCE, THENCE WITH THE EXISTING CITY LIMITS OF ELIZABETHTOWN PER THE 1971 ANNEXATION ORDINANCE FOR TWO CALLS AND CROSSING THE RIGHT OF WAY OF RING ROAD

NORTH 76 DEGREES 46 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 338.95 FEET TO AN IRON PIN SET PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, SAID POINT IS THE SOUTHWEST CORNER OF SAID CARL KEPLINGER HEIRS PROPERTY AND IS A POINT AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF RING ROAD AND THE EASTERN RIGHT OF WAY OF PEAR ORCHARD ROAD, THENCE LEAVING SAID CARL KEPLINGER HEIRS PROPERTY AND CROSSING PEAR ORCHARD ROAD WITH THE NORTHERN RIGHT OF WAY OF RING ROAD AND THE EXISTING CITY LIMIT LINE

NORTH 87 DEGREES 36 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 59.08 FEET TO A POINT, SAID POINT IS THE SOUTHEAST CORNER OF LOT 4A OF UPPER LAKE ESTATES, (P.C. 1 SHT. 4924), AND IS A POINT AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF RING ROAD AND THE WESTERN RIGHT OF WAY OF PEAR ORCHARD ROAD, AND IS A POINT IN THE EXISTING CITY LIMITS OF ELIZABETHTOWN WHERE THE 1971 ANNEXATION ORDINANCE AND THE 1975 ANNEXATION ORDINANCE INTERSECT, THENCE ALONG THE WESTERN RIGHT OF WAY OF

PEAR ORCHARD ROAD WITH THE EXISTING CITY LIMITS OF ELIZABETHTOWN PER THE 1975 ANNEXATION ORDINANCE FOR TWO CALLS

NORTH 15 DEGREES 43 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 763.59 FEET TO A POINT, SAID POINT IS THE NORTHEAST CORNER OF LOT7A OF SAID UPPER LAKE ESTATES, THENCE

NORTH 16 DEGREES 07 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 528.90 FEET TO A POINT, SAID POINT IS A POINT IN THE WESTERN RIGHT OF WAY OF PEAR ORCHARD ROAD AND IS A POINT IN THE EXISTING CITY LIMITS OF ELIZABETHTOWN PER THE 1975 ANNEXATION ORDINANCE, THENCE WITH A NEW ANNEXATION LINE FOR SEVEN CALLS AND CROSSING SAID PEAR ORCHARD ROAD,

NORTH 74 DEGREES 16 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO AN IRON PIN SET PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, SAID POINT IS A POINT IN THE EASTERN RIGHT OF WAY OF PEAR ORCHARD ROAD AND IS A NORTHWESTERN CORNER OF SAID CARL KEPLINGER HEIRS PROPERTY, THENCE WITH THE NORTHERN AND WESTERN PROPERTY LINES OF SAID CARL KEPLINGER HEIRS PROPERTY AND FOLLOWING SAID NEW ANNEXATION LINE FOR SIX CALLS

NORTH 74 DEGREES 56 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 303.85 FEET TO AN IRON PIN SET PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, THENCE

NORTH 15 DEGREES 03 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 294.79 FEET TO AN EXISTING IRON PIN PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, THENCE

NORTH 15 DEGREES 01 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 294.89 FEET TO AN EXISTING IRON PIPE PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, THENCE

NORTH 74 DEGREES 58 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 150.58 FEET TO AN EXISTING IRON PIN PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, THENCE

NORTH 75 DEGREES 23 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 618.33 FEET TO AN EXISTING IRON PIN AT WOOD FENCE POST PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, THENCE

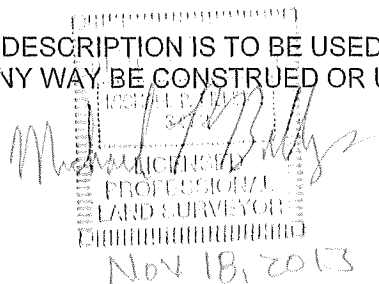
NORTH 75 DEGREES 11 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 778.94 FEET TO AN EXISTING IRON PIN AT WOOD FENCE POST PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, SAID POINT IS THE NORTHEAST CORNER OF SAID CARL KEPLINGER HEIRS PROPERTY AND IS A POINT IN THE WESTERN PROPERTY LINE OF THE CEDARS SUBDIVISION SECTION 2 (P.C. 1 SHT. 3269), AND IS A POINT IN THE EXISTING CITY LIMITS OF ELIZABETHTOWN PER ORDINANCE 16-2001, THENCE WITH SAID WESTERN PROPERTY LINE OF THE CEDARS SUBDIVISION SECTION 2 AND CONTINUING WITH THE WESTERN PROPERTY LINE OF THE CEDARS SUBDIVISION SECTION 1, (P.C. 1 SHT. 3268), AND CONTINUING WITH THE EXISTING CITY LIMITS OF ELIZABETHTOWN PER ORDINANCE 16-2001

SOUTH 14 DEGREES 57 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 1342.80 FEET TO AN EXISTING WOOD FENCE POST PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, SAID POINT IS THE SOUTHWEST CORNER OF LOT 1 OF SAID THE CEDARS SUBDIVISION SECTION 1 AND IS A POINT IN THE WESTERN RIGHT OF WAY OF EVERGREEN TRAIL AND IS A POINT IN THE EXISTING CITY LIMITS OF ELIABETHTOWN, SAID POINT IS LOCATED AT AN INTERSECTION OF ORDINANCE 16-2001 AND THE 1982 ANNEXATION ORDINANCE, THENCE WITH THE WESTERN RIGHT OF WAY LINE OF EVERGREEN TRAIL AND THE EXISTING CITY LIMITS OF ELIZABETHTOWN PER THE 1982 ANNEXATION ORDINANCE #42-1982

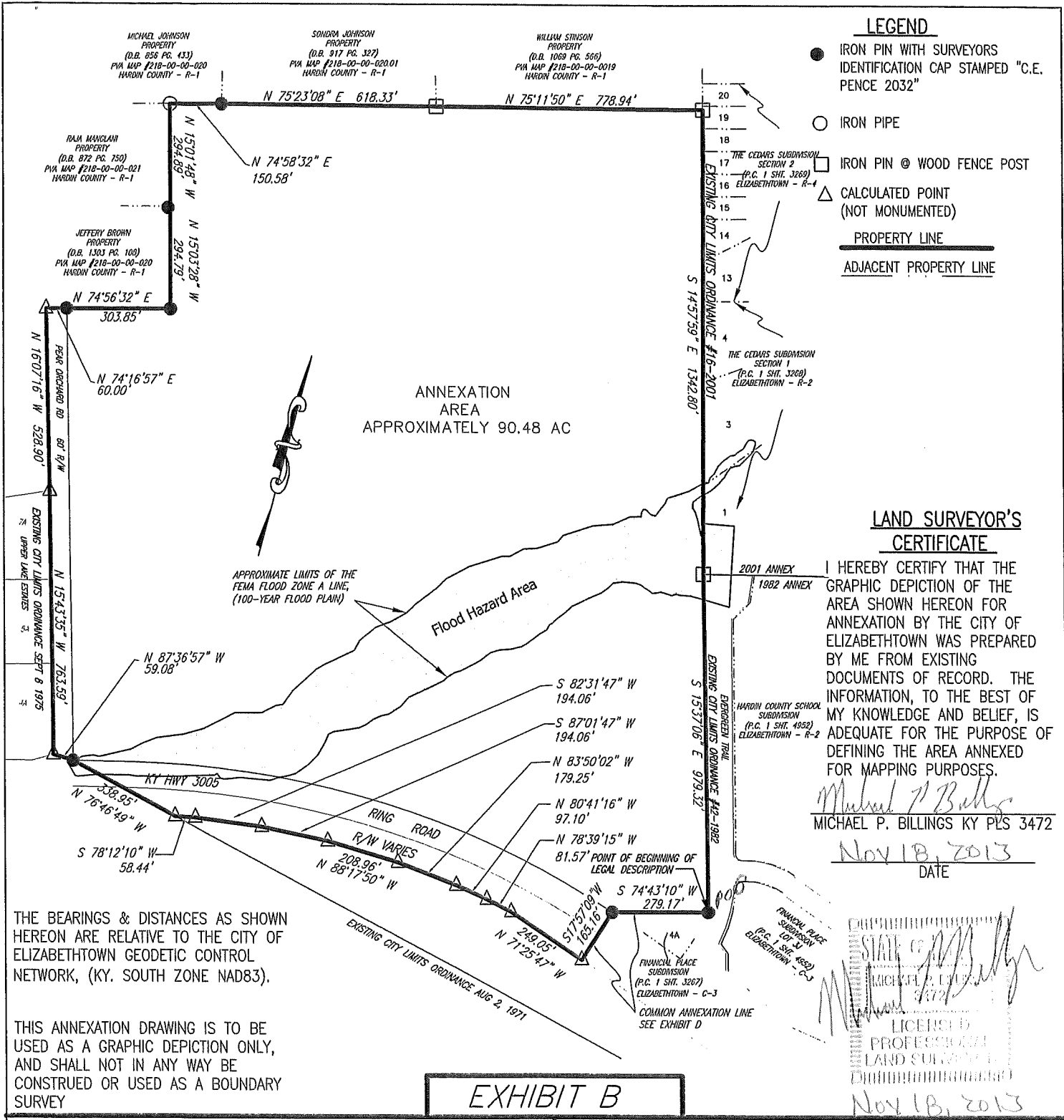
SOUTH 15 DEGREES 37 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 979.32 FEET TO THE TRUE POINT OF BEGINNING.

SAID PROPERTY CONTAINS APPROXIMATELY 90.48 ACRES PER GRAPHICAL SURVEY BY ENGINEERING DESIGN GROUP, INC. (MICHAEL P. BILLINGS, KY. PLS #3472).

THE ABOVE DESCRIBED LEGAL DESCRIPTION IS TO BE USED FOR ANNEXATION PURPOSES ONLY AND SHALL NOT IN ANY WAY BE CONSTRUED OR USED AS A BOUNDARY SURVEY.

  
MICHAEL P. BILLINGS  
PROFESSIONAL  
LAND SURVEYOR  
Nov 18, 2013





**LEGEND**

- IRON PIN WITH SURVEYORS IDENTIFICATION CAP STAMPED "C.E. PENCE 2032"
- IRON PIPE
- IRON PIN @ WOOD FENCE POST
- △ CALCULATED POINT (NOT MONUMENTED)
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE GRAPHIC DEPICTION OF THE AREA SHOWN HEREON FOR ANNEXATION BY THE CITY OF ELIZABETHTOWN WAS PREPARED BY ME FROM EXISTING DOCUMENTS OF RECORD. THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS ADEQUATE FOR THE PURPOSE OF DEFINING THE AREA ANNEXED FOR MAPPING PURPOSES.

*Michael P. Billings*  
 MICHAEL P. BILLINGS KY PLS 3472  
 Nov 18, 2013  
 DATE

STATE OF KY  
 MICHAEL P. BILLINGS  
 3472  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 Nov 18, 2013

THE BEARINGS & DISTANCES AS SHOWN HEREON ARE RELATIVE TO THE CITY OF ELIZABETHTOWN GEODETIC CONTROL NETWORK, (KY. SOUTH ZONE NAD83).

THIS ANNEXATION DRAWING IS TO BE USED AS A GRAPHIC DEPICTION ONLY, AND SHALL NOT IN ANY WAY BE CONSTRUED OR USED AS A BOUNDARY SURVEY

**EXHIBIT B**

PROPOSED ZONING: FDH 90.48 AC
TOTAL AREA PROPOSED FOR ANNEXATION: 106.08 +/- ACRES
CARL KEPLINGER HEIRS PROPERTY (D.B. 288 PG. 46) 1305 PEAR ORCHARD ROAD
SCALE: 1" = 400' DATE: NOVEMBER 18, 2013
D: \PROJECTS\MISC-SUB\KEPLINGER-CLEMENTS\KEPLINGER-ANNEX.DWG

ANNEXATION DRAWING CITY OF ELIZABETHTOWN ORDINANCE NO. 26-2013 NOVEMBER 18, 2013
ENGINEERING DESIGN GROUP, INC. 315 SOUTH MULBERRY STREET P.O. BOX 2484 ELIZABETHTOWN, KY. 42702-2484 (270) 769-1436

**LEGAL DESCRIPTION  
FOR ANNEXATION PURPOSES ONLY  
PORTIONS OF PVA MAP #219-30-00-004.03, #219-30-0A, #219-30-00-04.10,  
#219-30-00-004.08, #219-30-00-004, #219-10-00-022,  
#219-30-00-001.03, #219-30-00-004.01 AND  
RIGHT OF WAY AREA FOR RING ROAD  
EXHIBIT C**

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE AN APPARENT GAP BETWEEN TRACT 2 OF THE 1982 ORDINANCE #42-1982 ANNEXING CERTAIN PROPERTY OWNED BY THE CITY IN THE AREA OF RING ROAD AND KY HIGHWAY 251 AND AREA 1 AND AREA 4 OF THE 1971 ORDINANCE, AND ALSO TO INCLUDE PORTIONS OF THE RIGHT OF WAY AREA OF RING ROAD AND LOT 4A OF FINANCIAL PLACE SUBDIVISION PER PLAT CABINET 1 SHEET 3267.

THE FOLLOWING DESCRIBED PROPERTY INCLUDES PORTIONS OF PROPERTIES WITHIN FINANCIAL PLACE SUBDIVISION AND PORTIONS OF THE RIGHT OF WAY OF RING ROAD, (FORMERLY KNOWN AS UPPER LAKE ROAD). SAID PROPERTY IS LOCATED EAST OF PEAR ORCHARD ROAD AND WEST OF SHEPHERDSVILLE ROAD. SAID PROPERTY IS LOCATED IN THE CITY OF ELIZABETHTOWN, HARDIN COUNTY, KENTUCKY.

THE POINT OF BEGINNING IS A POINT LOCATED IN THE EAST PROPERTY LINE OF LOT 2 OF COOL SPINGS SUBDIVISION, (P.C. 1 SHT. 4542), SAID POINT IS ALSO THE FORMER NORTHWEST CORNER OF THE FORMER CALVIN GOODIN PROPERTY AS DESCRIBED BY THE LINE "SOUTH 87 DEGREES 28 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 708.91 FEET" IN TRACT 2 OF THE 1982 ANNEXATION ORDINANCE, THENCE WITH SAID WESTERN PROPERTY LINE OF LOTS 2 AND 3 OF COOL SPINGS SUBDIVISION

SOUTH 02 DEGREES 02 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 45.41 FEET TO A POINT, SAID POINT IS A POINT IN THE LINE OF SAID LOT 3 OF COOL SPRINGS SUBDIVISION AND IS A POINT IN THE LINE DESCRIBED IN "AREA 1 AND AREA 4" OF THE 1971 ANNEXATION ORDINANCE AS "BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF TUNNEL HILL ROAD AND THE WEST RIGHT OF WAY OF SHEPHERDSVILLE ROAD, THENCE IN A STRAIGHT LINE ACROSS COUNTRY IN A NORTHWESTERLY DIRECTION TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF THE PEAR ORCHARD ROAD AND THE NORTH RIGHT OF WAY LINE OF UPPER LAKE ROAD", THENCE WITH SAID 1971 ANNEXATION ORDINANCE LINE CROSSING VARIOUS LOTS OF FINANCIAL PLACE SUBDIVISION,

NORTH 76 DEGREES 46 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 2157.01 FEET TO A POINT, SAID POINT IS A POINT IN SAID 1971 ANNEXATION ORDINANCE LINE AND IS A POINT IN THE EASTERN PROPERTY LINE OF THE MOHAMMAD IQBAL PROPERTY, (D.B. 441 PG. 65), THENCE LEAVING SAID 1971 ANNEXATION ORDINANCE LINE WITH SAID EASTERN PROPERTY LINE OF SAID IQBAL PROPERTY AND WITH A NEW ANNEXATION LINE FOR SEVEN CALLS

NORTH 38 DEGREES 56 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 131.95 FEET TO A POINT, SAID POINT IS THE NORTHEAST CORNER OF SAID IQBAL PROPERTY, (D.B. 441 PG. 65) AND IS A POINT IN THE SOUTHERN RIGHT OF WAY OF RING ROAD, THENCE CONTINUING WITH SAID NEW ANNEXATION LINE AND SAID SOUTHERN RIGHT OF WAY LINE OF RING ROAD FOR FOUR CALLS

NORTH 58 DEGREES 39 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 72.54 TO A POINT, THENCE

NORTH 76 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 159.74 FEET TO A POINT, THENCE

NORTH 69 DEGREES 41 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 390.62 FEET TO A POINT, THENCE

NORTH 71 DEGREES 25 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 57.07 TO A POINT, SAID POINT IS A POINT IN THE SOUTHERN RIGHT OF WAY OF RING ROAD, THENCE CROSSING THE RIGHT OF WAY OF RING ROAD WITH A NOVEMBER 18, 2013 COMMON ANNEXATION LINE FOR THE NEXT TWO CALLS

NORTH 17 DEGREES 57 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 165.16 FEET TO AN IRON PIN SET PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, SAID POINT IS A POINT IN THE NORTHERN RIGHT OF WAY OF RING ROAD AND IS THE NORTHWESTERN CORNER OF LOT 4A OF FINANCIAL PLACE

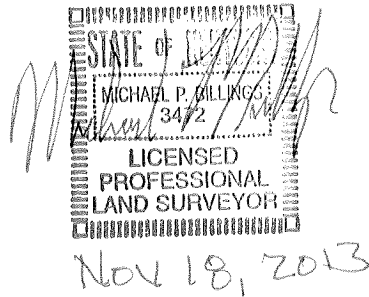
SUBDIVISION, (P.C. 1 SHT. 3267), THENCE WITH THE NORTHERN PROPERTY LINE OF SAID LOT 4A AND CONTINUING WITH SAID NEW ANNEXATION LINE,

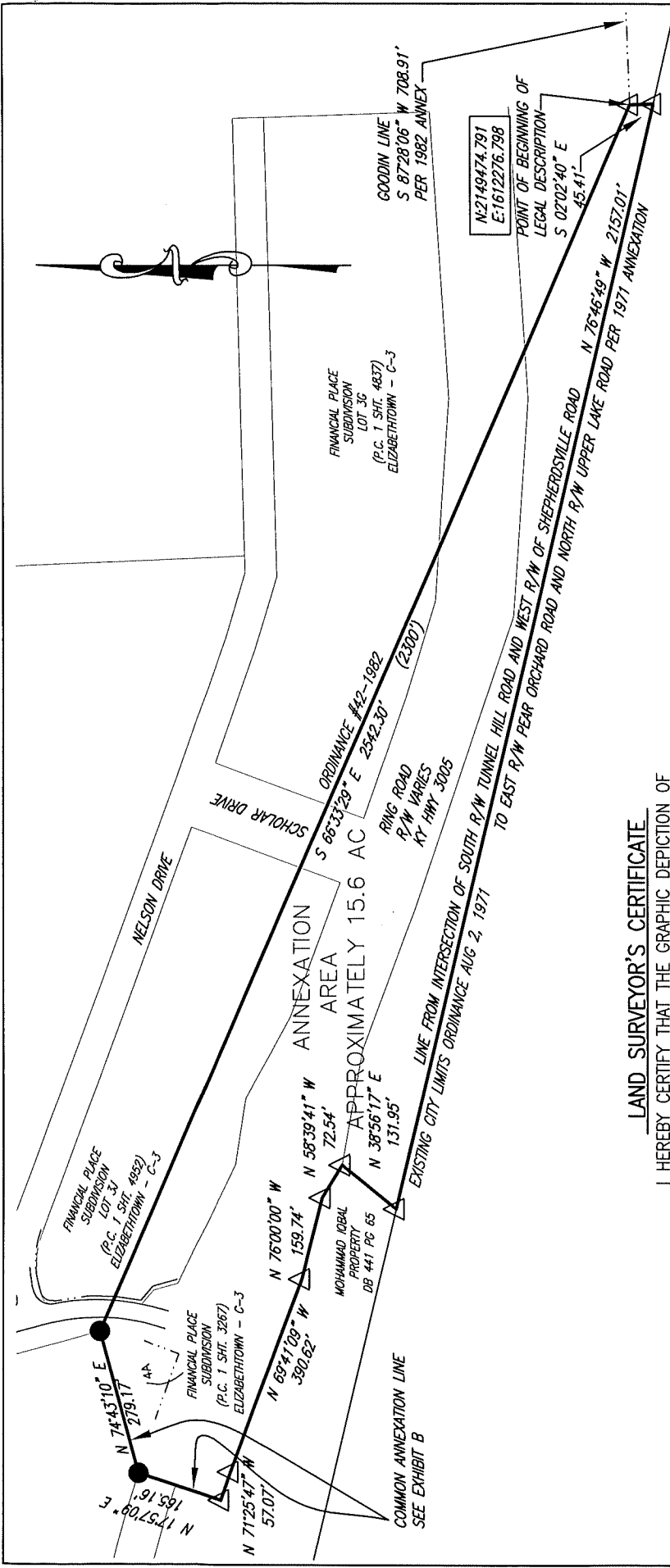
NORTH 74 DEGREES 43 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 279.17 FEET TO AN IRON PIN SET PER BOUNDARY SURVEY OF CARL KEPLINGER HEIRS AS PREPARED BY PENCE SURVEYS AND DATED APRIL 25, 2011, SAID POINT IS THE NORTHEAST CORNER OF SAID LOT 4A, IS A POINT IN THE WESTERN RIGHT OF WAY OF EVERGREEN TRAIL, AND IS A POINT IN THE EXISTING CITY LIMITS OF ELIZABETHTOWN PER THE 1982 ANNEXATION ORDINANCE #42-1982, THENCE LEAVING SAID LOT 4A WITH THE EXISTING CITY LIMITS OF ELIZABETHTOWN PER THE 1982 ANNEXATION ORDINANCE, SPECIFICALLY FOLLOWING THE LINE IN SAID ORDINANCE DESCRIBED AS " THENCE WITH SAID CORPORATE LIMITS IN A WESTERLY DIRECTION FOR APPROXIMATELY 2300 FEET TO A POINT", AND CROSSING VARIOUS LOTS OF FINANCIAL PLACE SUBDIVISION AND THE RIGHT OF WAY OF RING ROAD

SOUTH 66 DEGREES 33 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 2542.30 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS APPROXIMATELY 15.6 ACRES PER GRAPHICAL SURVEY BY ENGINEERING DESIGN GROUP, INC. (MICHAEL P. BILLINGS, KY. PLS #3472).

THE ABOVE DESCRIBED LEGAL DESCRIPTION IS TO BE USED FOR ANNEXATION PURPOSES ONLY AND SHALL NOT IN ANY WAY BE CONSTRUED OR USED AS A BOUNDARY SURVEY.

  
STATE OF KENTUCKY  
MICHAEL P. BILLINGS  
3472  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR  
Nov 18, 2013



**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE GRAPHIC DEPICTION OF THE AREA SHOWN HEREON FOR ANNEXATION BY THE CITY OF ELIZABETHTOWN WAS PREPARED BY ME FROM EXISTING DOCUMENTS OF RECORD. THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS ADEQUATE FOR THE PURPOSE OF DEFINING THE AREA ANNEXED FOR MAPPING PURPOSES.

*Michael P. Billings* Nov 18, 2013 DATE  
 MICHAEL P. BILLINGS KY PL# 3472

THE BEARINGS & DISTANCES AS SHOWN HEREON ARE RELATIVE TO THE CITY OF ELIZABETHTOWN GEODETIC CONTROL NETWORK, (KY. SOUTH ZONE NAD83).

THIS ANNEXATION DRAWING IS TO BE USED AS A GRAPHIC DEPICTION ONLY, AND SHALL NOT IN ANY WAY BE CONSTRUED OR USED AS A BOUNDARY SURVEY

<b>EXHIBIT D</b>	
PROPOSED ZONING: C-3 15.6 AC TOTAL AREA PROPOSED FOR ANNEXATION: 106.08 +/- ACRES MISCELLANEOUS PROPERTIES & CITY OF ELIZABETHTOWN DB 361 PG 309 - 2320 RING ROAD SCALE: 1" = 300' DATE: NOVEMBER 18, 2013 <small>D:\PROJECTS\MISC-SUB\KEPLINGER-CLEMENTS\YEPLINGER-ANNEX.DWG</small>	ANNEXATION DRAWING CITY OF ELIZABETHTOWN ORDINANCE NO. 26-2013 NOVEMBER 18, 2013 ENGINEERING DESIGN GROUP, INC. 315 SOUTH MULBERRY STREET P.O. BOX 2484 ELIZABETHTOWN, KY. 42702-2484 (270) 769-1436
<b>LEGEND</b> ● IRON PIN WITH SURVEYORS IDENTIFICATION CAP STAMPED "C.E. PENCE 2032" △ CALCULATED POINT (NOT MONUMENTED)	

