CITY OF FLEMINGSBURG, KENTUCKY
ORDINANCE NO. 12-24-1

AN ORDINANCE OF THE CITY OF FLEMINGSBURG, KENTUCKY ANNEXING INTO ITS CORPORATE LIMITS LAND OWNED BY THE COMMONWEALTH OF KENTUCKY TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS HEREINAFTER DESCRIBED.

WHEREAS, the Commonwealth of Kentucky Transportation Cabinet, Department of Highways, has consented in writing to the annexation of certain parcels of real estate located in Fleming County, Kentucky, said property being contiguous with the current corporate limits of the City of Flemingsburg; and

WHEREAS, said property is identified and described in the land survey and plat representing said survey by Buffalo Trace Surveying, LLC, dated _____ _____, 2024, and which will be placed of record in Plat Cabinet No. _____, Slide No. _____, Fleming County Clerk's Office, and will be recorded within sixty (60) days of passage as permitted by KRS 81A.470 and KRS 81A.475; and

WHEREAS, said property is adjacent to and contiguous with the City's boundaries and is urban in character and is suitable for development for urban purposes without unreasonable delay,

WHEREFORE, BE IT ORDAINED BY THE CITY OF FLEMINGSBURG, KENTUCKY:

SECTION 1: AUTHORITY

The annexation of the hereinafter described land is authorized by KRS 82.082 and KRS 81A.400 et seq.

SECTION 2: CONSENT TO ANNEXATION

The below referenced written consent to annexation executed, acknowledged and delivered to the City of Flemingsburg, Kentucky pursuant to KRS 81A.412 and attached hereto as Exhibit "A" is hereby acknowledged and accepted by the City of Flemingsburg, Kentucky for all intents and purposes expressed therein; said consent to annexation is made a part of this ordinance by reference, to-wit:

Property Owner:	Consent	Property Consent Applies To
Commonwealth of Kentucky Transportation Cabinet, Department of Highways	Attached hereto as Exhibit "A"	See Exhibit "A" attached hereto

RECEIVED AND FILED
DATE May 21st
2026
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Jaime Phillips

SECTION 3: ANNEXATION

A. The land described in subsection C. below is found to be contiguous with and adjacent to the boundaries of the City of Flemingsburg, Kentucky and is suitable for development for urban purposes without unreasonable delay.

B. The land described in subsection C. below is hereby annexed to and shall be within the corporate limits of the City of Flemingsburg, Kentucky.

C. The land annexed by the City of Flemingsburg, Kentucky by operation of this ordinance is described as follows:

1930's right of way deed references (original)
Deed Book 90B, Page 314 – Parcel 20
Deed Book 90B, Page 312 – Parcel 21
Deed Book 90B, Page 316 – Parcel 22
Deed Book 90B, Page 318 – Parcel 23
Deed Book 90B, Page 320 – Parcel 24
Deed Book 90B, Page 322 – Parcel 25
Deed Book 90B, Page 326 – Parcel 26
Deed Book 90B, Page 324 – Parcel 27

1980's right of way deed references (realigned)
Deed Book 164, Page 224 – Parcel 3A
Deed Book 164, Page 579 – Parcel 4A
Deed Book 163, Page 730 – Parcel 5A
Commissioner's Deed Book 6, Page 327 – Parcels 6A and 6B
Deed Book 164, Page 398 – Parcel 7A
Deed Book 164, Page 344 – Parcel 8A
Deed Book 164, Page 27 – Parcel 9a
Deed Book 164, Page 29 – Parcel 10A
Deed Book 164, Page 14 – Parcel 37A
Deed Book 164, Page 329 – Parcels 11A and 11B

Being the same property conveyed to the Commonwealth of Kentucky Transportation Cabinet, Department of Highways by the aforementioned deeds set out above.

D. The map of the area described in subsection C. above is drawn and will be placed of record in the Fleming County Plat Cabinet upon final passage of this Annexation Ordinance.

SECTION 4: EFFECTIVE DATE

This Ordinance shall become effective upon two (2) readings thereof, roll call vote passage by the City Council, approved by the Mayor and publication as required by law.

COUNCIL ACTION
ORDINANCE NO. 12-24-1

FIRST READING of this Ordinance was had on November 11, 2024.

Katie Adamson
Katie Adamson, City Clerk

SECOND READING of this Ordinance was had on December 9, 2024, and upon roll call vote was adopted by the City Council of the City of Flemingsburg, Kentucky.

Terry McKee	FOR
Marty Voiers	ABSENT
Meredith Story	FOR
Danny Carpenter	FOR
Angie Graham	FOR
Alan Davis	FOR

Katie Adamson
Katie Adamson, City Clerk

MAYORAL APPROVAL

I hereby accept and approve the foregoing Ordinance No. 12-24-1 and direct same to be published in accordance with applicable law this 9 day of December, 2024.

Van Alexander
Van Alexander, Mayor

Attest:

Katie Adamson
Katie Adamson, City Clerk

PREPARED BY:

Darrell K. Ruark
Darrell K. Ruark, City Attorney
207 Court Square
Flemingsburg, KY 41041
Phone: 606-849-2338

<r/City/Ordinance-Annex KY HWY 11 (04-24)>

CERTIFICATION PURSUANT TO KRS 81A.470

I, Katie Adamson, duly appointed City Clerk for the City of Flemingsburg, certify that the attached copy of Annexation Ordinance No. 12-24-1, passed on December 9, 2024, is a true and accurate copy of the ordinance on file at City Hall.

Katie Adamson

Katie Adamson, City Clerk

(seal)

Surveyors Intentions and Legal Description

The intent of this legal description is to provide a metes and bounds description of the area denoted in Ordinance No. 12-24-1 by the City of Flemingsburg, Kentucky to annex the property of the Commonwealth of Kentucky (Original right of way deeds) DB 90B PG 314 Parcel 20, DB 90B PG 312 Parcel 21, DB 90B PG 316 Parcel 22, DB 90B PG 318 Parcel 23, DB 90B PG 320 Parcel 24, DB 90B PG 322 Parcel 25, DB 90B PG 326 Parcel 26, DB 90B PG 324 Parcel 27, (Realignment right of way deeds) DB 164 PG 224 Parcel 3A, DB 164 PG 579 Parcel 4A, DB 163 PG 730 Parcel 5A, Commissioner DB 6 PG 327 Parcels 6A & 6B, DB 164 PG 398 Parcel 7A, DB 164 PG 344 Parcel 8A, DB 164 PG 27 Parcel 9A, DB 164 PG 29 Parcel 10A, DB 164 PG 14 Parcel 37A and DB 164 PG 329 Parcels 11A & 11B per the Records of the Fleming County Clerk's Office; as prepared by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying, LLC of 1386 Logan Run Road, Flemingsburg, KY 41041 on 2/5/2025. The following description was prepared in accordance with the information collected at the Fleming County Clerk's & Property Valuation Administration offices and the official records of the City of Flemingsburg. The boundary is based on deed plots and Record Plats. Some deeds were adjusted for closure and placed within the Kentucky State Plane Coordinate System (NAD 83) Single zone.

Ordinance 12-24-1 Legal Description:

Being a certain territory of land adjoining the existing Northern limits of the City of Flemingsburg lying within the corridor of KY HWY 11 (Maysville Road) approximately 1000' North of its junction with KY HWY 57 (Flemingsburg Bypass) in Fleming County, Kentucky and being more particularly described as follows:

Beginning at a ½" iron pin & cap found (LS 838) at the East right of way of KY HWY 11 (DB 164 PG 398 Parcel 7A) corner to Darrin Cushard DB 284 PG 751 PC-5 Slide 612 and corner to Yoders Dinner Bell Market LLC DB 277 PG 478 (Existing City of Flemingsburg Corporate Limits Ordinance 6-09-1) being 80' right of centerline station 16+35.00, having a Kentucky State Plane Coordinate (NAD 83 Single Zone) Northing: 4055072.02 & Easting: 5496199.06; Thence crossing KY HWY 11 N85°40'15"W a distance of 115.82'; Thence along a line West of KY HWY 11 N02°37'51"W a distance of 82.51' to a point at the corner of KY HWY 11 (DB 164 PG 224 Parcel 3A); Thence along Parcel 3A S87°24'06"W a distance of 34.00' to a point corner to Jeffrey A. Doyle & Mark B. Doyle DB 203 PG 604 PC-1 Slide 63 being 64' left of centerline station 17+30.00; Thence along the right of way and the Doyle line N00°50'51"W a distance of 269.06'; Thence continuing along the right of way and the Doyle line N05°25'06"W a

distance of 128.59'; Thence N08°34'41"W a distance of 46.78' to a point at St Anthony Drive; Thence along St Anthony Drive N82°06'32"E a distance of 34.01'; Thence crossing the Drive N08°37'42"W a distance of 49.46'; Thence along St Anthony Drive and KY HWY 11 DB 164 PG 579 Parcel 4A S83°47'37"W a distance of 40.19' to a point corner to MAN Investments LLC DB 272 PG 427; Thence continuing along the right of way of Parcel 4A and the MAN DB 272 PG 427 and DB 270 PG 137 Parcel 1 lines N30°06'00"E a distance of 20.82'; Thence N08°36'12"W a distance of 97.63'; Thence N03°16'05"W a distance of 17.07'; Thence N20°13'07"W a distance of 149.51' to a point corner to KY HWY 11 DB 163 PG 730 Parcel 5A and near the corner of Ron Tyler & Amber J. Black DB 264 PG 72; Thence continuing along Parcel 5A and the Black line N25°29'47"W a distance of 108.39'; Thence N31°10'03"W a distance of 118.91' to a point corner to KY HWY 11 Commissioners DB 6 PG 327 Parcel 6A; Thence along the right of way Parcel 6A and the Black line S62°04'58"W a distance of 35.00' to a point corner to John W. & Tonia Sayre being 69.88' left of centerline station 27+54.09; Thence continuing along the right of way parcel 6A and the Sayre line N38°20'11"W a distance of 45.24'; Thence N32°39'30"W a distance of 249.31'; Thence N27°00'13"W a distance of 150.75'; Thence N35°34'36"W a distance of 200.25'; Thence N29°24'47"W a distance of 260.50' to a point corner to Michael & Andrea Bramel DB 259 PG 669 PC-4 Slide 467 and KY HWY 11 DB 164 PG 401 Parcel 12A being 55' left of centerline station 36+60.07; Thence along right of way parcel 12A N59°20'34"E a distance of 40.68'; Thence along the original right of way N32°16'52"W a distance of 253.63' to a point corner KY HWY 11 Commissioners DB 6 PG 327 Parcel 6B; Thence along Parcel 6B S58°57'02"W a distance of 47.59' to a point corner to Jerry & Peggy Eubanks DB 205 PG 766 and Sayre DB 259 PG 692 being 60' left of centerline station 39+13.61; Thence continuing along Parcel 6B and the Sayre line N29°24'06"W a distance of 86.53'; Thence N46°45'01"W a distance of 103.08'; Thence N32°42'51"W a distance of 400.00'; Thence N21°24'15"W a distance of 101.98'; Thence N42°10'35"W a distance of 152.07'; Thence N38°25'29"W a distance of 201.00' to a point 105' left of centerline station 49+50; Thence N34°08'47"W a distance of 200.06' to a point being 110' left of centerline station 51+50; Thence continuing along Parcel 6B, the Sayre line and then the Sayre DB 237 PG 357 line N25°00'29"W a distance of 222.77'; Thence N26°33'38"W a distance of 256.52'; Thence continuing along Parcel 6B and the Sayre DB 259 PG 692 line N31°26'54"W a distance of 136.13'; Thence N17°49'12"W a distance of 105.16' to a point corner to John W. Sayre DB 259 PG 712 being 70' left of centerline station 58+50; Thence continuing along Parcel 6B, the Sayre line and then the line of Charles & Jane Carpenter DB 195 PG 248 and DB 232 PG 11 N11°39'14"W a distance of 369.72' to a point being 70' left of centerline station 62+05; Thence along Parcel 6B S85°46'14"E a distance of 66.03' to a point in KY HWY 11; Thence crossing KY HWY 11 S68°20'41"E a distance of 69.09' to an iron pin & cap found (LS 3919) corner to KY HWY 11 DB 164 PG 329 Parcel 11A,

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2/5/2025

Travis A. McGlone PLS 3919 Date



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2/5/2025

Travis A. McGlone PLS 3919 Date



LEGEND

- 1/2" X 18" IRON PIN & CAP FND LS 3919 (DB 278 PG 352)
- 1/2" IRON PIN & CAP FOUND LS 836 (DB 277 PG 478)
- CONCRETE RIGHT OF WAY MARKER
- POINT ON BOUNDARY LINE (NO MONUMENT SET)
- RPF REFERENCE PIN FOUND
- BOUNDARY LINE ORDINANCE 12-24-1
- EXISTING FLEMINGSBURG CORPORATE LIMITS ORDINANCE NO. 06-09-1
- EDGE OF ASPHALT

ALL MONUMENTS ARE NEW UNLESS NOTED AS FOUND (RECORD)

VICINITY MAP (NTS)



FILE:FLEMINGSBURG RIGHT OF WAY ANNEX.DWG

THIS PLAT OF SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.

NOTES:

BEARINGS COORDINATED TO THE FLEMINGSBURG-FLEMING COUNTY INDUSTRIAL AUTHORITY DB 278 PG 352 AND PLACED WITHIN THE KENTUCKY STATE PLANE COORDINATE SYSTEM (SINGLE ZONE) (NAD 83/NAVD 88) PER GPS OBSERVATIONS.

THIS PLAT OF SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY. ONLY FITTED DEED PLOTS AND PRIOR PLATS. SOME DEEDS WERE ADJUSTED FOR CLOSURE AND WERE ORIENTED WITHIN THE KENTUCKY SINGLE ZONE STATE PLANE COORDINATE SYSTEM (KY SINGLE ZONE NAD 83/NAVD88).

PURPOSE OF THE PLAT IS TO MORE ACCURATELY DEFINE THE BOUNDARY DESCRIBED IN THE CITY OF FLEMINGSBURG ORDINANCE 12-24-1.

ALL DEED SOURCES SHOWN ACCORDING TO THE FLEMING COUNTY CLERK'S OFFICE AND FLEMING COUNTY PROPERTY VALUATION ADMINISTRATION AND WERE NOT FIELD VERIFIED.

BUFFALO TRACE SURVEYING, LLC

TRAVIS MCCLONE, PLS
1386 LOGAN RUN ROAD
FLEMINGSBURG, KY 41041
PHONE: 606-845-2812
EMAIL:btsurveying@gmail.com

NEW PLAT OF CITY ANNEXATION FOR THE CITY OF FLEMINGSBURG (ORDINANCE 12-24-1)

KY HWY 11 (MAYSVILLE ROAD)
FLEMINGSBURG, FLEMING COUNTY, KENTUCKY
DATE: 2/5/2025 SCALE: 1"=250'

CLIENT: CITY OF FLEMINGSBURG
ADDRESS: 140 WEST ELECTRIC AVE, FLEMINGSBURG, KY 41041

REVIEW DATE: 2/5/2025
FIELD SURVEY DATE: 1/18-21/2021

STATE OF KENTUCKY
TRAVIS A. MCCLONE
3919
LICENSED PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT WAS OBTAINED BY MYSELF OR PERSONS UNDER MY DIRECT SUPERVISION. DEED PLOTS AND PRIOR PLATS WERE USED TO ESTABLISH BOUNDARY AND WERE ADJUSTED FOR CLOSURE. THIS PLAT IS NOT A PRODUCT OF A FIELD SURVEY AND DOES NOT COMPLY WITH 201 KAR 18:150 AND IS NOT INTENDED FOR TRANSFER.

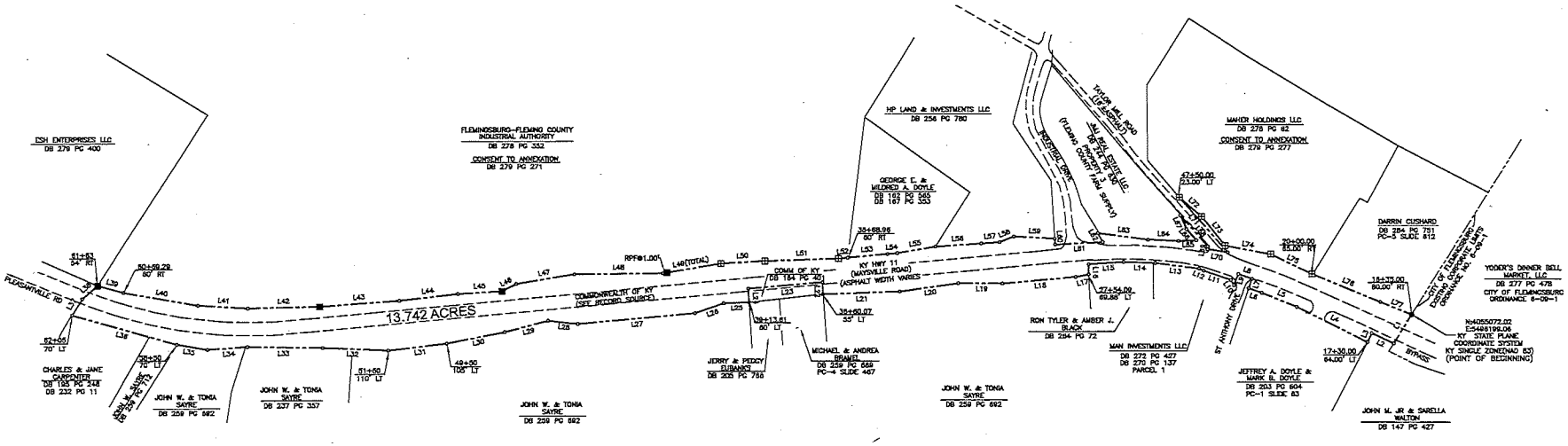
TRAVIS A. MCCLONE PLS 3919

DATE: 2/5/2025

0 250 500 750

RECORD SOURCES & DOCUMENTS

1930'S RIGHT OF WAY DEED REFERENCES	1980'S RIGHT OF WAY DEED REFERENCES
DEED BOOK: 90B PAGE: 314 PARCEL 20	DEED BOOK: 164 PAGE: 224 PARCEL 3A
DEED BOOK: 90B PAGE: 312 PARCEL 21	DEED BOOK: 164 PAGE: 579 PARCEL 4A
DEED BOOK: 90B PAGE: 316 PARCEL 22	DEED BOOK: 163 PAGE: 730 PARCEL 5A
DEED BOOK: 90B PAGE: 318 PARCEL 23	COMM DEED BOOK: 6 PAGE:327 PARCELS 6A & 6B
DEED BOOK: 90B PAGE: 320 PARCEL 24	DEED BOOK: 164 PAGE: 398 PARCEL 7A
DEED BOOK: 90B PAGE: 322 PARCEL 25	DEED BOOK: 164 PAGE: 344 PARCEL 8A
DEED BOOK: 90B PAGE: 326 PARCEL 26	DEED BOOK: 184 PAGE: 27 PARCEL 9A
DEED BOOK: 90B PAGE: 324 PARCEL 27	DEED BOOK: 164 PAGE: 29 PARCEL 10A
RIGHT OF WAY PLANS:	DEED BOOK: 164 PAGE: 14 PARCEL 37A
F 32-1 (14) DATED 1988 SHEETS 4-7 OF 183	DEED BOOK: 164 PAGE: 329 PARCEL 11A & 11B
SP 68 SEC A-S DATED 1930 SHEETS 6-8 OF 13	



LINE	BEARING	DISTANCE
L1	N 89°46'15" W	115.82
L2	N 02°37'51" W	89.21
L3	S 87°24'06" W	44.90
L4	N 02°35'51" W	199.06
L5	N 09°44'53" W	49.98
L6	N 09°34'41" W	48.78
L7	N 82°08'42" E	34.01
L8	N 08°17'45" W	49.48
L9	S 13°47'17" W	40.19
L10	N 82°08'20" E	20.84
L11	N 08°16'13" W	97.83
L12	N 09°18'06" W	17.07
L13	N 20°13'07" W	148.51
L14	N 79°29'27" W	106.19
L15	N 31°10'03" W	118.41
L16	S 67°04'58" W	33.90
L17	N 38°20'11" W	54.21
L18	N 39°39'30" W	149.31
L19	N 77°00'13" W	150.75
L20	S 84°43'48" W	200.55
L21	N 89°24'45" W	200.00
L22	N 89°24'45" W	200.00
L23	N 89°24'45" W	40.86
L24	N 37°18'52" W	293.93
L25	N 52°07'02" E	47.36
L26	N 52°24'08" W	84.85
L27	N 42°45'51" W	197.06
L28	N 42°45'51" W	100.00
L29	N 21°24'15" W	101.98
L30	N 21°24'15" W	99.07
L31	N 20°13'45" W	201.20
L32	N 20°08'42" W	200.06
L33	N 29°00'59" W	233.77
L34	N 29°03'38" W	248.92
L35	N 31°28'54" W	136.13
L36	N 17°49'12" W	105.16
L37	N 17°01'12" W	169.04
L38	S 89°28'14" E	66.64
L39	S 89°20'41" E	69.09

LINE	BEARING	DISTANCE
L40	S 17°33'37" E	268.48
L41	S 21°56'42" E	170.49
L42	S 39°42'07" E	244.39
L43	S 31°40'05" E	279.79
L44	S 34°09'30" E	300.04
L45	S 37°48'01" E	150.06
L46	S 42°31'46" E	331.60
L47	S 37°00'55" E	300.54
L48	S 37°17'45" E	201.04
L49	S 41°30'55" E	200.58
L50	S 30°49'01" E	150.28
L51	S 29°11'45" E	299.49
L52	S 27°43'54" E	51.04
L53	S 27°43'54" E	130.11
L54	S 28°24'42" E	98.80
L55	S 29°09'50" E	131.59
L56	S 31°55'06" E	194.93
L57	S 34°49'46" E	83.96
L58	S 42°23'30" E	98.80
L59	S 44°58'12" E	130.48
L60	S 47°06'56" E	172.15
L61	S 54°42'11" E	103.43
L62	N 39°49'41" E	98.67
L63	N 37°49'41" E	45.69
L64	N 21°49'00" E	50.00
L65	N 39°11'41" E	92.67
L66	N 21°49'07" W	152.27
L67	S 79°37'15" W	9.00
L68	S 79°51'18" E	98.74
L69	N 21°49'05" E	251.45
L70	N 21°49'05" E	100.16
L71	N 21°49'05" E	148.45
L72	S 68°48'36" E	107.71
L73	S 68°08'55" E	156.24
L74	S 68°14'47" E	251.48
L75	S 68°18'15" E	115.09

COUNTY CLERK CERTIFICATION

I hereby certify that this subdivision plat was presented to me and accepted for recording in the office of the County Clerk and Recorder of Fleming County at the City of Flemingsburg, Kentucky on this _____ day of _____ 20__ at _____ (time).

FLEMING COUNTY CLERK

RECORDED IN PLAT CABINET:_____ SLIDE:_____