RECEIVED AND FILED
DATE May 28 2025
2026
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY June Phillips

CITY OF FLEMINGSBURG, KENTUCKY
ORDINANCE NO. 8-25-3

AN ORDINANCE OF THE CITY OF FLEMINGSBURG, KENTUCKY, ANNEXING INTO ITS CORPORATE LIMITS LAND OWNED BY FLEMINGSBURG-FLEMING COUNTY INDUSTRIAL AUTHORITY, HEREINAFTER DESCRIBED.

WHEREAS, Flemingsburg-Fleming County Industrial Authority has consented in writing to the annexation of a certain parcel 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 May 27, 2025, and recorded in Plat Cabinet _____, Slide, Fleming County Clerk's Office; 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
Flemingsburg-Fleming County Industrial Authority	Attached hereto as Exhibit "A"	Deed Book 278, Page 352

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:

Being a 258.58 acre parcel of property located near the North West end of the city of Flemingsburg on the East side of KY HWY 11 (Maysville Road) and on the South West side of Taylor Mill Road in Fleming County, Kentucky and being more particularly described as follows: Beginning at an iron pin and cap set 30' right of original KY HWY 11 (Commonwealth of KY DB 90B PG 334 station 168+26 corner to Barber & McIntyre Farms Inc. DB 171 PG 503 and Minerva Kim Hester DB 177 PG 458; Thence leaving the right of way along the Hester line S 85°27'45" E a distance of 620.68' to an iron pin and cap set; Thence continuing along the Hester line and fence S 86°06'06" E a distance of 560.54' to an iron pin and cap set at a large stone found (record monument); Thence N 04°28'08" E a distance of 883.06' to a to an iron pin and cap set; Thence S 86°25'16" E a distance of 546.91' to an iron pin and cap set; Thence S 86°25'10" E a distance of 752.83' to an iron pin and cap set at fence post found (record monument) corner to Barber and McIntyre Farms and Clarence Willard Roy Revocable Trust DB 250 PG 383; Thence leaving Hester along the Roy line and fence S 12°31'34" E (passing a reference iron pin and cap set at 1000.00') a total distance of 1541.10' to an iron pin and cap set at a fence post found (record monument); Thence S 12°28'29" E (passing a reference iron pin and cap set at 1000.00') a total distance of 1260.77' to an iron pin and cap set at a fence post found (record monument); Thence S 83°37'47" E a distance of 128.73' to an iron pin and cap set at a fence post found (record monument) corner to Roy and Terry Leadingham, Carol Leadingham and Larry A. Leadingham DB 235 PG 150; Thence leaving Roy along the Leadingham line and fence S 06°19'30" W a distance of 473.04' to an iron pin and cap set; Thence continuing along the Leadingham line S 05°34'39" W a distance of 574.78' to an iron pin and cap set; Thence S 05°14'00" W a distance of 522.27' to an iron pin and cap set corner to Leadingham and Barber & McIntyre Farms DB 171 PG 503 & DB 256 PG 562; Thence along the Leadingham and Barber & McIntyre Farms DB 256 PG 562 line S 82°14'54" E a distance of 531.66' to a fence post with mag found (LS 316) (record monument) corner to Kentucky District Council of the Assemblies of God Inc. DB 170 PG 234; Thence leaving Leadingham along the Kentucky District Council of the Assemblies of God Inc line S 22°14'20" W a distance of 8.95' to a reference ½" iron pin (no cap) found (record monument); Thence continuing along the same S 23°07'30" W a distance of 400.05' to a ½" iron pin and cap found (WTC 2380) (record monument) ; Thence S 82°29'17" E a distance of 159.77' to a ½" iron pin and cap found (WTC 2380) (record monument) ; Thence S 82°34'24" E a distance of 169.17' to a ½" iron pin (no cap) found (record monument) at the West right of way of Taylor Mill Road; Thence leaving the Kentucky District Council of

the Assemblies of God Inc along the right of way of Taylor Mill Road S 21°41'39" W a distance of 388.47'; Thence continuing along the same with a curve turning to the left having an arc length of 179.51' a radius of 603.17' and a chord bearing & distance of S 11°41'38" W 178.85' to an iron pin and cap set; Thence S 03°10'04" W a distance of 899.32' to a ½" iron pin (no cap) found (record monument) corner to HP Land & Investments LLC DB 256 PG 780; Thence leaving the road along the HP Land & Investments LLC line N 86°03'24" W a distance of 480.21' to an automobile axle found (record monument) corner to George E. & Mildred A. Doyle DB 162 PG 565; Thence along the Doyle line S 69°13'16" W (passing a reference iron pin and cap set at 485.12') a total distance of 487.12' to fence post 60' right of centerline station 35+68.96 Commonwealth of Kentucky DB 164 PG 329 corner to Barber & McIntyre Farms and Doyle; Thence along the right of way of KY HWY 11 N 32°43'34" W a distance of 31.04' to a concrete right of way marker found 60' right centerline station 36+00; Thence continuing along the same N 29°17'33" W a distance of 250.45' to a concrete right of way marker found 75' right of centerline station 38+50; Thence N 30°49'01" W a distance of 150.08' to a concrete right of way marker found 80' right of centerline station 40+00; Thence N 37°00'55" W (passing a reference iron pin and cap set at 199.56') a total distance of 200.56' to a fence post 65' right of centerline station 42+00; Thence N 27°57'45" W a distance of 301.04' to a point 90' right of centerline station 45+00; Thence N 37°00'55" W a distance of 200.56' to a point 75' right of centerline station 47+00; Thence N 54°31'39" W a distance of 53.85' to an iron pin and cap set 55' right of centerline station 47+50; Thence N 30°49'01" W a distance of 150.08' to a point 60' right centerline station 49+00; Thence N 34°09'30" W a distance of 200.06' to a point 55' right of centerline station 51+00; Thence N 31°40'05" W a distance of 270.79' to an iron pin and cap set 60' right of centerline station 53+70.74; Thence N 28°44'07" W a distance of 244.30' to a point 70' right of centerline station 56+20.74; Thence N 24°08'27" W a distance of 170.39' to a point 70' right of centerline station 58+00; Thence N 17°23'27" W a distance of 256.88' to a point 60' right of centerline station 60+69.29; Thence N 11°55'30" W a distance of 90.86' to an iron pin and cap set 54' right of centerline station 61+63 corner to Barber & McIntyre Farms DB 256 PG 562 & DB 171 PG 503 and Commonwealth of Kentucky DB 90B PG 330; Thence N 03°39'54" W a distance of 674.59' to an iron pin and cap set 69' right of centerline station 68+39.67 corner to Commonwealth of Kentucky DB 90B PG 330 & DB 164 PG 221 Parcel 13A; Thence along Parcel 13A approach right of way N 05°25'03" E a distance of 113.18' to a concrete right of way marker found 90' right of centerline station 69+50; Thence continuing along the approach N 51°09'33" E a distance of 72.08' to an iron pin and cap set 30' Left of centerline station 48+50; Thence N 86°27'37" E a distance of 149.86' to an iron pin and cap set 40' Left centerline station 47+00.47; Thence N 79°52'31" E a distance of 171.67' to an iron pin and cap set 36' Left centerline station 45+30; Thence N 05°52'56" E a distance of 15.52' to an iron pin and cap set 21' Left of centerline station 45+26 and in the South right of way of Tollgate Road (50' R/W per DB 124 PG 224); Thence along the South right of way of

Tollgate Road S 86°19'10" E a distance of 179.32' to an iron pin and cap set corner to Barber & McIntyre Farms and Tollgate Hills subdivision DB 124 PG 224; Thence along the East line of Tollgate Hills Subdivision N 05°51'40" W a distance of 250.52' to a ½" iron pin and cap found (LS 3919) (record monument) corner to Larry H. & Joyce T. Foxworthy DB 241 PG 751; Thence along the Foxworthy line N 22°41'36" W a distance of 23.78' to a ½" iron pin & cap found (LS 3919)(record monument); Thence continuing along the Tollgate Hills Subdivision N 22°57'50" W a distance of 582.20' to an iron pin & cap set; Thence N 87°01'31" W a distance of 522.52' to an iron pin & cap set corner to Commonwealth of KY DB 164 PG 221 Parcel 13B; Thence along the East right of way of KY HWY 11 N 29°32'09" W a distance of 78.00' to a point 90' right of centerline station 79+50; Thence continuing along the right of way of KY HWY 11 N 33°03'56" W a distance of 257.89' to a Page 5 of 6 Local Office: Title Center of Greater Kentucky, LLC Transaction #: 1331761 Form No. KY-100 (Rev. 7/2003) Last Revised On: 3/25/2021 3:19:52 PM point 65' right of centerline station 82+00; Thence N 29°09'40" W a distance of 256.68' to an iron pin & cap set 80' right of centerline station 84+50; Thence N 38°20'18" W a distance of 153.85' to a point 75' right of centerline station 86+00; Thence N 47°03'57" W a distance of 125.82' to a point 56' right of centerline station 87+23.30; Thence N 28°25'46" W a distance of 128.78' to a concrete right of way marker 79' right of centerline station 88+50; Thence N 46°41'16" W a distance of 50.49' to an iron pin & cap set 72' right of centerline station 89+00 corner to Commonwealth of KY DB 90B PG 334; Thence along Commonwealth of KY DB 90B PG 334 N 30°26'56" W a distance of 336.72' to an iron pin & cap set 30' right of original station 161+00 corner to Commonwealth of KY DB 90B PG 374; Thence along Commonwealth of KY DB 90B PG 374 N 59°32'28" E a distance of 9.95' to an iron pin & cap set 40' right of original station 161+00; Thence continuing along the same N 30°27'32" W a distance of 400.00' to a point 40' right of original station 165+00; Thence S 59°32'28" W a distance of 9.98' to a point 30' right of original station 165+00 corner to Commonwealth of KY DB 90B PG 334; Thence along Commonwealth of KY DB 90B PG 334 N 30°27'45" W a distance of 108.51'; Thence continuing along the same with a curve turning to the left with an arc length of 186.07' a radius of 666.60' and a chord bearing & distance of N 38°27'32" W 185.45' to the point of beginning containing 258.58 acres according to the survey by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying, LLC 2/1/2021 (Field survey completed on 1/20/2021 as a rural class survey with a Carlson BRX6+ GPS passing a relative positional accuracy of 0.08+140 PPM as shown in file 2021/Industrial Park-Barber Farm and reviewed 2/1/2021). All iron pin & caps set were ½" x 18" rebar with an orange plastic cap stamped "T. McGlone PLS 3919." Bearings coordinated to the Kentucky State Plane Coordinate System (Single Zone NAD 83 NAVD 88) per autonomous GPS observations on date of survey. Property subject to all legal right of ways, easements of record, unrecorded conveyances, existing right of way for Taylor Mill Road (Fleming County Fiscal Court Ordinance 05-005 40' total R/W), existing right of way for KY HWY 11 (Commonwealth of KY DB

90B PGs 330, 334 & 374 and DB 164 PGs 221& 329), existing 10' wide easement (City of Flemingsburg EB 16 PG 341) & existing 15' wide easement (City of Flemingsburg EB 12 PG 425).

Being the same property conveyed to Flemingsburg-Fleming County Industrial Authority from Barber & McIntyre Farms, Inc., by deed dated April 1, 2021, and recorded in Deed Book 278, Page 352, Fleming County Clerk's Office.

D. The map of the area described in subsection C. above is recorded in Deed Book 278, Page 352, Fleming County Clerk's Office.

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. 8-25- 3

FIRST READING of this Ordinance was had on July 14, 2025.

Katie Adamson, City Clerk

SECOND READING of this Ordinance was had on August 11, 2025, and upon roll call vote was adopted by the City Council of the City of Flemingsburg, Kentucky.

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

Katie Adamson, City Clerk

MAYORAL APPROVAL

I hereby accept and approve the foregoing Ordinance No. 8-25- 3 and direct same to be published in accordance with applicable law this 11 day of August, 2025.

Van Alexander, Mayor

Attest:

Katie Adamson, City Clerk

PREPARED BY:

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

<orCity\Ordinance-Annex KY HWY 11 (7-25) [FFCIA]>

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. 8-25-3, passed on August 11, 2025, is a true and accurate copy of the ordinance on file at City Hall.

Katie Adamson

Katie Adamson, City Clerk

(seal)

Exhibit "A"

CONSENT TO ANNEXATION
KRS 81A.412

THIS CONSENT TO ANNEXATION given and granted by the undersigned, **FLEMINGSBURG-FLEMING COUNTY INDUSTRIAL AUTHORITY**, of P.O. Box 460, Maysville, KY 41056, and accepted by the **CITY OF FLEMINGSBURG, KENTUCKY**, organized and existing under the laws of the Commonwealth of Kentucky, at West Electric Avenue, Flemingsburg, Kentucky 41041.

WHEREAS, the City of Flemingsburg, Kentucky (the "City" hereinafter) has agreed to provide city utilities to the property of the undersigned **Flemingsburg-Fleming County Industrial Authority**, said property being outside of but near the existing corporate limits of the City; and

WHEREAS, in consideration of the provision of utilities services by the City to their property, the undersigned **Flemingsburg-Fleming County Industrial Authority** has agreed to execute this Consent to Annexation,

THEREFORE, in consideration of the foregoing representations, **Flemingsburg-Fleming County Industrial Authority** hereby voluntarily and freely consents to the annexation of its unincorporated real estate as set forth herein into the corporate limits of the City by annexation under authority of KRS 81A.412, to-wit:

Being a 258.58 acre parcel of property located near the North West end of the city of Flemingsburg on the East side of KY HWY 11 (Maysville Road) and on the South West side of Taylor Mill Road in Fleming County, Kentucky and being more particularly described as follows: Beginning at an iron pin and cap set 30' right of original KY HWY 11 (Commonwealth of KY DB 90B PG 334 station 168+26 corner to Barber & McIntyre Farms Inc. DB 171 PG 503 and Minerva Kim Hester DB 177 PG 458; Thence leaving the right of way along the Hester line S 85°27'45" E a distance of 620.68' to an iron pin and cap set; Thence continuing along the Hester line and fence S 86°06'06" E a distance of 560.54' to an iron pin and cap set at a large stone found (record monument); Thence N 04°28'08" E a distance of 883.06' to a to an iron pin and cap set; Thence S 86°25'16" E a distance of 546.91' to an iron pin and cap set; Thence S 86°25'10" E a distance of 752.83' to an iron pin and cap set at fence post found (record monument) corner to Barber and McIntyre Farms and Clarence Willard Roy Revocable Trust DB 250 PG 383; Thence leaving Hester along the Roy line and fence S 12°31'34" E (passing a reference iron pin and cap set at 1000.00') a total distance of 1541.10' to an iron pin and cap set at a fence post found (record monument); Thence S 12°28'29" E (passing a reference iron pin and cap set at 1000.00') a total distance of 1260.77' to an iron pin and cap set at a fence post found (record monument); Thence S 83°37'47" E a distance of 128.73' to an iron pin and cap set at a fence post found (record monument) corner to Roy

FLEMING COUNTY
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and Terry Leadingham, Carol Leadingham and Larry A. Leadingham DB 235 PG 150; Thence leaving Roy along the Leadingham line and fence S 06°19'30" W a distance of 473.04' to an iron pin and cap set; Thence continuing along the Leadingham line S 05°34'39" W a distance of 574.78' to an iron pin and cap set; Thence S 05°14'00" W a distance of 522.27' to an iron pin and cap set corner to Leadingham and Barber & McIntyre Farms DB 171 PG 503 & DB 256 PG 562; Thence along the Leadingham and Barber & McIntyre Farms DB 256 PG 562 line S 82°14'54" E a distance of 531.66' to a fence post with mag found (LS 316) (record monument) corner to Kentucky District Council of the Assemblies of God Inc. DB 170 PG 234; Thence leaving Leadingham along the Kentucky District Council of the Assemblies of God Inc line S 22°14'20" W a distance of 8.95' to a reference ½" iron pin (no cap) found (record monument); Thence continuing along the same S 23°07'30" W a distance of 400.05' to a ½" iron pin and cap found (WTC 2380) (record monument) ; Thence S 82°29'17" E a distance of 159.77' to a ½" iron pin and cap found (WTC 2380) (record monument) ; Thence S 82°34'24" E a distance of 169.17' to a ½" iron pin (no cap) found (record monument) at the West right of way of Taylor Mill Road; Thence leaving the Kentucky District Council of the Assemblies of God Inc along the right of way of Taylor Mill Road S 21°41'39" W a distance of 388.47'; Thence continuing along the same with a curve turning to the left having an arc length of 179.51' a radius of 603.17' and a chord bearing & distance of S 11°41'38" W 178.85' to an iron pin and cap set; Thence S 03°10'04" W a distance of 899.32' to a ½" iron pin (no cap) found (record monument) corner to HP Land & Investments LLC DB 256 PG 780; Thence leaving the road along the HP Land & Investments LLC line N 86°03'24" W a distance of 480.21' to an automobile axle found (record monument) corner to George E. & Mildred A. Doyle DB 162 PG 565; Thence along the Doyle line S 69°13'16" W (passing a reference iron pin and cap set at 485.12') a total distance of 487.12' to fence post 60' right of centerline station 35+68.96 Commonwealth of Kentucky DB 164 PG 329 corner to Barber & McIntyre Farms and Doyle; Thence along the right of way of KY HWY 11 N 32°43'34" W a distance of 31.04' to a concrete right of way marker found 60' right centerline station 36+00; Thence continuing along the same N 29°17'33" W a distance of 250.45' to a concrete right of way marker found 75' right of centerline station 38+50; Thence N 30°49'01" W a distance of 150.08' to a concrete right of way marker found 80' right of centerline station 40+00; Thence N 37°00'55" W (passing a reference iron pin and cap set at 199.56') a total distance of 200.56' to a fence post 65' right of centerline station 42+00; Thence N 27°57'45" W a distance of 301.04' to a point 90' right of centerline station 45+00; Thence N 37°00'55" W a distance of 200.56' to a point 75' right of centerline station 47+00; Thence N 54°31'39" W a distance of 53.85' to an iron pin and cap set 55' right of centerline station 47+50; Thence N 30°49'01" W a distance of 150.08' to a point 60' right centerline station 49+00; Thence N 34°09'30" W a distance of 200.06' to a point 55' right of centerline station 51+00; Thence N 31°40'05" W a distance of 270.79' to an iron pin and cap set 60' right of centerline station 53+70.74; Thence N

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9.95' to an iron pin & cap set 40' right of original station 161+00; Thence continuing along the same N 30°27'32" W a distance of 400.00' to a point 40' right of original station 165+00; Thence S 59°32'28" W a distance of 9.98' to a point 30' right of original station 165+00 corner to Commonwealth of KY DB 90B PG 334; Thence along Commonwealth of KY DB 90B PG 334 N 30°27'45" W a distance of 108.51'; Thence continuing along the same with a curve turning to the left with an arc length of 186.07' a radius of 666.60' and a chord bearing & distance of N 38°27'32" W 185.45' to the point of beginning containing 258.58 acres according to the survey by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying, LLC 2/1/2021 (Field survey completed on 1/20/2021 as a rural class survey with a Carlson BRX6+ GPS passing a relative positional accuracy of 0.08+140 PPM as shown in file 2021/Industrial Park-Barber Farm and reviewed 2/1/2021). All iron pin & caps set were ½" x 18" rebar with an orange plastic cap stamped "T. McGlone PLS 3919." Bearings coordinated to the Kentucky State Plane Coordinate System (Single Zone NAD 83 NAVD 88) per autonomous GPS observations on date of survey. Property subject to all legal right of ways, easements of record, unrecorded conveyances, existing right of way for Taylor Mill Road (Fleming County Fiscal Court Ordinance 05-005 40' total R/W), existing right of way for KY HWY 11 (Commonwealth of KY DB 90B PGs 330, 334 & 374 and DB 164 PGs 221& 329), existing 10' wide easement (City of Flemingsburg EB 16 PG 341) & existing 15' wide easement (City of Flemingsburg EB 12 PG 425).

Being the same property conveyed to Flemingsburg-Fleming County Industrial Authority from Barber & McIntyre Farms, Inc., by deed dated April 1, 2021, and recorded in Deed Book 278, Page 352, Fleming County Clerk's Office.

The undersigned does hereby acknowledge, affirm and agree that it is the lawful owner of the above-described real estate and that it has the full, unlimited and unconditional authority, legal capacity and intent to consent to the annexation of said real estate into the corporate limits of the City of Flemingsburg.

The undersigned understands and agrees that this consent is and shall be binding and enforceable upon and against Grantor, its successors and assigns, and shall be a covenant running with the above-described real estate inuring to the benefit of the City.

Grantor understands and agrees that by future acceptance of the above-described real estate into the corporate limits of the City, that the City does not and will not accept or assume any responsibility or liability whatsoever with respect to any past, present or future claim against the Grantor, its successors and assigns, by reason of any act or omission, occurrence, lease, contract, encumbrance, lien, mortgage, assessment, tort, Constitutional, Statutory or Regulatory violation or any other legal or equitable claim or cause of action now or hereafter asserted arising out of and in connection with the ownership, possession, use or control of said real estate by the Grantor, its successors and assigns.

Executed and acknowledged this 27TH day of MAY, 2021.

FLEMINGSBURG-FLEMING COUNTY INDUSTRIAL AUTHORITY

BY: William H. Breeze
WILLIAM H. BREEZE, Chairman

BY: Joni Hazelrigg
JONI HAZELRIGG, Secretary/Treasurer

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me personally appeared William H. Breeze, Chairman, and Joni Hazelrigg, Secretary/Treasurer of Flemingsburg-Fleming County Industrial Authority, who produced, signed and acknowledged the foregoing Consent to Annexation by the City of Flemingsburg to be its free act and deed for the purposes expressed herein, this 27 day of May, 2021.

NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: Jan 3, 2025
NOTARY ID#: KYNP20588

ACCEPTANCE BY THE CITY

In consideration of the foregoing consent to annexation of the above-described real estate by Flemingsburg-Fleming County Industrial Authority according to the terms hereinabove stated, the City of Flemingsburg, Kentucky, hereby accepts this Consent to Annexation, and in accordance

with the laws of the Commonwealth of Kentucky said real estate is subject to annexation by future formal action by the City Council of the City of Flemingsburg, Kentucky, as soon as possible.

CITY OF FLEMINGSBURG, KENTUCKY

BY: _____
ROBERT F. MONEY, Mayor

ATTEST:

_____
JOETTA MARSHALL, City Clerk

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me personally appeared Robert F. Money in his official capacity as Mayor, and Joetta Marshall in her official capacity as City Clerk, both of the entity City of Flemingsburg, Kentucky, who produced, signed and acknowledged the foregoing Acceptance of Consent to Annexation to be the free act and deed of the City of Flemingsburg, for the purposes expressed therein, this 27 day of May, 2021.

_____
NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: Jan 3 2025
NOTARY ID#: KYNP 20588

PREPARED BY:

_____
DARRELL K. RUARK
CITY ATTORNEY
SUIT, PRICE, PRICE & RUARK, PLLC
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

<x/City/Consent to Annexation (FFCIA) 05-21>

DOCUMENT NO: 102480
RECORDED: June 04, 2021 04:08:00 PM
TOTAL FEES: $49.00
COUNTY CLERK: JARROD R FRITZ
DEPUTY CLERK: CHRISTA
COUNTY: FLEMING COUNTY
BOOK: D279 PAGES: 271 - 276

PLAT OF SURVEY FOR
BARRIER & MCINTYRE FARMS INCORPORATED
BUFFALO TRACE SURVEYING, LLC

Being a 258.58 acre parcel of property located near the North West end of the city of Flemingsburg on the East side of KY HWY 11 (Maysville Road) and on the South West side of Taylor Mill Road in Fleming County, Kentucky and being more particularly described as follows:

Beginning at an iron pin and cap set 30' right of original KY HWY 11 (Commonwealth of KY DB 90B PG 334 station 168+26 corner to Barber & Mcintyre Farms Inc. DB 171 PG 503 and Minerva Kim Hester DB 177 PG 458; Thence leaving the right of way along the Hester line S 85°27'45" E a distance of 620.68' to an iron pin and cap set; Thence continuing along the Hester line and fence S 86°06'06" E a distance of 560.54' to an iron pin and cap set at a large stone found (record monument); Thence N 04°28'08" E a distance of 883.06' to a to an iron pin and cap set; Thence S 86°25'16" E a distance of 546.91' to an iron pin and cap set; Thence S 86°25'10" E a distance of 752.83' to an iron pin and cap set at fence post found (record monument) corner to Barber and Mcintyre Farms and Clarence Willard Roy Revocable Trust DB 250 PG 383; Thence leaving Hester along the Roy line and fence S 12°31'34" E (passing a reference iron pin and cap set at 1000.00') a total distance of 1541.10' to an iron pin and cap set at a fence post found (record monument); Thence S 12°28'29" E (passing a reference iron pin and cap set at 1000.00') a total distance of 1260.77' to an iron pin and cap set at a fence post found (record monument); Thence S 83°37'47" E a distance of 128.73' to an iron pin and cap set at a fence post found (record monument) corner to Roy and Terry Leadingham, Carol Leadingham and Larry A. Leadingham DB 235 PG 150; Thence leaving Roy along the Leadingham line and fence S 06°19'30" W a distance of 473.04' to an iron pin and cap set; Thence continuing along the Leadingham line S 05°34'39" W a distance of 574.78' to an iron pin and cap set; Thence S 05°14'00" W a distance of 522.27' to an iron pin and cap set corner to Leadingham and Barber & Mcintyre Farms DB 171 PG 503 & DB 256 PG 562; Thence along the Leadingham and Barber & Mcintyre Farms DB 256 PG 562 line S 82°14'54" E a distance of 531.66' to a fence post with mag found (LS 316) (record monument) corner to Kentucky District Council of the Assemblies of God Inc. DB 170 PG 234; Thence leaving Leadingham along the Kentucky District Council of the Assemblies of God Inc line S 22°14'20" W a

distance of 8.95' to a reference ½" iron pin (no cap) found (record monument); Thence continuing along the same S 23°07'30" W a distance of 400.05' to a ½" iron pin and cap found (WTC 2380) (record monument) ; Thence S 82°29'17" E a distance of 159.77' to a ½" iron pin and cap found (WTC 2380) (record monument) ; Thence S 82°34'24" E a distance of 169.17' to a ½" iron pin (no cap) found (record monument) at the West right of way of Taylor Mill Road; Thence leaving the Kentucky District Council of the Assemblies of God Inc along the right of way of Taylor Mill Road S 21°41'39" W a distance of 388.47'; Thence continuing along the same with a curve turning to the left having an arc length of 179.51' a radius of 603.17' and a chord bearing & distance of S 11°41'38" W 178.85' to an iron pin and cap set; Thence S 03°10'04" W a distance of 899.32' to a ½" iron pin (no cap) found (record monument) corner to HP Land & Investments LLC DB 256 PG 780; Thence leaving the road along the HP Land & Investments LLC line N 86°03'24" W a distance of 480.21' to an automobile axle found (record monument) corner to George E. & Mildred A. Doyle DB 162 PG 565; Thence along the Doyle line S 69°13'16" W (passing a reference iron pin and cap set at 485.12') a total distance of 487.12' to fence post 60' right of centerline station 35+68.96 Commonwealth of Kentucky DB 164 PG 329 corner to Barber & Mcintyre Farms and Doyle; Thence along the right of way of KY HWY 11 N 32°43'34" W a distance of 31.04' to a concrete right of way marker found 60' right centerline station 36+00; Thence continuing along the same N 29°17'33" W a distance of 250.45' to a concrete right of way marker found 75' right of centerline station 38+50; Thence N 30°49'01" W a distance of 150.08' to a concrete right of way marker found 80' right of centerline station 40+00; Thence N 37°00'55" W (passing a reference iron pin and cap set at 199.56') a total distance of 200.56' to a fence post 65' right of centerline station 42+00; Thence N 27°57'45" W a distance of 301.04' to a point 90' right of centerline station 45+00; Thence N 37°00'55" W a distance of 200.56' to a point 75' right of centerline station 47+00; Thence N 54°31'39" W a distance of 53.85' to an iron pin and cap set 55' right of centerline station 47+50; Thence

N 30°49'01" W a distance of 150.08' to a point 60' right centerline station 49+00; Thence N 34°09'30" W a distance of 200.06' to a point 55' right of centerline station 51+00; Thence N 31°40'05" W a distance of 270.79' to an iron pin and cap set 60' right of centerline station 53+70.74; Thence N 28°44'07" W a distance of 244.30' to a point 70' right of centerline station 56+20.74; Thence N 24°08'27" W a distance of 170.39' to a point 70' right of centerline station 58+00; Thence N 17°23'27" W a distance of 256.88' to a point 60' right of centerline station 60+69.29; Thence N 11°55'30" W a distance of 90.86' to an iron pin and cap set 54' right of centerline station 61+63 corner to Barber & Mcintyre Farms DB 256 PG 562 & DB 171 PG 503 and Commonwealth of Kentucky DB 90B PG 330; Thence N 03°39'54" W a distance of 674.59' to an iron pin and cap set 69' right of centerline station 68+39.67 corner to Commonwealth of Kentucky DB 90B PG 330 & DB 164 PG 221 Parcel 13A; Thence along Parcel 13A approach right of way N 05°25'03" E a distance of 113.18' to a concrete right of way marker found 90' right of centerline station 69+50; Thence continuing along the approach N 51°09'33" E a distance of 72.08' to an iron pin and cap set 30' Left of centerline station 48+50; Thence N 86°27'37" E a distance of 149.86' to an iron pin and cap set 40' Left centerline station 47+00.47; Thence N 79°52'31" E a distance of 171.67' to an iron pin and cap set 36' Left centerline station 45+30; Thence N 05°52'56" E a distance of 15.52' to an iron pin and cap set 21' Left of centerline station 45+26 and in the South right of way of Tollgate Road (50' R/W per DB 124 PG 224); Thence along the South right of way of Tollgate Road S 86°19'10" E a distance of 179.32' to an iron pin and cap set corner to Barber & Mcintyre Farms and Tollgate Hills subdivision DB 124 PG 224; Thence along the East line of Tollgate Hills Subdivision N 05°51'40" W a distance of 250.52' to a ½" iron pin and cap found (LS 3919) (record monument) corner to Larry H. & Joyce T. Foxworthy DB 241 PG 751; Thence along the Foxworthy line N 22°41'36" W a distance of 23.78' to a ½" iron pin & cap found (LS 3919)(record monument); Thence continuing along the Tollgate Hills Subdivision N 22°57'50" W a distance of 582.20' to an iron pin & cap set; Thence N 87°01'31" W a distance of 522.52' to an iron pin & cap set corner to Commonwealth

of KY DB 164 PG 221 Parcel 13B; Thence along the East right of way of KY HWY 11 N 29°32'09" W a distance of 78.00' to a point 90' right of centerline station 79+50; Thence continuing along the right of way of KY HWY 11 N 33°03'56" W a distance of 257.89' to a point 65' right of centerline station 82+00; Thence N 29°09'40" W a distance of 256.68' to an iron pin & cap set 80' right of centerline station 84+50; Thence N 38°20'18" W a distance of 153.85' to a point 75' right of centerline station 86+00; Thence N 47°03'57" W a distance of 125.82' to a point 56' right of centerline station 87+23.30; Thence N 28°25'46" W a distance of 128.78' to a concrete right of way marker 79' right of centerline station 88+50; Thence N 46°41'16" W a distance of 50.49' to an iron pin & cap set 72' right of centerline station 89+00 corner to Commonwealth of KY DB 90B PG 334; Thence along Commonwealth of KY DB 90B PG 334 N 30°26'56" W a distance of 336.72' to an iron pin & cap set 30' right of original station 161+00 corner to Commonwealth of KY DB 90B PG 374; Thence along Commonwealth of KY DB 90B PG 374 N 59°32'28" E a distance of 9.95' to an iron pin & cap set 40' right of original station 161+00; Thence continuing along the same N 30°27'32" W a distance of 400.00' to a point 40' right of original station 165+00; Thence S 59°32'28" W a distance of 9.98' to a point 30' right of original station 165+00 corner to Commonwealth of KY DB 90B PG 334; Thence along Commonwealth of KY DB 90B PG 334 N 30°27'45" W a distance of 108.51'; Thence continuing along the same with a curve turning to the left with an arc length of 186.07' a radius of 666.60' and a chord bearing & distance of N 38°27'32" W 185.45' to the point of beginning containing 258.58 acres according to the survey by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying, LLC 2/1/2021 (Field survey completed on 1/20/2021 as a rural class survey with a Carlson BRX6+ GPS passing a relative positional accuracy of 0.08+140 PPM as shown in file 2021/Industrial Park-Barber Farm and reviewed 2/1/2021).

All iron pin & caps set were ½" x 18" rebar with an orange plastic cap stamped "T. McGlone PLS 3919."

Bearings coordinated to the Kentucky State Plane Coordinate System (Single Zone NAD 83 NAVD 88) per autonomous GPS observations on date of survey.

Property subject to all legal right of ways, easements of record, unrecorded conveyances, existing right of way for Taylor Mill Road (Fleming County Fiscal Court Ordinance 05-005 40' total R/W), existing right of way for KY HWY 11 (Commonwealth of KY DB 90B PGs 330, 334 & 374 and DB 164 PGs 221& 329), existing 10' wide easement (City of Flemingsburg EB 16 PG 341) & existing 15' wide easement (City of Flemingsburg EB 12 PG 425).

Being the same Property conveyed to Barber & McIntyre Farms Inc by deeds recorded at the Fleming County Clerk's Office in Deed Book 171 Page 503 and Deed Book 256 Page 562.

7.1.2021

Travis A. McGlone PLS 3919 Date



PLAT OF SURVEY FOR
BARKER & MCINTYRE FARMS INC PROPERTY
CLERK FILE/ORDER NO. 10-0001 / 10-0001
DATE: 6/1/2021 SCALE: 1"=300'
CLERK FILE/ORDER NO. 10-0001 / 10-0001 IN ASSOCIATION
ASSOCIATION: BUTLER, MATH 2/1/2021
FIELD SURVEY DATE: 1/18-20/2021
BUFFALO TRACE SURVEYING, LLC
PHONE: 304-881-7811
FAX: 304-881-7811
WWW.BUFFALOTRACESURVEYING.COM
0 300 600 900
N
SCALE

Being a 3.313 acre parcel of property located North of the City of Flemingsburg on the West side of Taylor Mill Road (County Road 1052) at its junction with Recreation Park A Road, in Fleming County, Kentucky and being more particularly described as follows:

Beginning at a ½" iron pin (no cap) found at the West right of way of Taylor Mill Road being the South East corner of the Flemingsburg-Fleming County Industrial Authority DB 278 PG 352 and corner to HP Land & Investments LLC DB 256 PG 780; Thence leaving Taylor Mill along HP Land & Investments LLC N86°03'24"W a distance of 480.21' to an axle found; Thence continuing along HP Land & Investments LLC S69°13'16"W a distance of 38.53' to an iron pin & cap set new corner to the Flemingsburg-Fleming County Industrial Authority Lot A; Thence leaving HP Land & Investments LLC along the new division line of Lot A N03°56'36"E a distance of 224.11' to an iron pin and cap set; Thence continuing along the new division line S85°59'58"E a distance of 215.45' to an iron pin and cap set; Thence with a curve turning to the left having an arc length of 216.48' a radius of 165.07' and a chord bearing & distance of N59°43'23"E 201.30' to an iron pin and cap set; Thence N20°26'36"E a distance of 173.40' to an iron pin and cap set; Thence with a curve turning to the right having an arc length of 29.98' a radius of 23.07' and a chord bearing & distance of N55°09'09"E 27.91'; Thence with a compound curve turning to the right having an arc length of 74.33' and a radius of 56.86' and a chord bearing & distance of S50°10'43"E 69.15' to an iron pin & cap set at the West right of way of Taylor Mill Road; Thence along the West right of way of Taylor Mill Road S03°10'04"W a distance of 464.25' to the point of beginning containing 3.313 acres according to the survey by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying, LLC 12/11/2024 (Field survey completed on 12/4/2024 as an urban class survey with a Carlson BRX7 GPS having a calculated relative positional accuracy of 0.0259'+100 ppm or greater as shown in file 2024/Industrial Park Lot A and reviewed 12/11/2024).

All iron pin & caps set were ½" x 18" rebar with an orange plastic cap stamped "T. McGlone PLS 3919."

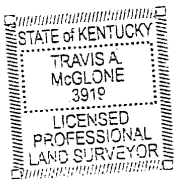
Bearings coordinated to the iron pins found Flemingsburg-Fleming County Industrial Authority DB 278 PG 352.

Property subject to all legal right of ways, easements of record, unrecorded conveyances, existing right of way for Taylor Mill Road (Fleming County Fiscal Court Ordinance 05-005 County Road 1052) and benefits from a 0.658 acre permanent access easement for ingress and egress as shown and noted on plat.

Being a 3.313 acre portion of the property conveyed to Flemingsburg-Fleming County Industrial Authority by deed recorded at the Fleming County Clerk's Office in Deed Book 278 Page 352.

12/11/2024

Travis A. McGlone PLS 3919 Date

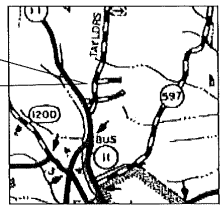


LEGEND

- ■ 1/2" X 18" IRON PIN & CAP SET (ORANGE PLASTIC CAP STAMPED "T. MCGLONE PLS 3919")
- ◎ AXLE FOUND (DB 278 PG 352&DB 256 PG 780)
- ● 1/2" IRON PIN (NO CAP) FOUND (DB 278 PG 352&DB 256 PG 780)
- ○ POINT ON BOUNDARY LINE (NO MONUMENT SET)
- —x— EXISTING FENCE
- ——— BOUNDARY LINE
- — — — PERMANENT ACCESS EASEMENT
- ——— CENTERLINE OF FUTURE ROAD EXTENSION
- — — — EDGE OF ASPHALT/GRAVEL (NOTED)

ALL MONUMENTS ARE NEW UNLESS NOTED AS FOUND (RECORD)

VICINITY MAP (NTS)



FILE: INDUSTRIAL PARK LOT A.DWG

BUFFALO TRACE SURVEYING, LLC

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

MINOR SUBDIVISION PLAT FOR THE FLEMINGSBURG-FLEMING COUNTY INDUSTRIAL AUTHORITY LOT A

TAYLOR MILL ROAD, FLEMING COUNTY, KY
DATE: 12/11/2024 SCALE: 1"=150'

CLIENT: FLEMINGSBURG-FLEMING COUNTY INDUSTRIAL AUTHORITY
ADDRESS: PO BOX 460, MAYSVILLE, KY 41056

REVIEW DATE: 12/11/2024
FIELD SURVEY DATE: 12/4/2024

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED BY MYSELF OR PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF GNSS RTK GPS. GPS USED FOR THIS SURVEY WAS A CARLSON BRX 7 TRIPLE-FREQUENCY RECEIVER(X2), BASE AND ROVER WITH A CARLSON RT3 TABLET REFERENCING KY SINGLE ZONE (NAD83 NAVD88) PER AUTONOMOUS OBSERVATION, SCALE FACTOR OF 1, GEOID: CONTINENTAL US_NGS2018. WITH A CALCULATED A RELATIVE POSITIONAL ACCURACY OF 0.0259'+100 PPM OR GREATER USING CARLSON SURVPC 7. THE SURVEY AS SHOWN ON THIS PLAT IS AN URBAN CLASS SURVEY AND MEETS OR EXCEEDS ALL SPECIFICATIONS OF THIS CLASS.

TRAVIS A. MCGLONE PLS 3919

DATE: 12/11/2024

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

RECORD SOURCE
DEED BOOK:278 PAGE:352

STATE of KENTUCKY
TRAVIS A. McGLONE
3919
LICENSED PROFESSIONAL LAND SURVEYOR

GPS EQUIPMENT INFORMATION:
"A" – BASE STATION: SN D2222710802530
"B" – ROVER: SN D2222710802583
RT3: SURVPC VERSION: 7.0.2 (2/8/2023)
DEVICE ID:9D976D96-36F8-4915-B680-113E4A55DCAA

0 150 300 450

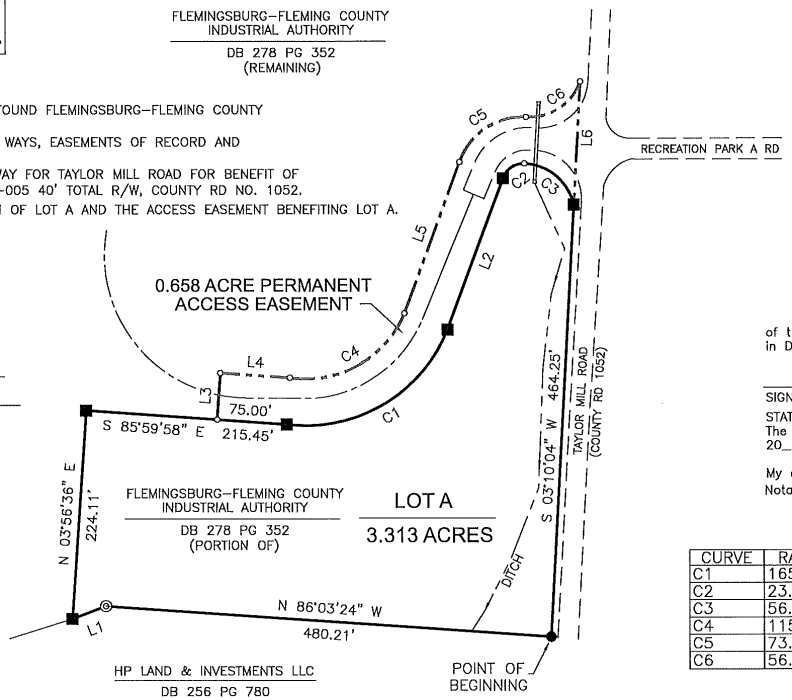
NOTES:

BEARINGS COORDINATED TO THE IRON PINS FOUND FLEMINGSBURG-FLEMING COUNTY INDUSTRIAL AUTHORITY DB 278 PG 352.

PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS OF RECORD AND UNRECORDED CONVEYANCES.

PROPERTY SUBJECT TO EXISTING RIGHT OF WAY FOR TAYLOR MILL ROAD FOR BENEFIT OF THE FLEMING COUNTY FISCAL COURT ORDINANCE 05-005 40' TOTAL R/W, COUNTY RD NO. 1052.

PURPOSE OF PLAT IS TO SHOW THE DIVISION OF LOT A AND THE ACCESS EASEMENT BENEFITING LOT A.



LINE	BEARING	DISTANCE
L1	S 69°13'16" W	38.53'
L2	N 20°26'36" E	173.40'
L3	N 04°00'02" E	50.00'
L4	S 85°59'58" E	75.00'
L5	N 20°24'53" E	173.41'
L6	S 03°10'04" W	132.55'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.07'	216.48'	201.30'	N 59°43'23" E	75°08'37"
C2	23.07'	29.98'	27.91'	N 55°09'09" E	74°26'37"
C3	56.86'	74.33'	69.15'	S 50°10'43" E	74°53'39"
C4	115.18'	152.45'	141.56'	N 60°48'32" E	75°49'51"
C5	73.06'	92.73'	86.63'	N 56°00'44" E	72°43'28"
C6	56.86'	75.03'	69.71'	N 56°51'09" E	75°36'12"

FLEMINGSBURG-FLEMING COUNTY JOINT PLANNING COMMISSION – APPROVAL CERTIFICATION

Reviewed by the Planning Commission and approved for recording as a Minor Subdivision on this _____ day of _____, 20_____

SIGNATURE OF PLANNING COMMISSIONER OFFICIAL

OWNERS CERTIFICATION

I (We) hereby certify that I am (We Are) the Owner(s) of record of the property shown and described hereon acquired by the deed recorded in Deed Book 278, Page 352 in the Fleming County Clerk's office;

SIGNATURE OF OWNER

STATE OF KENTUCKY COUNTY OF FLEMING
The forgoing instrument was acknowledged before me this _____ day of _____, 20_____. By _____

My commission expires _____
Notary Public

Being a 15.244 acre tract of land located North West of Flemingsburg on the East side of KY HWY 11 and the South side of Tollgate Road in Fleming County, Kentucky and being more particularly described as follows:

Beginning at a ½" iron pin & cap found (LS 3919) at the East right of way of KY HWY 11 being 69' right of centerline station 68+39.67 corner to Flemingsburg-Fleming County Industrial Authority DB 278 PG 352 and corner to Commonwealth of KY DB 90B PG 330 & DB 164 PG 221 Parcel 13A; Thence along Parcel 13A approach right of way N05°25'03"E a distance of 113.18' to a concrete right of way marker found being 90' right of centerline station 69+50; Thence continuing along Parcel 13A approach right of way N51°09'33"E a distance of 72.08' to a ½" iron pin & cap found (LS 3919) being 30' left of centerline station 48+50; Thence N86°27'37"E a distance of 149.86' to a ½" iron pin & cap found (LS 3919) being 40' left of centerline station 47+00.47; Thence N79°52'31"E a distance of 171.67' to a ½" iron pin & cap found (LS 3919) being 36' left of centerline station 45+30; Thence N05°52'56"E a distance of 15.52' to a ½" iron pin & cap found (LS 3919) being 21' left of centerline station 45+26 and in the South right of way of Tollgate Road (50' R/W per DB 124 PG 224); Thence along the existing right of way of Tollgate Road S86°19'10"E a distance of 179.32' to a ½" iron pin & cap found (LS 3919); Thence along the new line of Flemingsburg-Fleming County Industrial Authority S86°19'09"E a distance of 176.58' to an iron pin & cap set; Thence continuing along the same S86°19'14"E a distance of 58.96' to an iron pin & cap set; Thence S04°11'06"W a distance of 919.70' to an iron pin & cap set; Thence N85°12'05"W a distance of 58.96' to an iron pin & cap set; Thence N85°12'24"W a distance of 634.22' to a ½" iron pin & cap found (LS 3919) at the East right of way of KY HWY 11 (Commonwealth of KY DB 90B PG 330) being 54' right of centerline station 61+63; Thence along the right of way of KY HWY 11 N03°39'54"W a distance of 674.59' to the point of beginning containing 15.244 acres according to the survey by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying, LLC 5/26/2021 (Field survey completed on 5/6/2021 as a rural class survey with a Carlson BRX6+ GPS passing a relative positional accuracy of 0.09+190 PPM as shown in file 2021/Esh Leon-Industrial Park and reviewed 5/26/2021).

All iron pin & caps set were ½" x 18" rebar with an orange plastic cap stamped "T. McGlone PLS 3919."

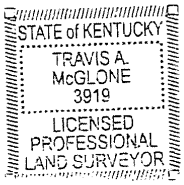
Bearings coordinated to the Kentucky State Plane Coordinate System (Single Zone NAD 83 NAVD 88) per autonomous GPS observations on date of survey.

Property subject to all legal right of ways, easements of record, unrecorded conveyances, existing right of way for KY HWY 11 (Commonwealth of KY DB 90B PG 330 and DB 164 PGs 221), existing 10' wide easement (City of Flemingsburg EB 16 PG 341) & existing 15' wide easement (City of Flemingsburg EB 12 PG 425) and a 1.244 acre protective buffer as shown and noted on plat.

Being a portion of the property conveyed to Flemingsburg-Fleming County Industrial Authority by deed recorded at the Fleming County Clerk's Office in Deed Book 278 Page 352.

5/26/2021

Travis A. McGlone PLS 3919 Date

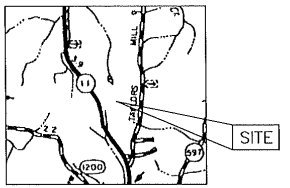


LEGEND

- 1/2" X 18" IRON PIN & CAP SET (ORANGE PLASTIC CAP STAMPED "T. MCGLONE PLS 3919")
- 1/2" IRON PIN & CAP FOUND LS 3919 (DB 278 PG 352)
- POINT ON BOUNDARY LINE (NO MONUMENT SET)
- CONCRETE R/W MARKER FOUND
- 1.244 ACRE OFFSET AREA
- (#) LOT NUMBER PER TOLLGATE HILLS SUBDIVISION DB 124 PG 224
- EXISTING FENCE
- BOUNDARY LINE
- EDGE OF ASPHALT

ALL MONUMENTS ARE NEW UNLESS NOTED AS FOUND (RECORD)

VICINITY MAP (NTS)



FILE:ESH LEON-INDUSTRIAL PARK.DWG

BUFFALO TRACE SURVEYING, LLC (BTS)

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

PLAT OF SURVEY FOR FLEMINGSBURG-FLEMING COUNTY INDUSTRIAL AUTHORITY PROPERTY

2520 MAYSVILLE ROAD
FLEMING COUNTY, KENTUCKY
DATE: 5/26/2021 SCALE: 1"=200'

CLIENT: LEON ESH
ADDRESS: 1199 CARPENTER ROAD
WALLINGFORD, KY 41093

REVIEW DATE: 5/26/2021
FIELD SURVEY DATE: 5/6/2021

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED BY MYSELF OR PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF GNSS RTK GPS. GPS USED FOR THIS SURVEY WAS A CARLSON BRX 6+ TRIPLE-FREQUENCY RECEIVER(X2), BASE AND ROVER WITH A CARLSON RT3 TABLET REFERENCING KY SINGLE ZONE (NAD83 NAVD88) PER AUTONOMOUS OBSERVATION, SCALE FACTOR OF 1, GEOID: CONTINENTAL US_NGS2012B. DATA PASSES A RELATIVE POSITIONAL ACCURACY OF 09+190 PPM USING CARLSON SURVNET. THE SURVEY AS SHOWN ON THIS PLAT IS A RURAL CLASS SURVEY AND MEETS OR EXCEEDS ALL SPECIFICATIONS OF THIS CLASS.

TRAVIS A. MCGLONE PLS 3919

DATE: 5/26/2021

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

0 200 400 600

RECORD SOURCE
DEED BOOK: 278 PAGE: 352

STATE of KENTUCKY
TRAVIS A. McGLONE 3919
LICENSED PROFESSIONAL LAND SURVEYOR

GPS EQUIPMENT INFORMATION:
"A" - BASE STATION: SN 180628541028
"B" - ROVER: SN 180628541010
RT3: SURVPC VERSION: 6.00.3 (8/7/2018)
DEVICE ID:9D976D96-36F8-4915-B680-113E4A55DCAA

NOTES:

BEARINGS COORDINATED TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM (SINGLE ZONE NAD 83 NAVD 88) PER AUTONOMOUS GPS OBSERVATIONS ON DATE OF SURVEY.

PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS OF RECORD AND UNRECORDED CONVEYANCES.

PROPERTY SUBJECT TO EXISTING RIGHT OF WAY FOR TOLLGATE ROAD (50' TOTAL R/W PER TOLLGATE HILLS SUBDIVISION DB 124 PG 224).

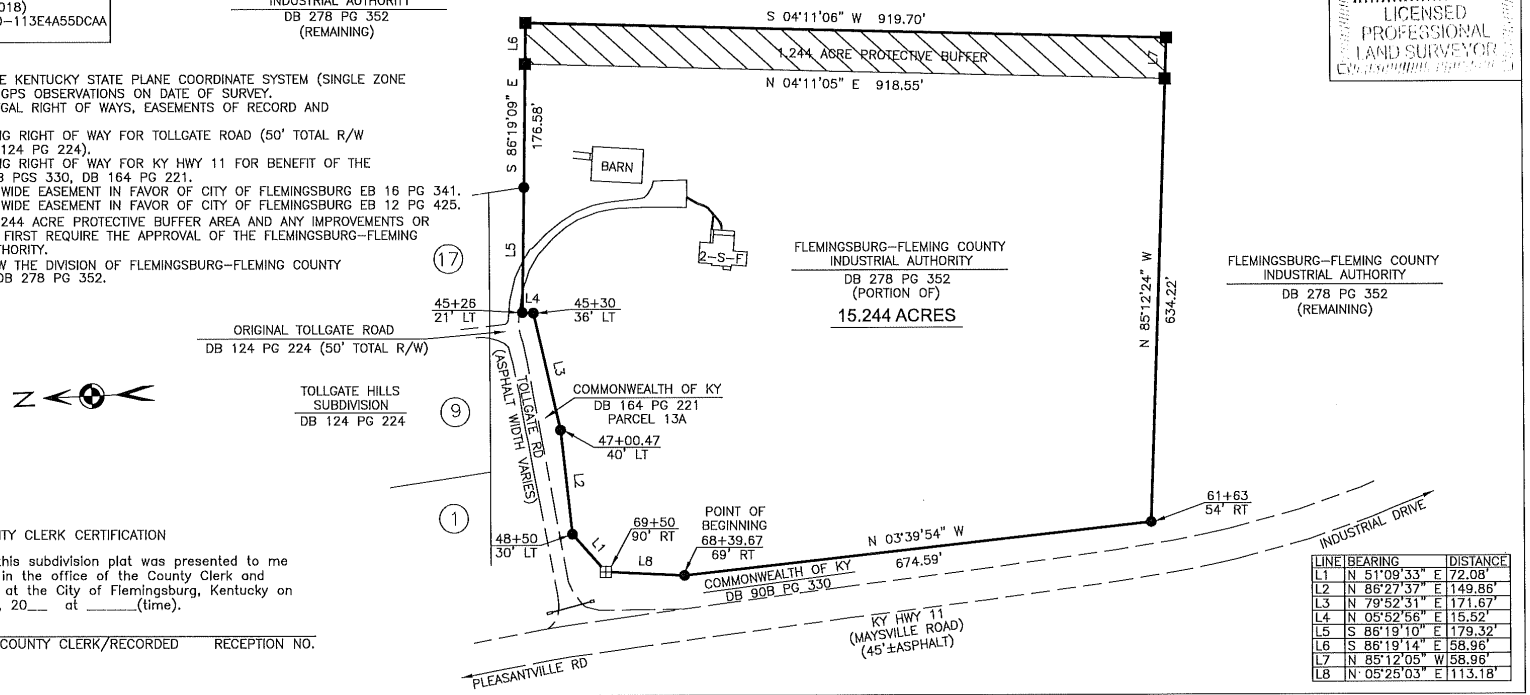
PROPERTY SUBJECT TO EXISTING RIGHT OF WAY FOR KY HWY 11 FOR BENEFIT OF THE COMMONWEALTH OF KENTUCKY DB 90B PGS 330, DB 164 PG 221.

PROPERTY SUBJECT TO A 10' WIDE EASEMENT IN FAVOR OF CITY OF FLEMINGSBURG EB 16 PG 341.

PROPERTY SUBJECT TO A 15' WIDE EASEMENT IN FAVOR OF CITY OF FLEMINGSBURG EB 12 PG 425.

PROPERTY SUBJECT TO THE 1.244 ACRE PROTECTIVE BUFFER AREA AND ANY IMPROVEMENTS OR STRUCTURES TO THAT BUFFER WOULD FIRST REQUIRE THE APPROVAL OF THE FLEMINGSBURG-FLEMING COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY.

PURPOSE OF PLAT IS TO SHOW THE DIVISION OF FLEMINGSBURG-FLEMING COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY DB 278 PG 352.



LINE	BEARING	DISTANCE
L1	N 51°09'33" E	72.08'
L2	N 86°27'37" E	149.86'
L3	N 79°52'31" E	171.67'
L4	N 05°52'56" E	15.52'
L5	S 86°19'10" E	179.32'
L6	S 86°19'14" E	58.96'
L7	N 85°12'05" W	58.96'
L8	N 05°25'03" E	113.18'

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).

SIGNATURE OF FLEMING COUNTY CLERK/RECORDED RECEPTION NO.