

RECEIVED AND FILED
DATE July 12, 2017

CITY OF GEORGETOWN
ORDINANCE NO. 17-002

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Hardie Adams

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING 30.2 ACRES LOCATED AT 1100 EAST MAIN STREET EXTENDED IN SCOTT COUNTY, KENTUCKY.

SPONSOR: Council Member Connie Tackett

Daniel H. Breeden, executor of the Mary H. Breeden Estate with a mailing address of 2221 Vinewood Rd., Lexington, Kentucky, 40515 ("Grantor"), property owner of record of the tract of land to be annexed, has given prior written consent to the annexation of the Property; and

WHEREAS, the Property is contiguous to the existing city limits of the City of Georgetown and is urban in character and suitable for development for urban purposes without unreasonable delay.

NOW, THEREFORE, Be it ordained by the City of Georgetown, Kentucky:

SECTION ONE

Pursuant to KRS 81A.412, the Georgetown City Council hereby annexes the following unincorporated area of Scott County into the City limits of the City of Georgetown:

A tract of land containing 30.2 acres located at 1100 East Main Street Extended in Scott County, Kentucky as more particularly described in Exhibits A and B attached hereto.

SECTION TWO

If any section, subsection, sentence, clause or phrase of this ordinance is held unconstitutional or otherwise invalid, such infirmity shall not affect the validity of the remaining portions of this ordinance.

SECTION THREE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION FOUR

This ordinance shall take effect after its passage and publication according to law.

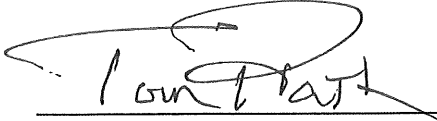
PUBLICLY INTRODUCED AND READ FIRST TIME:

January 23, 2017

PUBLICLY READ SECOND TIME AND PASSED:

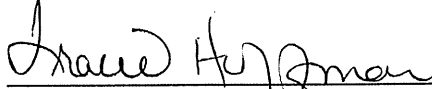
February 13, 2017

APPROVED:



Tom Prather, Mayor

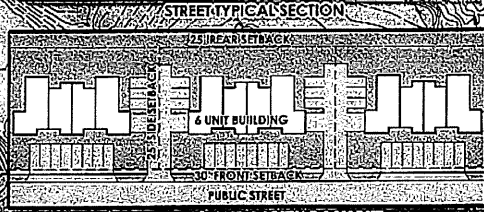
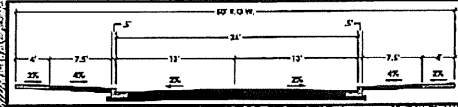
ATTEST:



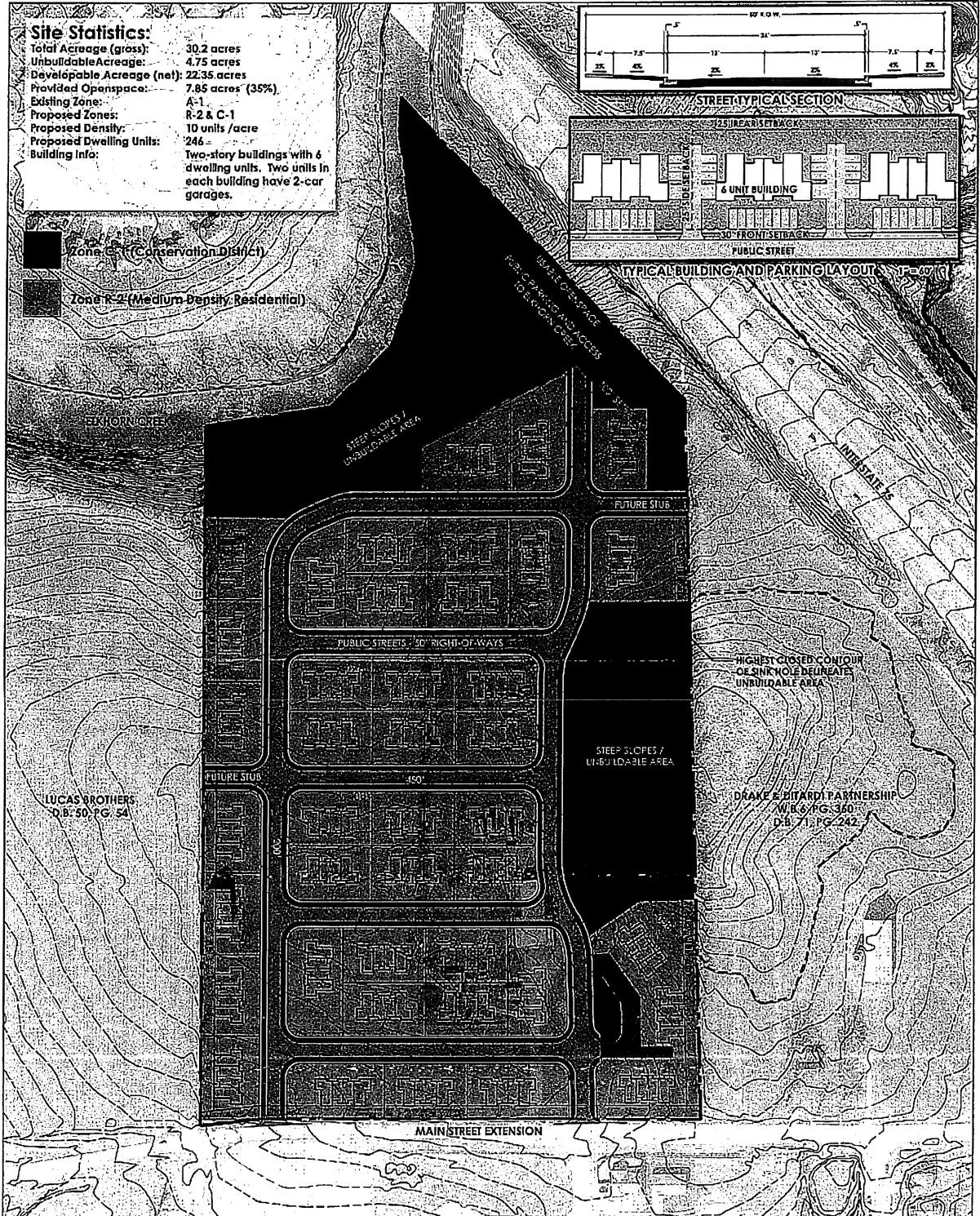
Tracie Hoffman, City Clerk

Site Statistics:

Total Acreage (gross): 30.2 acres
 Unbuildable Acreage: 4.75 acres
 Developable Acreage (net): 22.35 acres
 Provided Openspace: 7.85 acres (35%)
 Existing Zone: A-1
 Proposed Zones: R-2 & C-1
 Proposed Density: 10 units / acre
 Proposed Dwelling Units: 246
 Building Info: Two-story buildings with 6 dwelling units. Two units in each building have 2-car garages.

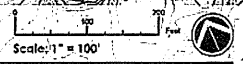


-  Zone C-1 (Conservation District)
-  Zone R-2 (Medium Density Residential)



Mary H. Breeden Estate Rezoning: Concept Plan
 1100 East Main Street Extension

elementdesign landscape architecture + engineering + planning
 346 south broadway | lexington, ky 40508
 859.389.6533 | element-site.com



October 25, 2016

RECEIVED
 OCT 27 2016
 PLANNING COMMISSION

Exhibit A



Thoroughbred Engineering

146 South Broadway | Georgetown, Kentucky 40324 | P. 502.863.1756

Property Description for Mary H Breeden Estate Farm
September 9, 2016 | Mr. Dan Breeden | 1120 East Main St. Ext. | Georgetown, Kentucky

Dear Mr. Breeden,

Thoroughbred Engineering appreciates this opportunity to provide you with a description of the subject property based on deeds and record documents. No surveying was conducted to create this description and although it will suffice for a description to annex or rezone it is not valid for the transfer of property. The property description is as follows:

That certain tract of land located on the North side of East Main Street Extended approximately 1,234' West of its intersection with Interstate 75. One mile East of Georgetown, in Scott County, Kentucky and being more particularly described as follows:

Beginning in the North right-of-way of East Main Street Extended, said point being the Southeast corner of the Mary H. Breeden property (D.B. 229, Pg. 174) and a common corner with the property of the Drake & Ditardi Partnership (W.B. 6, Pg. 350) thence running with said right-of-way for two calls:
N 66°35'00" W 741.00' to a point,
thence N 67°50'37" W 158.04' to a point in the aforementioned North right-of-way and a common corner with the Lucas Brothers property (D.B. 50, Pg. 54). Thence leaving the North right-of-way and running with the Lucas Brothers property line for one call N 23°39'16" E 1,289.26' to a point in the center of Elkhorn Creek and in the property line of the City of Georgetown property (D.B. 250, Pg. 198). Thence running with their property line and the center of the creek for five calls:
S 74°05'34" E 242.78' to a point, thence
N 69°24'28" E 158.73' to a point, thence
N 40°54'52" E 153.44' to a point, thence
N 16°53'06" E 244.80' to a point, thence
N 26°18'31" E 67.11' to a point that is the centerline of Elkhorn Creek at its intersection with the West right-of-way of Interstate 75. Thence with said right-of-way for one call: S 18°59'51" E 734.85' to a point in the West right-of-way of Interstate 75 and a common corner with the Drake & Ditardi Partnership property (W.B. 6, Pg. 350) Thence running with their property line for one call:
S 22°30'00" W 1,342.00' to the point of beginning.

Containing 30.2 acres more or less, and being known as the Mary H. Breeden property (D.B. 229, Pg. 174) and 1100 East Main Street Extended. This description was made from existing deed descriptions, no surveying was performed. As such, it may be inaccurate and subject to changes that a true and accurate survey of the property would disclose.

Thank you for the opportunity to serve on the project.

Sincerely,

Thoroughbred Engineering

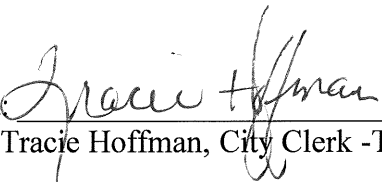
Robert Kelly Richard, PLS

Exhibit B

STATE OF KENTUCKY)
(SCT.
COUNTY OF SCOTT)

I, Clerk of the City of Georgetown, Kentucky, and as such custodian of the Seal and all the records of or pertaining to said City, do hereby certify the foregoing to be a true and accurate copy of ordinance number 17-002.

IN TESTIMONY WHEREOF, witness my hand, the Seal of said City on this the 26th day of June 2017

Signed: 
Tracie Hoffman, City Clerk -Treasurer

CITY OF GEORGETOWN
ORDINANCE NO. 2017-002

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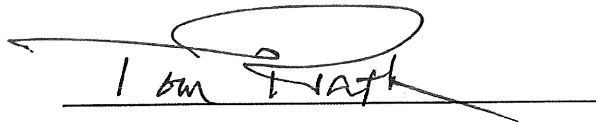
SUMMARY

1. Annexes into Georgetown city limits, by written consent of the property owners in accordance with KRS 81A.412, 30.2 acres of property on located at 1100 East Main Street Extended in Scott County, Kentucky.
2. Provides for an effective date upon passage and publication.

PUBLICLY INTRODUCED AND READ FIRST TIME: January 23, 2017

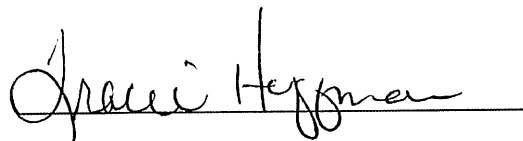
PUBLICLY READ SECOND TIME AND PASSED: February 13, 2017

APPROVED:



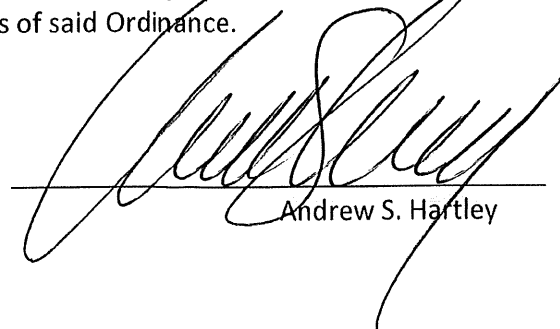
Tom Prather, Mayor

ATTEST:



Tracie Hoffman, City Clerk

I, Andrew S. Hartley, hereby certify I am an Attorney licensed to practice law in the Commonwealth of Kentucky. My office is located at 100 North Court Street, Georgetown, Kentucky 40324. I further certify the foregoing Summary of Ordinance 17-___ of the City of Georgetown, Kentucky, was prepared in accordance with the requirements of KRS 83A.060(9), and is a true and accurate summary of the contents of said Ordinance.

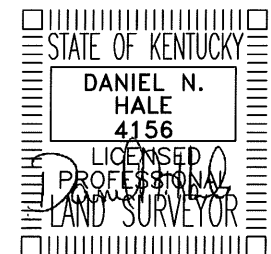


Andrew S. Hartley

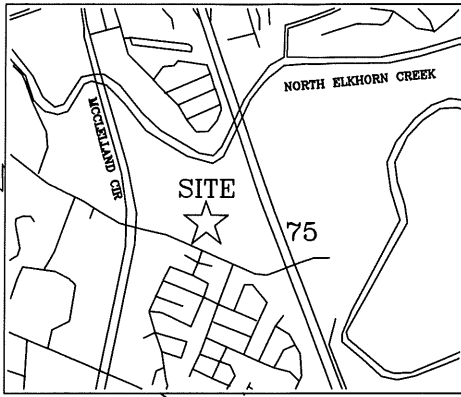
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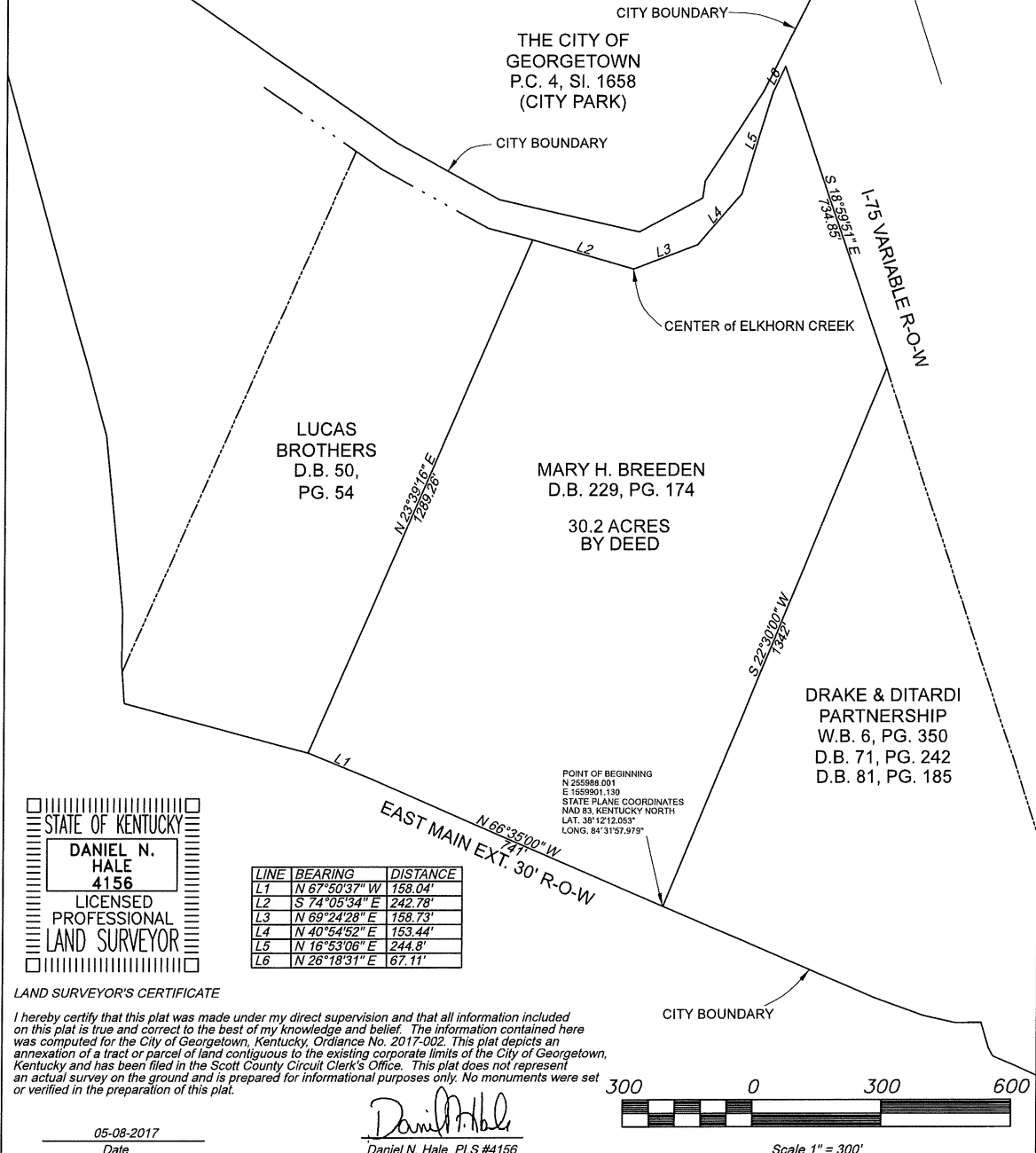
VICINITY MAP



- SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY RECORDED OR UNRECORDED
- PROPERTY LOCATED AT 1100 E MAIN ST EXTENDED IN GEORGETOWN, KENTUCKY.
- CURRENT DEED INFORMATION ACQUIRED FROM COUNTY PVA OFFICE
- UTILITIES NOT SHOWN AS A PART OF THIS PLAT
- THE BASIS OF BEARINGS FOR THIS PLAT IS THE DEED OF RECORD



DRAKE PART D.B. 21



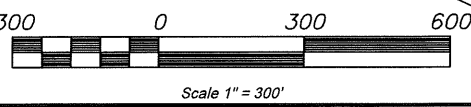
STATE OF KENTUCKY
DANIEL N. HALE
4156
LICENSED PROFESSIONAL LAND SURVEYOR

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat was made under my direct supervision and that all information included on this plat is true and correct to the best of my knowledge and belief. The information contained here was computed for the City of Georgetown, Kentucky, Ordinance No. 2017-002. This plat depicts an annexation of a tract or parcel of land contiguous to the existing corporate limits of the City of Georgetown, Kentucky and has been filed in the Scott County Circuit Clerk's Office. This plat does not represent an actual survey on the ground and is prepared for informational purposes only. No monuments were set or verified in the preparation of this plat.

05-08-2017
Date

Daniel N. Hale
Daniel N. Hale PLS #4156

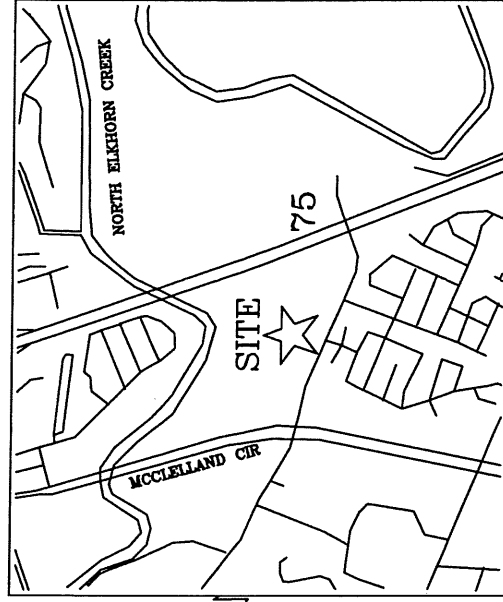


ANNEXATION PLAT		
MARY H. BREEDEN		
1100 EAST MAIN STREET EXTENDED, GEORGETOWN, KY		
BEING A TRACT LOCATED AT 1100 EAST MAIN STREET EXTENDED CONVEYED TO MARY H. BREEDEN AT DEED BOOK 229, PAGE 174 IN THE COURT CLERK'S OFFICE OF SCOTT COUNTY, KENTUCKY		
SCALE: 1"=300'	APPROVED: DNH	CAD No. ANNEXATION
JOB No. 380	DATE: 05-08-17	DRAWN: DNH

THOROUGHbred ENGINEERING

110 E. MAIN ST. SUITE 206 GEORGETOWN, KY. 40324 (502) 863-1758
CIVIL DESIGN - GEOTECHNICAL ENGINEERING - IBC SPECIAL INSPECTIONS
MATERIAL TESTING - LAND SURVEYING - GEOTECHNICAL DRILLING

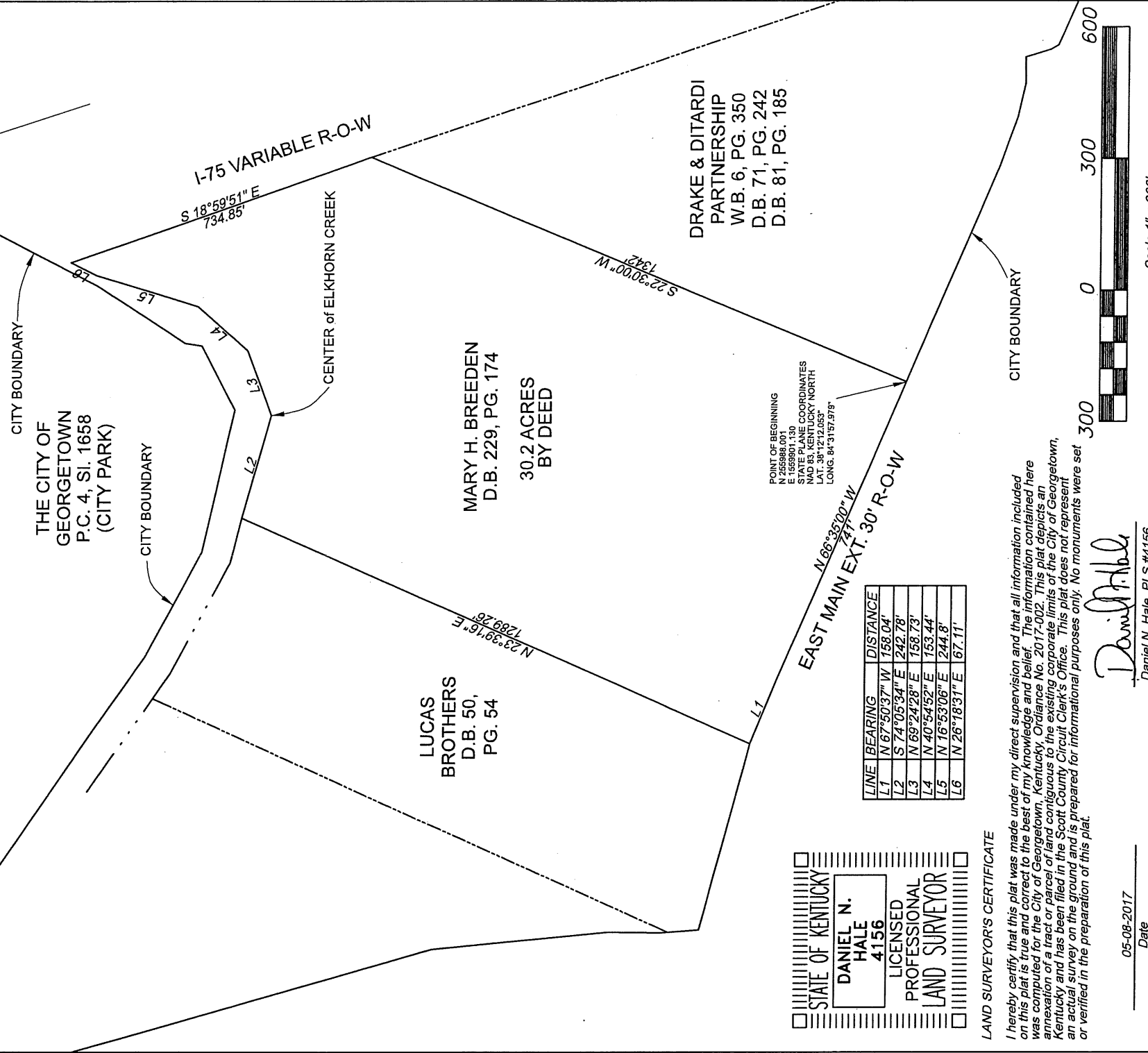
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DRAKE PART D.B. 21



THE CITY OF GEORGETOWN
P.C. 4, SI. 1658
(CITY PARK)

LUCAS BROTHERS
D.B. 50,
PG. 54

MARY H. BREEDEN
D.B. 229, PG. 174
30.2 ACRES
BY DEED

DRAKE & DITARDI PARTNERSHIP
W.B. 6, PG. 350
D.B. 71, PG. 242
D.B. 81, PG. 185

POINT OF BEGINNING
N 259881.001
E 1259881.001
STATE PLANE COORDINATES
NAD 83, KENTUCKY NORTH
LAT. 38°12'12.053"
LONG. 84°31'57.978"

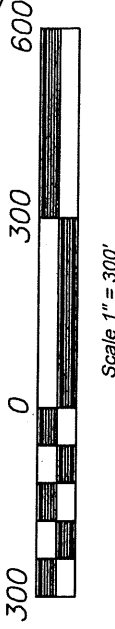
LINE	BEARING	DISTANCE
L1	N 67°50'37" W	158.04'
L2	S 74°05'34" E	242.78'
L3	N 69°24'28" E	158.73'
L4	N 40°54'52" E	153.44'
L5	N 16°53'06" E	244.8'
L6	N 26°18'31" E	167.11'

STATE OF KENTUCKY
DANIEL N. HALE
4156
LICENSED PROFESSIONAL LAND SURVEYOR

LAND SURVEYOR'S CERTIFICATE

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Daniel N. Hale
Daniel N. Hale PLS #4156



05-08-2017
Date

Daniel N. Hale PLS #4156

ANNEXATION PLAT

MARY H. BREEDEN

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CONVEYED TO MARY H. BREEDEN AT DEED BOOK 229, PAGE 174
IN THE COURT CLERKS OFFICE OF SCOTT COUNTY, KENTUCKY

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