

RECEIVED AND FILED
DATE December 21, 2021

CITY OF GEORGETOWN
ORDINANCE NO. 2021-17

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandice Addison

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 58.29 +/- ACRES LOCATED AT OR AROUND 822 CINCINNATI ROAD, IN SCOTT COUNTY, KENTUCKY.

SPONSORS: Greg Hampton and Connie Tackett

WHEREAS, William Singer, with an address of 607 South Broadway Street, Georgetown, Kentucky 40324 ("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; and,

WHEREAS, the Georgetown-Scott County Planning Commission has approved a Zoning Map Amendment (ZMA-2021-12) to rezone the Property to R-2 PUD, with a condition that the Property be annexed into the City of Georgetown, Kentucky;

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:

All that tract or parcel of land situated on the west side of Cincinnati Pike approximately 1.0 mile north of the intersection of North Broadway Street (U.S. 25) and East Main Street (U.S. 460) in Georgetown, Scott County, Kentucky, being more fully described and bounded as follows, to wit:

BEGINNING at a set #5 rebar with blue survey cap (PLS 3185 Chambliss) at the common corner of William D. J. Singer (822 Cincinnati Pike, DB 397, Pg 592, Tract 1) and Dr. R. Kendall Brown and Nancy B. Brown (906 Cincinnati Pike, DB 137, Pg 719, Tract No. 1), said point being in the Cincinnati Pike (U.S. 25) west right of way (DB 64 Pg 40), having Kentucky State Plane North Zone NAD 83 (2011)(EPOCH 2010.0000) coordinates of North 264,351.56 and East 1,549,038.47; thence leaving said Brown and with said Cincinnati Pike (U.S. 25) South 26°17'17" East, 265.94 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss); thence leaving said Cincinnati Pike for eleven (11) new lines through the lands of said Singer:

- 1) South $63^{\circ}42'43''$ West, 4.62 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 2) Along a non-tangent curve to the left with a radius of 45.00 feet, an arc length of 53.79 feet and a chord North $83^{\circ}05'44''$ West, 50.65 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 3) South $62^{\circ}39'36''$ West, 234.47 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 4) Along a curve to the right with a radius of 345.00 feet, an arc length of 130.04 feet and a chord South $73^{\circ}27'30''$ West, 129.27 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 5) South $84^{\circ}15'25''$ West, 182.60 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 6) Along a curve to the left with a radius of 265.00 feet, an arc length of 171.81 feet and a chord South $65^{\circ}41'02''$ West, 168.81 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 7) South $47^{\circ}06'39''$ West, 218.98 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 8) Along a curve to the right with a radius of 335.00 feet, an arc length of 135.36 feet and a chord South $58^{\circ}41'11''$ West, 134.44 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 9) South $27^{\circ}01'18''$ West, 11.53 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 10) Along a non-tangent curve to the right with a radius of 343.00 feet, an arc length of 84.18 feet and a chord South $78^{\circ}42'19''$ West, 83.97 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 11) South $01^{\circ}29'20''$ East, 186.32 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss) at a common corner with Roman Catholic Diocese of Lexington (800 Cincinnati Pike, DB 412, Pg 311);

Thence with said Roman Catholic Diocese of Lexington for three (3) lines:

- 1) South $00^{\circ}34'05''$ West, 202.98 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),

- 2) South $00^{\circ}04'27''$ West, 439.06 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 3) South $01^{\circ}25'48''$ East, 63.22 feet to a fence post at the common corner with City of Georgetown (DB 322 Pg 387, Cincinnati Pike) and Clint and Margaret Bevins Trust (Cincinnati Pike, DB 339 Pg 17), being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North $57^{\circ}05'35''$ West, 8.00 feet;

Thence leaving said Roman Catholic Diocese of Lexington and City of Georgetown and with said Bevins Trust for seventeen (17) lines:

- 1) South $54^{\circ}00'46''$ West, 17.47 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North $36^{\circ}49'41''$ West, 8.00 feet,
- 2) South $76^{\circ}11'52''$ West, 25.18 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North $12^{\circ}57'28''$ West, 10.00 feet,
- 3) South $77^{\circ}02'32''$ West, 567.68 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North $11^{\circ}32'46''$ West, 10.00 feet,
- 4) South $83^{\circ}58'22''$ West, 14.31 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North $11^{\circ}33'20''$ West, 10.00 feet,
- 5) South $81^{\circ}04'21''$ West, 95.12 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 6) South $89^{\circ}40'25''$ West, 111.57 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 7) North $80^{\circ}56'16''$ West, 105.51 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North $13^{\circ}43'07''$ East, 10.00 feet,
- 8) North $76^{\circ}18'03''$ West, 25.49 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 9) North $70^{\circ}14'26''$ West, 124.50 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North $26^{\circ}33'28''$ East, 10.00 feet,

- 10) North 60°52'20" West, 66.34 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North 28°28'10" East, 10.00 feet,
- 11) North 54°43'34" West, 111.68 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North 41°59'15" East, 10.00 feet,
- 12) North 43°47'53" West, 89.65 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North 53°20'00" East, 10.00 feet,
- 13) Along a curve to the right with a radius of 53.50 feet, an arc length of 17.14 feet and a chord North 34°37'21" West, 17.06 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North 58°52'27" East, 10.00 feet,
- 14) North 25°26'49" West, 83.98 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North 68°16'19" East, 12.00 feet,
- 15) North 21°09'25" West, 238.72 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 16) North 30°06'48" West, 40.85 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 17) North 34°23'19" West, 78.27 feet to a fence post at a common corner with Georgetown Partners, LTD 1 (101 Rykara Path, DB 275 Pg 251), being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at South 89°11'36" East, 10.00;

Thence leaving said Bevins Trust and with said Georgetown Partners, LTD 1 and continuing with P & N Properties, LLC (95 Stony Point Drive, DB 361, Pg 550), Robert G. Smith and Kristi Smith (129 Keelridge Drive, DB 270 Pg 355), Stuart R. Thayer and Yvonne C. Thayer (133 Keelridge Drive, DB 345 Pg 239), Alan B. Redditt and Megan W. Redditt (137 Keelridge Drive, DB 398 Pg 837), Nancy E. Whitaker and Gary D. Whitaker (141 Keelridge Drive, DB 380 PG 243) to the common corner with Michael A. Helligrath and June M. Helligrath (145 Keelridge Drive, DB 269 Pg 632) North 27°19'26" East, 1527.36 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at South 18°42'12" East, 10.00 feet; thence leaving said Whitaker

and with said Hellgrath and continuing with Harold Nicholas Whitlock (149 Keelridge Drive, DB 380 Pg 177) and Dr. R. Kendall Brown and Nancy B. Brown (906 Cincinnati Pike, DB 137 Pg 791, Tract No. 1) for seven (7) lines:

- 1) South 65°08'15" East, 365.75 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at South 23°09'46" West, 10.00 feet,
- 2) South 65°22'05" East, 391.05 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at South 29°49'30" West, 10.00 feet,
- 3) South 64°16'30" East, 79.14 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 4) North 82°34'41" East, 68.19 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at South 07°58'30" East, 10.00 feet,
- 5) North 83°30'16" East, 370.99 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at South 08°22'17" East, 10.00 feet,
- 6) North 83°30'56" East, 489.30 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 7) North 73°41'09" East, 48.78 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss) to the point of beginning, containing 2,539,121 square feet or 58.29 acres, more or less.

Being a part of the same property conveyed to William D. J. Singer by deed dated May 16, 2018, of record in Deed Book 397, Page 592, Tract 1, of record in the Scott County Clerk's Office.

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 be subject to the passage and effectiveness of the Ordinance changing the zoning classification of the Property from A-1 to R-2 PUD and shall take effect after the passage and publication of this ordinance and the "Zoning Ordinance" according to law.

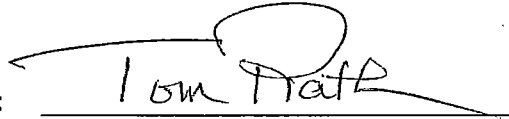
PUBLICLY INTRODUCED AND READ FIRST TIME:

November 8, 2021

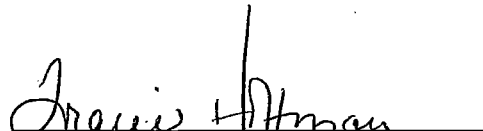
PUBLICLY READ SECOND TIME AND PASSED:

November 22, 2021

APPROVED:


Tom Prather, Mayor

ATTEST:


Tracie Hoffman, City Clerk

CITY OF GEORGETOWN

ORDINANCE NO. 2021-17

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 58.29 +/- ACRES LOCATED AT OR AROUND 822 CINCINNATI ROAD, IN SCOTT COUNTY, KENTUCKY.

SUMMARY

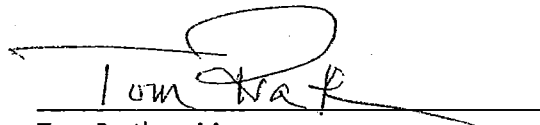
1. Annexes into Georgetown city limits, by written consent of the property owner in accordance with KRS 81A.412, approximately 58.29 +/- acres of property located at 822 Cincinnati Road in Scott County, Kentucky.
2. Provides for repeal of inconsistent laws, severability of provisions, and an effective date upon passage and publication.

The full text of Ordinance 2021-17 is available for examination in the City Clerk's Office, 100 North Court Street, Georgetown, Kentucky 40324 or at www.georgetownky.gov.

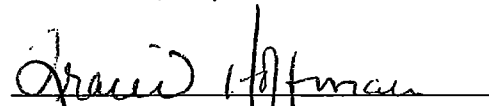
PUBLICLY INTRODUCED AND READ FIRST TIME: November 8, 2021

PUBLICLY READ SECOND TIME AND PASSED: November 22, 2021

APPROVED:


Tom Prather, Mayor

ATTEST:


Tracie Hoffman, City Clerk

I, Devon Elise Golden, 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 2021-17 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.


Devon Elise Golden



100 Court Street
Georgetown, KY 40324-0677
Phone: (502) 863-9804
Fax: (502) 863-9962

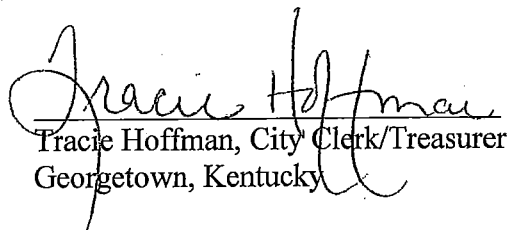
City of Georgetown

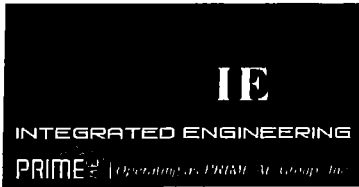
CITY CLERK - TREASURER

CERTIFICATION: KRS 81A.470

I certify I am the duly qualified City Clerk of the City of Georgetown, Kentucky, and the forgoing 7 pages of Ordinance No. 21-017 is a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on November 22, 2021, all as appears in the official records of said City.

WITNESS, my hand and seal of the City of Georgetown, Kentucky, this the 7th day of December.


Tracie Hoffman, City Clerk/Treasurer
Georgetown, Kentucky



Lexington
166 Prosperous Place, Suite 220
Lexington KY 40509
859.368.0145

LEGAL DESCRIPTION

WILLIAM D. J. SINGER PROPERTY ANNEXATION PARCEL

822 CINCINNATI PIKE

GEORGETOWN, SCOTT COUNTY, KENTUCKY

All that tract or parcel of land situated on the west side of Cincinnati Pike approximately 1.0 mile north of the intersection of North Broadway Street (U.S. 25) and East Main Street (U.S. 460) in Georgetown, Scott County, Kentucky, being more fully described and bounded as follows, to wit:

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Thence leaving said Roman Catholic Diocese of Lexington and City of Georgetown and with said Bevins Trust for seventeen (17) lines:

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- 9) North $70^{\circ}14'26''$ West, 124.50 feet to an 18-inch diameter black cherry tree being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North $26^{\circ}33'28''$ East, 10.00 feet,
- 10) North $60^{\circ}52'20''$ West, 66.34 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North $28^{\circ}18'10''$ East, 10.00 feet,





- 11) North 54°43'34" West, 111.68 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North 41°59'15" East, 10.00 feet,
- 12) North 43°47'53" West, 89.65 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North 53°20'00" East, 10.00 feet, L16
- 13) Along a curve to the right with a radius of 53.50 feet, an arc length of 17.14 feet and a chord North 34°37'21" West, 17.06 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North 58°52'27" East, 10.00 feet,
- 14) North 25°26'49" West, 83.98 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at North 68°16'19" East, 12.00 feet,
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Thence leaving said Bevins Trust and with said Georgetown Partners, LTD 1 and continuing with P & N Properties, LLC (95 Stony Point Drive, DB 361, Pg 550), Robert G. Smith and Kristi Smith (129 Keelridge Drive, DB 270 Pg 355), Stuart R. Thayer and Yvonne C. Thayer (133 Keelridge Drive, DB 345 Pg 239), Alan B. Redditt and Megan W. Redditt (137 Keelridge Drive, DB 398 Pg 837), Nancy E. Whitaker and Gary D. Whitaker (141 Keelridge Drive, DB 380 PG 243) to the common corner with Michael A. Hellgrath and June M. Hellgrath (145 Keelridge Drive, DB 269 Pg 632) North 27°19'26" East, 1527.36 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at South





18°42'12" East, 10.00 feet; thence leaving said Whitaker and with said Hellgrath and continuing with Harold Nicholas Whitlock (149 Keelridge Drive, DB 380 Pg 177) and said Brown for seven (7) lines:

- 1) South 65°08'15" East, 365.75 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at South 23°09'46" West, 10.00 feet,
- 2) South 65°22'05" East, 391.05 feet to a 4-inch diameter tree post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at South 29°49'30" West, 10.00 feet,
- 3) South 64°16'30" East, 79.14 feet to a set #5 rebar with blue survey cap (PLS 3185 Chambliss),
- 4) North 82°34'41" East, 68.19 feet to a fence post being referenced by a set #5 rebar with purple survey cap (Ref Corner PLS 3185) at South 07°58'30" East, 10.00 feet,
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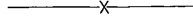


Being a part of the same property conveyed to William D. J. Singer by deed dated May 16, 2018, of record in Deed Book 397, Page 592, Tract 1, of record in the Scott County Clerk's Office.

This legal description was prepared by James M. Chambliss, PLS 3185 on November 23, 2021, and is based on a survey performed by Integrated Engineering, PLLC on September 30, 2021.

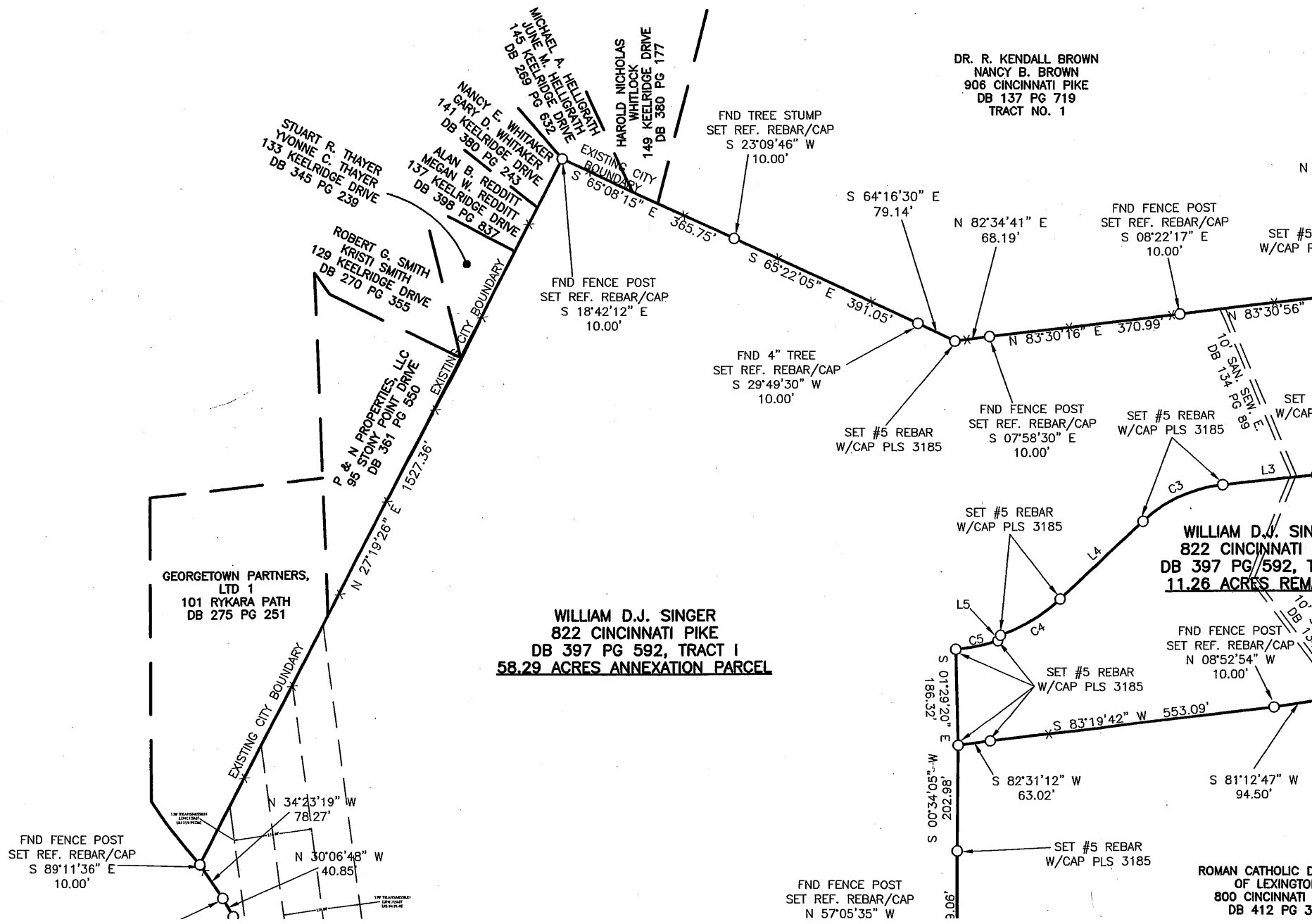
STATE OF KENTUCKY
JAMES M. CHAMBLISS
3185
11/23/21
LICENSED
PROFESSIONAL
LAND SURVEYOR



LEGEND

-  WOVEN WIRE FENCE
-  STONE WALL
-  PROPERTY CORNER

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	45.00'	53.79'	N 83°05'44" W	50.65'	68°29'20"
C2	345.00'	130.04'	S 73°27'30" W	129.27'	21°35'49"
C3	265.00'	171.81'	S 65°41'02" W	168.81'	37°08'46"
C4	335.00'	135.36'	S 58°41'11" W	134.44'	23°09'05"
C5	343.00'	84.18'	S 78°42'19" W	83.97'	14°03'41"
C6	5764.65'	234.76'	S 27°27'17" E	234.75'	2°20'00"
C7	53.50'	17.14'	N 34°37'21" W	17.06'	18°21'04"



WILLIAM D.J. SINGER
 822 CINCINNATI PIKE
 DB 397 PG 592, TRACT 1
58.29 ACRES ANNEXATION PARCEL

WILLIAM D.J. SINGER
 822 CINCINNATI PIKE
 DB 397 PG 592, TRACT 1
11.26 ACRES REMOVED

ROMAN CATHOLIC DIOCESE
 OF LEXINGTON
 800 CINCINNATI PIKE
 DB 412 PG 3

DR. R. KENDALL BROWN
 NANCY B. BROWN
 906 CINCINNATI PIKE
 DB 137 PG 719
 TRACT NO. 1

GEORGETOWN PARTNERS, LTD 1
 101 RYKARA PATH
 DB 275 PG 251

ROBERT G. SMITH
 KRISTI SMITH
 129 KEELRIDGE DRIVE
 DB 270 PG 355

STUART R. THAYER
 YVONNE C. THAYER
 133 KEELRIDGE DRIVE
 DB 345 PG 239

NANCY E. WHITAKER
 GARY D. WHITAKER
 141 KEELRIDGE DRIVE
 DB 380 PG 245

MEGAN W. REDDITT
 ALAN B. REDDITT
 137 KEELRIDGE DRIVE
 DB 398 PG 837

MICHEL A. HELLEGRAATH
 JUNE M. HELLEGRAATH
 145 KEELRIDGE DRIVE
 DB 269 PG 832

HAROLD NICHOLAS WHITLOCK
 149 KEELRIDGE DRIVE
 DB 380 PG 177

FND FENCE POST
 SET REF. REBAR/CAP
 S 89°11'36" E
 10.00'

FND FENCE POST
 SET REF. REBAR/CAP
 S 18°42'12" E
 10.00'

FND 4" TREE
 SET REF. REBAR/CAP
 S 29°49'30" W
 10.00'

FND TREE STUMP
 SET REF. REBAR/CAP
 S 23°09'46" W
 10.00'

FND FENCE POST
 SET REF. REBAR/CAP
 S 08°22'17" E
 10.00'

SET #5 REBAR
 W/CAP PLS 3185

FND FENCE POST
 SET REF. REBAR/CAP
 S 07°58'30" E
 10.00'

SET #5 REBAR
 W/CAP PLS 3185

SET #5 REBAR
 W/CAP PLS 3185

FND FENCE POST
 SET REF. REBAR/CAP
 N 08°52'54" W
 10.00'

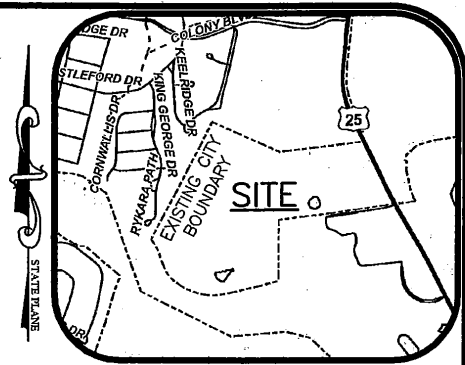
SET #5 REBAR
 W/CAP PLS 3185

FND FENCE POST
 SET REF. REBAR/CAP
 N 57°05'35" W

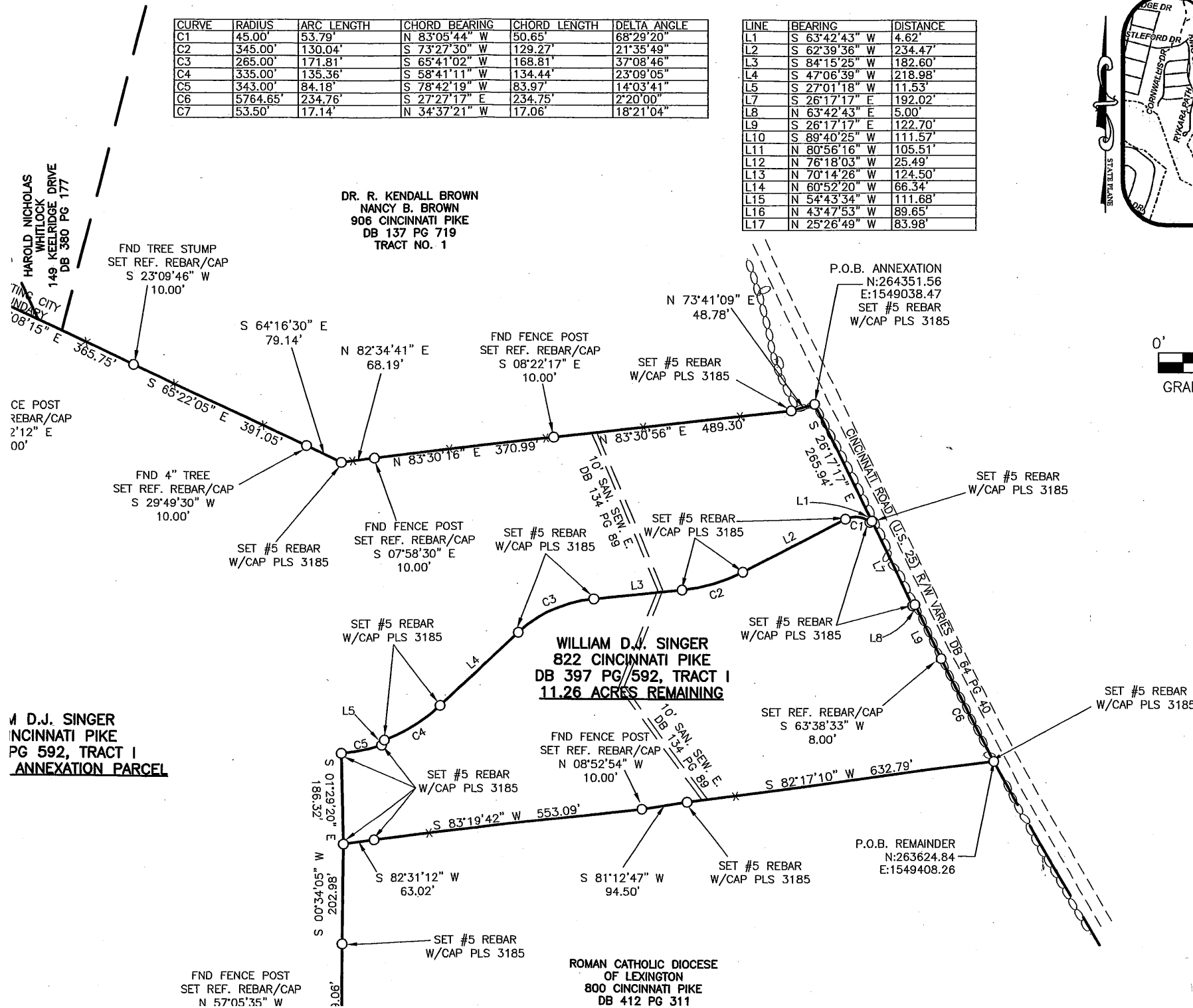
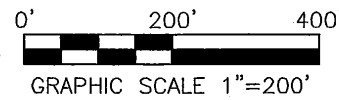
SET #5 REBAR
 W/CAP PLS 3185

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	45.00'	53.79'	N 83°05'44" W	50.65'	68°29'20"
C2	345.00'	130.04'	S 73°27'30" W	129.27'	21°35'49"
C3	265.00'	171.81'	S 65°41'02" W	168.81'	37°08'46"
C4	335.00'	135.36'	S 58°41'11" W	134.44'	23°09'05"
C5	343.00'	84.18'	S 78°42'19" W	83.97'	14°03'41"
C6	5764.65'	234.76'	S 27°27'17" E	234.75'	2°20'00"
C7	53.50'	17.14'	N 34°37'21" W	17.06'	18°21'04"

LINE	BEARING	DISTANCE
L1	S 63°42'43" W	4.62'
L2	S 62°39'36" W	234.47'
L3	S 84°15'25" W	182.60'
L4	S 47°06'39" W	218.98'
L5	S 27°01'18" W	11.53'
L7	S 26°17'17" E	192.02'
L8	N 63°42'43" E	5.00'
L9	S 26°17'17" E	122.70'
L10	S 89°40'25" W	111.57'
L11	N 80°56'16" W	105.51'
L12	N 76°18'03" W	25.49'
L13	N 70°14'26" W	124.50'
L14	N 60°52'20" W	66.34'
L15	N 54°43'34" W	111.68'
L16	N 43°47'53" W	89.65'
L17	N 25°26'49" W	83.98'



VICINITY MAP
NTS



P:\2021\WK01SD-21486 - Singer Property Boundary Survey - Georgetown, KY\300-Correspond\300-Email\Set\21486-Boundary 18X24.dwg
Day & Time: Dec 17, 2021 - 10:02am
Login Name: jctormbliss

GEORGETOWN PARTNERS,
LTD 1
101 RYKARA PATH
DB 275 PG 251

WILLIAM D.J. SINGER
822 CINCINNATI PIKE
DB 397 PG 592, TRACT I
58.29 ACRES ANNEXATION PARCEL

WILLIAM D.J. SINGER
822 CINCINNATI PIKE
DB 397 PG 592, TRACT I
11.26 ACRES REMAIN

FND FENCE POST
SET REF. REBAR/CAP
N 08°52'54" W
10.00'

ROMAN CATHOLIC DIOCESE
OF LEXINGTON
800 CINCINNATI PIKE
DB 412 PG 311

CITY OF GEORGETOWN
DB 322 PG 387

CLINT & MARGARET BEVINS
TRUST
CINCINNATI PIKE
DB 339 PG 17

CLINT & MARGARET BEVINS
TRUST
CINCINNATI PIKE
DB 339 PG 17

FND 18" BLACK CHERRY
SET REF. REBAR/CAP
N 26°33'28" E
10.00'

FND FENCE POST
SET REF. REBAR/CAP
N 28°18'10" E
10.00'

FND FENCE POST
SET REF. REBAR/CAP
N 41°59'15" E
10.00'

FND FENCE POST
SET REF. REBAR/CAP
N 53°20'00" E
10.00'

FND FENCE POST
SET REF. REBAR/CAP
N 58°52'27" E
10.00'

FND FENCE POST
SET REF. REBAR/CAP
N 68°16'19" E
12.00'

SET #5 REBAR
W/CAP PLS 3185

FND FENCE POST
SET REF. REBAR/CAP
S 89°11'36" E
10.00'

N 34°23'19" W
78.27'

N 30°06'48" W
40.85'

N 21°06'25" W
27.872'

SET #5 REBAR
W/CAP PLS 3185

S 81°04'21" W
95.12'

S 83°58'22" W
14.31'

FND FENCE POST
SET REF. REBAR/CAP
N 11°32'20" W
10.00'

FND FENCE POST
SET REF. REBAR/CAP
N 11°32'46" W
10.00'

FND FENCE POST
SET REF. REBAR/CAP
N 13°43'07" E
10.00'

SET #5 REBAR
W/CAP PLS 3185

S 77°02'32" W
567.68'

S 76°11'52" W
25.18'

S 54°00'46" W
17.47'

S 01°25'48" E
63.22'

SET #5 REBAR
W/CAP PLS 3185

FND FENCE POST
SET REF. REBAR/CAP
N 57°05'35" W
8.00'

FND FENCE POST
SET REF. REBAR/CAP
N 36°49'41" W
8.00'

FND FENCE POST
SET REF. REBAR/CAP
N 12°57'28" W
10.00'

SET #5 REBAR
W/CAP PLS 3185

S 82°31'12" W
63.02'

S 81°12'47" W
94.50'

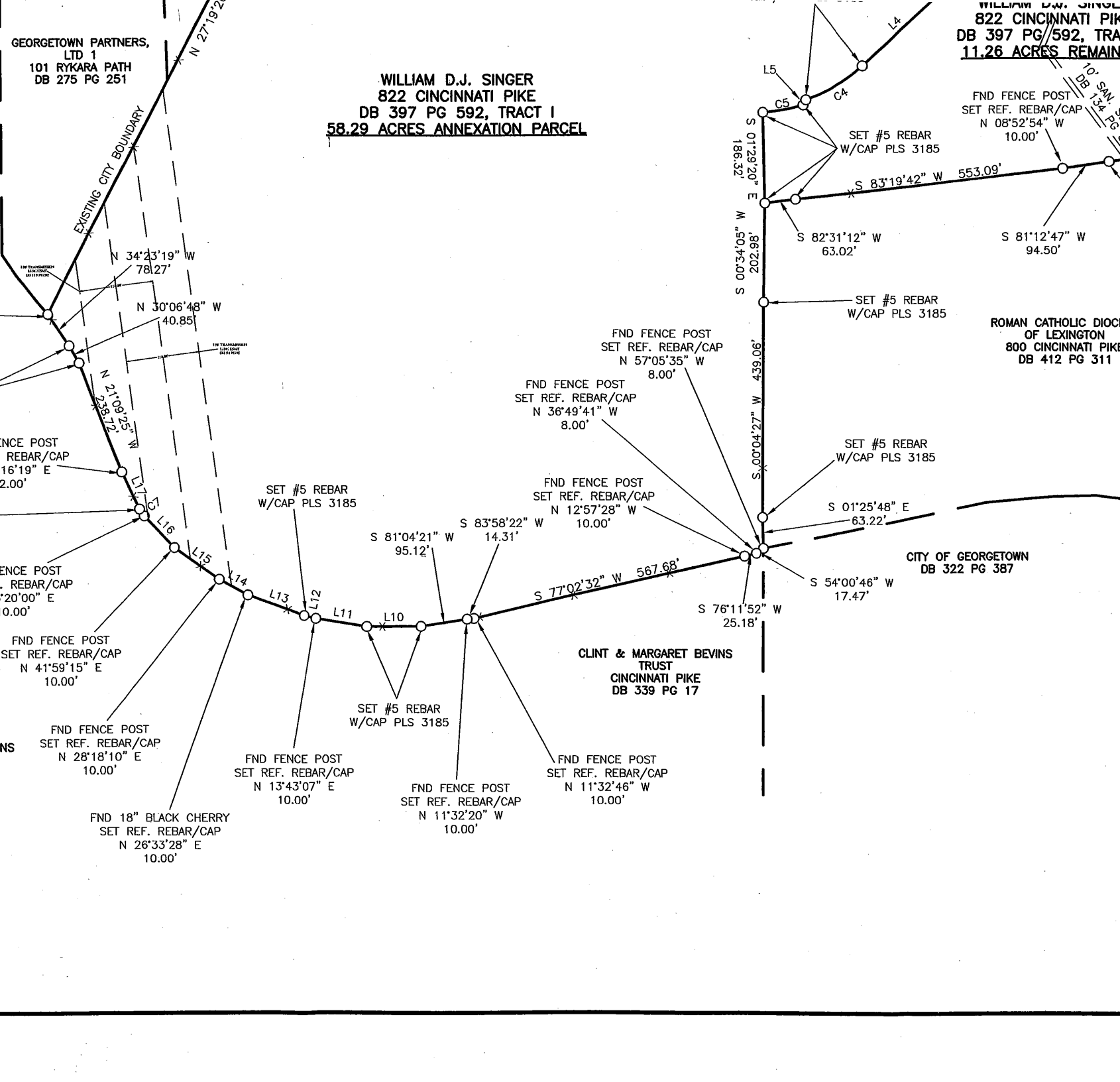
S 83°19'42" W
553.09'

SET #5 REBAR
W/CAP PLS 3185

S 00°34'05" W
202.98'

S 01°29'20" E
186.32'

EXISTING CITY BOUNDARY



J. SINGER
 CINCINNATI PIKE
 392, TRACT I
 EXATION PARCEL

WILLIAM D. J. SINGER
 822 CINCINNATI PIKE
 DB 397 PG 592, TRACT I
 11.26 ACRES REMAINING

SET REF. REBAR/CAP
 S 63°38'33" W
 8.00'

SET #5 REBAR
 W/CAP PLS 3185

FND FENCE POST
 SET REF. REBAR/CAP
 N 08°52'54" W
 10.00'

P.O.B. REMAINDER
 N:263624.84
 E:1549408.26

ROMAN CATHOLIC DIOCESE
 OF LEXINGTON
 800 CINCINNATI PIKE
 DB 412 PG 311

SURVEYOR'S NOTES

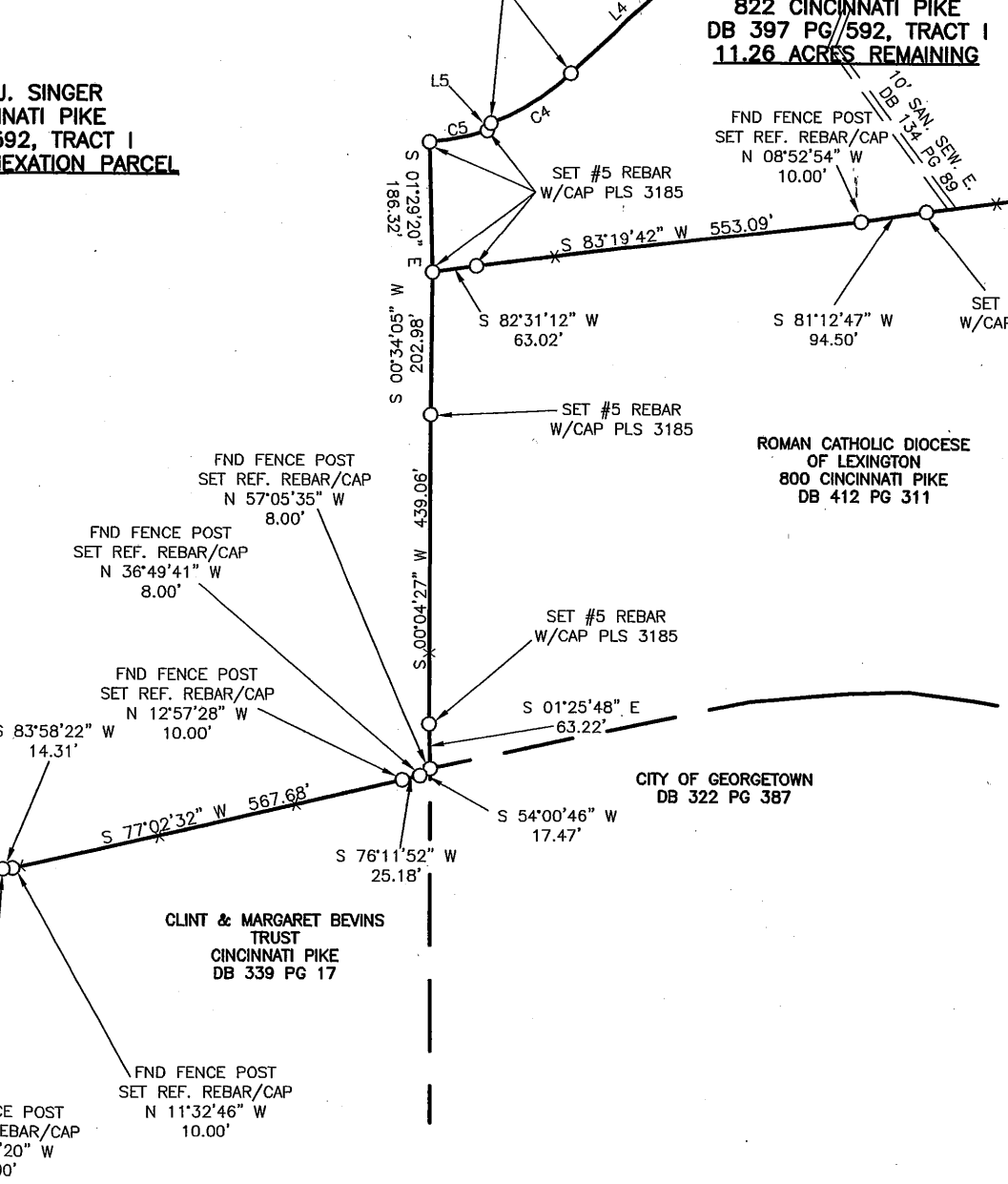
THIS BOUNDARY RETRACEMENT IS BASED ON A BOUNDARY TRAVERSE PERFORMED BY INTEGRATED ENGINEERING, ON SEPTEMBER 30, 2021 OF THE WILLIAM D. J. SINGER PROPERTY AS RECORDED IN DEED BOOK 397, PAGE 592 IN THE SCOTT COUNTY CLERK'S OFFICE. THE TRAVERSE WAS PERFORMED BY METHOD OF RANDOM TRAVERSE WITH AN UNADJUSTED ERROR OF CLOSURE OF 1:13,856. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE METHOD.

THE ORIGIN OF BEARINGS IS BASED ON KENTUCKY STATE PLANE NORTH ZONE DATUM, NAD 83 (2011)(EPOCH 2010.0000). PROPERTY CORNERS ARE MONUMENTED WITH 5/8" REBAR, 18" LONG WITH A BLUE SURVEY CAP STAMPED "PLS 3185 CHAMBLISS". REFERENCE CORNERS ARE MONUMENTED WITH 5/8" REBAR, 18" LONG WITH A PURPLE SURVEY CAP STAMPED "REF CORNER PLS 3185".

THIS PROPERTY IS CLASSIFIED URBAN, AS DEFINED IN 201 KAR 18:150, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS. THE SURVEY FOR THIS PROPERTY COMPLIES WITH SAID STANDARDS.

THIS SURVEY IS BASED ON TITLE INFORMATION PREPARED BY RM LAND TITLE SERVICES DATED OCTOBER 4, 2021 AND PROVIDED TO THE SURVEYOR OF RECORD BY ANDERSON COMMUNITIES AND BY RECORD RESEARCH PERFORMED BY THE SURVEYOR OF RECORD.

James M. Chambliss PLS 12/17/21
 JAMES M. CHAMBLISS, PLS DATE



BOUNDARY REDEMPTION

PROJECT NO.:

WILLIAM D. J. SINGER