



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

City of Georgetown

CITY CLERK - TREASURER

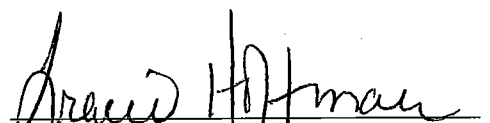
## CERTIFICATION: KRS 81A.470

I certify I am the duly qualified City Clerk of the City of Georgetown, Kentucky, and the forgoing 7 pages of Ordinance No. 21-021 is a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on December 13, 2021, all as appears in the official records of said City.

WITNESS, my hand and seal of the City of Georgetown, Kentucky, this the 3rd day of

January, 2022



  
Tracie Hoffman, City Clerk/Treasurer  
Georgetown, Kentucky

RECEIVED AND FILED  
DATE February 7, 2022

MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Handie Adams

CITY OF GEORGETOWN

ORDINANCE NO. 2021-21

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 44.39 +/- ACRES LOCATED AT OR AROUND 531 CHERRY BLOSSOM WAY SPUR, 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 44.39 +/- acres of property located at or around 531 Cherry Blossom Way Spur, in Scott County, KY.
2. Provides for repeal of inconsistent laws, severability of provisions, and an effective date upon passage and publication.

The full text of Ordinance 2021-21 is available for examination in the City Clerk's Office, 100 North Court Street, Georgetown, Kentucky 40324 or at [www.georgetownky.gov](http://www.georgetownky.gov).

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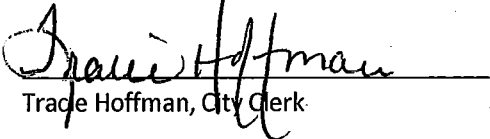
PUBLICLY INTRODUCED AND READ FIRST TIME: November 22, 2021

PUBLICLY READ SECOND TIME AND PASSED: December 13, 2021

APPROVED:

  
Tom Prather, Mayor

ATTEST:

  
Trade 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 2021-21 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

CITY OF GEORGETOWN

ORDINANCE NO. 2021-21

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 44.39 +/- ACRES LOCATED AT OR AROUND 531 CHERRY BLOSSOM WAY SPUR, IN SCOTT COUNTY, KENTUCKY.

SPONSORS: Mark Showalter and Tammy Lusby Mitchell

WHEREAS, William D.J. Singer, of 607 S. 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-2021-36) to rezone the Property to I-1, 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:

A CERTAIN TRACT OF LAND LYING IN GEORGETOWN, SCOTT COUNTY, KENTUCKY ON THE EAST SIDE OF INTERSTATE 75 AND THE WEST SIDE OF NORFFOLK SOUTHERN RAILROAD AND SOUTH OF CHERRY BLOSSOM WAY SPUR AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE INTERSECTION OF THE EAST RIGHT OF WAY OF INTERSTATE 75 AND THE WEST RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILROAD, SAID POINT BEING APPROXIMATELY 2,870 FEET SOUTH OF THE NORTHBOUND I-75 EXIT RAMP, SAID POINT ALSO BEING MONUMENTED BY AN IRON PIN WITH CAP STAMPED "LS3870"; THENCE ALONG THE EAST RIGHT OF WAY OF I-75 FOR THE FOLLOWING THREE (3) CALLS:

NORTH 16°02'59" WEST A DISTANCE OF 1839.35 FEET TO A POINT MONUMENTED BY AN IRON PIN WITH CAP

STAMPED "LS3870"; THENCE NORTH 73°36'47" EAST A DISTANCE OF 34.18' TO A POINT MONUMENTED BY AN IRON PIN WITH CAP STAMPED "LS3870";

THENCE NORTH 15°37'06" WEST A DISTANCE OF 318.53 FEET TO A WOODEN POST, SAID POINT BEING COMMON TO BLUEGRASS WEST VENTURES, LLC AS RECORDED IN DEED BOOK 395, PAGE 264 IN THE SCOTT COUNTY CLERK'S OFFICE; THENCE LEAVING THE EAST RIGHT OF WAY OF I-75 AND WITH BLUEGRASS WEST VENTURES, LLC FOR THE FOLLOWING TWO (2) CALLS: SOUTH 71°58'10" EAST A DISTANCE OF 555.57 FEET TO A WOODEN POST; THENCE NORTH 13°21'52" EAST A DISTANCE OF 881.18 FEET TO AN IRON PIN (FOUND), SAID POINT BEING COMMON TO AMERICAN NATURAL GAS, LLC AS RECORDED IN DEED BOOK 371, PAGE 122 IN THE SCOTT COUNTY CLERK'S OFFICE; THENCE WITH AMERICAN NATURAL GAS, LLC AND PASSING COLUMBIA GAS, SOUTH 68°15'00" EAST A DISTANCE OF 477.62 FEET TO AN IRON PIN (FOUND); THENCE WITH COLUMBIA GAS, NORTH 21°17'00" EAST A DISTANCE OF 60.00 FEET TO AN IRON PIN WITH CAP STAMPED "LS3870", SAID POINT BEING COMMON TO TEDDY R. CLARK AS RECORDED IN DEED BOOK 417, PAGE 730 AS RECORDED IN THE SCOTT COUNTY CLERK'S OFFICE; THENCE WITH CLARK AND PASSING CARLENE SHARPE AND CARL GORHAM LIFE ESTATE AS RECORDED IN DEED BOOK 222, PAGE 84 IN THE SCOTT COUNTY CLERK'S OFFICE, SOUTH 68°15'00" EAST A DISTANCE OF 406.51 FEET TO AN IRON PIN WITH CAP STAMPED "LS3870", SAID POINT BEING IN THE WEST RIGHT OF WAY OF THE NORFOLK AND SOUTHERN RAILROAD; THENCE WITH THE WEST RIGHT OF WAY OF THE NORFOLK AND SOUTHERN RAILROAD FOR THE FOLLOWING FOUR (4) CALLS: SOUTH 23°08'10" WEST A DISTANCE OF 60.02 FEET TO A POINT; THENCE SOUTH 23°08'10" WEST A DISTANCE OF 1169.43 FEET TO AN IRON PIN WITH CAP STAMPED "LS3870"; THENCE SOUTH 66°51'50" EAST A DISTANCE OF 49.50 FEET TO AN IRON PIN WITH CAP STAMPED "LS3870"; THENCE SOUTH 23°08'17" WEST A DISTANCE OF 1465.59 FEET TO THE

POINT OF BEGINNING AND CONTAINING AN AREA OF 44.39  
ACRES.

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 I-1 and shall take effect after the passage and publication of this ordinance and the "Zoning Ordinance" according to law.

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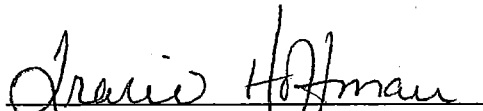
PUBLICLY INTRODUCED AND READ FIRST TIME: November 22, 2021

PUBLICLY READ SECOND TIME AND PASSED: December 13, 2021

APPROVED:

  
Tom Prather, Mayor

ATTEST:

  
Tradie Hoffman, City Clerk

A certain tract of land lying in Georgetown, Scott County, Kentucky on the east side of Interstate 75 and the west side of Norfolk Southern Railroad and south of Cherry Blossom Way Spur and being more particularly described as follows:

Beginning at a point in the intersection of the east right of way of Interstate 75 and the west right of way of the Norfolk Southern Railroad, said point being approximately 2,870 feet south of the northbound I-75 exit ramp, said point also being monumented by an iron pin with cap stamped "LS3870";

Thence along the east right of way of I-75 for the following three (3) calls:

North 16°02'59" West a distance of 1839.35 feet to a point monumented by an iron pin with cap stamped "LS3870";

Thence North 73°36'47" East a distance of 34.18' to a point monumented by an iron pin with cap stamped "LS3870";

Thence North 15°37'06" West a distance of 318.53 feet to a wooden post, said point being common to Bluegrass West Ventures, LLC as recorded in Deed Book 395, Page 264 in the Scott County Clerk's office;

Thence leaving the east right of way of I-75 and with Bluegrass West Ventures, LLC for the following two (2) calls:

South 71°58'10" East a distance of 555.57 feet to a wooden post;

Thence North 13°21'52" East a distance of 881.18 feet to an iron pin (found), said point being common to American Natural Gas, LLC as recorded in Deed Book 371, Page 122 in the Scott County Clerk's office;

Thence with American Natural Gas, LLC and passing Columbia Gas, South 68°15'00" East a distance of 477.62 feet to an iron pin (found);

Thence with Columbia Gas, North 21°17'00" East a distance of 60.00 feet to an iron pin with cap stamped "LS3870", said point being common to Teddy R. Clark as recorded in Deed Book 417, Page 730 as recorded in the Scott County Clerk's office;

Thence with Clark and passing Carlene Sharpe and Carl Gorham Life Estate as recorded in Deed Book 222, Page 84 in the Scott County Clerk's office, South 68°15'00" East a distance of 406.51 feet to an iron pin with cap stamped "LS3870", said point being in the west right of way of the Norfolk and Southern Railroad;

Thence with the west right of way of the Norfolk and Southern Railroad for the following four (4) calls:

South 23°08'10" West a distance of 60.02 feet to a point;

Thence South 23°08'10" West a distance of 1169.43 feet to an iron pin with cap stamped "LS3870";

Thence South 66°51'50" East a distance of 49.50 feet to an iron pin with cap stamped "LS3870";

Thence South 23°08'17" West a distance of 1465.59 feet to the point of beginning and containing an area of 44.39 acres.

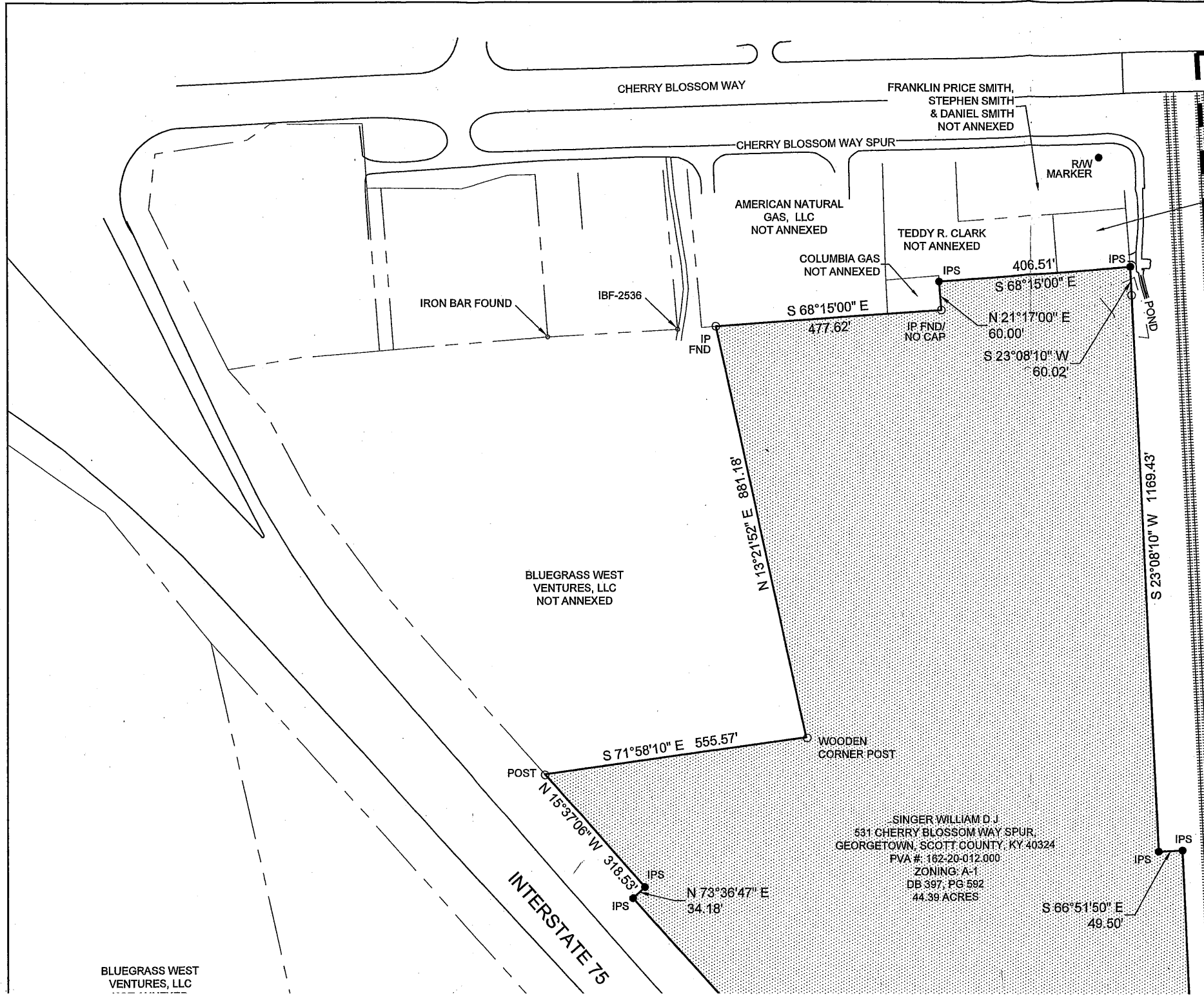
The above boundary description was made by Keith Winstead, PLS 3870 on November 05, 2021

Thoroughbred

239 No. Broadway

Lexington, KY 40507





CHERRY BLOSSOM WAY

FRANKLIN PRICE SMITH,  
STEPHEN SMITH  
& DANIEL SMITH  
NOT ANNEXED

CHERRY BLOSSOM WAY SPUR

AMERICAN NATURAL  
GAS, LLC  
NOT ANNEXED

TEDDY R. CLARK  
NOT ANNEXED

COLUMBIA GAS  
NOT ANNEXED

RAW  
MARKER

IRON BAR FOUND

IBF-2536

IP  
FND

S 68°15'00" E  
477.62'

406.51'  
S 68°15'00" E  
N 21°17'00" E  
60.00'  
S 23°08'10" W  
60.02'

IP FND/  
NO CAP

IP FND/  
NO CAP

S 23°08'10" W 1169.43'

BLUEGRASS WEST  
VENTURES, LLC  
NOT ANNEXED

N 13°21'52" E 881.18'

S 71°58'10" E 555.57'

WOODEN  
CORNER POST

POST

N 15°37'06" W 318.53'

INTERSTATE 75

N 73°36'47" E  
34.18'

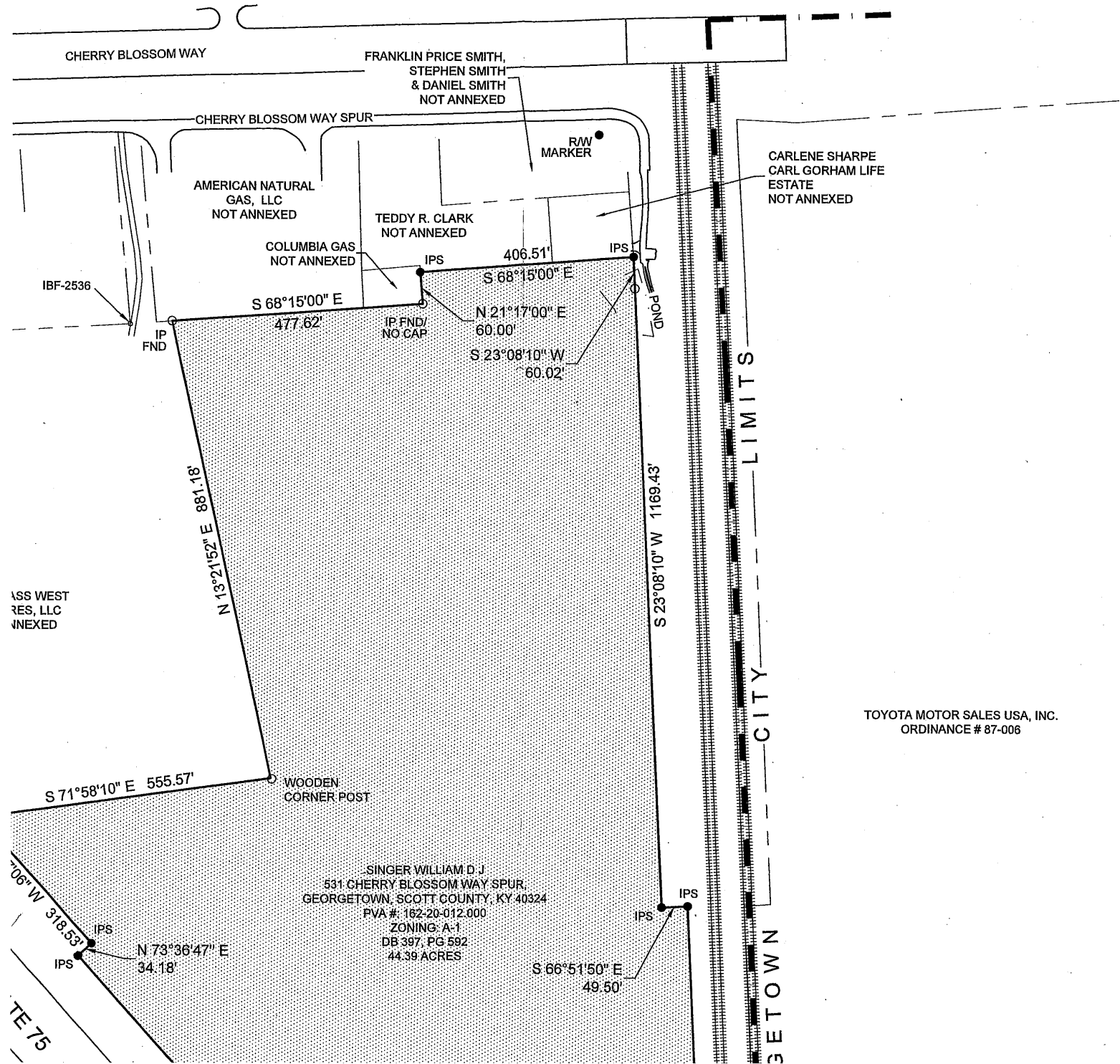
SINGER WILLIAM D. J.  
531 CHERRY BLOSSOM WAY SPUR,  
GEORGETOWN, SCOTT COUNTY, KY 40324  
PVA #: 162-20-012.000  
ZONING: A-1  
DB 397, PG 592  
44.39 ACRES

S 66°51'50" E  
49.50'

BLUEGRASS WEST  
VENTURES, LLC



**PURPOSE**  
AN EXHIBIT TO ILLUSTRATE THE LOCATION OF A NEW ANNEXATION AREA FOR THE CITY OF GEORGETOWN, KY.



BLUEGRASS WEST  
VENTURES, LLC  
NOT ANNEXED

MARYLYN SINGER  
NOT ANNEXED

INTERSTATE 75

S 71°58'10" E 555.57'

WOODEN  
CORNER POST

POST

N 15°37'06" W 318.53'

SINGER WILLIAM D J  
531 CHERRY BLOSSOM WAY SPUR,  
GEORGETOWN, SCOTT COUNTY, KY 40324  
PVA #: 162-20-012.000  
ZONING: A-1  
DB 397, PG 592  
44.39 ACRES

IPS  
IPS

N 73°36'47" E  
34.18'

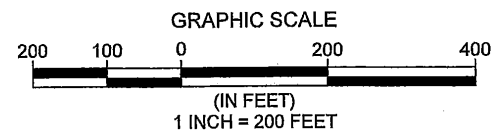
S 66°51'50" E  
49.50'

IPS  
IPS

N 16°02'59" W 1639.35'

S 23°08'17" W 1465.59'

IPS



CITY  
G E O R G E T O W N

WOODEN  
CORNER POST

SINGER WILLIAM D J  
531 CHERRY BLOSSOM WAY SPUR,  
GEORGETOWN, SCOTT COUNTY, KY 40324  
PVA #: 162-20-012.000  
ZONING: A-1  
DB 397, PG 592  
44.39 ACRES

1°58'10" E 555.57'

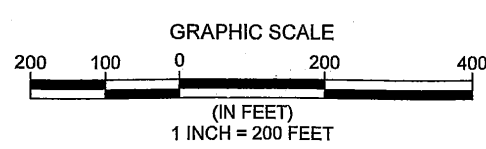
IPS  
S  
N 73°36'47" E  
34.18'

IPS  
IPS  
S 66°51'50" E  
49.50'

N 16°02'59" W 1639.35'

S 23°08'17" W 1465.59'

IPS



**SURVEYOR CERTIFICATE**  
THE BOUNDARY SHOWN HEREON REPRESENTS  
A CLOSED FIGURE, COMPILED FROM PVA,  
ANNEXATION, AND DEED RECORDS OF SCOTT  
COUNTY AND THE CITY OF GEORGETOWN, AND  
REPRESENTS THE WILLIAM D. J. SINGER  
PROPERTY AT 531 CHERRY BLOSSOM WAY  
SPUR, GEORGETOWN, KY 40324 NOT  
PREVIOUSLY ANNEXED.

*JLO*  
SURVEYOR  
11-3-2021  
DATE