

RECEIVED AND FILED  
DATE February 23, 2022

MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Handia Adkins

CITY OF GEORGETOWN

ORDINANCE NO. 2022-01

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 28.70 +/- ACRES LOCATED AT OR AROUND 1202 OLD OXFORD ROAD, IN SCOTT COUNTY, KENTUCKY.

SPONSORS: Greg Hampton and Tammy Lusby Mitchell

WHEREAS, Henry Wilson Finley, Jr. and Anne Finley, husband and wife, and the Stella G. Finley Revocable Trust Agreement, Henry Wilson Finley, Jr., Trustee, of 2225 Terranova Court, Lexington, Kentucky 40513 (collectively "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-2021-29) to rezone the Property to B-4 for 9.94 acres and R-2 for 18.76 acres, 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 with an address of 1202 Old Oxford Road and being known as Parcel 1 as described in Minor Plat-Transfer & Consolidation of Finley Property of record in Plat Cabinet 10, Slide 157 as recorded in the Scott County Clerk's office and being more particularly described as follows:

Beginning at a point in the centerline of Old Oxford Road, said point being approximately 618 feet northeast of the intersection of Old Oxford Road and Connector Road, said point also being the northwest property corner, said point also being common to Finley as recorded in Deed Book 359, Page 515 as recorded in the Scott County Clerk's office;

Thence leaving the centerline of Old Oxford Road and with Finley, South 66°27'19" East a distance of 1483.35 feet to a point in the property line of Rocky Creek Subdivision, Phase

5, Section 2 as recorded in Plat Cabinet 10, Slide 14 in the Scott County Clerk's office, said point being the northeast property corner;

Thence with Rocky Creek Subdivision and continuing with Rocky Creek Subdivision Home Owner's Association as recorded in Plat Cabinet 12, Slide 212 in the Scott County Clerk's office, South 24°06'56" West a distance of 837.16 feet to the southeast property corner, said point being common to Bluegrass RV Storage, LLC as recorded in Deed Book 407, Page 459 as recorded in the Scott County Clerk's office;

Thence with Bluegrass RV Storage, LLC and continuing with 3034 Paris Pike, LLC as recorded in Deed Book 382, Page 437 in the Scott County Clerk's office, North 66°29'46" West a distance of 1470.10 feet to a point in the east right of way of Connector Road, said point being the southwest property corner;

Thence with the east right of way of Connector Road along a curve to the left with an Arc Length of 162.48 feet, a Radius of 439.26 feet and a Chord bearing of North 13°45'24" East - 161.56 feet to a point;

Thence leaving the east right of way of Connector Road, North 24°35'56" East a distance of 363.57 feet to a point in the centerline of Old Oxford Road;

Thence with the centerline of Old Oxford Road for the following four (4) calls:

North 24°38'36" East a distance of 148.50 feet to a point;

Thence North 26°40'12" East a distance of 60.57 feet to a point;

Thence North 27°55'01" East a distance of 57.27 feet to a point;

Thence North 29°43'27" East a distance of 49.68 feet to the point of beginning and containing an area of 28.696 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

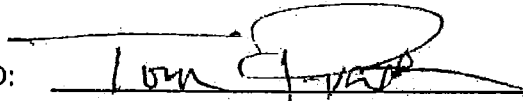
This ordinance shall be subject to the passage and effectiveness of the Ordinance changing the zoning classification of the Property from A-1 to B-4 for 9.94 acres and R-2 for 18.76 acres and shall take effect after the passage and publication of this ordinance and the "Zoning Ordinance" according to law.

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PUBLICLY INTRODUCED AND READ FIRST TIME: December 13, 2021

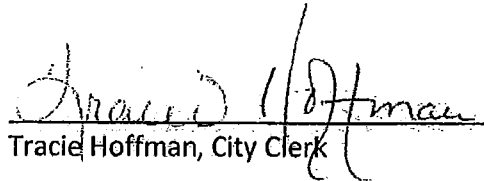
PUBLICLY READ SECOND TIME AND PASSED: January 13, 2022

APPROVED:



Tom Prather, Mayor

ATTEST:



Tracie Hoffman, City Clerk

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 2022-01.

IN TESTIMONY WHEREOF, witness my hand, the Seal of said City on this the 18<sup>th</sup> day of February, 2022.

Signed: Tracie Hoffman  
Tracie Hoffman, City Clerk -Treasurer

## CONSENT TO ANNEXATION

THIS CONSENT TO ANNEXATION, made and entered into this 13<sup>th</sup> day of December, 2021, by and between HENRY WILSON FINLEY, JR. (AKA HENRY FINLEY) and ANNE FINLEY, husband and wife, and THE STELLA G. FINLEY REVOCABLE TRUST AGREEMENT, HENRY WILSON FINLEY, JR., TRUSTEE, whose address is 2225 Terranova Court, Lexington, KY 40513 (hereinafter collectively "Grantor") and the CITY OF GEORGETOWN, KENTUCKY ("Grantee") 100 N. Court Street, Georgetown, KY 40324;

WHEREAS, Grantor has requested Grantee to provide municipal services and/or water sewer services, as they become available, to Grantor's property located at or around 1202 Old Oxford Road, Scott County, KY (the "Property"), more specifically described below, into the City of Georgetown, Kentucky; and

WHEREAS, in consideration of the Grantee's providing of future municipal services and/or water sewer services to the Property, Grantor has requested Grantee to annex the Property; and

WHEREAS, in further consideration of the Grantee's providing future municipal services and/or water sewer services to the Property, Grantor acknowledges that the Property may not be assigned a zoning designation in accordance with Grantor's wishes, and Grantor releases Grantee from any liability associated with the annexation and zoning of the Property.

### IT IS THEREFORE AGREED AS FOLLOWS:

1. Grantor hereby requests and consents to annexation of the Property into the City of Georgetown, Kentucky pursuant to KRS 81A.412. Grantor shall be prohibited from opposing said annexation. In the event Grantor executes a remonstrance petition opposing said annexation, its signature shall be deemed invalid and of no effect pursuant to KRS 81A.420.
2. Grantor hereby releases the City of Georgetown ("Grantee"), the Georgetown-Scott County Planning Commission, Georgetown Municipal Water and Sewer Service, and their respective agents, officers, employees and representatives, from any and all claims arising out of or related in any way to the annexation and zoning of the Property.

3. The Property is more particularly described as follows:

A certain tract of land lying in Georgetown, Scott County, Kentucky with an address of 1202 Old Oxford Road and being known as Parcel 1 as described in Minor Plat-Transfer & Consolidation of Finley Property of record in Plat Cabinet 10, Slide 157 as recorded in the Scott County Clerk's office and being more particularly described as follows:

Beginning at a point in the centerline of Old Oxford Road, said point being approximately 618 feet northeast of the intersection of Old Oxford Road and Connector Road, said point also being the northwest property corner, said point also being common to Finley as recorded in Deed Book 359, Page 515 as recorded in the Scott County Clerk's office;

Thence leaving the centerline of Old Oxford Road and with Finley, South  $66^{\circ}27'19''$  East a distance of 1483.35 feet to a point in the property line of Rocky Creek Subdivision, Phase 5, Section 2 as recorded in Plat Cabinet 10, Slide 14 in the Scott County Clerk's office, said point being the northeast property corner;

Thence with Rocky Creek Subdivision and continuing with Rocky Creek Subdivision Home Owner's Association as recorded in Plat Cabinet 12, Slide 212 in the Scott County Clerk's office, South  $24^{\circ}06'56''$  West a distance of 837.16 feet to the southeast property corner, said point being common to Bluegrass RV Storage, LLC as recorded in Deed Book 407, Page 459 as recorded in the Scott County Clerk's office;

Thence with Bluegrass RV Storage, LLC and continuing with 3034 Paris Pike, LLC as recorded in Deed Book 382, Page 437 in the Scott County Clerk's office, North  $66^{\circ}29'46''$  West a distance of 1470.10 feet to a point in the east right of way of Connector Road, said point being the southwest property corner;

Thence with the east right of way of Connector Road along a curve to the left with an Arc Length of 162.48 feet, a Radius of 439.26 feet and a Chord bearing of North  $13^{\circ}45'24''$  East - 161.56 feet to a point;

Thence leaving the east right of way of Connector Road, North  $24^{\circ}35'56''$  East a distance of 363.57 feet to a point in the centerline of Old Oxford Road;

Thence with the centerline of Old Oxford Road for the following four (4) calls:

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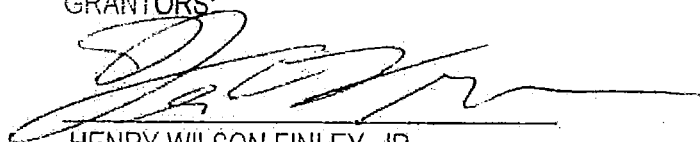
Thence North 27°55'01" East a distance of 57.27 feet to a point;

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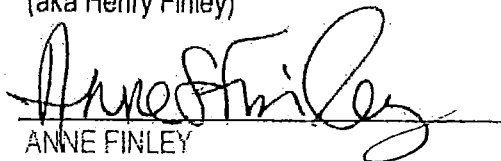
4. This Consent to Annexation shall be perpetual and shall run with the Property, and shall be binding upon Grantor, and his/her/its heirs, successors and assigns.
5. Grantor certifies that the Property is not a part of an agricultural district established pursuant to KRS 262.850 and that the Property will not be included hereafter in an agricultural district. In the event Grantor executes a petition to include the Property in an agricultural district, its signature shall be deemed invalid and of no effect, and the Property shall not be included in the agricultural district.
6. In the event that the Property is in an agricultural district, this document "Consent to Annexation" will serve as written authorization to decertify and/or remove the Property as described herein from any agricultural district established by KRS 262.850, latest revisions. At the Grantee's request, the Grantor shall provide a letter requesting decertification of said agricultural district.
7. Grantor shall not execute this form unless an accurate and legal description of the property to be annexed is provided in Section 3.
8. Any existing non-conforming uses or structures waived from the application of said applicable Ordinances are identified as the following: \_\_\_\_\_
9. Grantor hereby authorizes the City of Georgetown ("Grantee"), the Georgetown-Scott County Planning Commission, Georgetown Municipal Water and Sewer Service, their employees, officers, agents and representatives the right of entry onto the property described in Subsection 3 above to perform the necessary task and functions to accomplish the annexation, i.e., field survey work.
10. Grantor hereby acknowledges that it is in receipt of a copy of Chapter 44 of the Georgetown Code of Ordinances, entitled "Zoning and Land Use."

11. Prior to the Annexation of the property, Grantor shall comply with Chapter 44 of the Georgetown Code of Ordinances entitled "Zoning and Land Use," and all amendments thereto, if the Property is or subsequently becomes a part of Georgetown Municipal Water and Sewer Service's water/sewer service areas

GRANTORS:



HENRY WILSON FINLEY, JR.  
(aka Henry Finley)



ANNE FINLEY

THE STELLA G. FINLEY REVOCABLE  
TRUST AGREEMENT

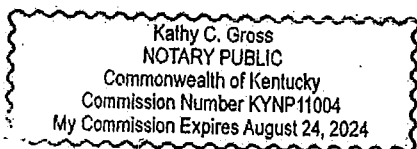
BY: 

HENRY WILSON FINLEY, JR.  
Trustee


STATE OF KENTUCKY )

COUNTY OF SCOTT )

Subscribed and sworn to before me by Henry Wilson Finley, Jr. (aka Henry Finley) and Anne Finley, husband and wife, property owners, this 9<sup>th</sup> day of December, 2021.



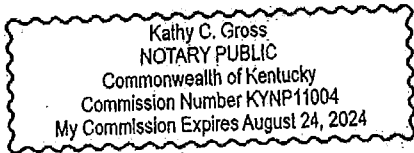
(SEAL)

  
NOTARY PUBLIC  
Printed Name: Kathy C. Gross  
My Commission expires: 08/24/2024



STATE OF KENTUCKY )  
 )  
COUNTY OF SCOTT )

Subscribed and sworn to before me by Henry Wilson Finley, Jr., Trustee of The Stella G. Finley Revocable Trust Agreement, for and on behalf of said Trust, property owner, this 9<sup>th</sup> day of December, 2021.



(SEAL)

*Kathy C. Gross*  
NOTARY PUBLIC  
Printed Name: Kathy C. Gross  
My Commission expires 08/24/2024

CITY OF GEORGETOWN:

Tom Prather

STATE OF KENTUCKY )

SCOTT COUNTY )

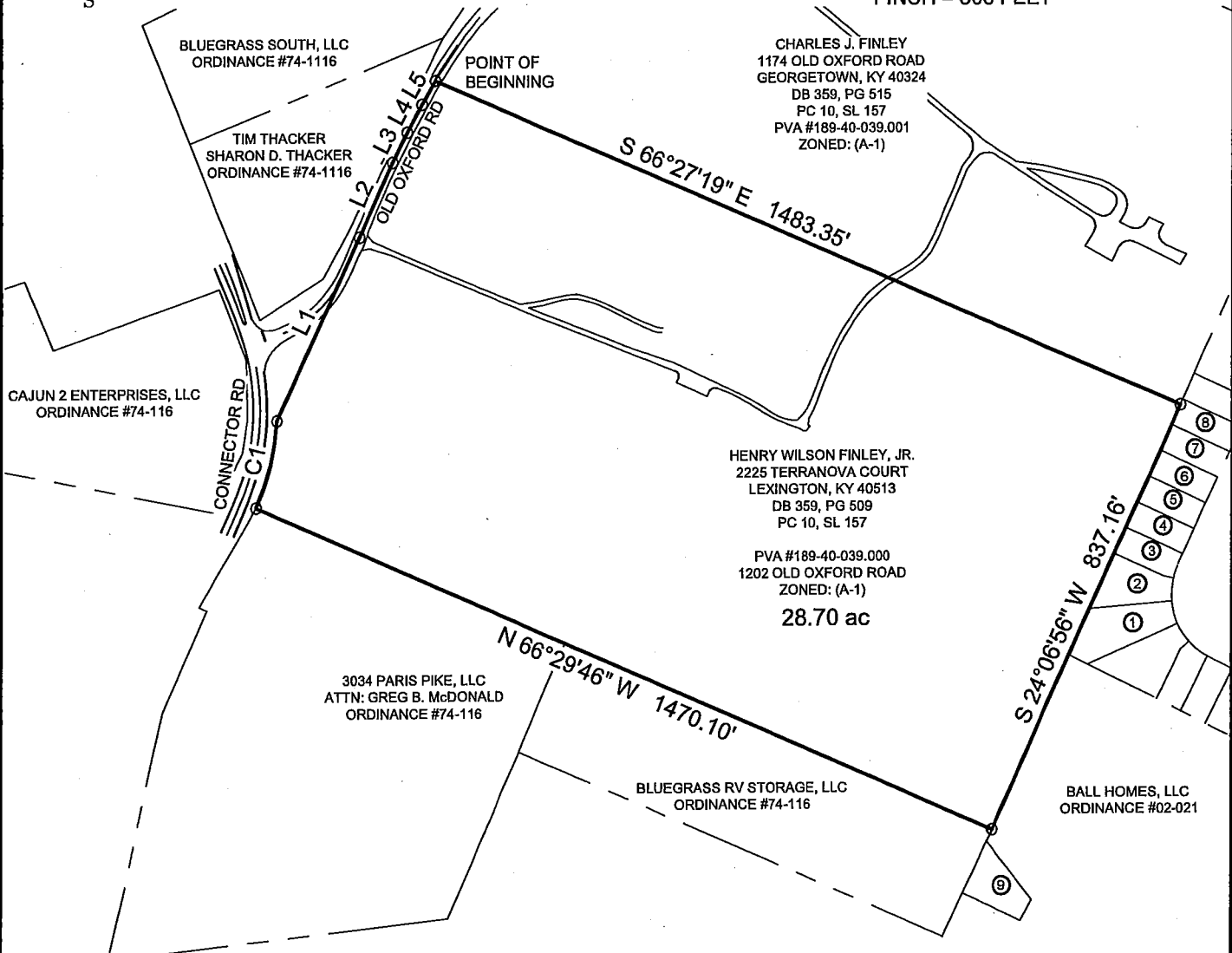
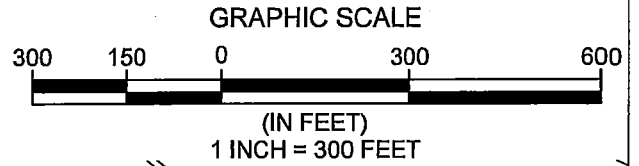
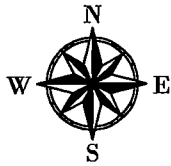
Subscribed and sworn to before me by Tom Prather, Mayor, this 13<sup>th</sup> day of December, 2021.

(SEAL)

Valene D. Wilson  
NOTARY PUBLIC  
My Commission expires: 7/23/2022  
#604671

THIS INSTRUMENT PREPARED BY:

Devon E. Golden  
Devon E. Golden, City Attorney  
100 N. Court Street,  
Georgetown, KY 40324  
502-863-9800



- ① DAVID W. FINCH  
ORDINANCE #02-021
- ② MATTHEW A. POTOSKY  
MARLEEN R. POTOSKY  
ORDINANCE #02-021
- ③ TAWNIA H. TILLOTSON  
ORDINANCE #02-021
- ④ MELINDA CARTER  
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MAGGIE D. NOBLE  
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- ⑧ PATRICK WALL  
ALANA WALL  
ORDINANCE #02-021
- ⑨ MATT C. RYAN  
HEATHER ANN RYAN  
ORDINANCE #02-021

Curve #	Length	Radius	Delta	Chd Length	Chd Bearing
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L4	N 27°55'01" E	57.27'
L5	N 29°43'27" E	49.68'

STATE OF KENTUCKY

KEITH G. WINSTEAD  
3870

LICENSED PROFESSIONAL LAND SURVEYOR

**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 HENRY WILSON FINLEY, JR. PROPERTY AT 1202 OLD OXFORD ROAD GEORGETOWN, KY 40624 NOT PREVIOUSLY ANNEXED.

*[Signature]* 1/27/22  
SURVEYOR DATE



P.O. BOX 481 LEXINGTON, KY 40588  
(859) 785-0383

CIVIL DESIGN, LAND SURVEYING,  
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
CM-CEI-CONSTRUCTION SERVICES

**ANNEXATION EXHIBIT**  
HENRY WILSON FINLEY, JR. PROPERTY  
1202 OLD OXFORD ROAD  
GEORGETOWN, SCOTT COUNTY, KY 40324

DATE: 10/21/2021  
SCALE: 1" = 300'  
DRAWN BY: SK  
CHECKED: KVV  
SHEET:

CITY OF GEORGETOWN

ORDINANCE NO. 2022-01

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 28.70 +/- ACRES LOCATED AT OR AROUND 1202 OLD OXFORD 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 28.70 +/- acres of property located at or around 1202 Old Oxford Road in Scott County, KY.
2. Provides for repeal of inconsistent laws, severability of provisions, and an effective date upon passage and publication.

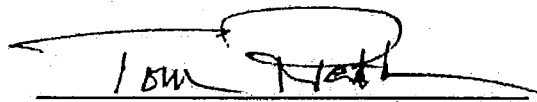
The full text of Ordinance 2022-01 is available for examination in the City Clerk's Office, 100 North Court Street, Georgetown, Kentucky 40324 or at [www.georgetownky.gov](http://www.georgetownky.gov).

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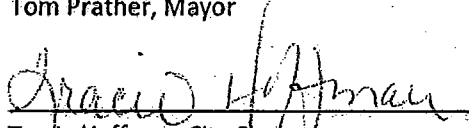
PUBLICLY INTRODUCED AND READ FIRST TIME: December 13, 2021

PUBLICLY READ SECOND TIME AND PASSED: January 14, 2022

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 2022-01 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

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Thence leaving the centerline of Old Oxford Road and with Finley, South  $66^{\circ}27'19''$  East a distance of 1483.35 feet to a point in the property line of Rocky Creek Subdivision, Phase 5, Section 2 as recorded in Plat Cabinet 10, Slide 14 in the Scott County Clerk's office, said point being the northeast property corner;

Thence with Rocky Creek Subdivision and continuing with Rocky Creek Subdivision Home Owner's Association as recorded in Plat Cabinet 12, Slide 212 in the Scott County Clerk's office, South  $24^{\circ}06'56''$  West a distance of 837.16 feet to the southeast property corner, said point being common to Bluegrass RV Storage, LLC as recorded in Deed Book 407, Page 459 as recorded in the Scott County Clerk's office;

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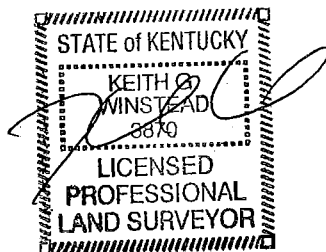
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The above property description was made by Keith Winstead, PLS 3870.

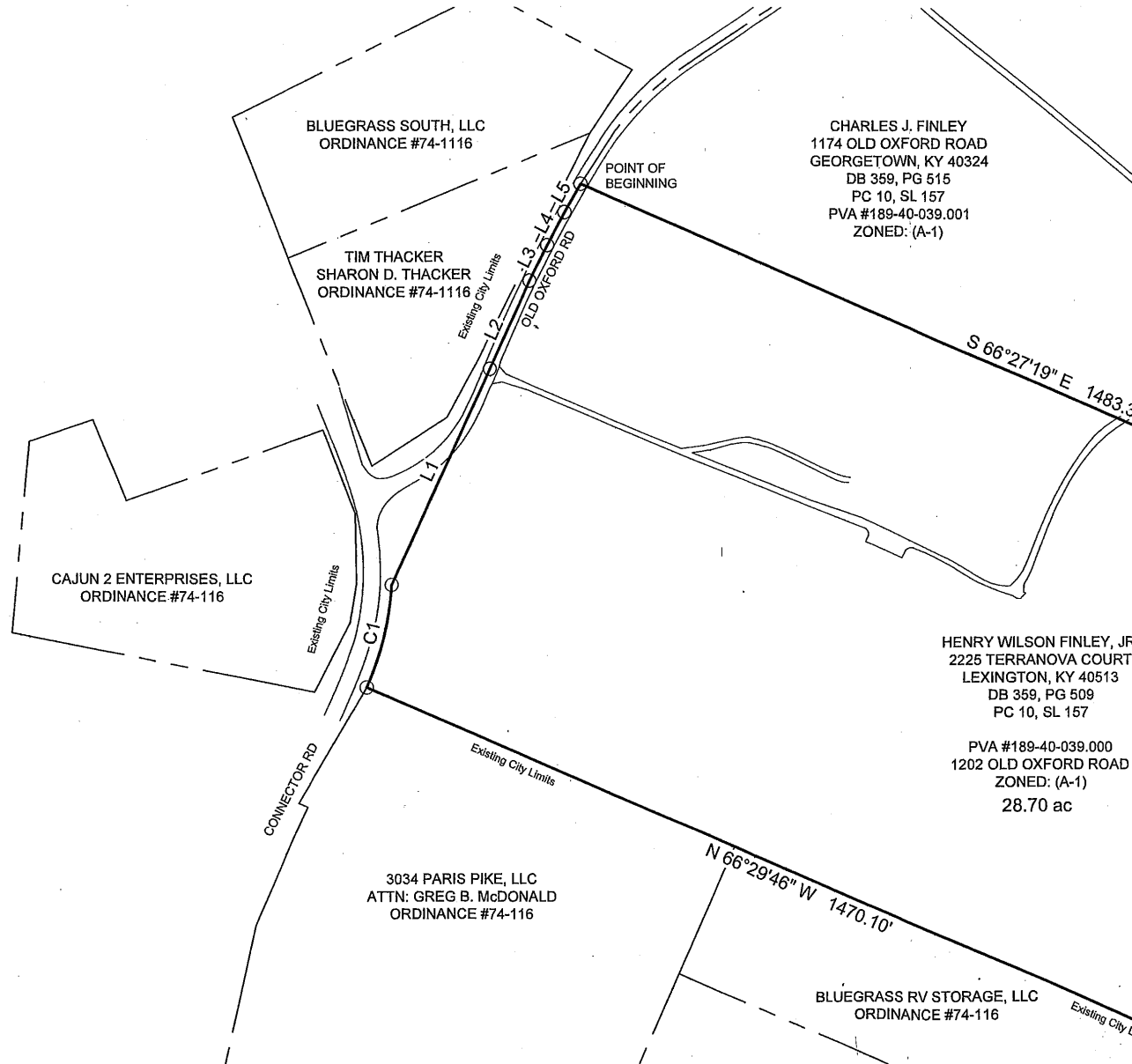
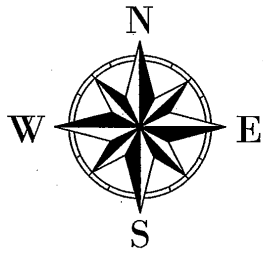
Thoroughbred

P.O. Box 481



Lexington, KY 40588

859-785-0383



BLUEGRASS SOUTH, LLC  
ORDINANCE #74-1116

CHARLES J. FINLEY  
1174 OLD OXFORD ROAD  
GEORGETOWN, KY 40324  
DB 359, PG 515  
PC 10, SL 157  
PVA #189-40-039.001  
ZONED: (A-1)

TIM THACKER  
SHARON D. THACKER  
ORDINANCE #74-1116

HENRY WILSON FINLEY, JR.  
2225 TERRANOVA COURT  
LEXINGTON, KY 40513  
DB 359, PG 509  
PC 10, SL 157  
PVA #189-40-039.000  
1202 OLD OXFORD ROAD  
ZONED: (A-1)  
28.70 ac

3034 PARIS PIKE, LLC  
ATTN: GREG B. McDONALD  
ORDINANCE #74-116

BLUEGRASS RV STORAGE, LLC  
ORDINANCE #74-116

BALL HOMES, LLC  
ORDINANCE #02-021





ORDINANCE #74-116

Existing City Limits

C1

HENRY WILSON FINLEY, JR.  
2225 TERRANOVA COURT  
LEXINGTON, KY 40513  
DB 359, PG 509  
PC 10, SL 157

PVA #189-40-039.000  
1202 OLD OXFORD ROAD  
ZONED: (A-1)  
28.70 ac

CONNECTOR RD

Existing City Limits

3034 PARIS PIKE, LLC  
ATTN: GREG B. McDONALD  
ORDINANCE #74-116

N 66°29'46" W 1470.10'

BLUEGRASS RV STORAGE, LLC  
ORDINANCE #74-116

Existing City Limits

CURVE TABLE

Curve #	Length	Radius	Delta	Chd Length	Chd Bearing
C1	162.48'	439.26'	021°11'39"	161.56'	N 13°45'24" E

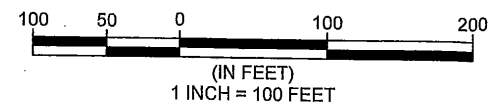
LINE TABLE

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L3	N 26°40'12" E	60.57'
L4	N 27°55'01" E	57.27'
L5	N 29°43'27" E	49.68'

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ORDINANCE #02-021
- ② MATTHEW A. POTOSKY  
MARLEEN R. POTOSKY  
ORDINANCE #02-021
- ③ TAWNIA H. TILLOTSON  
ORDINANCE #02-021

- ④ MELINDA CARTER  
ORDINANCE #02-021
- ⑤ EDWARD R. NELSON  
JEAN NELSON  
ORDINANCE #02-021
- ⑥ ROCKY RIDGE HOMES, L  
ORDINANCE #02-021

GRAPHIC SCALE



HENRY WILSON FINLEY, JR.  
 2225 TERRANOVA COURT  
 LEXINGTON, KY 40513  
 DB 359, PG 509  
 PC 10, SL 157

PVA #189-40-039.000  
 1202 OLD OXFORD ROAD  
 ZONED: (A-1)  
 28.70 ac

3034 PARIS PIKE, LLC  
 ATTN: GREG B. McDONALD  
 ORDINANCE #74-116

BLUEGRASS RV STORAGE, LLC  
 ORDINANCE #74-116

BALL HOMES, LLC  
 ORDINANCE #02-021

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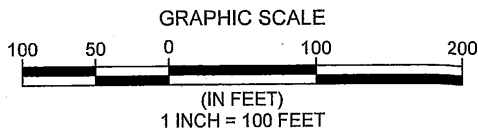
⑥ ROCKY RIDGE HOMES, LLC  
 ORDINANCE #02-021

⑦ VERNAS JOSHUA NOBLE  
 MAGGIE D. NOBLE  
 ORDINANCE #02-021

⑧ PATRICK WALL  
 ALANA WALL  
 ORDINANCE #02-021

⑨ MATT C. RYAN  
 HEATHER ANN RYAN  
 ORDINANCE #02-021

Chd Length	Chd Bearing
161.56'	N 13°45'24" E



**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 HENRY WILSON FINLEY, JR.  
 PROPERTY AT 1202 OLD OXFORD ROAD  
 GEORGETOWN, KY 40624 NOT PREVIOUSLY  
 ANNEXED.

*[Signature]*  
 SURVEYOR

2/1/2022  
 DATE