

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

CITY OF GEORGETOWN  
ORDINANCE NO. 2022-11

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 21.21 +/- ACRES LOCATED NEAR ENTERPRISE WAY, IN SCOTT COUNTY, KENTUCKY.

SPONSORS: Mark Showalter and David Lusby

WHEREAS, the City of Georgetown, Kentucky, a municipal corporation, of 100 North Court 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-2021-51) to rezone the Property to BP-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:

**Parcel 1**

A certain tract of land situated on the north side of Barkley Lane, and east side of Cherry Blossom Way, located in Georgetown, Scott County, Kentucky and being more particularly described as follows:

Beginning at a Point in the centerline of Barkley Lane having approximate KY SPC Single Zone 1600 - Northing 3983513, Easting 5273555 NAD 83 (2011) US Survey Feet, said point being the southeast corner of The City of Georgetown, Lot No. 1 of Barkley Lane Farms (Par ID 187-20-006.000, Plat 1-222A, Deed Book 398, Page 866) as recorded in the Scott County Clerk's Office;

thence along the centerline of Barkley Lane and southern boundary of said Lot No. 1 North 73°29'00" West (correction made for error of 89' on plat), 350 feet to a point

being the southwest corner of said Lot No. 1 and southeast corner of Lot No. 2 of Barkley Lane Farms (Par ID 187-20-005.000, Plat 1-222A, Deed Book 398, Page 866) as recorded in the Scott County Clerk's Office;

thence continuing along the centerline of Barkley Lane and southern boundary of said Lot 2 for the following four calls – North 73°29'00" West, 99.85 feet to a point; N 75°42'00" West, 96.76 feet to a point; North 70°57'00" West, 182.80 feet to a point and North 68°47'00" West, 63 feet to a point being the southwest corner of said Lot 2 and southeast corner of Lot No. 3 of Barkley Lane Farms (Par ID 187-20-004.000, Plat 1-222A, Deed Book 398, Page 866) as recorded in the Scott County Clerk's Office;

thence continuing along the centerline of Barkley Lane and southwest boundary of said Lot No. 3 for the following four calls – North 68°47'00" West, 238.2 feet to a point; N 55° 21'00" West, 60.5 feet to a point; N 27°52'00" West, 66.90 feet to a point and North 16°27'00" West, 305.40 feet to a point being the northwest corner of said Lot No. 3 and the southwest corner of Lot No. 4 of Barkley Lane Farms (Par ID 186-40-010.013, Plat 1-222A, Deed Book 254, Page 602), as recorded in the Scott County Clerk's Office, and being the Existing City of Georgetown Boundary;

thence with the Existing City of Georgetown Boundary leaving the centerline of Barkley Lane and along the south boundary of said Lot No. 4 North 76°51'00" East, 647.22 feet to a point being the northwest corner of said Lot No. 2, the northeast corner of said Lot No, 3, the southeast corner of said Lot No. 4, and the southwest corner of Lot No. 9 of Barkley Lane Farms (Par ID 186-40-010.012, Plat 1-222A, Deed Book 254, Page 602) as recorded in the Scott County Clerk's Office;

thence with the Existing City of Georgetown Boundary along the south boundary of said Lot No. 9 and north boundary of said Lot No. 2, S 74°38'00" East, 387.54 feet to a point at the northwest corner of said Lot No. 1, the northeast corner of said Lot No. 2, the southeast corner of said Lot No, 9 and the southwest corner of said Lot No. 10 of Barkley Lane Farms (Par ID 186-40-010.0011, Plat 1-222A, Deed Book 254, Page 602) as recorded in the Scott County Clerk's Office;

thence with the Existing City of Georgetown Boundary and the south boundary of said Lot No. 10 South 65°40'00" East, 314.90 feet to a point at the northeast corner of said Lot No. 1, the south corner of said Lot 10 and being a point on the west boundary line of Barkley Meadows Subdivision (Duncan/Fightmaster Property) Unit 3, Plat 13-070 as recorded in the Scott County Clerk's Office;

thence along the east boundary of said Lot No.1, west boundary of said Barkley Meadows Unit 3 and the West boundary of Duncan Property Unit 1, Plat 09-396 as

recorded in the Scott County Clerk's office for the next two calls, South 12°41'00" West, 312.0 feet and South 13°30'00" West, 326.30 feet to the Point of Beginning, being all of Lot No.1, No.2 and No. 3 as referenced herein and shown on Plat 01-222A as recorded in the Scott County Clerk's Office and containing approximately 16.54 acres.

This description was prepared as required by KRS 81A.470.

**Parcel 2**

A certain tract of land situated on the northwest side of Cynthiana Road, approximately 2,440 feet southwest of Corporate Blvd. in Lanes Run Business Park, located in Georgetown, Scott County, Kentucky and being more particularly described as follows:

Beginning at a Point in the northwest right of way of Cynthiana Road (US 62) having approximate KY SPC Single Zone 1600 - Northing 3985067, Easting 5276298 NAD 83 (2011) US Survey Feet, said point being the east corner of The City of Georgetown, (Par ID 207-10-001.000, Plat 4-154, Deed Book 419, Page 026) and being a southeast corner of Gaylord Hilander (Deed Book 159, Page 285) as recorded in the Scott County Clerk's Office;

thence along the right of way for Cynthiana Road (US 62) as described and shown in the Commonwealth of Kentucky Transportation Department of Highways, Plans for proposed Project, Scott & Harrison County, Georgetown – Cynthiana Road (US 62) STPR 5199 (5), Grade, Drain and Surfacing, Asbuilt Plans dated 1/6/05, Item No. 6-240.01 & Item No. 6-240.02 for the following three calls, South 55°30'40" West, 38.98 feet to a point; South 70°56'01" West, 233.59 feet to a point and South 56°43'13" West, 158.12 feet to the northeast corner of the City of Georgetown (Deed Book 265, Page 486) as recorded in the Scott County Clerk's Office;

thence leaving said right of way of Cynthiana Road (US 62) and along the north boundary line of said City of Georgetown Property North 62°45'04" West, 1212.05 feet to a point on the south boundary line of the City of Georgetown, Lanes Run Business Park, Parcel 1 (Deed Book 254, Page 602 & Deed Book 266, Page 386, Plat 12-334) as recorded in the Scott County Clerk's Office;

thence along the south boundary line of said City of Georgetown, Lanes Run Business Park, Parcel 1 and passing the southwest corner of said Gaylord Hilander property at 1431.37 feet, South 75°48'40" East, a total distance of 1508.66 feet to the Point of Beginning, being all of Tract 5 as referenced herein and shown on Plat 04-154 as

recorded in the Scott County Clerk's Office and containing approximately 4.67 acres.

This description was prepared as required by KRS 81A.470.

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 and R-1C to BP-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: April 11, 2022

PUBLICLY READ SECOND TIME AND PASSED: April 25, 2022

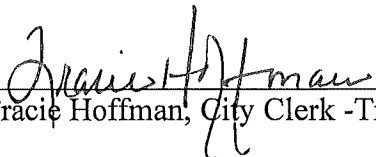
APPROVED: *Tom Prather*  
Tom Prather (Apr 29, 2022 12:01 EDT)  
Tom Prather, Mayor

ATTEST: *Tracie Hoffman*  
Tracie Hoffman (Apr 29, 2022 12:59 EDT)  
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 2022-11.

IN TESTIMONY WHEREOF, witness my hand, the Seal of said City on this the 3rd day of May 2022.

Signed:   
Tracie Hoffman, City Clerk -Treasurer

CITY OF GEORGETOWN  
ORDINANCE NO. 2022-11

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 21.21 +/- ACRES LOCATED NEAR ENTERPRISE WAY, 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 21.21 +/- acres of property located near Enterprise Way 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 2022-11 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: April 11, 2022

PUBLICLY READ SECOND TIME AND PASSED: April 25, 2022

APPROVED: *Tom Prather*  
Tom Prather (Apr 29, 2022 12:01 EDT)  
Tom Prather, Mayor

ATTEST: *Tracie Hoffman*  
Tracie Hoffman (Apr 29, 2022 12:59 EDT)  
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 2022-11 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.



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Devon Elise Golden

**City of Georgetown, Scott County, KY  
Legal Description for Annexation  
PARCEL 1**

**PVA Par ID 187-20-004.000, 496 Barkley Lane**

**PVA Par ID 187-20-005.000, 526 Barkley Lane**

**PVA Par ID 187-20-006.000, Barkley Lane**

**Deed Book 398, Page 866**

A certain tract of land situated on the north side of Barkley Lane, and east side of Cherry Blossom Way, located in Georgetown, Scott County, Kentucky and being more particularly described as follows:

Beginning at a Point in the centerline of Barkley Lane having approximate KY SPC Single Zone 1600 - Northing 3983513, Easting 5273555 NAD 83 (2011) US Survey Feet, said point being the southeast corner of The City of Georgetown, Lot No. 1 of Barkley Lane Farms (Par ID 187-20-006.000, Plat 1-222A, Deed Book 398, Page 866) as recorded in the Scott County Clerk's Office;

thence along the centerline of Barkley Lane and southern boundary of said Lot No. 1 North 73°29'00" West (correction made for error of 89' on plat), 350 feet to a point being the southwest corner of said Lot No. 1 and southeast corner of Lot No. 2 of Barkley Lane Farms (Par ID 187-20-005.000, Plat 1-222A, Deed Book 398, Page 866) as recorded in the Scott County Clerk's Office;

thence continuing along the centerline of Barkley Lane and southern boundary of said Lot 2 for the following four calls – North 73°29'00" West, 99.85 feet to a point; N 75°42'00" West, 96.76 feet to a point; North 70°57'00" West, 182.80 feet to a point and North 68°47'00" West, 63 feet to a point being the southwest corner of said Lot 2 and southeast corner of Lot No. 3 of Barkley Lane Farms (Par ID 187-20-004.000, Plat 1-222A, Deed Book 398, Page 866) as recorded in the Scott County Clerk's Office;

thence continuing along the centerline of Barkley Lane and southwest boundary of said Lot No. 3 for the following four calls – North 68°47'00" West, 238.2 feet to a point; N 55° 21'00" West, 60.5 feet to a point; N 27°52'00" West, 66.90 feet to a point and North 16°27'00" West, 305.40 feet to a point being the northwest corner of said Lot No. 3 and the southwest corner of Lot No. 4 of Barkley Lane Farms (Par ID 186-40-010.013, Plat 1-222A, Deed Book 254, Page 602), as recorded in the Scott County Clerk's Office, and being the Existing City of Georgetown Boundary;

thence with the Existing City of Georgetown Boundary leaving the centerline of Barkley Lane and along the south boundary of said Lot No. 4 North 76°51'00" East, 647.22 feet to a point being the northwest corner of said Lot No. 2, the northeast corner of said Lot No, 3, the southeast corner of said Lot No. 4, and the southwest

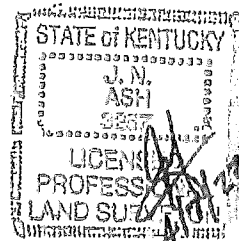
corner of Lot No. 9 of Barkley Lane Farms (Par ID 186-40-010.012, Plat 1-222A, Deed Book 254, Page 602) as recorded in the Scott County Clerk's Office;

thence with the Existing City of Georgetown Boundary along the south boundary of said Lot No. 9 and north boundary of said Lot No. 2, S 74°38'00" East, 387.54 feet to a point at the northwest corner of said Lot No. 1, the northeast corner of said Lot No. 2, the southeast corner of said Lot No, 9 and the southwest corner of said Lot No. 10 of Barkley Lane Farms (Par ID 186-40-010.0011, Plat 1-222A, Deed Book 254, Page 602) as recorded in the Scott County Clerk's Office;

thence with the Existing City of Georgetown Boundary and the south boundary of said Lot No. 10 South 65°40'00" East, 314.90 feet to a point at the northeast corner of said Lot No. 1, the south corner of said Lot 10 and being a point on the west boundary line of Barkley Meadows Subdivision (Duncan/Fightmaster Property) Unit 3, Plat 13-070 as recorded in the Scott County Clerk's Office;

thence along the east boundary of said Lot No.1, west boundary of said Barkley Meadows Unit 3 and the West boundary of Duncan Property Unit 1, Plat 09-396 as recorded in the Scott County Clerk's office for the next two calls, South 12°41'00" West, 312.0 feet and South 13°30'00" West, 326.30 feet to the Point of Beginning, being all of Lot No.1, No.2 and No. 3 as referenced herein and shown on Plat 01-222A as recorded in the Scott County Clerk's Office and containing approximately 16.54 acres.

This description was prepared as required by KRS 81A.470.



*J. N. Ash*  
LS 3257 4/7/22



**City of Georgetown, Scott County, KY**  
**Legal Description for Annexation**  
**PARCEL 2**  
**PVA Par ID 207-10-001.000, Cynthiana Road**  
**Deed Book 419, Page 026**

A certain tract of land situated on the northwest side of Cynthiana Road, approximately 2,440 feet southwest of Corporate Blvd. in Lanes Run Business Park, located in Georgetown, Scott County, Kentucky and being more particularly described as follows:

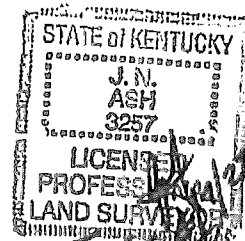
Beginning at a Point in the northwest right of way of Cynthiana Road (US 62) having approximate KY SPC Single Zone 1600 - Northing 3985067, Easting 5276298 NAD 83 (2011) US Survey Feet, said point being the east corner of The City of Georgetown, (Par ID 207-10-001.000, Plat 4-154, Deed Book 419, Page 026) and being a southeast corner of Gaylord Hilander (Deed Book 159, Page 285) as recorded in the Scott County Clerk's Office;

thence along the right of way for Cynthiana Road (US 62) as described and shown in the Commonwealth of Kentucky Transportation Department of Highways, Plans for proposed Project, Scott & Harrison County, Georgetown - Cynthiana Road (US 62) STPR 5199 (5), Grade, Drain and Surfacing, Asbuilt Plans dated 1/6/05, Item No. 6-240.01 & Item No. 6-240.02 for the following three calls, South 55°30'40" West, 38.98 feet to a point; South 70°56'01" West, 233.59 feet to a point and South 56°43'13" West, 158.12 feet to the northeast corner of the City of Georgetown (Deed Book 265, Page 486) as recorded in the Scott County Clerk's Office;

thence leaving said right of way of Cynthiana Road (US 62) and along the north boundary line of said City of Georgetown Property North 62°45'04" West, 1212.05 feet to a point on the south boundary line of the City of Georgetown, Lanes Run Business Park, Parcel 1 (Deed Book 254, Page 602 & Deed Book 266, Page 386, Plat 12-334) as recorded in the Scott County Clerk's Office;

thence along the south boundary line of said City of Georgetown, Lanes Run Business Park, Parcel 1 and passing the southwest corner of said Gaylord Hilander property at 1431.37 feet, South 75°48'40" East, a total distance of 1508.66 feet to the Point of Beginning, being all of Tract 5 as referenced herein and shown on Plat 04-154 as recorded in the Scott County Clerk's Office and containing approximately 4.67 acres.

This description was prepared as required by KRS 81A.470.



LS 3257 2/7/22

RECORDS PARCEL 1

RECORD SOURCE OF TITLE IN SCOTT COUNTY CLERK'S OFFICE:  
DEED BOOK 398, PAGE 866  
PLAT 01-222A

- ① LOT 1 - 5.01 ACRES
- ② LOT 2 - 6.43 ACRES
- ③ LOT 3 - 5.1 ACRES  
TOTAL ANNEX - 16.54 ACRES

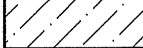
RECORDS PARCEL 2

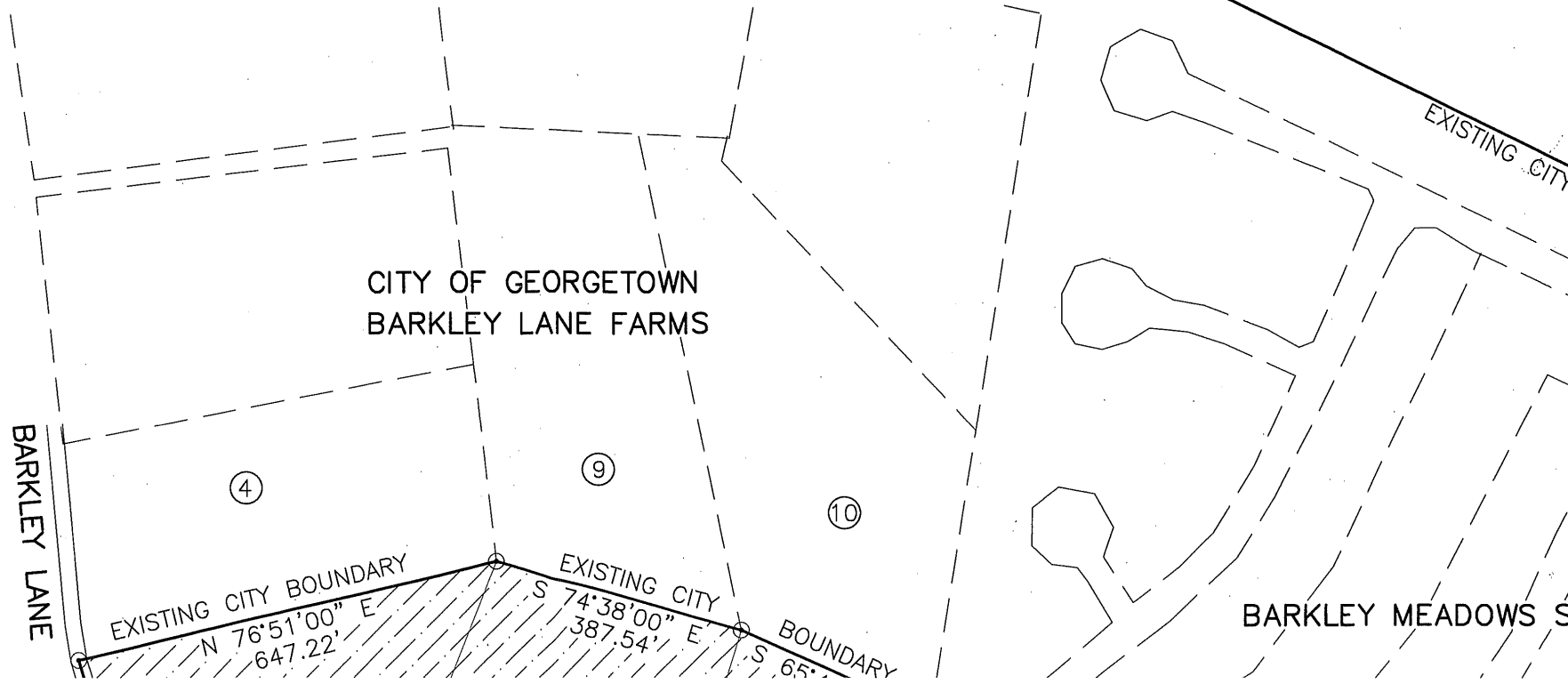
RECORD SOURCE OF TITLE IN SCOTT COUNTY CLERK'S OFFICE:  
DEED BOOK 419, PAGE 026  
PLAT 04-154

KYTC US 62 PLANS - FD52 049 0062 000-002  
ASBUILT DATE 1/6/2005  
ITEM NO. 6-240.01 & ITEM NO. 6-240.02

- ⑤ TRACT 5 - 4.67 ACRES  
TOTAL ANNEX - 4.67 ACRES

THE PURPOSE OF THIS EXHIBIT IS TO DEFINE THE AREA FOR ANNEXATION TO THE CITY OF GEORGETOWN BEING THE LOCATION AND BOUNDARY OF LOTS 1, 2, AND 3 OF BARKLEY LANE FARMS AS RECORDED ON PLAT 01-222A IN THE SCOTT COUNTY CLERKS OFFICE. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY HAS BEEN COMPLETED AND IS AN ILLUSTRATION BASED ON RECORDS AVAILABLE TO COMPILE THIS BOUNDARY AND AREA FOR ANNEXATION. KY SPC SINGLE ZONE COORDINATES ARE APPROXIMATE AND WERE NOT DETERMINED FROM FIELD SURVEY.

ANNEX AREA 



CORPORATE BO

EXI

EXISTING CITY

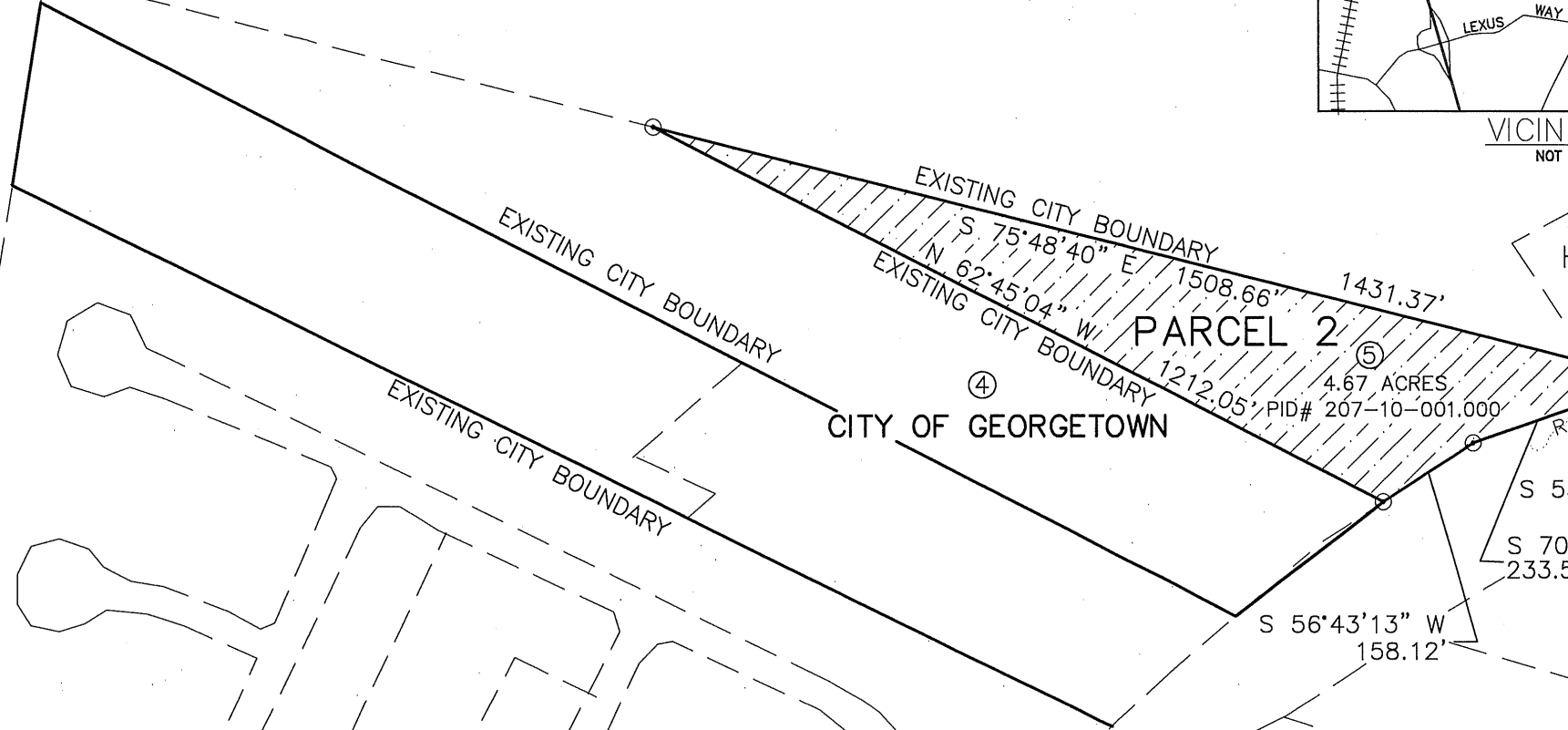
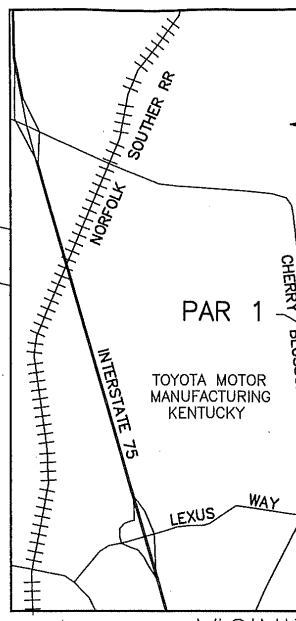
BARKLEY MEADOWS S

THIS EXHIBIT IS TO  
 OR ANNEXATION TO  
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 NDARY OF LOTS 1,  
 LEY LANE FARMS  
 PLAT 01-222A IN  
 CLERKS OFFICE.  
 NOT REPRESENT A  
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 ARE APPROXIMATE  
 ERMINED FROM



CORPORATE B

CITY OF GEORGETOWN  
 LANES RUN BUSINESS PARK



CITY OF GEORGETOWN

BARKLEY MEADOWS SUBDIVISION

ROAD (US 62)

BOUNDARY  
 S 65°

EXISTING CITY BOUNDARY  
 S 75°48'40" E 1508.66'  
 N 62°45'04" W 1431.37'  
 EXISTING CITY BOUNDARY  
 1212.05'

PARCEL 2  
 4.67 ACRES  
 PID# 207-10-001.000

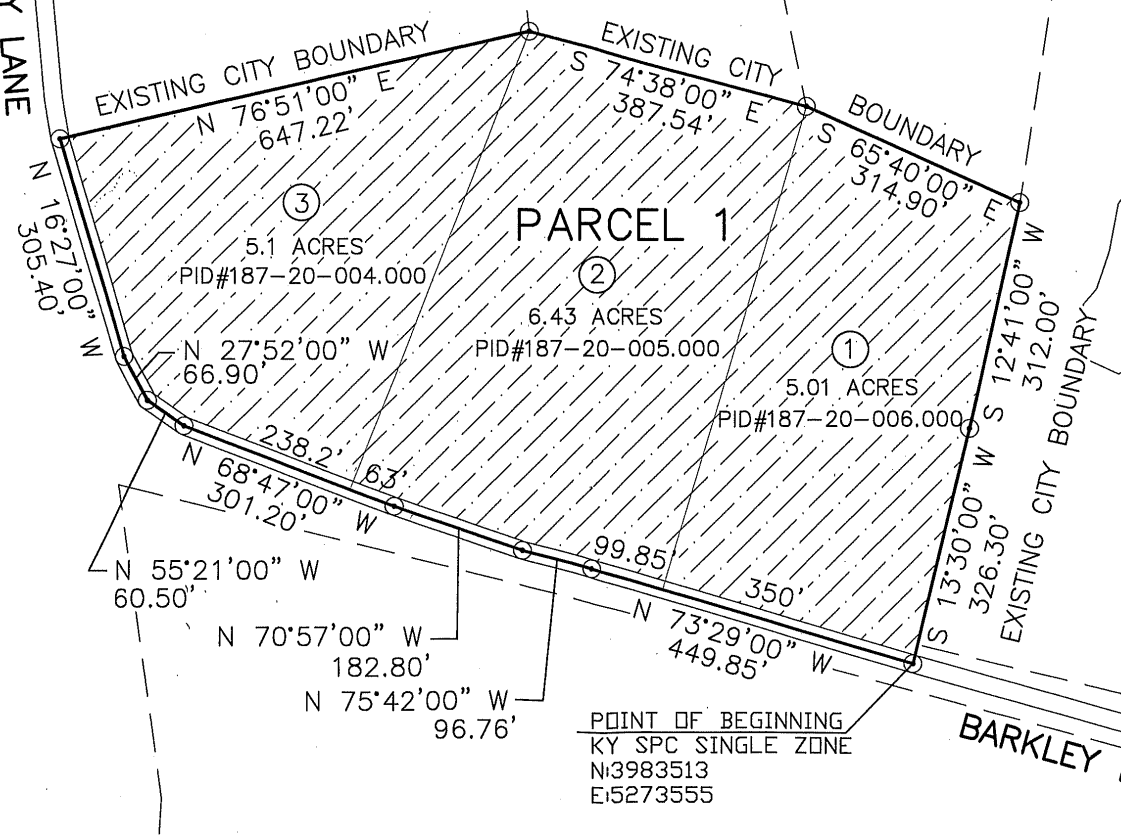
S 56°43'13" W  
 158.12'

S 55°  
 S 70°  
 233.5'

CITY OF GEORGETOWN  
BARKLEY LANE FARMS

BARKLEY LANE

BARKLEY MEADOWS SUBD



PARCEL 1

④

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①

5.1 ACRES  
PID#187-20-004.000

6.43 ACRES  
PID#187-20-005.000

5.01 ACRES  
PID#187-20-006.000

EXISTING CITY BOUNDARY  
N 76°51'00" E  
647.22'

EXISTING CITY BOUNDARY  
S 74°38'00" E  
387.54'

BOUNDARY  
S 65°40'00" E  
314.90'

N 16°27'00" W  
305.40'

N 27°52'00" W  
66.90'

N 68°47'00" W  
301.20'

N 55°21'00" W  
60.50'

N 70°57'00" W  
182.80'

N 75°42'00" W  
96.76'

POINT OF BEGINNING  
KY SPC SINGLE ZONE  
N:3983513  
E:5273555

RODNEY RATLIFF TRUST



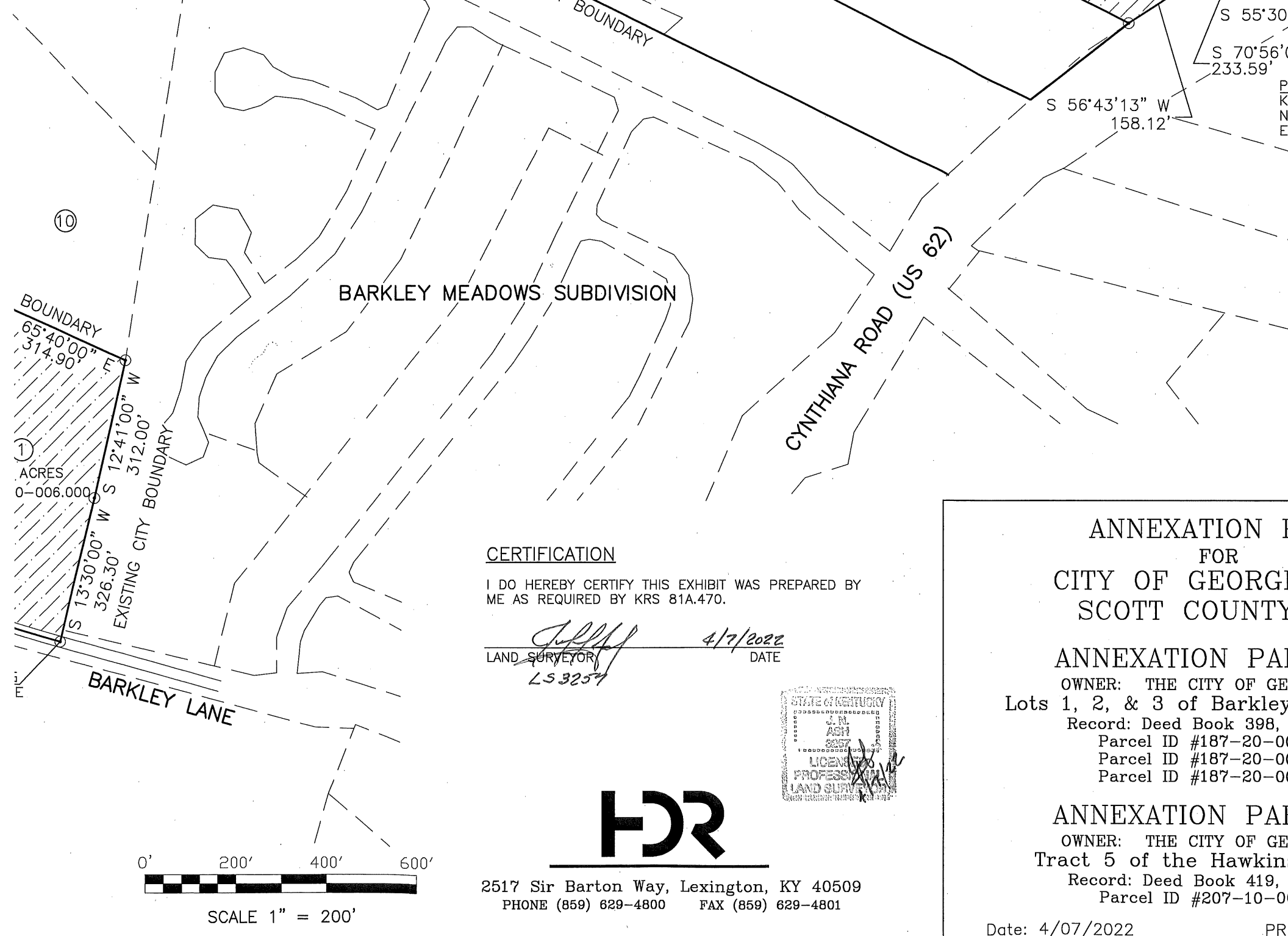
SCALE 1" = 200'

CERTIFICATION

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS REQUIRED BY LAW.

*[Signature]*  
LAND SURVEYOR  
LS 3257


2517 Sir Bart  
PHONE (859)

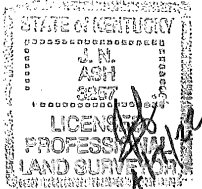


**BARKLEY MEADOWS SUBDIVISION**

CERTIFICATION

I DO HEREBY CERTIFY THIS EXHIBIT WAS PREPARED BY ME AS REQUIRED BY KRS 81A.470.

  
 LAND SURVEYOR 4/7/2022 DATE  
 LS 3254



2517 Sir Barton Way, Lexington, KY 40509  
 PHONE (859) 629-4800 FAX (859) 629-4801

**ANNEXATION FOR  
 CITY OF GEORGETOWN  
 SCOTT COUNTY**

**ANNEXATION PARCEL**  
 OWNER: THE CITY OF GEORGETOWN  
 Lots 1, 2, & 3 of Barkley Meadows Subdivision  
 Record: Deed Book 398,  
 Parcel ID #187-20-0001  
 Parcel ID #187-20-0002  
 Parcel ID #187-20-0003

**ANNEXATION PARCEL**  
 OWNER: THE CITY OF GEORGETOWN  
 Tract 5 of the Hawkins Tract  
 Record: Deed Book 419,  
 Parcel ID #207-10-0001