

CITY OF GEORGETOWN
ORDINANCE NO. 2022-24

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

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 5.3 +/- ACRES LOCATED ON CYNTHIANA ROAD, IN SCOTT COUNTY, KENTUCKY.

SPONSORS: Connie Tackett and Mark Showalter

WHEREAS, Cobler Leasing, LLC, a limited liability company, of 2432 New Lair Road, Cynthiana, Kentucky 41031, 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 certain tract of land lying in Scott County, Kentucky with an address of 2300 Cynthiana Road, Georgetown, KY and PVA # 187-20-027.001 and being Tract 3A as shown on Plat Cabinet 12, Slide 094 as recorded in the Scott County Clerk's office and being more particularly described as follows:

Beginning at a point in the southeast property corner of Tract 3A, said point being in Cynthiana Road (US 62), said point being approximately 240 feet northeast of the intersection of centerline of Nuthatch Trail as shown in Plat Cabinet 13, Slide 070 as recorded in the Scott County Clerk's office and the southeast property corner of Tract 3A. Thence leaving Cynthiana Rd (US 62) and with Barkley Meadows Unit 2 and Unit 3, North 62°37'25" West a distance of 817.01 feet to a point;

Thence leaving the common line with Barkley Meadows Units 2 and 3 and with the division line with Tract 3B as shown on Plat Cabinet 12, Slide 094 as recorded in the Scott County Clerk's office for the following four (4) calls:

North 46°05'33" East a distance of 51.01 feet to an iron pin found with cap stamped "LS 4156";

Thence North 62°37'25" West a distance of 107.40 feet to an iron pin found with cap stamped "LS 4156";

Thence North 46°05'33" East a distance of 108.40 feet to an iron pin found with cap stamped "LS 4156";

Thence North 53°24'45" East a distance of 110.20 feet to an iron pin found with cap stamped "LS 4156", said point being in the south property line of the City of Georgetown as recorded in Deed Book 265, Page 486 as recorded in the Scott County Clerk's office;

Thence leaving the common line with Tract 3B and with the common line with the City of Georgetown, South 62°37'25" East a distance of 973.46 feet to a point in Cynthiana Road (US 62);

Thence leaving the common line of the City of Georgetown and with Cynthiana Rd (US 62) for the following three (3) calls:

South 59°35'57" West a distance of 181.93 feet to a point;

Thence South 56°08'49" West a distance of 72.68 feet to a point;

Thence South 49°31'17" West a distance of 36.70 feet to the point of beginning and containing an area of 5.33 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 in full force and effect upon passage and publication.

PUBLICLY INTRODUCED AND READ FIRST TIME: August 8, 2022

PUBLICLY READ SECOND TIME AND PASSED: August 22, 2022

APPROVED: Tom Prather
Tom Prather (Aug 23, 2022 15:26 EDT)
Tom Prather, Mayor

ATTEST: Tracie Hoffman
Tracie Hoffman (Aug 23, 2022 15:35 EDT)
Tracie Hoffman, City Clerk

A certain tract of land lying in Scott County, Kentucky with an address of 2300 Cynthiana Road, Georgetown, KY and PVA # 187-20-027.001 and being Tract 3A as shown on Plat Cabinet 12, Slide 094 as recorded in the Scott County Clerk's office and being more particularly described as follows:

Beginning at a point in the southeast property corner of Tract 3A, said point being in Cynthiana Road (US 62), said point being approximately 240 feet northeast of the intersection of centerline of Nuthatch Trail as shown in Plat Cabinet 13, Slide 070 as recorded in the Scott County Clerk's office and the southeast property corner of Tract 3A. Thence leaving Cynthiana Rd (US 62) and with Barkley Meadows Unit 2 and Unit 3, North 62°37'25" West a distance of 817.01 feet to a point;

Thence leaving the common line with Barkley Meadows Units 2 and 3 and with the division line with Tract 3B as shown on Plat Cabinet 12, Slide 094 as recorded in the Scott County Clerk's office for the following four (4) calls:

North 46°05'33" East a distance of 51.01 feet to an iron pin found with cap stamped "LS 4156";

Thence North 62°37'25" West a distance of 107.40 feet to an iron pin found with cap stamped "LS 4156";

Thence North 46°05'33" East a distance of 108.40 feet to an iron pin found with cap stamped "LS 4156";

Thence North 53°24'45" East a distance of 110.20 feet to an iron pin found with cap stamped "LS 4156", said point being in the south property line of the City of Georgetown as recorded in Deed Book 265, Page 486 as recorded in the Scott County Clerk's office;

Thence leaving the common line with Tract 3B and with the common line with the City of Georgetown, South 62°37'25" East a distance of 973.46 feet to a point in Cynthiana Road (US 62);

Thence leaving the common line of the City of Georgetown and with Cynthiana Rd (US 62) for the following three (3) calls:

South 59°35'57" West a distance of 181.93 feet to a point;

Thence South 56°08'49" West a distance of 72.68 feet to a point;

Thence South 49°31'17" West a distance of 36.70 feet to the point of beginning and containing an area of 5.33 acres.

The above description was provided by Keith Winstead, PLS 3870

Thoroughbred

239 No. Broadway

Lexington, KY 40507



CITY OF GEORGETOWN
 PROPERTY EXHIBIT
 DB 254, PG 602
 PVA #186-0-010.010
 ORDINANCE
 # 89-003

LINE	BEARING	DISTANCE
155	S59°35'57"W	181.93'
156	S55°08'49"W	72.68'
157	S45°31'17"W	36.70'
158	N55°24'45"E	110.20'
159	S52°07'23"E	109.40'
160	S52°07'23"E	109.40'
161	N46°05'43"E	51.01'

VITALY KHALUS
 IVANNA KHALUS
 TRACT 38 6.29 ACRES
 DB 398, PG 249
 PC 12, SL 94
 PVA #187-20-027.000
 ZONED: A-1

CITY OF GEORGETOWN
 PROPERTY EXHIBIT
 DB 255, PG 486
 PVA #187-20-002.000
 ZONED: R1-C

ORDINANCE
 # 00-014

ORDINANCE
 # 00-014

ORDINANCE
 # 22-011

CITY OF GEORGETOWN
 PROPERTY EXHIBIT
 DB 255, PG 486
 PVA #187-20-002.001
 ZONED: R1-C

COBLER LEASING, LLC
 TRACT 3A 5.33 ACRES
 DB 429, PG 334
 PC 12, SL 94
 PVA #187-20-027.001
 ZONED: A-1

(37) BARKLEY MEADOWS
 HOMEOWNERS ASSOCIATION
 DB 433, PG 30
 PC 13, SL 71

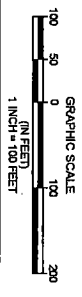
(36) THRU (39) VIA VITAE DEVELOPMENT, LLC
 DB 430, PG 835
 PC 13, SL 70
 ZONED: R1-C

(44) THRU (50) VIA VITAE DEVELOPMENT, LLC
 DB 430, PG 835
 PC 13, SL 71
 ZONED: R1-C

SURVEYOR CERTIFICATE
 THE BOUNDARY SHOWN HEREON REPRESENTS A CLOSED FIGURE
 COMPILED FROM PVA, ANNEXXATION, AND DEED RECORDS OF
 SCOTT COUNTY AND THE CITY OF GEORGETOWN, AND
 REPRESENTS THE PROPERTY FOR COBLER LEASING, LLC AT 2300
 CYNTHIANA ROAD, GEORGETOWN, KY 40524 NOT FIDUCIARY
 ANNEXED.

7-29-2022
 DATE

LEGEND
 ○ PROPERTY CORNER
 — ANNEXX BOUNDARY LINE
 - - - - - ADDITIONAL BOUNDARY
 - - - - - EXISTING CORPORATE BOUNDARY OF
 THE CITY OF GEORGETOWN, KY



4

ANNEXATION EHHIBIT
COBLER LEASING, LLC
 2300 CYNTHIANA ROAD
 GEORGETOWN, SCOTT COUNTY, KENTUCKY



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

REVISION	DATE	BY	CHK

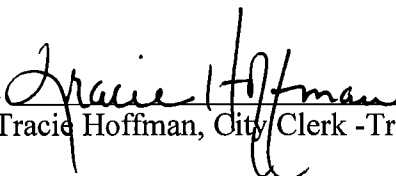
PROJECT NO: 07-20-0022
 DATE: 07-20-2022
 DRAWN BY: RGH
 CHECKED BY: KGW

PLAT SPOON HEREON REPRESENTS A BOUNDARY SURVEY AND COBLER LEASING, LLC AT 2300 CYNTHIANA ROAD, KY 40524

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 2022-24.

IN TESTIMONY WHEREOF, witness my hand, the Seal of said City on this the 24th day of August, 2022.

Signed: 
Tracie Hoffman, City Clerk -Treasurer



CITY OF GEORGETOWN

ORDINANCE NO. 2022-24

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 5.3 +/- ACRES LOCATED ON CYNTHIANA 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 5.3 +/- acres of property located on Cynthiana 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 2022-24 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: August 8, 2022

PUBLICLY READ SECOND TIME AND PASSED: August 22, 2022

APPROVED:

Tom Prather
Tom Prather (Aug 23, 2022 15:26 EDT)

Tom Prather, Mayor

ATTEST:

Tracie Hoffman
Tracie Hoffman (Aug 23, 2022 15:35 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 2022-24 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

Devon Elise Golden

A certain tract of land lying in Scott County, Kentucky with an address of 2300 Cynthiana Road, Georgetown, KY and PVA # 187-20-027.001 and being Tract 3A as shown on Plat Cabinet 12, Slide 094 as recorded in the Scott County Clerk's office and being more particularly described as follows:

Beginning at a point in the southeast property corner of Tract 3A, said point being in Cynthiana Road (US 62), said point being approximately 240 feet northeast of the intersection of centerline of Nuthatch Trail as shown in Plat Cabinet 13, Slide 070 as recorded in the Scott County Clerk's office and the southeast property corner of Tract 3A. Thence leaving Cynthiana Rd (US 62) and with Barkley Meadows Unit 2 and Unit 3, North 62°37'25" West a distance of 817.01 feet to a point;

Thence leaving the common line with Barkley Meadows Units 2 and 3 and with the division line with Tract 3B as shown on Plat Cabinet 12, Slide 094 as recorded in the Scott County Clerk's office for the following four (4) calls:

North 46°05'33" East a distance of 51.01 feet to an iron pin found with cap stamped "LS 4156";

Thence North 62°37'25" West a distance of 107.40 feet to an iron pin found with cap stamped "LS 4156";

Thence North 46°05'33" East a distance of 108.40 feet to an iron pin found with cap stamped "LS 4156";

Thence North 53°24'45" East a distance of 110.20 feet to an iron pin found with cap stamped "LS 4156", said point being in the south property line of the City of Georgetown as recorded in Deed Book 265, Page 486 as recorded in the Scott County Clerk's office;

Thence leaving the common line with Tract 3B and with the common line with the City of Georgetown, South 62°37'25" East a distance of 973.46 feet to a point in Cynthiana Road (US 62);

Thence leaving the common line of the City of Georgetown and with Cynthiana Rd (US 62) for the following three (3) calls:

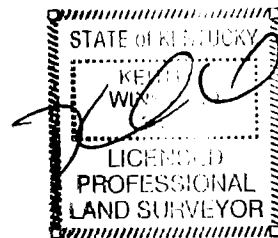
South 59°35'57" West a distance of 181.93 feet to a point;

Thence South 56°08'49" West a distance of 72.68 feet to a point;

Thence South 49°31'17" West a distance of 36.70 feet to the point of beginning and containing an area of 5.33 acres.

The above description was provided by Keith Winstead, PLS 3870

Thoroughbred
239 No. Broadway
Lexington, KY 40507



CITY OF GEORGETOWN
 PROPERTY EXEMPT
 DB 254, PG 602
 PC 1, SL 222A
 PVA #186-40-010.010
 ORDINANCE
 # 89-003

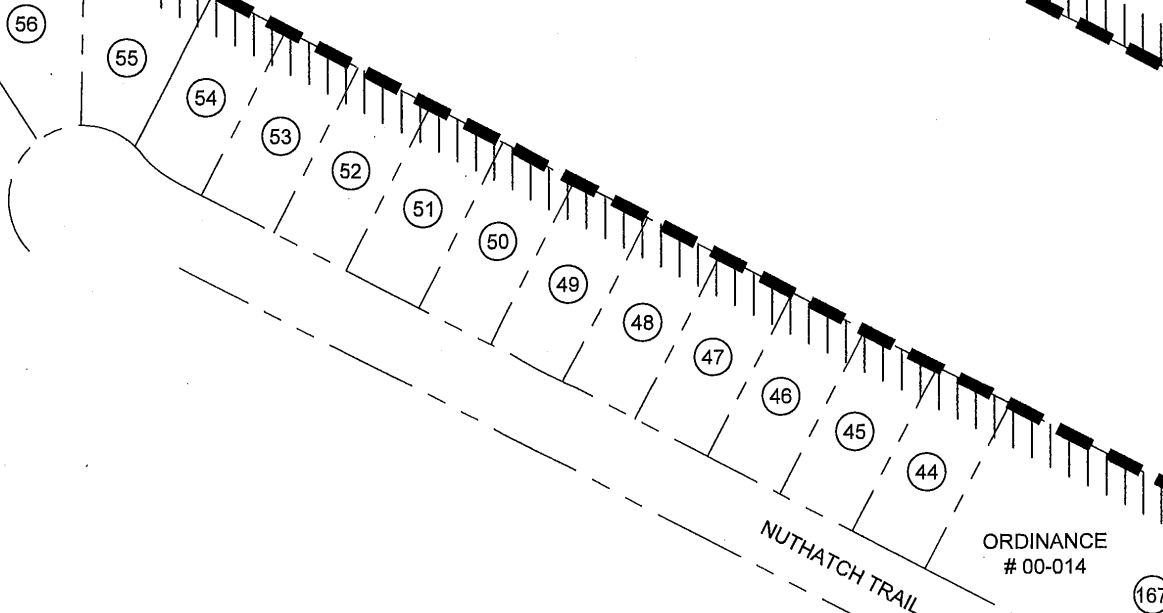
LINE	BEARING	DISTANCE
L85	S59°35'57"W	181.93'
L86	S56°08'49"W	72.68'
L87	S49°31'17"W	36.70'
L88	N53°24'45"E	110.20'
L89	N46°05'33"E	108.40'
L90	N62°37'25"W	107.40'
L91	N46°05'33"E	51.01'

ORDINANCE
 # 89-003

ORDINANCE
 # 00-014

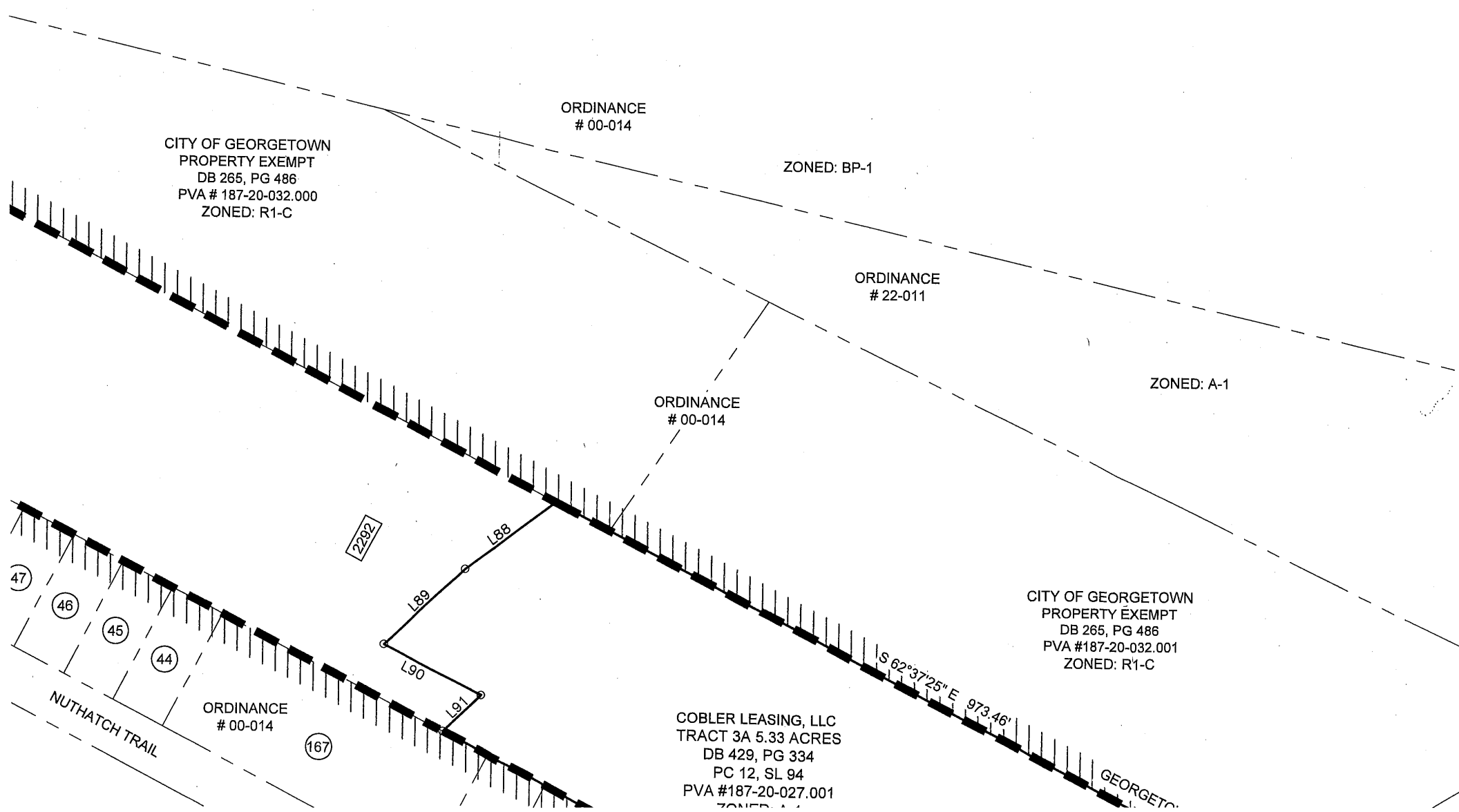
VITALIY KHALUS
 IVANNA KHALUS
 TRACT 3B 6.29 ACRES
 DB 898, PG 249
 PC 12, SL 94
 PVA #187-20-027.000
 ZONED: A-1

CITY OF GEORGETOWN
 PROPERTY EXEMPT
 DB 265, PG 486
 PVA # 187-20-032.000
 ZONED: R1-C



ORDINANCE
 # 00-014

LINE	BEARING	DISTANCE
L85	S59°35'57"W	181.93'
L86	S56°08'49"W	72.68'
L87	S49°31'17"W	36.70'
L88	N53°24'45"E	110.20'
L89	N46°05'33"E	108.40'
L90	N62°37'25"W	107.40'
L91	N46°05'33"E	51.01'



CITY OF GEORGETOWN
PROPERTY EXEMPT
DB 265, PG 486
PVA # 187-20-032.000
ZONED: R1-C

ORDINANCE
00-014

ZONED: BP-1

ORDINANCE
22-011

ZONED: A-1

ORDINANCE
00-014

CITY OF GEORGETOWN
PROPERTY EXEMPT
DB 265, PG 486
PVA #187-20-032.001
ZONED: R1-C

COBLER LEASING, LLC
TRACT 3A 5.33 ACRES
DB 429, PG 334
PC 12, SL 94
PVA #187-20-027.001
ZONED: A-1

ORDINANCE
00-014

S 62°37'25" E 973.46'

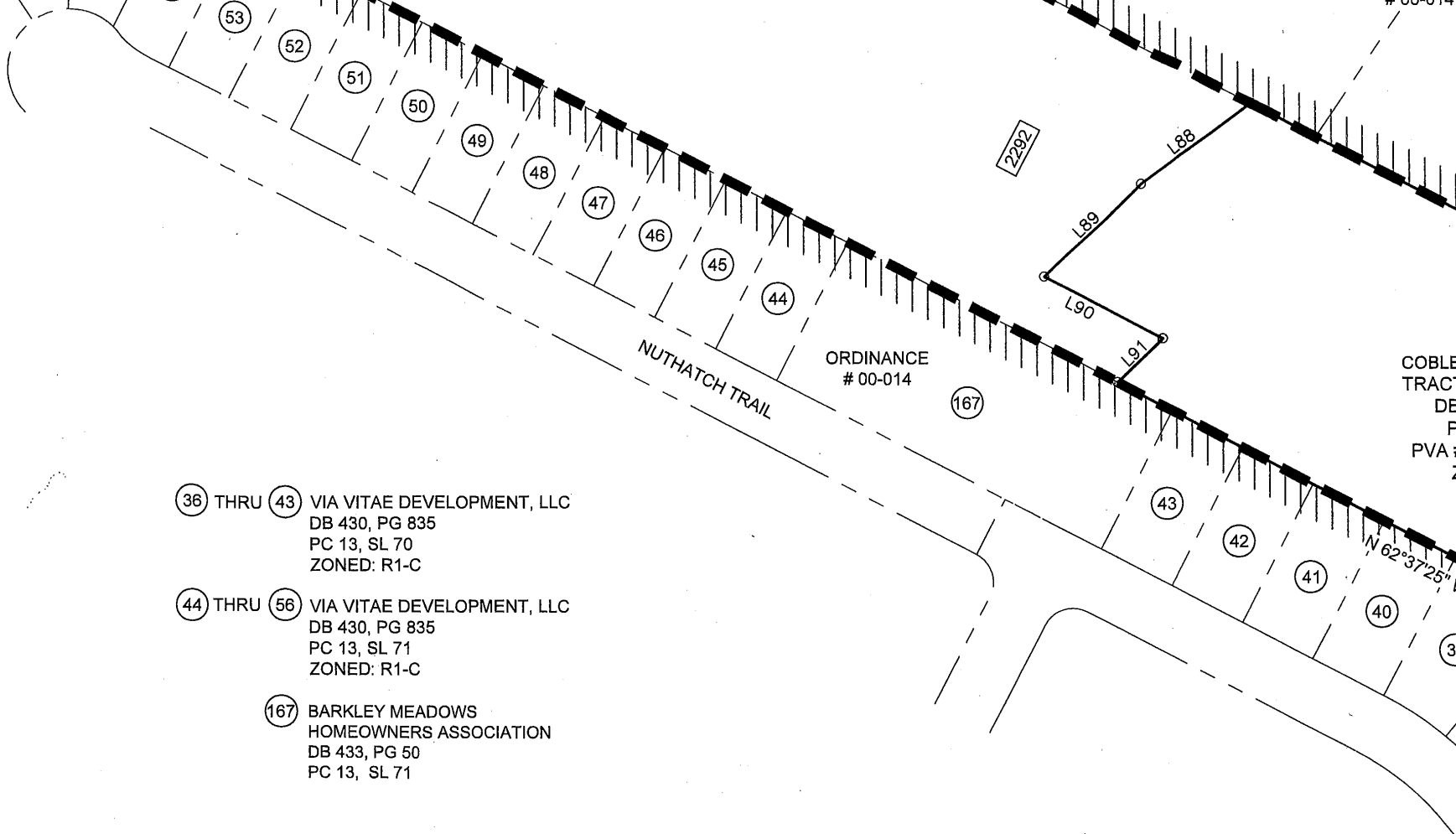
GEORGETOWN

2292

47
46
45
44

167

NUTHATCH TRAIL



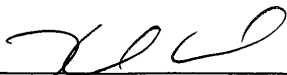
(36) THRU (43) VIA VITAE DEVELOPMENT, LLC
 DB 430, PG 835
 PC 13, SL 70
 ZONED: R1-C

(44) THRU (56) VIA VITAE DEVELOPMENT, LLC
 DB 430, PG 835
 PC 13, SL 71
 ZONED: R1-C

(167) BARKLEY MEADOWS
 HOMEOWNERS ASSOCIATION
 DB 433, PG 50
 PC 13, SL 71





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 PROPERTY FOR COBLER LEASING, LLC AT 2300
 CYNTHIANA ROAD, GEORGETOWN, KY 40324 NOT PREVIOUSLY
 ANNEXED.


 SURVEYOR

9/5/2022
 DATE

LEGEND

-  PROPERTY CORNER
-  ANNEX BOUNDARY LINE
-  ADJOINING BOUNDARY
-  EXISTING CORPORATE BOUNDARY OF THE CITY OF GEORGETOWN, KY

#00-014

CITY OF GEORGETOWN
PROPERTY EXEMPT
DB 265, PG 486
PVA #187-20-032.001
ZONED: R1-C

COBLER LEASING, LLC
TRACT 3A 5.33 ACRES
DB 429, PG 334
PC 12, SL 94
PVA #187-20-027.001
ZONED: A-1

ORDINANCE
00-014

NUTHATCH TRAIL



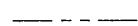

GEORGETOWN CITY LIMITS

GEORGETOWN CITY LIMITS

CYNTHIANA ROAD US 62

Point of Beginning
N 276632.90
E 1564082.45

LEGEND

-  PROPERTY CORNER
-  ANNEX BOUNDARY LINE
-  ADJOINING BOUNDARY
-  EXISTING CORPORATE BOUNDARY OF THE CITY OF GEORGETOWN, KY

