

CITY CLERK CERTIFICATION

STATE OF KENTUCKY)
)
COUNTY OF SCOTT)

I, the undersigned, being duly appointed and acting as the City Clerk of the City of Georgetown, Kentucky, hereby certify that the foregoing is a true, correct, and complete copy of Ordinance No. 2024-18 duly adopted by the Georgetown City Council at a duly convened public meeting held on September 23, 2024, all as appears in the official records of said City.

IN TESTIMONY WHEREOF, witness my hand and the Seal of said City on this the 8th day of November 2024.

Signed: Tracie Hoffman
Tracie Hoffman, City Clerk -Treasurer

RECEIVED AND FILED
DATE November 21, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Paige Marshall

CITY OF GEORGETOWN

ORDINANCE NO. 2024 - 18

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 2.93 +/- ACRES, LOCATED AT OR AROUND 1432 PAYNES DEPOT 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 2.93 +/- acres of property located at or around 1432 Paynes Depot 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 2024-18 is available for examination in the City Clerk's Office, 629 North Broadway, Georgetown, Kentucky 40324 or at www.georgetownky.gov.

PUBLICLY INTRODUCED AND READ FIRST TIME: September 9, 2024

PUBLICLY READ SECOND TIME AND PASSED: September 23, 2024

APPROVED: *Burney Jenkins*
Burney Jenkins (Sep 24, 2024 14:07 EDT)
Burney Jenkins, Mayor

ATTEST: *Tracie Hoffman*
Tracie Hoffman, City Clerk

I, Emilee A. Buttrum, hereby certify I am an Attorney licensed to practice law in the Commonwealth of Kentucky. My office is located at 117 N. Water Street, Georgetown, Kentucky 40324. I further certify the foregoing Summary of Ordinance 2024 - 18, 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.

Emilee A. Buttrum
Emilee A. Buttrum (Sep 24, 2024 15:02 EDT)
Emilee A. Buttrum

CITY OF GEORGETOWN

ORDINANCE NO. 2024-18

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 2.93 +/- ACRES, LOCATED AT OR AROUND 1432 PAYNES DEPOT ROAD, IN SCOTT COUNTY, KENTUCKY.

SPONSORS: Sonja Wilkins Brent and Willow Hambrick

WHEREAS, Jamie A. and Lydia J. Moore, and David S. Burke, property owners of record of the tract of land to be annexed, have given prior written consent to the annexation of the Property, as evidenced by the "Consent to Annexation" form attached hereto as Exhibit A; and

WHEREAS, the Property is adjacent or 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 in accordance with KRS 81A.410; and

WHEREAS, the Georgetown-Scott County Planning Commission has approved a Zoning Map Amendment (ZMA-2024-28) to rezone 2.93 +/- acres of the Property to B-5 (Planned Commercial Park), 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, Kentucky:

All that certain tract or parcel of land in Scott County, Kentucky, on the east side of the Paynes Depot Pike, and being on the waters of Cane Run and bounded as follows:

On the west by the Paynes Depot Pike, on the south by the property formerly owned by Lucy Bailey, on the north by the property of W. V. Featherstone (formerly Carrie Coleman) and on the east by the property of A. L. Jennings (formerly H. C. Samuels) and containing 3 acres, more or less.

THERE IS EXCEPTED THEREFROM AND NOT INCLUDED HEREIN THAT CERTAIN PARCEL NO. 15, TRACT "A", AS MORE PARTICULARLY DESCRIBED IN A DEED TO THE COMMONWEALTH OF KENTUCKY DATED JANUARY 5, 2005, OF RECORD IN DEED BOOK 289, PAGE 578, SCOTT COUNTY CLERK'S OFFICE. SAID PARCEL NO. 15, TRACT "A" CONSISTS OF .532 ACRES.

Being a portion of the same property conveyed to DELORES JEAN ROGERS, a single person, by UNITED STATES MARSHALL'S QUITCLAIM DEED from KENNETH C. POORE, United States Marshall for the Eastern District of Kentucky, dated May 26, 1993, of record in Deed Book 200, Page 377, Scott County Clerk's Office. AND being a portion of the same property subject to a LAND CONTRACT between DELORES JEAN ROGERS, single, and JANE ELLEN MAHAN, single, dated August 31, 2004, of record in Deed Book 284, Page 702, Scott County Clerk's Office. Said JANE ELLEN MAHAN died intestate on January 10, 2005, a resident of Scott County, Kentucky, and was survived by her two (2) sons, ERNEST MAHAN and RUSSELL MAHAN, as her sole heirs-at-law. See Affidavit of Descent of record in Miscellaneous Book 51, Page 826, Scott County Clerk's Office. Said RUSSELL MAHAN died intestate on November 7, 2010, a resident of Scott County, Kentucky, and was survived by his son, JUSTIN LEE MAHAN, as his sole heir-at-law. See Affidavit of Descent of record in Miscellaneous Book 51, Page 826, Scott County Clerk's Office. Said DELORES JEAN ROGERS died testate on August 7, 2013, a resident of Scott County, Kentucky, and per the terms of her Last Will and Testament of record in Will Book 26, Page 469, Scott County Clerk's Office, devised the above-described property to her two (2) nephews, RUSSELL MAHAN (now deceased) and ERNEST MAHAN, equally and in fee simple.

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 approximately 2.93 +/- acres of the Property from A-1 to B-5 and shall take effect after the passage and publication of this ordinance and the "Zoning Ordinance" according to law.

SECTION FIVE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION SIX

This Ordinance shall be in full force and effect upon passage and publication.

PUBLICLY INTRODUCED AND READ FIRST TIME:

September 9, 2024

PUBLICLY READ SECOND TIME AND PASSED:

September 23, 2024

APPROVED: *Burney Jenkins*
Burney Jenkins (Sep 24, 2024 14:07 EDT)
Burney Jenkins, Mayor

ATTEST: *Tracie Hoffman*
Tracie Hoffman, City Clerk

Legal Description
Proposed Zone: B-5
2.48 Acres

BEGINNING at an iron pin (set), located in the east right-of-way line of Frontage Road No. 5, CR #1256 and Paynes Depot Road (Commonwealth of Kentucky – Deed Book 216, Page 572), referenced by an iron pin (found) bearing **NORTH 59 DEGREES 18 MINUTES 45 SECONDS WEST 43.24 FEET**;

Thence, with the east right-of-way line of Frontage Road No. 5, **NORTH 20 DEGREES 51 MINUTES 17 SECONDS EAST 132.05 FEET** to a right-of-way monument (found), also being a property boundary corner of Richard and Virginia Robinson (Deed Book 137, Page 493 - now or formerly);

Thence, leaving the right-of-way line and with the Robinson property boundary line, **SOUTH 58 DEGREES 27 MINUTES 56 SECONDS EAST 858.52 FEET** to set stone (found), referenced by an iron pin (set) bearing **SOUTH 18 DEGREES 59 MINUTES 37 SECONDS WEST 1.00 FEET**; Said set stone being located in the property boundary line of Dudley Jennings (Deed Book 252, Page 41 - now or formerly);

Thence, leaving the Robinson property boundary corner and with the Jennings property boundary line, **SOUTH 18 DEGREES 59 MINUTES 37 SECONDS WEST 124.25 FEET** to an iron pin #3661 (found), referenced by an iron pin (found) bearing **SOUTH 18 DEGREES 23 MINUTES 09 SECONDS WEST 47.46 FEET**; Said iron pin also being a corner of Tract #1-A, recorded in Plat Cabinet 13, Slide 317;

Thence, continuing with the Jennings property boundary line and with the north boundary of Tract #1-A, **NORTH 59 DEGREES 01 MINUTE 46 SECONDS WEST 861.07 FEET** to the corner of the beginning, containing **2.48 ACRES**, more or less, as described by a Property Boundary Survey completed October 30, 2024, by Stephen M. Flinchum, Professional Surveyor #4119, being the same tract of real property conveyed by deed to David Scott Burke, a single person, Jamie A. Moore and Lydia J. Moore, his wife, from the Estate of Delores Jean Rogers, by and through Ernest Mahan, executor, Ernest Mahan, a single person, and Justin Lee Mahan, a single person, duly recorded in Deed Book 413, Page 743, of record in the Scott County Court Clerk's office, Georgetown, Kentucky.

Exhibit A

CONSENT TO ANNEXATION

THIS CONSENT TO ANNEXATION is made and entered into this 4th day of September 2024, by and between JAMIE A. MOORE and LYDIA J. MOORE, husband and wife, whose address is 104 Bronte Place, Georgetown, KY 40324, and DAVID S. BURKE, an individual, whose address is 146 Christal Drive, Georgetown, KY 40324 ("Grantors") and the CITY OF GEORGETOWN, KENTUCKY ("Grantee"), a Kentucky municipal corporation of the home rule class, whose address is 100 N. Court Street, Georgetown, KY 40324.

WHEREAS, Grantors have requested Grantee to provide municipal services and/or water sewer services, as they become available, to Grantors' property located on 1432 Paynes Depot Road, Georgetown, KY 40324 (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, Grantors have 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, Grantors acknowledge that the Property may not be assigned a zoning designation in accordance with Grantors' wishes and Grantors release Grantee from any liability associated with the annexation and zoning of the Property.

IT IS THEREFORE AGREED AS FOLLOWS:

1. Grantors hereby request and consent to annexation of the Property into the City of Georgetown, Kentucky pursuant to KRS 81A.412. Grantors shall be prohibited from opposing said annexation. In the event Grantors execute a remonstrance petition opposing said annexation, their signatures shall be deemed invalid and of no effect pursuant to KRS 81A.420.
2. Grantors hereby release the 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:

All that certain tract or parcel of land in Scott County, Kentucky, on the east side of the Paynes Depot Pike, and being on the waters of Cane Run and bounded as follows:

On the west by the Paynes Depot Pike, on the south by the property formerly owned by Lucy Bailey, on the north by the property of W. V. Featherstone (formerly Carrie Coleman) and on the east by the property of A. L. Jennings (formerly H. C. Samuels) and containing 3 acres, more or less.

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4. This "Consent to Annexation" shall be perpetual and shall run with the Property, and shall be binding upon Grantors, and their heirs and assigns.

5. Grantors certify 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 Grantors execute 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 Grantors shall provide a letter requesting decertification of said agricultural district.**
7. **Grantors shall not execute this form unless an accurate and legal description of the Property to be annexed is provided in Section 3.**
8. **No identified existing non-conforming uses or structures were waived from the application of said applicable Ordinances.**
9. **Grantors hereby authorize the 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, as described in Subsection 3 above, to perform the necessary task and functions to accomplish the annexation, i.e., field survey work.**
10. **Grantors hereby acknowledge 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, Grantors 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.**

[Signature pages follow]

GRANTORS:

[Signature]

Jamie A. Moore, husband

[Signature]

Lydia J. Moore, wife

[Signature]

David S. Burke, an individual

STATE OF KENTUCKY)

SCOTT COUNTY)

Subscribed and sworn to before me by Jamie A. Moore and Lydia J. Moore, husband and wife,
this the 4 day of September, 2024.

(SEAL)

[Signature]
STAN HOLDER
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP62999
MY COMMISSION EXPIRES 12/05/2026

STATE OF KENTUCKY)

SCOTT COUNTY)

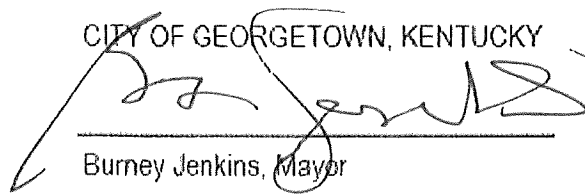
Subscribed and sworn to before me by David S. Burke, an individual, this the 4 day of
September, 2024.

(SEAL)

[Signature]
STAN HOLDER
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COMMISSION # KYNP62999
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GRANTEE:

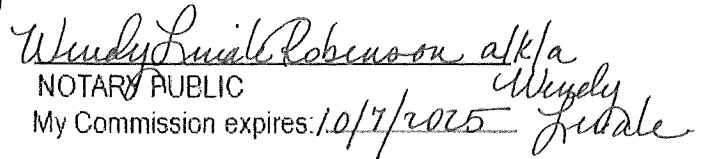
CITY OF GEORGETOWN, KENTUCKY


Burney Jenkins, Mayor


STATE OF KENTUCKY)
)
SCOTT COUNTY)

Subscribed and sworn to before me by Burney Jenkins, in his official capacity as Mayor of the City of Georgetown, Kentucky, this the 7th day of September, 2024.

(SEAL)


NOTARY PUBLIC
My Commission expires: 10/7/2025 *Wendy Linnale*

THIS INSTRUMENT PREPARED BY:



Emilee A. Buttrum, Esq.
City of Georgetown, Kentucky
Office of the City Attorney
100 N. Court Street
Georgetown, KY 40324
(502) 863-9800

Legal Description

Proposed Zone: B-5

2.48 Acres

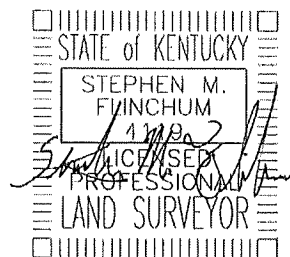
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CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT/ PLAN OF DEVELOPMENT WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

DAVID SCOTT BURKE DATE

JAMIE & LYDIA MOORE DATE

PROPERTY OWNERS

DAVID SCOTT BURKE (1/2 INTEREST)
JAMIE & LYDIA MOORE (1/2 INTEREST)
146 CHRISTAL DRIVE
GEORGETOWN, KY 40324
DEED BOOK 413, PAGE 743

SITE STATISTICS

ADDRESS: 1432 PAYNES DEPOT RD
GEORGETOWN, SCOTT COUNTY,
KENTUCKY 40324

PVA # 141-10-001.000

CURRENT ZONING: A-1 (2.48 ACRES)
ZONING REQUEST: B-5 (GENERAL COMMERCIAL PARK)
PROPOSED USE: MIXED-USE DEVELOPMENT INCLUDING
RETAIL, HOTELS, RESTAURANTS, AND
BIG BOX STORE

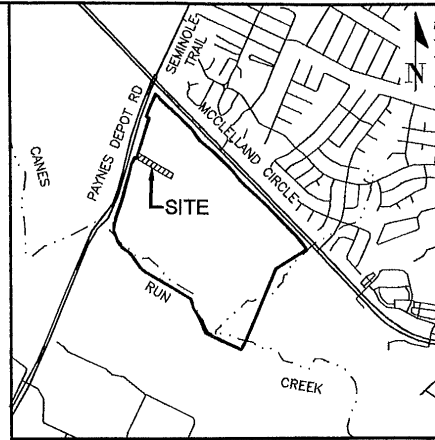
MAX BLDG HEIGHT: 5 STORIES OR 60'
MAX BLDG COVERAGE: 50%
MIN LOT AREA W/O SAN. SEW: 5 AC
SETBACKS:

FRONT - 50 FT - 100 FT IF ADJACENT TO RES. OR AG.
SIDE - 50 FT - 100 FT IF ADJACENT TO RES. OR AG.
REAR - 50 FT - 100 FT IF ADJACENT TO RES. OR AG.

RICHARD L. & VIRGINIA GAYLON ROBINSON
143 McCLELLAND SPRINGS DRIVE
GEORGETOWN, KY 40324
DEED BOOK 137, PAGE 493
PVA - 141-10-002.000
ZONE - A-1 AGRICULTURAL

858.52'
S 58°27'56" E

DAVID SCOTT BURKE (1/2 INTEREST)
JAMIE & LYDIA J. MOORE (1/2 INTEREST)
146 CHRISTAL DR
GEORGETOWN, KY 40324
DEED BOOK 413, PAGE 743
PVA - 141-10-001.000
PROPOSED ZONING - B-2
108033 SQ. FT.
2.48 ACRES



VICINITY MAP
SCALE: 1" = 3000'

PURPOSE

THIS PLAT IS TO ILLUSTRATE THE RETRACEMENT SURVEY OF DEED BOOK 413, PAGE 743, AND TO PROPOSE A ZONE CHANGE FOR THE SURVEYED PARCEL TO B-5 - GENERAL COMMERCIAL PARK.

SET STONE
REFERENCED BY
AN IPS BEARING
S 18°59'37" W 1.00'

DUDLEY L. JENNINGS
1530 PAYNES DEPOT ROAD
GEORGETOWN, KY 40324
PART OF DB 252, PG 41
PVA - 141-20-088.000
ZONE - A-1 AGRICULTURAL

GEORGETOWN
CITY LIMITS
S 18°59'37" W
124.25'

IPF 3661



OPOSED ZONE CHANGES

T BURKE
A J. MOORE
OT ROAD
J, KY 40324

THOROUGHbred
DESIGN | ENGINEER | CONSTRUCT

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

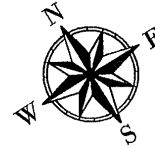
CIVIL DESIGN, LAND SURVEYING, ARCHITECTURE,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CMI-CEI-CONSTRUCTION SERVICES

ALL RIGHTS RESERVED BY THOROUGHbred ENGINEERING, PLANNING AND SURVEYING AS A DIVISION OF THOROUGHbred ENGINEERING, PLANNING AND SURVEYING. THIS DOCUMENT IS THE PROPERTY OF THOROUGHbred ENGINEERING, PLANNING AND SURVEYING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PLOT DATE: 10/29/2024 4:08 PM

LEGEND

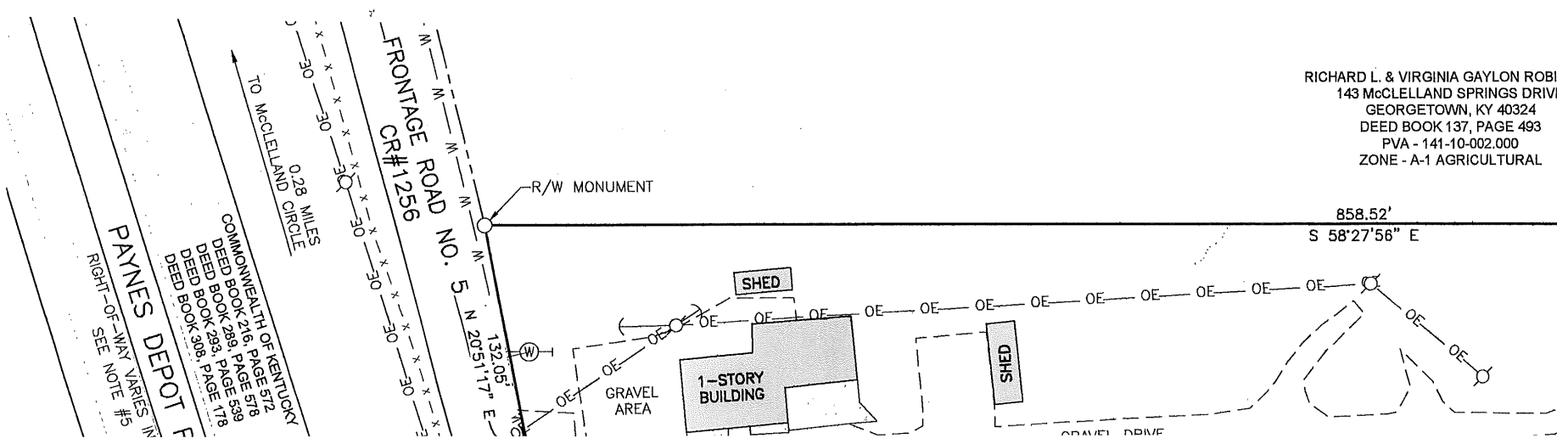
- | | | | |
|---|---|---------------|--------------------------|
| ○ | PROPERTY CORNER FOUND (AS NOTED) | ————— | PROPERTY BOUNDARY LINE |
| ● | IPS - 5/8" x 18" IRON PIN W/ CAP "PLS 4119" SET | - - - - - | ADJOINERS APPR. BOUNDARY |
| ⊗ | IRON PIN FOUND WITH NO CAP | - - - - - | EDGE OF GRAVEL |
| ⊕ | WATER VALVE | - - - - - | DISTURBED AREA |
| ⊕ | WATER METER | - - - - - | EASEMENT LINE |
| ⊕ | UTILITY POLE | | GEORGETOWN CITY LIMITS |
| | | ————— | EDGE OF ASPHALT |
| | | - x - x - x - | FENCE LINE |
| | | — OE — | OVERHEAD ELECTRIC LINE |
| | | — W — | WATER LINE |
| | | ▭ | CONCRETE AREA |



CERTIFICATION OF OWNERSHIP AND DEDICATION
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 DAVID SCOTT BURKE DATE

 JAMIE & LYDIA MOORE DATE



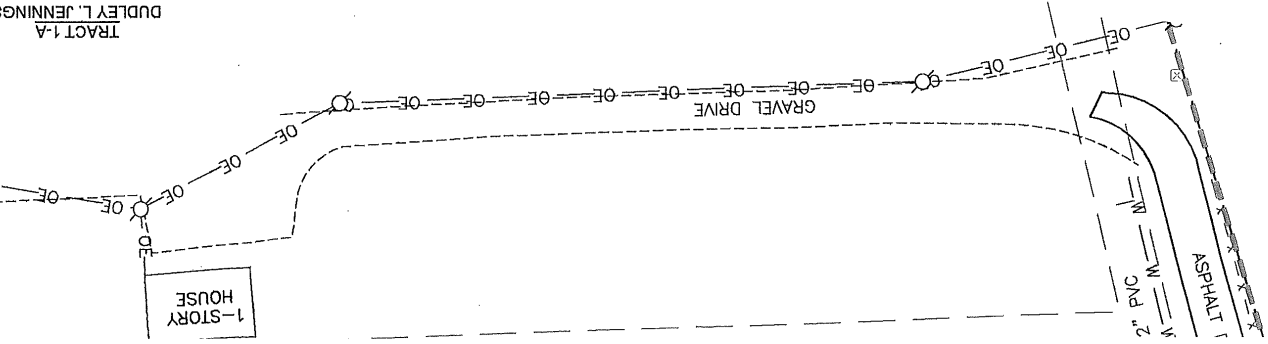
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 PVA - 141-10-002.000
 ZONE - A-1 AGRICULTURAL

SURVEYOR NOTES

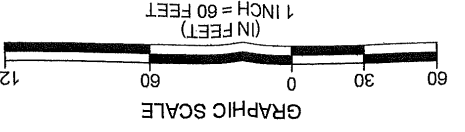
SURVEY PERFORMED BY: THOROUGHBRD
 SURVEY TYPE: URBAN
 FIELD DATE: 8/16/2024
 METHOD: RTK GNSS
 COORDINATE SYSTEM: NAD83 KY NORTH
 VERTICAL: NAVD88
 GEOD MODEL: 12B
 EQUIPMENT: TRIMBLE R10 / R12I GNSS RECEIVERS, TRIMBLE S7 TOTAL
 STATION, TRIMBLE TSCT DATA COLLECTOR

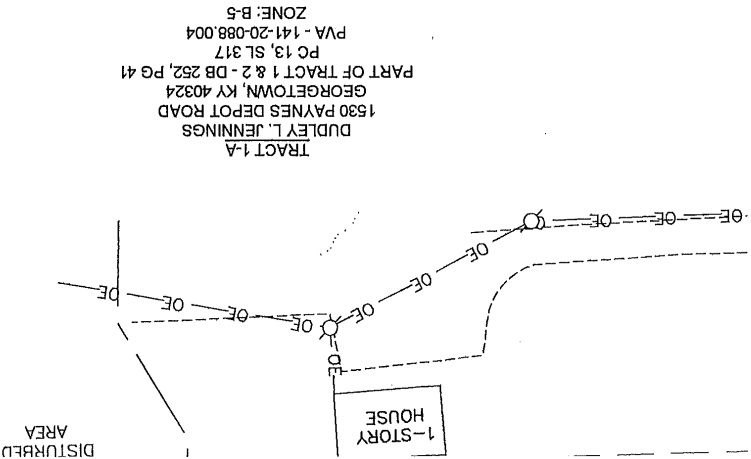
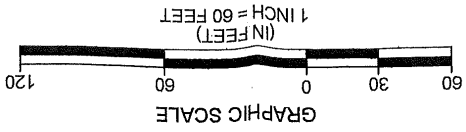
1. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY RECORDED OR UNRECORDED.
2. CURRENCY: DATA REGARDING UTILITIES AND EASEMENTS WERE OBTAINED FROM LOCAL & FEDERAL GOVERNMENT AGENCIES AND FIELD OBSERVATION.
3. NO CEMETERY OR BURIAL GROUNDS WERE OBSERVED INSIDE THE SUBJECT TRACT DURING THE COURSE OF THIS SURVEY.
4. FLOOD MAP #21209C0179D EFFECTIVE DATE 12/21/2017 SHOWS THE SUBJECT SITE IS IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.
5. RIGHT-OF-WAY FOR PAYNES DEPOT ROAD (US-62) VARIES IN WIDTH AND WAS FOUND IN DEED BOOK 216, PAGE 572; DEED BOOK 289, PAGE 578; DEED BOOK 293, PAGE 539; DEED BOOK 308, PAGE 178, FRONTAGE ROAD NO. 5 IS CONTAINED ENTIRELY WITHIN THE PAYNES DEPOT ROAD RIGHT-OF-WAY.
6. CITY LIMITS MAPPING TAKEN FROM SHAPE FILES PROVIDED BY THE SECRETARY OF STATE GIS MAPPING.
7. METHODOLOGY: THE BOUNDARY SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND IS AN URBAN CLASS SURVEY. THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) WITH A RELATIVE ACCURACY OF 0.015' + 50 PPM AT A 95% CONFIDENCE LEVEL. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE KENTUCKY STATE NORTH ZONE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE BEARINGS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED TRAVERSE. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH A 5/8" IRON PIN (18" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #119 UNLESS OTHERWISE NOTED HEREON.

8. ACCURACY: THE TRIMBLE R10 / R12I RECEIVER HAS A STATED HORIZONTAL RTK ACCURACY OF 8MM + 1PPM AND A RTK VERTICAL ACCURACY OF +/- 15 MM + 1 PPM.
9. PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E.; SCOTT COUNTY PVA) THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC). THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT.
10. DUE TO THE ABOVE, THOROUGHBRD ENGINEERING, ASSUMES NO LIABILITY WITH REGARDS TO INFORMATION PERFORMED BY OTHERS, SHOWN OR OTHERWISE INFERRED, NOTHING CONTAINED HEREIN SHALL BE HELD AS A LEGAL WARRANTY, EXPRESSED OR IMPLIED.



TRACT 1-A
 DUDLEY L. JENNINGS
 1530 PAYNES DEPOT RD
 GEORGETOWN, KY 402
 PART OF TRACT 1 & 2 - DB 2;
 PC 13, SL 317
 PVA - 141-20-088.004
 ZONE: B-5





SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THE BOUNDARY SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

SURVEYOR: *Stephen M. Flinchum*

STEPHEN M. FLINCHUM #4419
 sflinchum@tiredfirm.com
 THOROUGHbred ENGINEERING
 PO BOX 481
 LEXINGTON, KENTUCKY 40588
 (859) 785-0383

DATE: 10/30/2024

STATE OF KENTUCKY LICENSED PROFESSIONAL LAND SURVEYOR STEPHEN M. FLINCHUM 4119	
PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150	
PROJECT NO.: 230290 DRAWN BY: SMF/CLG REVIEWED BY: DATE 10/29/2024 FILENAME: BURKE-MOORE ZONE CH 03.DWG	REVISION: 10/29/2024 ORIG DATE
CLIENT: LIMESTONE FARMS 197 SOARDS RD, GEORGETOWN, KY 40324	
OWNER: DAVID SCOTT BURKE JAMIE & LYDIA J. MOORE 146 CHRISTAL DRIVE GEORGETOWN, KY 40324	
BOUNDARY SURVEY DAVID SCOTT BURKE JAMIE & LYDIA J. MOORE	