

# City of Georgetown

GEORGETOWN, KENTUCKY

RECEIVED AND FILED  
DATE February 20, 2006

SUE LEWIS, CITY CLERK

TREY GRAYSON  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kandice Robinson

## CERTIFICATION: KRS 81A.470 FILINGS

I certify I am the duly qualified City Clerk of the City of Georgetown, Kentucky,  
and the foregoing 11 pages of Ordinance No. 05-033 is a true, correct and  
complete copy duly adopted by the City Commission at a duly convened meeting held on  
December 15, 2005, all as appears in the official records of said City.

WITNESS, my hand and Seal of the City of Georgetown, this 17th day of

February, 2006.

Sue Lewis  
Signature of City Clerk

CITY OF GEORGETOWN  
ORDINANCE NO. 05-133

AN ORDINANCE RELATED TO THE ANNEXATION OF CERTAIN REAL PROPERTY CONTAINING 7.02 ACRES, MORE OR LESS, OWNED BY WILLIAM BEVINS AND ANN B. BEVINS, HUSBAND AND WIFE, UNDER CONTRACT OF SALE TO JAMES "BO" KELLY AND MICHAEL OWENS, SITUATED ON THE SOUTH SIDE OF THE BY-PASS (ADJACENT TO THE WEST BOUNDARY OF THE GILES PROPERTY), AND SOUTH OF THE CITY LIMITS OF GEORGETOWN IN SCOTT COUNTY, KENTUCKY.

---

WHEREAS, the owners, William Bevins and Ann B. Bevins, husband and wife, (and proposed purchasers, James "Bo" Kelly and Michael Owens) have consented to the annexation of certain real property consisting of 7.02 acres, more or less, situated on the south side of the By-Pass (adjacent to the west boundary of the Giles Property) and south of the City Limits of Georgetown in Scott County, Kentucky, and

WHEREAS, all appropriate steps required under Chapter 81A of the Kentucky Revised Statutes have been performed or waived; and

WHEREAS, a copy of said consent having been made a part of the record in this matter and available for review with the minutes of this meeting; and

WHEREAS, said property is now embraced within the County of Scott, Kentucky, and is contiguous to the existing City Limits and, having urban character, is appropriate for annexation in its entirety to the City of Georgetown.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GEORGETOWN:**

SECTION I. PURPOSE: The hereinafter described property is urban in character and is contiguous to the existing City Limits of the City of Georgetown. It is, therefore, desirable to annex this property to the City of Georgetown, extending the boundaries of the City to include this property described as follows:

SEE LEGAL DESCRIPTION OF PROPERTY ANNEXED,  
ATTACHED HERETO, INCORPORATED HEREIN, AND  
MADE A PART HEREOF BY REFERENCE AS EXHIBIT "A".


SECTION II. ANNEXATION: The above described real property is hereby annexed into the City of Georgetown, all technical requirements having been

satisfied or waived by consent being filed with the minutes of the Georgetown City Council meeting dated the 1<sup>st</sup> day of DECEMBER, 2005.

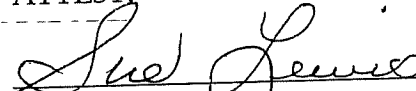
SECTION III. ZONE CLASSIFICATION: The annexation of this property shall not affect its zoning classification.

SECTION IV. EFFECTIVE DATE: This Ordinance shall become effective upon its publication on the 21<sup>st</sup> day of DECEMBER, 2005.

WHEREUPON, the foregoing Ordinance was read for the first time on the 1<sup>st</sup> day of DECEMBER, 2005, read for the second time, passed and approved on the 15<sup>th</sup> day of DECEMBER, 2005.

  
EVERETTE L. VARNEY  
Mayor

ATTEST:

  
SUE LEWIS, City Clerk  
Georgetown, Kentucky

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 No. 05-033 relating to the annexation of certain real property consisting of a total of 7.02 acres, more or less, owned by William Bevins and Ann B. Bevins, husband and wife, (under contract of sale to James "Bo" Kelly and Michael Owens), situated on the south side of the By-Pass (adjacent to the west boundary of the Giles property) and south of the City Limits of Georgetown in Scott County, Kentucky.

IN TESTIMONY WHEREOF, witness my hand, the Seal of said City, on this the 15<sup>th</sup> day of December 2005.


  
SUE LEWIS, City Clerk  
Georgetown, Kentucky

EXHIBIT "A"

DESCRIPTION OF PROPERTY

That tract or parcel of land situated on the south side of the Georgetown bypass and being bounded on the east by the property of Ralph C. Giles and Lucy J. Giles (DB 90, P 265) and being bounded on the south by property of Eleanor Wells (DB 066, P 321) and on the west by the remainder of the Williams Bevins property (DB 052, P 053) and being more particularly bounded and described as follows, to wit:

Beginning at an iron pin set with cap # 2164 (typical); thence with Ralph C. Giles and Lucy J. Giles

1) S 39 degrees 49' 01" W 924.80 feet to an iron pin set in a post; thence with Wells

1) N 57 degrees 24' 28" W 345.82 feet to an iron pin set; thence a new line thru Bevins

1) N 40 degrees 47' 23" E 874.46 feet to an iron pin set; thence with the Commonwealth of Kentucky (Georgetown bypass) for three calls

1) S 68 degrees 46' 53" E 130.10 feet to an iron pin set

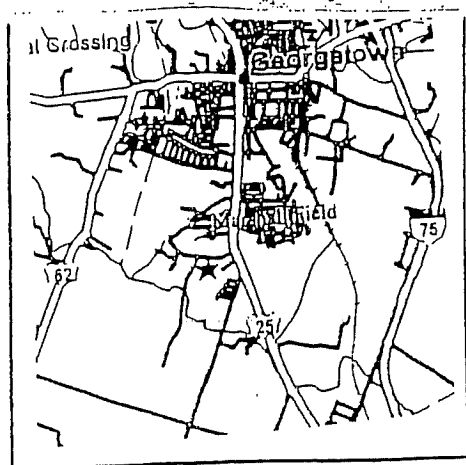
2) S 76 degrees 34' 29" E 159.66 feet to an iron pin set

3) S 33 degrees 32' 17" E 64.61 feet to the beginning and containing 7.02 acres and being a part of that property described in Deed Book 82, Page 246, as recorded in the Scott County Court Clerk's Office, Georgetown, Ky. This description results from an actual field survey performed by John Fritts of the office of Thoroughbred Engineering, Georgetown, Ky.

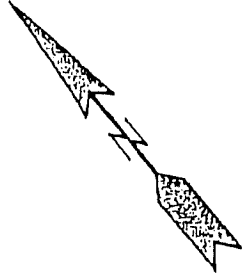
For drawing of subject property, see EXHIBIT "B" attached.

EXHIBIT "B"

REMAINING ACRES  
D.B. 82, PG. 246



VICINITY MAP

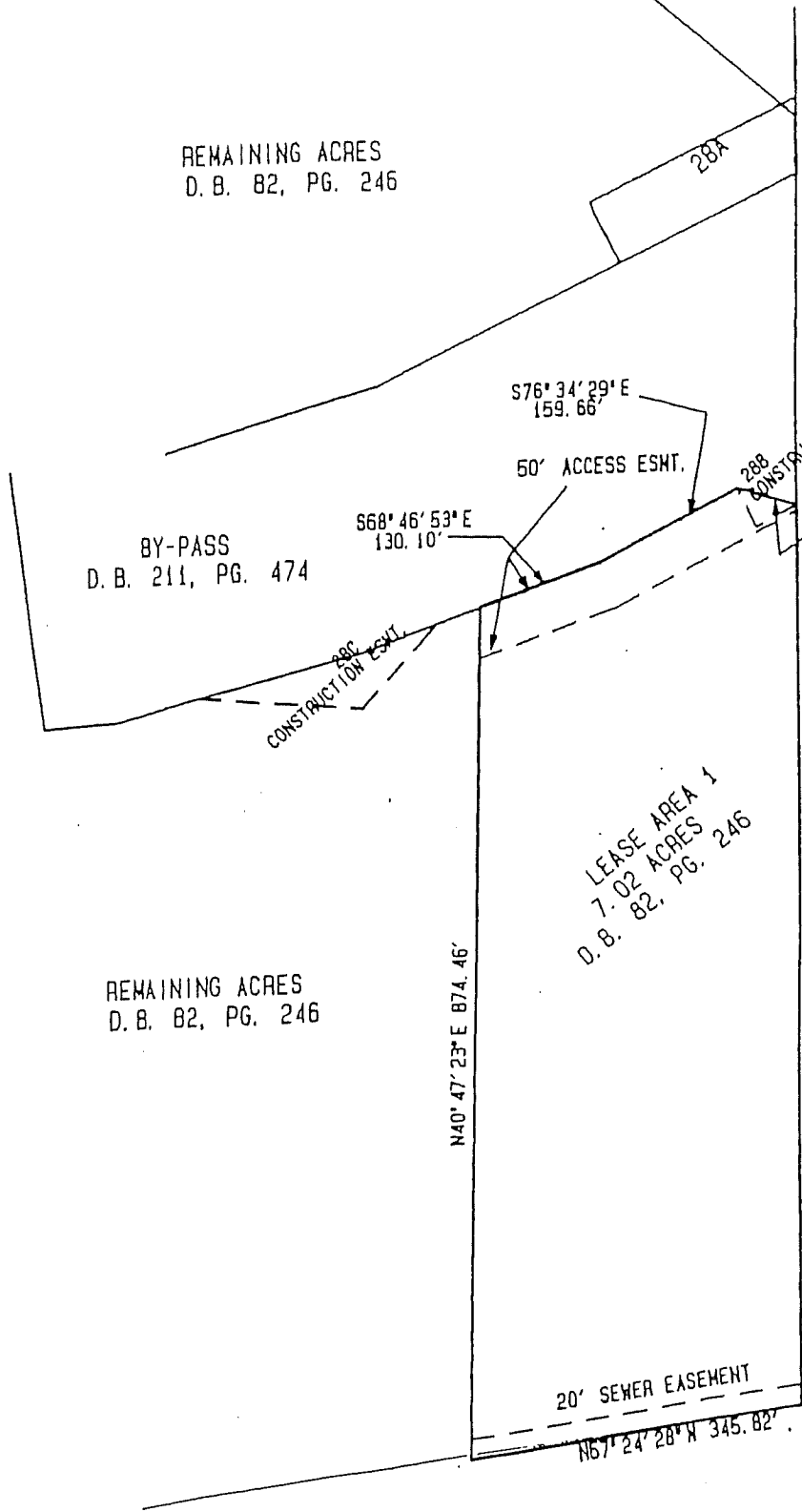


BY-PASS  
D.B. 211, PG. 474

REMAINING ACRES  
D.B. 82, PG. 246

LEASE AREA 1  
7.02 ACRES  
D.B. 82, PG. 246

GILES



S39° 49' 01" W 924.80'





- Legend**
- Urban Service Boundary
  - City of Georgetown
  - Buildings
  - Lakes
  - Parcels
  - Parcels within 500'
  - Golf Center

Annexation  
05-026  
10/20/2005

Gano  
Baptist  
Church

Georgetown  
Golf Center  
60-4D

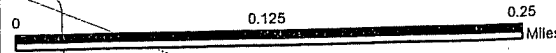
Georgetown City Limits

Annexation  
05-026  
10/20/2005

Urban Service Boundary

500' Buffer

Map of Georgetown, KY, showing the Urban Service Boundary and City Limits. The map is a GIS product created by the Georgetown-Scott County Planning Commission. It is based on the 2005 Census of Population and Housing, and the 2005 Census of Business and Economic Activity. The map is a GIS product created by the Georgetown-Scott County Planning Commission. It is based on the 2005 Census of Population and Housing, and the 2005 Census of Business and Economic Activity. The map is a GIS product created by the Georgetown-Scott County Planning Commission. It is based on the 2005 Census of Population and Housing, and the 2005 Census of Business and Economic Activity.



# Bevin's Notification Map

## CONSENT TO ANNEXATION

WHEREAS, the City Council, Georgetown, Kentucky, will be requested by the undersigned to annex certain unincorporated territory located in Scott County, Kentucky, and

WHEREAS, if said request is approved, said City Council will enact an Ordinance to accomplish the annexation of said territory, and

WHEREAS, the undersigned, William Bevins and Ann B. Bevins, husband and wife, are the owners in fee simple of the real property situated within that portion of the area to be requested for annexation and referred to as the Consent Area, and

WHEREAS, the undersigned, Joseph Stupnicki, has contracted to purchase that portion of the area to be requested for annexation and referred to as the Consent Area; and

WHEREAS, the undersigned now desire to unilaterally and unconditionally consent to the annexation by the City of Georgetown, Kentucky, of the unincorporated territory (the Consent Area) which is more fully described as follows:

SEE LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED  
ATTACHED HERETO, INCORPORATED HEREIN, AND MADE A  
PART HEREOF BY REFERENCE AS EXHIBIT "A".

NOW, THEREFORE, the undersigned hereby consent, pursuant to KRS 81A.500, to the annexation by the City of Georgetown, Kentucky, of that certain area of unincorporated territory (the Consent Area) which is more particularly described above.

FURTHER, the undersigned agree that the City of Georgetown, Kentucky, may enact an Ordinance annexing the Consent Area to the City of Georgetown, Kentucky.

FURTHER, the undersigned covenant and agree that they will not sue the City of Georgetown, Kentucky, or any of its officers, agents, employees or representatives or prosecute any action to which the City of Georgetown, Kentucky, or any of its officers, agents, employees or representatives is a party for or on account of the annexation of the Consent Area.

FURTHER, the undersigned hereby waive the requirements of KRS 81A.050 and KRS 81A.060 and any and all other requirements for annexation of the Consent Area.

IN TESTIMONY WHEREOF, the undersigned have executed this Consent to Annexation on this the 30 day of NOVEMBER, 2005.

William Bevins  
WILLIAM BEVINS

Ann B. Bevins  
ANN B. BEVINS

N/A  
JOSEPH STUPNICKI

STATE OF KENTUCKY)  
( SCT.  
COUNTY OF SCOTT )

SUBSCRIBED, sworn to and acknowledged before me on this the 30 day of NOVEMBER, 2005, by William Bevins and Ann B. Bevins, husband and wife.

My commission expires: January 11, 2007.

R. Bruce Lankford  
NOTARY PUBLIC  
State of Kentucky at Large

STATE OF KENTUCKY)  
( SCT.  
COUNTY OF SCOTT )

SUBSCRIBED, sworn to and acknowledged before me on this the N/A day of N/A, 2005, by Joseph Stupnicki.

My commission expires: N/A.



N/A  
NOTARY PUBLIC  
State of Kentucky at Large

APPROVAL

WE, the undersigned, because we have a contractual interest in the subject property (7.02 acres), do hereby approve the application to annex the subject property and do hereby join in this CONSENT TO ANNEXATION, hereby agreeing to all terms, provisions and conditions contained therein.

James Bo Kelly 12-1-05  
JAMES "BO" KELLY                 DATE  
  
Michael Owens 12-1-05  
MICHAEL OWENS                   DATE

STATE OF KENTUCKY)  
                                      ( SCT.  
COUNTY OF SCOTT    )

SUBSCRIBED, sworn to and acknowledged before me on this the 1<sup>st</sup> day of December, 2005, by James "Bo" Kelly and Michael Owens.

My commission expires: January 11, 2007

R. Bruce Lankford  
NOTARY PUBLIC  
State of Kentucky at Large

PREPARED BY:  
R. Bruce Lankford  
R. BRUCE LANKFORD  
Lankford & Lankford  
Attorneys at Law  
300 East Main Street  
P. O. Box 513  
Georgetown, Kentucky 40324

EXHIBIT "A"

DESCRIPTION OF PROPERTY

That tract or parcel of land situated on the south side of the Georgetown bypass and being bounded on the east by the property of Ralph C. Giles and Lucy J. Giles (DB 90, P 265) and being bounded on the south by property of Eleanor Wells (DB 066, P 321) and on the west by the remainder of the Williams Bevins property (DB 052, P 053) and being more particularly bounded and described as follows, to wit:

Beginning at an iron pin set with cap # 2164 (typical); thence with Ralph C. Giles and Lucy J. Giles

- 1) S 39 degrees 49' 01" W 924.80 feet to an iron pin set in a post; thence with Wells
- 1) N 57 degrees 24' 28" W 345.82 feet to an iron pin set; thence a new line thru Bevins
- 1) N 40 degrees 47' 23" E 874.46 feet to an iron pin set; thence with the Commonwealth of Kentucky (Georgetown bypass) for three calls
- 1) S 68 degrees 46' 53" E 130.10 feet to an iron pin set
- 2) S 76 degrees 34' 29" E 159.66 feet to an iron pin set
- 3) S 33 degrees 32' 17" E 64.61 feet to the beginning and containing 7.02 acres and being a part of that property described in Deed Book 82, Page 246, as recorded in the Scott County Court Clerk's Office, Georgetown, Ky. This description results from an actual field survey performed by John Fritts of the office of Thoroughbred Engineering, Georgetown, Ky.

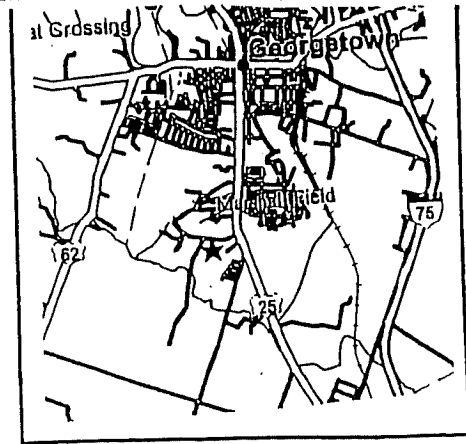
See drawing of 7.02 acres attached.

REMAINING ACRES  
D.B. 82, PG. 246

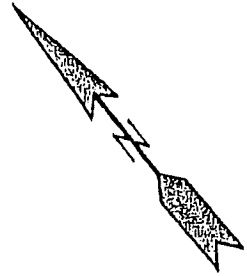
BY-PASS  
D.B. 211, PG. 474

REMAINING ACRES  
D.B. 82, PG. 246

LEASE AREA 1  
7.02 ACRES  
D.B. 82, PG. 246



VICINITY MAP



GILES

S76° 34' 29" E  
159.66'

50' ACCESS ESMT.

S68° 46' 53" E  
130.10'

288  
CONSTRUCTION ESMT.

S33° 32' 17" E  
64.61'

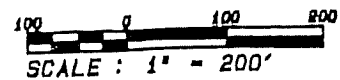
ABC  
CONSTRUCTION ESMT.

N40° 47' 23" E 874.46'

S39° 49' 01" W 924.80'

20' SEWER EASEMENT

N67° 24' 28" W 345.82'





GEORGETOWN/SCOTT CO. PLANNING COMMISSION  
 GEOGRAPHIC INFORMATION SYSTEM MAPS  
 COPYRIGHT/LIMITATION OF LIABILITY AND ACCURACY STATEMENT  
 The following disclaimer is applicable to all maps produced by the Georgetown/Scott County  
 Planning Commission Geographic Information System (GIS/PCGIS). All rights reserved. All use or  
 reproduction of the map may be reproduced or transmitted in any form or by any means, electronic or  
 mechanical, including photocopying and recording, or by any information storage or retrieval system,  
 except as may be provided in writing by the GIS/PCGIS.  
 LIMITATION OF LIABILITY. GIS/PCGIS has no liability in reason to believe that there is any  
 duplication or details of information presented in the map and has no representation  
 of any such information, but not limited to, the WARRANTIES OR MERCHANTABILITY  
 OR FITNESS FOR A PARTICULAR PURPOSE, NOR ANY IMPLIED WARRANTIES OF TITLE, ACCURACY,  
 MERCHANTABILITY, OR THE PRESENCE OF DEFECTS. ANY INFORMATION PROVIDED FOR THE PURPOSES  
 OF THIS MAP SHALL BE CONSIDERED GENERAL INFORMATION AND SHALL IN NO  
 MANNER BE USED IN LIEU OF AN ACTUAL SURVEY OR AS A BASIS FOR ANY APPLICABLE  
 REGULATORY AND FEDERAL/STATE/LOCAL REGULATIONS. FURTHER WARRANTIES THAT THE  
 INFORMATION FURNISHED SHALL BE USED EXCLUSIVELY FOR THE PURPOSES FOR WHICH  
 IT WAS CREATED.  
 GIS/PCGIS aerial photography and digital mapping prepared by Photo Services, Inc., Lexington, KY.  
 Date of photography: March 22, 1995 in accordance with the National Map Accuracy Standards  
 Standard 1:250,000 scale. 25 20210, Photo Services, Inc., Lexington, KY.  
 Only the original data and the software used for the map were used. Horizontal Datum is  
 based on the National Geodetic Control System (NAD 83). Vertical Datum is based on the 1985 adjustment  
 of the National Geodetic Vertical Datum of 1985.  
 \*Mapping is shown in digital or hard copy format in accordance with the adopted file schedule and  
 standards set out in the Access Policy and Form.

STATE OF KENTUCKY  
**BARRY A. BROCK**  
 3031  
 LICENSED PROFESSIONAL  
 LAND SURVEYOR

I, Barry Brock, certify that the annexation map was prepared under my direct supervision and is correct to the best of my knowledge and belief. The annexation ordinances were reviewed and the map was compiled using deed descriptions contained in the ordinances, survey information and GIS data. No surveys were conducted and this map does not constitute a boundary survey. This map is subject to any inaccuracies an actual survey may disclose and this map should not be used to locate actual property boundaries. The purpose of this map is to identify properties that have been annexed into the Georgetown City limits.  
*Barry Brock* 2-6-06  
 Mr. Barry Brock, LS 3031

Ordinance 05-033  
 Passed December 15, 2005

Map by the Georgetown-Scott County  
 Planning Commission GIS  
 230 E. Main St., Georgetown, KY 40324  
 502-667-3701 Fax 502-667-3725  
 www.gisplanning.com  
 Printed 1/25/2005 EWS

# BEVINS PROPERTY ANNEXATION

## City of Georgetown, Scott County, KY

Scott County, Kentucky Property Valuation  
 Assessment Office, Scott Co. Courthouse  
 For reference only. Not survey grade,  
 subject to change.