

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. 2025-04 duly adopted by the Georgetown City Council at a duly convened public meeting held on May 19, 2025 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 19th day of May 2025.

Signed: Tracee Hoffman
Tracee Hoffman, City Clerk-Treasurer

RECEIVED AND FILED
DATE May 21st
2025
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY James Phillips

CITY OF GEORGETOWN, KENTUCKY

ORDINANCE NO. 2025-04

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 12.19 +/- ACRES, LOCATED AT OR AROUND PAYNES DEPOT ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY.

SUMMARY

1. Annexes into Georgetown city limits, by written consent of the property owners in accordance with KRS 81A.412, approximately 12.19 +/- acres located at or around Paynes Depot Road, Georgetown, Scott County, KY (Scott County PVA Parcel No. 141-20-088.001).
2. Provides for repeal of inconsistent laws, severability of provisions, and an effective date upon passage and publication.

The full text of Ordinance 2025-04 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: March 10, 2025

PUBLICLY READ SECOND TIME AND PASSED: March 24, 2025

APPROVED: *Burney Jenkins*
Burney Jenkins (Apr 2, 2025 11:04 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 2025-04, 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 Buttrum
Emilee Buttrum (Apr 2, 2025 11:05 EDT)

Emilee A. Buttrum

CITY OF GEORGETOWN, KENTUCKY

ORDINANCE NO. 2025-04

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 12.19 +/- ACRES, LOCATED AT OR AROUND PAYNES DEPOT ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY.

Sponsors: Kim Menke and Todd Stone

WHEREAS, Cynthia J. Nettles, property owner of record of approximately 12.19 +/- acres of real property located at or around Paynes Depot Road (Scott County PVA Parcel No. 141-20-088.001), has 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 based on the concept plan for the Paddocks at Jennings Farm project (ZMA-2024-49), is urban in character and suitable for development for urban purposes without unreasonable delay in accordance with KRS 81A.410.

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 property described in Exhibit B and shown on Exhibit C, each of which is attached hereto and incorporated herein by reference, into the city limits of the City of Georgetown, Kentucky.

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 178.89 +/- Acres, located at or around Paynes Depot Road, Georgetown, Scott County, Kentucky, from A-1 To B-5 PUD, C-1, R-1C PUD, and R-3 PUD, 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: March 10, 2025

PUBLICLY READ SECOND TIME AND PASSED: March 24, 2025

APPROVED: Burney Jenkins
Burney Jenkins (Apr 2, 2025 11:04 EDT)
Burney Jenkins, Mayor

ATTEST: Tracie Hoffman
Tracie Hoffman, City Clerk

EXHIBIT A

CONSENT TO ANNEXATION

THIS CONSENT TO ANNEXATION, made and entered into this 25 day of March, 2025, by and between Cynthia Nettles, whose address is 110 Brooks Lane Georgetown KY ("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 on 4160 1/2th St (the "Property") By Pass Paynes Dept 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:
See legal description in "Exhibit B" and shown on "Exhibit C" to Ordinance No. 2025-04.
4. This Consent to Annexation shall be perpetual and shall run with the Property, and shall be binding upon Grantor, and its heirs 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: None.
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.

GRANTOR:

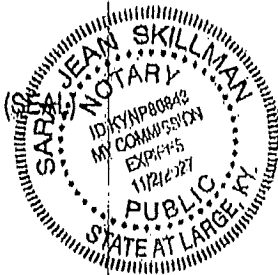
Cynthia J. Nettles

STATE OF KENTUCKY }

SCOTT COUNTY }

Subscribed and sworn to before me by Cynthia J. Nettles and

, this 5th day of March, 2025



Jean Skillman
NOTARY PUBLIC

My Commission expires: 11-21-27

CITY OF GEORGETOWN:

[Signature]

STATE OF KENTUCKY }

SCOTT COUNTY }

Subscribed and sworn to before me by

Barney Jenkins

Mayor

(title), this 27 day of March, 2025

(SEAL)

Wendy Luise Robinson

NOTARY PUBLIC

My Commission expires: 10/7/2025

KYLP 38252

THIS INSTRUMENT PREPARED BY:

[Signature]

(signature)

Emilee Buttram

(print)

100 N COURT ST

(address)

Georgetown, KY 40324

(address)

(502) 863-9800

(phone number)

EXHIBIT B

City Annexation

Nettles Tract

12.19 Acres

BEGINNING at an iron pin (set), located in the southwest right-of-way line of U.S. Route #62, commonly known as McClelland Circle (Commonwealth of Kentucky – Deed Book 216, Page 572), having a Kentucky North Zone state plane coordinate of 253977.76 FEET NORTH, 1544060.33 FEET EAST;

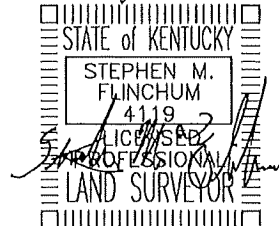
Thence, with the existing right-of-way lines of McClelland Circle, the following bearings and distances;
SOUTH 40 DEGREES 18 MINUTES 39 SECONDS EAST 233.66 FEET to an iron pin (set);
SOUTH 47 DEGREES 31 MINUTES 01 SECONDS EAST 551.24 FEET to an iron pin (set);
SOUTH 41 DEGREES 46 MINUTES 27 SECONDS EAST 300.17 FEET to an iron pin (set);
SOUTH 34 DEGREES 50 MINUTES 45 SECONDS EAST 253.18 FEET to an iron pin (set);
SOUTH 50 DEGREES 11 MINUTES 47 SECONDS EAST 352.28 FEET to an iron pin (set);
SOUTH 43 DEGREES 57 MINUTES 17 SECONDS EAST 349.78 FEET to an iron pin (set);
SOUTH 41 DEGREES 31 MINUTES 57 SECONDS EAST 250.19 FEET to an iron pin #3116 (found), a property boundary corner of Dudley Jennings (Deed Book 252, Page 41 - now or formerly);

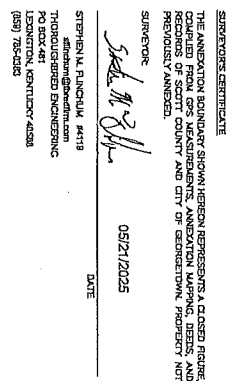
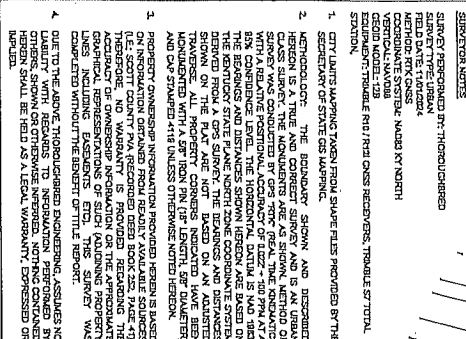
Thence, leaving the right-of-way line of McClelland Circle and with the Jennings property boundary line,
NORTH 56 DEGREES 16 MINUTES 18 SECONDS WEST 1207.21 FEET to a wood fence post (found), referenced by an iron pin (set) bearing **NORTH 15 DEGREES 45 MINUTES 04 SECONDS WEST 0.43 FEET**; Said fence post also being a property boundary corner of Richard and Virginia Robinson (Deed Book 409, Page 820 - now or formerly);

Thence, leaving the Jennings property boundary corner and with the Robinson property boundary line, the following bearings and distances;
NORTH 56 DEGREES 14 MINUTES 45 SECONDS WEST 550.66 FEET to an iron pin (set);
NORTH 56 DEGREES 14 MINUTES 45 SECONDS WEST 320.55 FEET to a corner located in the east right-of-way line of Frontage Road No.5 (Commonwealth of Kentucky - Deed Book 216, Page 572 - now or formerly);

Thence, with the right-of-way line of Frontage Road No.5 and Paynes Depot Road, the following bearings and distances;

NORTH 56 DEGREES 15 MINUTES 24 SECONDS WEST 67.17 FEET to an iron pin (set);
NORTH 23 DEGREES 10 MINUTES 38 SECONDS EAST 225.77 FEET to an iron pin (set);
NORTH 24 DEGREES 40 MINUTES 56 SECONDS EAST 272.36 FEET to the corner of the beginning, containing **12.19 ACRES**, more or less, as described by a Zoning Survey completed February 20, 2025, by Stephen M. Flinchum, Professional Surveyor #4119, being the same tract of real property conveyed by deed to Cynthia Jennings Nettles in Deed Book 169, Page 614, of record in the Scott County Court Clerk's office, Georgetown, Kentucky.





RECEIVED DATE: _____ BY: _____	05-07-2025 RECEIVED BY KSW
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STATE OF KENTUCKY
 STEPHEN M.
 PUNCHUM
 4119
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR

ANNEXATION PLAT DOES
 NOT REQUIRE A
 PRELIMINARY A
 REVIEW AND LAND IS
 NOT REFERRED FOR LAND
 TRANSFER.

THOROUGHBRED
DESIGN | ENGINEER | CONSTRUCT

