

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. 2025-07 duly adopted by the Georgetown City Council at a duly convened public meeting held on May 12, 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 14th day of May 2025.

Signed: Tracie Hoffman
Tracie Hoffman, City Clerk-Treasurer

RECEIVED AND FILED
DATE July 3rd
2025
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY James Phillips

CITY OF GEORGETOWN, KENTUCKY

ORDINANCE NO. 2025-07

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 182.44 +/- ACRES, LOCATED AT OR AROUND 1367 PAYNES DEPOT ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY.

SUMMARY

1. Annexes into Georgetown city limits, by written consent of the property owner in accordance with KRS 81A.412, approximately 182.44 +/- gross acres (174.74 +/- net acres) located at or around 1367 Paynes Depot Road, Georgetown, KY 40324 (Scott County PVA Parcel No. 140-30-002.000).
2. Provides for repeal of inconsistent laws, severability of provisions, and an effective date upon passage and publication.

The full text of Ordinance 2025-07 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: April 28, 2025

PUBLICLY READ SECOND TIME AND PASSED: May 12, 2025

APPROVED: *Burney Jenkins*
Burney Jenkins (May 14, 2025 09:51 EDT)
Burney Jenkins, Mayor

ATTEST: *Tracie Hoffman*
Tracie Hoffman, City Clerk

I, Emilee 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 2025-07 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 (May 14, 2025 09:59 EDT)

Emilee Buttrum, Esq.

CITY OF GEORGETOWN, KENTUCKY

ORDINANCE NO. 2025-07

AN ORDINANCE ANNEXING INTO THE CITY OF GEORGETOWN CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 182.44 +/- ACRES, LOCATED AT OR AROUND 1367 PAYNES DEPOT ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY.

Sponsor: Sonja Wilkins Brent

WHEREAS, Ball Homes LLC, property owner of record of approximately 182.44 +/- acres (174.74 +/- net acres) located at or around 1367 Paynes Depot Road, Georgetown, Scott County Kentucky 40324 (Scott County PVA Parcel No. 140-30-002.000), 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 Gaines Farm project (ZMA-2024-68), 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 182.44 +/- acres, located at or around 1367 Paynes Depot Road from A-1 (Agricultural) to B-4 PUD (Community Commercial), C-1 (Conservation), and R-2 PUD (Medium-Density Residential), and shall take effect after the passage and publication of this ordinance and the aforementioned zoning map amendment 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: April 28, 2025

PUBLICLY READ SECOND TIME AND PASSED: May 12, 2025

Burney Jenkins
Burney Jenkins (May 14, 2025 09:51 EDT)

APPROVED: _____
Burney Jenkins, Mayor

Tracie Hoffman

ATTEST: _____
Tracie Hoffman, City Clerk

EXHIBIT A

CONSENT TO ANNEXATION

THIS CONSENT TO ANNEXATION, made and entered into this 12 day of May, 2015, by and between Ball Homes, LLC, whose address is 3609 Walden Way, Lexington, KY 40517, ("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 1367 Paynes Depot Road (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, 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 attached legal description.
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.

CITY OF GEORGETOWN:

Burney Jenkins

STATE OF KENTUCKY)

SCOTT COUNTY)

Subscribed and sworn to before me by

Burney Jenkins
Mayor (title), this 13th day of May, 2025

(SEAL)

Wendy Linnale Robinson
NOTARY PUBLIC 38252
My Commission expires: 10/7/2025

THIS INSTRUMENT PREPARED BY:

EM (signature)

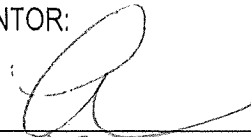
Emilee Buttrum, City Attorney (print)

100 N COURT ST (address)

Georgetown, Ky 40324 (address)

(502) 863-9800 (phone number)

GRANTOR:

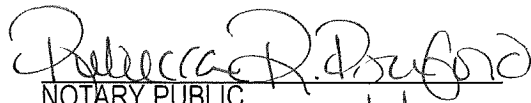


By: LISA BALL

Its: VICE PRESIDENT

STATE OF KENTUCKY)
FAYETTE)
SCOTT COUNTY)

Subscribed and sworn to before me by Lisa Ball, vice President and
of Ball Homes, LLC, this 23 day of April, 2025.



NOTARY PUBLIC

My Commission expires: 8/8/27

(SEAL)

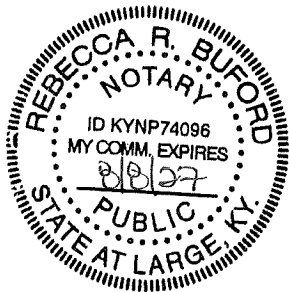


Exhibit B

EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 286-9889
WWW.EAPARTNERS.COM

GAINES FARM PROPERTY
1367 Paynes Depot Road
Annexation Legal Description
Georgetown Scott County, Kentucky

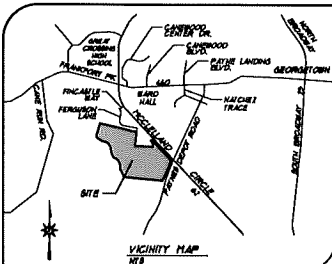
A TRACT OR PARCEL OF LAND SITUATED ADJCENT TO AND SOUTH OF McCLELLAND CIRCLE AT THE INTERSECTION OF McCLELLAND CIRCLE AND PAYNES DEPOT ROAD AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the southern right of way of McClellad Circle, said point also lying in the western right of way of Paynes Depot Road; thence with the western right of way of Paynes Depot Road for the following six (6) calls: South 22 Degrees 35 Minutes 39 Seconds West a distance of 309.50 feet to a point; thence South 22 Degrees 35 Minutes 43 Seconds West a distance of 254.55 feet to a point; thence South 22 Degrees 35 Minutes 39 Seconds West a distance of 445.16 feet to a point; thence South 15 Degrees 20 Minutes 52 Seconds West a distance of 90.28 feet to a point; thence North 72 Degrees 44 Minutes 56 Seconds West a distance of 38.55 feet to a point; thence South 14 Degrees 15 Minutes 58 Seconds West a distance of 151.80 feet to a point in the northern line of Nancy S. Blazer and Nancy B. Morris; thence with said northern line for the following ten (10) calls: North 84 Degrees 52 Minutes 10 Seconds West a distance of 2292.65 feet to a point; thence North 22 Degrees 19 Minutes 43 Seconds West a distance of 405.76 feet to a point; thence North 46 Degrees 30 Minutes 43 Seconds West a distance of 112.26 feet to a point; thence North 00 Degrees 32 Minutes 14 Seconds West a distance of 152.58 feet to a point; thence North 06 Degrees 52 Minutes 05 Seconds East a distance of 130.75 feet to a point; thence North 25 Degrees 08 Minutes 44 Seconds West a distance of 165.19 feet to a point; thence North 38 Degrees 30 Minutes 08 Seconds West a distance of 128.11 feet to a point; thence North 57 Degrees 39 Minutes 19 Seconds West a distance of 268.65 feet to a point; thence North 27 Degrees 35 Minutes 44 Seconds West a distance of 168.05 feet to a point; thence North 23 degrees 56 Minutes 20 Seconds West a distance of 161.79 feet to a point in the eastern line of Cajun 2 Enterprises, LLC; thence with said eastern line North 07 Degrees 20 Minutes 08 Seconds West a distance of 285.83 feet to a point in the eastern line of Bobby Clayton and Carolyn Sue Wells; thence with said eastern line for the following eight (8) calls: North 25 Degrees 08 Minutes 11 Seconds West a distance of 239.33 feet to a point; thence North 57 Degrees 33 Minutes 21 Seconds West a distance of 79.58 feet to a point; thence North 74 Degrees 44 Minutes 20 Seconds West a distance of 339.76 feet to a point; thence North 55 Degrees 57 Minutes 44 Seconds West a distance of 319.67 feet to a point; thence North 38

Degrees 40 Minutes 09 Seconds West a distance of 70.22 feet to a point; thence North 08 Degrees 35 Minutes 07 Seconds West a distance of 101.79 feet to a point; thence North 28 Degrees 13 Minutes 16 Seconds East a distance of 150.97 feet to a point; thence North 14 Degrees 03 Minutes 46 Seconds East a distance of 578.66 feet to a point in the southern line of JCD Properties, LLC; thence with said southern line South 77 Degrees 08 Minutes 13 Seconds East a distance of 1046.82 feet to a point in the southern line of Buchanan Property (McClelland View); thence with said southern line for the following seven (7) calls: South 76 Degrees 42 Minutes 03 seconds East a distance of 629.23 feet to a point; thence South 77 Degrees 55 Minutes 52 Seconds East a distance of 70.23 feet to a point; thence South 76 Degrees 50 Minutes 01 Seconds East a distance of 70.00 feet to a point; thence South 76 Degrees 28 Minutes 30 Seconds East a distance of 59.79 feet to a point; thence South 77 Degrees 09 Minutes 23 Seconds East a distance of 55.17 feet to a point; thence South 76 Degrees 48 Minutes 54 Seconds East a distance of 224.96 feet to a point; thence South 76 Degrees 40 Minutes 16 Seconds East a distance of 31.86 feet to a point in the northwestern corner of Green Acre Properties, LLC; thence with Green Acre Properties, LLC for the following five (5) calls: South 06 Degrees 58 minutes 53 Seconds West a distance of 806.80 feet to point; thence South 87 Degrees 33 Minutes 12 Seconds East a distance of 1063.86 feet to a point; thence North 01 Degrees 59 Minutes 19 Seconds East a distance of 205.27 feet to point; thence North 43 Degrees 08 Minutes 09 Seconds West a distance of 193.78 feet to a point; thence North 44 Degrees 17 Minutes 27 Seconds East a distance of 60.07 feet to a point in the southern right of way of McClelland Circle; thence with said right of way for the following four (4) calls South 48 Degrees 31 Minutes 34 Seconds East a distance of 107.39 feet to a point; thence South 43 Degrees 47 Minutes 24 Seconds East a distance of 1300.02 feet to a point; thence South 40 Degrees 54 Minutes 49 Seconds East a distance of 100.02 feet to a point; thence South 43 Degrees 47 Minutes 31 Seconds East a distance of 140.88 feet to the **POINT OF BEGINNING**.

The above described parcel contains 174.74 acres.





STATE OF KENTUCKY
JAMES E. HARRIS
LICENSED
PROFESSIONAL
LAND SURVEYOR
EXPIRATION DATE 12/31/2025

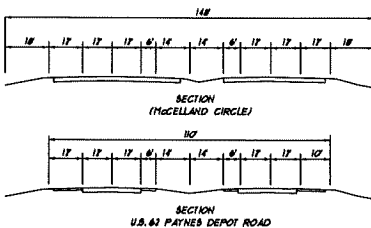
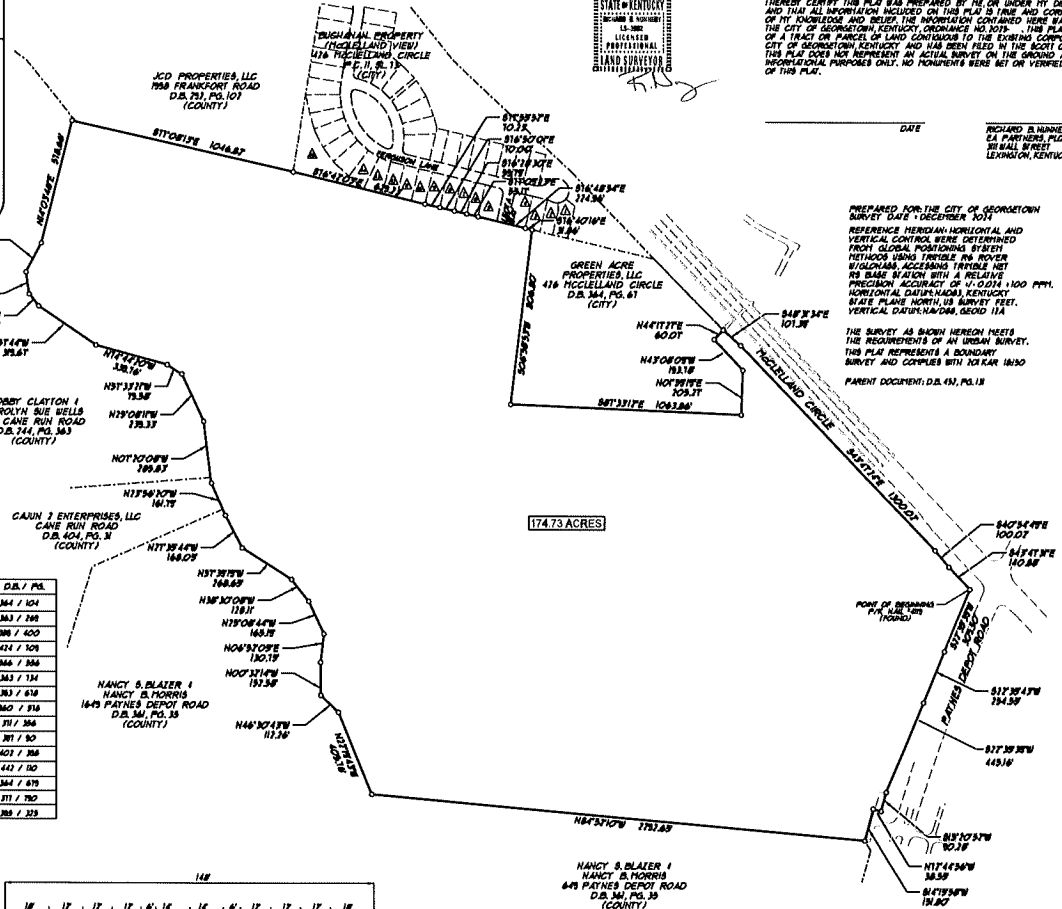
LAND SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION INCLUDED ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM THE CITY OF GEORGETOWN, KENTUCKY, ORDINANCE NO. 2015-11. THIS PLAN DEPICTS AN ANNEXATION OF A TRACT OR PARCELS OF LAND CONTAINED TO THE EXISTING CORPORATE LIMITS OF THE CITY OF GEORGETOWN, KENTUCKY, AND HAS BEEN FILED IN THE SCOTT COUNTY CLERK'S OFFICE. THIS PLAN DOES NOT REPRESENT AN ACTUAL SURVEY ON THE GROUND AND IS PREPARED FOR INFORMATIONAL PURPOSES ONLY. NO INSTRUMENTS WERE SET OR VERIFIED IN THE PREPARATION OF THIS PLAN.

DATE: _____
RICHARD B. HARRIS, KY PLS 3862
EA PARTNERS, PLLC
201 WALL STREET
LEXINGTON, KENTUCKY 40503

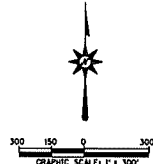
PREPARED FOR THE CITY OF GEORGETOWN
SURVEY DATE: DECEMBER 2024
REFERENCE: HORIZONTAL AND VERTICAL CONTROL WERE DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS) TECHNIQUES USING TRIMBLE RIN-ROVER W/OLSON'S ACCESSORY TRIMBLE NET RS 8440 STATION WITH A RELATIVE PRECISION ACCURACY OF 1:0.014 + 100 PPM. HORIZONTAL DATUM: NAD83, KENTUCKY STATE PLANE NORTH, US SURVEY FEET. VERTICAL DATUM: NAVD83, GEOID 11A.

THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN URBAN SURVEY. THIS PLAN REPRESENTS A BOUNDARY SURVEY AND COMPLETES WITH NO KAR 1830 PARENT DOCUMENT: D.B. 421, PG. 13.

LOCATION	PROPERTY OWNER	ADDRESS	D.B. / PG.
1	BRYAN I. KIMBERLY BRIDGEMAN	163 PERSIMMON LN.	364 / 104
2	DOUGLAS I. STEPHANIE BUNGE	161 PERSIMMON LN.	363 / 268
3	ROBERT I. NACHY WITT	159 PERSIMMON LN.	366 / 400
4	CORY LAYLA EVANS	157 PERSIMMON LN.	424 / 106
5	RYAN REGALA MARSHALL	155 PERSIMMON LN.	366 / 366
6	JEFFREY I. GERRIT COOKER	153 PERSIMMON LN.	363 / 134
7	WYDEN I. DEBORAH DECK	151 PERSIMMON LN.	363 / 618
8	BRYN I. CAROLYN BEN GEN HARRIS	149 PERSIMMON LN.	360 / 316
9	OSCAR I. ANDREA ADAM	147 PERSIMMON LN.	371 / 366
10	CHRISTOPHER I. TAYLOR CULLEY	145 PERSIMMON LN.	367 / 302
11	TRAVIS I. WENDY BROTHERTON	139 PERSIMMON LN.	402 / 366
12	MATTHEW I. BRACY BEER	137 PERSIMMON LN.	442 / 100
13	JAMES I. BRYAN CHILANS LEMKE	135 PERSIMMON LN.	364 / 670
14	STEPHEN I. LISA HARRIS	133 PERSIMMON LN.	371 / 790
15	NOVIE OWNERS ASSOCIATION	N.O.A.	368 / 328



EA Partners, PLLC
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
311 WALL STREET
LEXINGTON, KENTUCKY 40503
PHONE: (606) 255-0000
FACSIMILE: (606) 255-0007



ANNEXATION EXHIBIT
GAINES FARM PROPERTY
1361 PAYNES DEPOT ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY
APRIL 2025

J:\240\plan\annexation_exhibit.dwg

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

To research the map, contact the
Office of Secretary of State
or the County Clerk.