

198 CITY OF HENDERSON – ORDINANCE BOOK

Record of Ordinances of Meetings in 2020

RECEIVED AND FILED
DATE January 13 2021

ORDINANCE NO. 31-20

ORDINANCE REGARDING ANNEXATION

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandi Adkins

SUMMARY: AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY TO THE CITY OF HENDERSON, KENTUCKY, BEING LOCATED OFF OF KENTUCKY HIGHWAY 812 (A.K.A AIRLINE ROAD), IN HENDERSON COUNTY, CONTAINING THE FOLLOWING PVA PARCELS: 67C-1; 67C-2; 67C-3; 67C-4; 67C-5; 67C-6; 67C-7; 67C-8; 67C-9; 67C-10; 67C-11; 67C-12; 67C-13; 67C-14; 67C-15; 67C-16; 67C-17; 67C-18; 67C-19; 67C-20; 67C-21; 67C-22; 67C-23; 67C-24; 67C-25; 67C-26; 67C-27; 67C-28; 67C-29; 67C-30; 67C-31; 67C-32; 67C-33; 67C-34; 67C-35; 67C-36; 67C-37; 67C-38; 67C-39; 67C-40; 67C-41; 67C-42; 67C-201; 67C-202; 67C-203; 67C-204; 67C-205; 67C-208; 67C-209; 67C-210; 67C-211; 67C-212; 67C-213; 67C-214; 67C-215; 67C-216; 67C-217; 67C-218; 67C-219; 67C-220; 67C-221; 67C-222; 67C-223 AND THE PORTION OF KENTUCKY HIGHWAY 812 FRONTING BENT CREEK ESTATES SUBDIVISION AND BENT CREEK SUBDIVISION

WHEREAS, pursuant to the provisions of KRS 81A.412, the City of Henderson, Kentucky, desires to annex within the corporate limits of the City of Henderson that certain unincorporated area, which is located on US Highway 41-A in Henderson County, and which is hereinafter described; and

WHEREAS, the real property to be annexed meets all of the requirements of KRS 81A.410; and

WHEREAS, at the time of the extension of City sewer to these property, the owners of record of the land to be annexed have given prior consents in writing to the annexation of which consents and waiver are attached hereto, cumulatively marked Exhibit "A," and incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED by the City of Henderson, Kentucky, as follows:

1. That the real property located approximately 0.5 miles southeast of the intersection of Adams Lane and the Audubon Parkway in Henderson County, Kentucky, as described in Exhibit "A-1", and as shown on the plat attached hereto marked Exhibit "B", which exhibits are incorporated herein by reference, be and said real property is hereby annexed to and made a part of the City of Henderson, Kentucky.

2. The zoning classification of said property shall be) pursuant to the recommendation of the Henderson City-County Planning Commission by letter dated December 2, 2020, a copy of which letter, with attachments, is attached hereto and incorporated herein by reference marked Exhibit "C".

All ordinances or parts of ordinances in conflict herewith are hereby repealed and superseded to the extent of such conflict.

This ordinance shall become effective January 2, 2021.

PUBLICATION DATE: 12/19/2020

FIRST READ: 12/08/2020
SECOND READ: 12/15/2020

ORDINANCE NO. 31-20

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ORDINANCE NO. 31-20 (CONT.)

On first reading of the foregoing ordinance, it was moved by Commissioner Royster, seconded by Commissioner Vowels, that the Ordinance be adopted on its first reading.

On roll call the vote stood:

Commissioner Royster: AYE Commissioner Bugg: AYE
Commissioner Staton: AYE Mayor Austin: AYE
Commissioner Vowels: AYE


WHEREUPON, Mayor Austin declared the ordinance adopted on first reading and ordered that it be presented for second reading at a meeting of the Board of Commissioners.

On second reading of the ordinance, it was moved by Commissioner Royster, seconded by Commissioner Staton, that the Ordinance be adopted.


WHEREUPON, the vote was called. On roll call the vote stood:

Commissioner Royster: AYE Commissioner Bugg: AYE
Commissioner Staton: AYE Mayor Austin: AYE
Commissioner Vowels: AYE


WHEREUPON, Mayor Austin declared the ordinance adopted, affixed his signature and the date and ordered it be recorded.


Steve Austin, Mayor
Date: December 15, 2020

ATTEST:


Maree Collins, CKMC,
City Clerk

**APPROVED AS TO FORM AND
LEGALITY THIS 3RD DAY OF
DECEMBER, 2020.**

By: 
Dawn S. Kelsey
City Attorney

200 CITY OF HENDERSON – ORDINANCE BOOK

Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "A"



2012015189
RE 593 456

RESTRICTIVE COVENANT NOT TO OPPOSE ANNEXATION

City of Henderson, Kentucky

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, BLD Development LLC and its Member, Jeremy Dixon, of 650 Mallard Ln, Henderson, Kentucky 42420 have requested from the CITY OF HENDERSON, KENTUCKY that they be permitted to have sanitary sewer service extended to the hereinafter described property outside the city limits of the City of Henderson; and

WHEREAS, the undersigned agree that the City is under no obligation to furnish sanitary sewer service to the said property; and

WHEREAS, NEVERTHELESS, the City of Henderson has agreed to furnish sanitary sewer service to the property under certain terms and conditions.

NOW, THEREFORE, in consideration of the premises, the said BLD Development LLC and its Member, Jeremy Dixon, for themselves, their heirs, successors and assigns, owners of the hereinafter described real property located at Lot 43, Bent Creek Subdivision, Section 2 in Henderson County, Kentucky, do hereby waive any objection or right of objection, for a period of twenty (20) years from this date, to annexation of all or any part of the said real property by the City of Henderson; nor in any manner will the undersigned, nor any successor in interest to said real property, during said period of time, oppose such annexation by petition, litigation or otherwise; said real property being more particularly described as follows: Approximately 43.5 Acres, as shown on Bent Creek Subdivision Section 2 Lot 43, Zoned Residential J, Located South of KY HWY 812 (Airline Road).

FURTHER, the said BLD Development LLC and its Member, Jeremy Dixon, hereby agree that the City of Henderson shall have no liability of any nature or description arising out of the extending of sanitary sewer service to this property, and the said BLD Development LLC and its Member, Jeremy Dixon, and their heirs, successors or assigns, shall indemnify and hold harmless the City of Henderson, its agents, officials, employees and contractors, from any claims of third parties arising out of the fulfillment of this agreement by the City of Henderson.

The undersigned deem this restrictive covenant to be a covenant running with the land described above, and said property will be conveyed subject hereto.

WITNESS the hands of BLD Development LLC and its Member, Jeremy Dixon, this the 19th day of November 2012.

BLD Development LLC by its Member Jeremy Dixon

STATE OF KENTUCKY
COUNTY OF CHRISTIAN

The forgoing RESTRICTIVE COVENANT NOT TO OPPOSE ANNEXATION was signed and acknowledged before me by BLD Development LLC and its Member, Jeremy Dixon, this the 19th day of November 2012

My commission expires 1/9/2013

Sandra Stair Winder
Notary Public

(Seal)

This instrument Prepared By:

Dawn S. Kelsey
City Attorney
Henderson Municipal Center
222 First Street
P.O. Box 716
Henderson, Kentucky 42419-0716



2012015189
HENDERSON CO, KY FEE \$13.00
PRESENTED / LOADED: 12-11-2012 03:23:18 PM

RECORDED: 12-11-2012
RENESA ABNER
CLERK
BY: TIFFANY PARRISH
DEPUTY CLERK

BK: RE 593
PG: 456-456

Revised 10/2012

Mailed
12/12/12
JEREMY & HOLLY DIXON
536 BLUE HERON LANE
HENDERSON, KY 42420

EXHIBIT A

CITY OF HENDERSON – ORDINANCE BOOK 201

Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "A"

BOOK 524 PAGE 734

201

RESTRICTIVE COVENANT NOT TO OPPOSE ANNEXATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Thomas D. Klaffer and his wife, Ceclia A. Klaffer, 7192 Airline Road, Henderson, KY 42420, have requested from the CITY OF HENDERSON, KENTUCKY that they be permitted to have sanitary sewer service extended to the hereinafter described property outside the city limits of the City of Henderson; and

WHEREAS, the undersigned agrees that the City is under no obligation to furnish sanitary sewer service to the said property; and

WHEREAS, NEVERTHELESS, the City of Henderson has agreed to furnish sanitary sewer service to the property under certain terms and conditions.

NOW, THEREFORE, in consideration of the premises, the said Thomas D. Klaffer and his wife, Ceclia A. Klaffer, for themselves, their heirs, successors and assigns, owners of the hereinafter described real property located at 7100 Airline Road in Henderson County, Kentucky, do hereby waive any objection or right of objection, for a period of twenty (20) years from this date, to annexation of all or any part of the said real property by the City of Henderson; nor in any manner will the undersigned, nor any successor in interest to said real property, during said period of time, oppose such annexation by petition, litigation or otherwise; said real property being more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTIONS

FURTHER, the said Thomas D. Klaffer and his wife, Ceclia A. Klaffer, hereby agree that the City of Henderson shall have no liability of any nature or description arising out of the extending of sanitary sewer service to this property, and the said Thomas D. Klaffer and his wife, Ceclia A. Klaffer, and their heirs, successors or assigns, shall indemnify and hold harmless the City

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ORDINANCE NO. 31-20
Exhibit "A"

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Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)

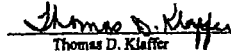
Exhibit "A"

BOOK 524 PAGE 735

of Henderson, its agents, officials, employees and contractors, from any claims of third parties arising out of the fulfillment of this agreement by the City of Henderson.

The undersigned deem this restrictive covenant to be a covenant running with the land described above, and said property will be conveyed subject hereto.

WITNESS the hands of Thomas D. Klaffer and his wife, Cecilia A. Klaffer, this the 9th day of July, 2003.


Thomas D. Klaffer

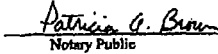

Cecilia A. Klaffer

STATE OF KENTUCKY

COUNTY OF HENDERSON ... SCT.

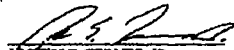
THE foregoing RESTRICTIVE COVENANT NOT TO OPPOSE ANNEXATION was signed and acknowledged before me, a notary public, by Thomas D. Klaffer and his wife, Cecilia A. Klaffer, this 9th day of July, 2003.

My commission expires 02.04.06


Notary Public

(Seal)

This Instrument Prepared By:


JOSEPH E. TERNES, JR.
City Attorney
Henderson Municipal Center
222 First Street, P. O. Box 716
Henderson, Kentucky 42419-0716

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ORDINANCE NO. 31-20

Exhibit "A"

CITY OF HENDERSON – ORDINANCE BOOK 203

Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "A"

BOOK 524 PAGE 736

TRACT 1 Tract 1 of the "Fruit & Goldsberry Consolidation" containing 45.9000 acres, a plat of which is recorded in Plat Book 7, Page 523, Henderson County Clerk's Office. Less and except five (5) lots known as the "Fruit, Goldsberry & Adkins Minor Subdivision & Consolidation" containing 6.1329 acres, a plat of which is recorded in Plat Book 7, Page 552, leaving a balance remainder of said Tract 1 of 40.7671 acres as shown on the plat recorded in Plat Book 7, Page 552.

LESS and EXCEPT: A tract of land containing 33,603 square feet conveyed to Donald E. Adkins and Phyllis Adkins, husband and wife, more fully described in a Deed of record in Deed Book 478, Page 33, Henderson County Clerk's Office.

Being the same property conveyed to Thomas D. Klaffer and Cecilia A. Klaffer, husband and wife, by Deed dated May 28, 2003, from Charles Fruit and Eleanor Fruit, husband and wife; Charles Long and Linda Long, husband and wife; and Robert G. Goldsberry and Linda Goldsberry, husband and wife, of record in Deed Book 522, Page 172, in the Henderson County Clerk's Office.

TRACT 2 Lot 1 of the Ronald and Thelma Goldsberry Subdivision, a plat of which Subdivision is of record in Plat Book 7, Page 538, in the Henderson County Clerk's Office, and to which plat reference is hereby made for a more particular description of the property.

Being the same property conveyed to Thomas Daniel Klaffer and wife, Cecilia Anne Klaffer, by Deed dated June 26, 2003, from Ronald Lee Goldsberry and wife, Thelma Goldsberry, of record in Deed Book 523, Page 572, in the Henderson County Clerk's Office.

STATE OF KENTUCKY
COUNTY OF HENDERSON, ss:
I, Nancy T. Matthews, Clerk of Henderson County, certify that the foregoing instrument was duly executed and acknowledged before me on this day of August, 2020 at Henderson, Ky.
Witness my hand and the Seal of Henderson County, Kentucky, this 10 day of August, 2020.
Nancy T. Matthews, Clerk

EXHIBIT "A"

mail:
Jae Service
PO Box 716
Henderson, Ky 42419
8/13/20

204 CITY OF HENDERSON – ORDINANCE BOOK

Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "A"



COMMONWEALTH OF KENTUCKY
TRANSPORTATION CABINET
transportation.ky.gov

Andy Beshear
GOVERNOR

Jirn Gray
SECRETARY

December 1, 2020

Mr. Douglas Boom, P.E.
Henderson City Engineer
P.O. Box 716
Henderson, KY 42419

Dear Mr. Boom:

We received your letter concerning the City of Henderson's proposed annexation of a segment of right-of-way along KY 812 (Airline Rd) near the Bent Creek Subdivision and Bent Creek Estates Subdivision.

We agree to the annexation of this roadway, as shown on the attached plat of the proposed annexation. Our current maintenance and traffic agreements will now apply to this section of roadway.

Sincerely,

A handwritten signature in cursive script that reads "Deneatra Henderson".

Digitally signed by Deneatra Henderson
Date: 2020.12.02 20:15:43 -06'00'

Deneatra Henderson, P.E.
Chief District Engineer
Department of Highways, District 2

AN EQUAL OPPORTUNITY EMPLOYER M/F/D

CITY OF HENDERSON – ORDINANCE BOOK 205

Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "A-1"

BENT CREEK ANNEXATION DESCRIPTION

A certain tract or parcel located approximately 0.5 miles southeast of the intersection of Adams Land and the Audubon Parkway in Henderson County, Kentucky and being more particularly described as follows:

Beginning at a point in the southwest right-of-way line of Ky Hwy 812, A.K.A. Airline Road, said right-of-way line being located 30 feet from the centerline of said Hwy, (see Kentucky Department of Highways plans for SP 51-519-1), and being located in the northeast line of Lot 5 - Section 4 of Bent Creek Estates Subdivision, a plat of which is recorded in Plat Book 10 Page 234, and being a corner to the existing corporate limits of the City of Henderson by Ordinance # 22-20; thence crossing said Highway, and with said corporate limits, NORTH 39 DEGREES 18 MINUTES 53 SECONDS EAST, a distance of 60.00 feet to a point in the northeast right-of-way line of said Ky Hwy 812, being in the southeast line of said corporate limits of the City of Henderson, being located 30 feet northeast of said centerline, being a corner to the Ray Realty property, a deed to which is recorded in Deed Book 573 Page 771 (PVA PID #67-60); thence with said northeast right-of-way line, running parallel with and 30 feet northeast of said centerline, the following six (6) calls:

- (1) with the southwest line of said Ray Realty property, SOUTH 51 DEGREES 03 MINUTES 32 SECONDS EAST, a distance of 45.08 feet to a corner to the Victory Christian Church Center property, a deed to which is recorded in Deed Book 496 Page 197, (PVA PID #67-60.3);**
- (2) with the southwest line of said Victory Christian Church property, SOUTH 50 DEGREES 32 MINUTES 03 SECONDS EAST, a distance of 136.42 feet to the beginning of a curve to the right in said right-of-way line;**
- (3) continuing with said Victory Christian Church Center, around said curve to the right, through a central angle of 02 DEGREES 39 MINUTES 14 SECONDS, having a radius of 2560.26 feet, an arc distance of 118.59 feet, a chord bearing of SOUTH 51 DEGREES 51 MINUTES 40 SECONDS EAST, a distance of 118.58 feet to a point in said right-of-way line;**

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EXHIBIT A-1

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ORDINANCE NO. 31-20 (CONT.)
Exhibit "A-1"

(4) continuing with said Victory Christian Church Center property, **SOUTH 53 DEGREES 28 MINUTES 40 SECONDS EAST**, a distance of 175.11 feet to a corner to the Nicholas & Sara Womack property, a deed to which is recorded in Deed Book 606 Page 710, (PVA PID # 67-60.2);
(5) with said Womack property, **SOUTH 53 DEGREES 19 MINUTES 11 SECONDS EAST**, a distance of 365.12 feet to a corner to the Carolina Shores, LLC property, a deed to which is recorded in Deed Book 551 Page 355, (PVA PID # 67-60.4);
(6) with said Carolina Shores, LLC property, **SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST**, a distance of 41.24 feet to a point in said right-of-way line;

thence crossing said Ky Hwy 812, **SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST**, a distance of 60.00 feet to a point in the southwest right-of-way line of said Ky Hwy 812, being located 30 feet southwest of said centerline, and being the northeast corner of Lot 1 - Bent Creek Subdivision, a plat of which is recorded in Plat Book 8 Page 379, said Lot 1 being designated as PVA PID # 67C-1, and being the northwest corner of Lot 5 of the Fruit, Goldsberry & Adkins Subdivision, a plat of which is recorded in Plat Book 7 Page 552, (PVA PID # 67-51.5); thence with said Lot 5, **SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST**, a distance of 375.00 feet to the southwest corner of said Lot 5; thence with the southwest line of said Fruit, Goldsberry & Adkins Subdivision, which is also the northeast line of Lots 9-13 of said Bent Creek Subdivision as recorded in Plat Book 8 Page 379, **SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST**, a distance of 441.37 feet to a point in said southwest line, being a corner to Lot 13 of said Bent Creek Subdivision, as recorded in Plat Book 8 Page 379, (PVA PID #67C-13), and also being a corner to an 8 foot strip which is shown to have been consolidated with Lot 2 of said Fruit, Goldsberry & Adkins Subdivision, but which 8 foot strip is not currently included in the deeds of any of its adjoining property owners; thence with the western line of said 8 foot strip, which is also the eastern line of said Lot 13, **SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST**, a distance of 202.00 feet to a point in the northeast right-of-way line of Mallard Lane; thence with said northeast right-of-way line, **SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST**, a distance of 8.00 feet to a point in said northeast right-of-way line, and being a corner to Lot 14 of said Bent Creek Subdivision, (PVA PID # 67C-14); thence

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ORDINANCE NO. 31-20
Exhibit "A-1"

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Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "A-1"

with the western line of said Lot 14, which is also the eastern line of said 8 foot strip, **NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST**, a distance of 202.00 feet to the northwest corner of said Lot 14, and being in the southeast line of Lot 2 of said Fruit, Goldsberry & Adkins Subdivision; thence with the southwest lines of Lots 2 and 1 of said Fruit, Goldsberry & Adkins Subdivision, which is also the northeast line of Lots 14 & 15 of said Bent Creek Subdivision, **SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST**, a distance of 224.62 feet to the southeast corner of said Lot 1 of the Fruit, Goldsberry & Adkins Subdivision, being in the northeast line of said Lot 15, and being a corner to the Adkins Family Trust property, a deed to which is recorded in Deed Book 636 Page 385 (PVA PID #67-53); thence with said Trust property line, **SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST**, a distance of 165.54 feet to a corner to said Trust property; thence continuing with said Trust property line, which line is coincident with the line of Bent Creek Subdivision as recorded on Plat Book 8 Page 379, **SOUTH 36 DEGREES 31 MINUTES 02 SECONDS WEST**, a distance of 1329.81 feet to a point in the line of said Trust property, and being a corner to the J & C Golfing, Inc property recorded in Deed Book 587 Page 634 (PVA PID #67-51.6); thence with said J & C Golfing, Inc. property lines, which are coincident with said Bent Creek Subdivision, as recorded in Plat Book 8 Page 379, the following six (6) calls:

- (1) **NORTH 53 DEGREES 28 MINUTES 58 SECONDS WEST**, a distance of 50.00 feet;
- (2) **SOUTH 36 DEGREES 31 MINUTES 02 SECONDS WEST**, a distance of 107.00 feet;
- (3) **NORTH 53 DEGREES 28 MINUTES 58 SECONDS WEST**, a distance of 408.00 feet;
- (4) **NORTH 36 DEGREES 31 MINUTES 02 SECONDS EAST**, a distance of 975.97 feet;
- (5) **NORTH 52 DEGREES 34 MINUTES 44 SECONDS WEST**, a distance of 427.25 feet;
- (6) **NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST**, a distance of 206.00 feet to a point in the southwest right-of-way line of Mallard Lane;

thence with said right-of-way line, **NORTH 52 DEGREES 34 MINUTES 44 SECONDS WEST**, a distance of 391.60 feet to a point in the southwest

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Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "A-1"

right-of-way line of said Mallard Lane; thence crossing said Mallard Lane, **NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST**, a distance of 60.00 feet to the southernmost corner of Revised Lot 86 as shown on the plat titled "Revised Lots 43,53, 55, 61, & 86 - Section 2 - Bentcreek Subdivision", which is recorded in Plat Book 9 Page 507, being the property of Walter & Mary Goeltz, a deed for which is recorded in Deed Book 642 Page 272 (PVA PID #67C-86) ; thence with said Revised Lot 86, the following two (2) calls:

- (1) **NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST**, a distance of 140.00 feet;
- (2) **NORTH 52 DEGREES 34 MINUTES 44 SECONDS WEST**, a distance of 20.00 feet to a corner to Lot 84, Section 2 - of Bent Creek Subdivision & Consolidation, a plat of which is recorded in Plat Book 9 Page 71, being the property of Kenneth & Donna Fowler, a deed to which is recorded in Deed Book 593 Page 791 (PVA PID #67C-84);

thence with said Section 2, the following three (3) calls:

- (1) **NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST**, a distance of 270.00 feet to the northeast corner of Lot 82 of said Section 2, being the property of Jason & Allison Whitledge, a deed to which is recorded in Deed Book 613 Page 537 (PVA PID #67C-82);
- (2) **NORTH 52 DEGREES 34 MINUTES 44 SECONDS WEST**, a distance of 840.00 feet to the northwest corner of Lot 71 of said Section 2, being the property of BLD Development LLC, a deed to which is recorded in Deed Book 587 Page 15 (PVA PID #67C-71);
- (3) **SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST**, a distance of 917.80 feet to the southwest corner of Lot 62 of said Section 2, being the property of Richard & Sherri Pendergraft, a deed to which is recorded in Deed Book 617 Page 910 (PVA PID #67C-62), and being the northwest corner of Revised Lot 61- Section 2 of Bentcreek Subdivision & Consolidation, a plat of which is recorded in Plat Book 9 Page 507, being the property of Danny & Elizabeth Vincent, a deed to which is recorded in Deed Book 600 Page 287 (PVA PID #67C-61);

thence with said Lot 61, the following two (2) calls:

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ORDINANCE NO. 31-20 (CONT.)
Exhibit "A-1"

(1) SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 83.60 feet to the southwest corner of said Lot 61;
(2) SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST, a distance of 150.00 feet to the southeast corner of said Revised Lot 61, and being in the northwest right-of-way line of Blue Herron Lane; thence with said northwest of right-of-way line of Blue Herron Lane, the following two (2) calls:

(1) SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 96.79 feet to the approach radius of the cul-de-sac of said Blue Herron Lane;
(2) with said approach radius, around a curve to the right, through a central angle of 09 DEGREES 13 MINUTES 41 SECONDS, having a radius of 20.00 feet, an arc distance of 3.22 feet, a chord bearing of SOUTH 42 DEGREES 02 MINUTES 06 SECONDS WEST, a distance of 3.22 feet to a corner to Lot 59 of said Section 2 as recorded in Plat Book 9 Page 71, being the property of Matthew & Amber Conville, a deed to which is recorded in Deed Book 597 Page 918 (PVA PID #67C-58);

thence continuing with said Section 2, the following six (6) calls:

(1) NORTH 52 DEGREES 34 MINUTES 44 SECONDS WEST, a distance of 179.74 feet;
(2) SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 300.00 feet;
(3) SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST, a distance of 210.00 feet;
(4) NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST, a distance of 36.40 feet;
(5) SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST, a distance of 170.00 feet;
(6) NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST, a distance of 270.00 feet to the southeast corner of Revised Lot 55 as shown on the plat titled "Revised Lots 43,53, 55, 61, & 86 - Section 2 - Bentcreek Subdivision", a plat of which is recorded in Plat Book 9 Page 507, being the property of Martin & Stephanie Aust, a deed to which is recorded in Deed Book 616 Page 901;

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ORDINANCE NO. 31-20 (CONT.)
Exhibit "A-1"

thence with said Revised Lot 55, **NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST**, a distance of 105.00 feet to the southwest right-of-way line of Crane Hill Trace; thence crossing said Crane Hill Trace, **NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST**, a distance of 50.00 feet to a point in the northeast right-of-way line of Crane Hill Trace; thence with said northeast right-of-way line, around a curve to the right, through a central angle of **11 DEGREES 51 MINUTES 13 SECONDS**, having a radius of 242.11 feet, an arc distance of 50.09 feet, a chord bearing of **SOUTH 46 DEGREES 39 MINUTES 08 SECONDS EAST**, a distance of 50.00 feet to a corner to Lot 24 – Section 3 of Bentcreek Estates Subdivision, a plat of which is recorded in Plat Book 10 Page 191; thence with said Lot 24, the following two (2) calls:

- (1) **NORTH 66 DEGREES 44 MINUTES 57 SECONDS EAST**, a distance of 139.34 feet;
- (2) **NORTH 73 DEGREES 12 MINUTES 15 SECONDS EAST**, a distance of 251.08 feet to a point in the southwest line of Lot 46 – Section 2 of Bentcreek Subdivision & Consolidation, as shown in Plat Book 9 Page 71, being the property of David & Mary Sue Barron, a deed to which is recorded in Deed Book 577 Page 605;

thence with Lots 46, 45, and 44 of said subdivision, **SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST**, a distance of 239.21 feet to the southeast corner of Lot 44 of said subdivision, and being in the northwest line of the New Clubhouse Lot – Section 1 – Bent Creek Subdivision, a plat of which is recorded in Plat Book 9 Page 50A, being the property of J & C Golfing, Inc as recorded in Deed Book 587 Page 637 (PVA PID #67C-88); thence with said New Clubhouse Lot, the following two (2) calls:

- (1) **SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST**, a distance of 10.00 feet;
- (2) **SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST**, a distance of 136.00 feet to a point in the southwest line of said New Clubhouse Lot, and being a corner to another J & C Golfing, Inc. property recorded in Deed Book 587 Page 634 (PVA PID #67-51.6);

thence with said second mentioned J & C Golfing, Inc. parcel line, which

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CITY OF HENDERSON – ORDINANCE BOOK 211

Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "A-1"

line is coincident with said Section 3 of the Bent Creek Estates Subdivision as recorded in Plat Book 10 Page 191, SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 1503.31 feet to the northeast line of the Two Brothers, LLC property, a deed to which is recorded in Deed Book 639 Page 401 (PVA PID #67-56); thence with said Two Brothers, LLC northeast line, which line is also coincident with said Section 3 of said Bent Creek Estates Subdivision, NORTH 42 DEGREES 39 MINUTES 18 SECONDS WEST, a distance of 1242.72 feet to a point in said northeast line, and being a corner to the Richard & Valerie Watson property, a deed to which is recorded in Deed Book 631 Page 431 (PVA PID #67-50); thence with said Watson property line, which line is coincident with said Section 3 of said Bent Creek Estates Subdivision, and Section 2 of said Bent Creek Estates Subdivision, plats of which Section 2 are recorded in Plat Book 10 Page 581 and Plat Book 9 559 Page , NORTH 36 DEGREES 20 MINUTES 42 SECONDS EAST, a distance of 2089.81 feet to a point in the southwest right-of-way line of said Ky Hwy 812, being located 30 feet southwest of the centerline of the existing pavement of said Ky Hwy 812 (see Kentucky Department of Highways plans for SP 51-519-1) being a corner to Lot 12 - Section 2 of Bent Creek Estates Subdivision, a plat of which is recorded in Plat Book 9 Page 559 (PVA PID #67C-212), and being in the southwest line of the corporate limits of the City of Henderson by Ordinance # 22-20; thence with said southwest right-of-way line and said corporate limits line, the following seven (7) calls:

- (1) SOUTH 53 DEGREES 23 MINUTES 23 SECONDS EAST, a distance of 50.00 feet to a corner to Lot 11 of said Section 2, being the property of Jonathan & Leigh Newman (PVA PID #67C-211), a deed for which is recorded in Deed Book 628 Page 498;
- (2) SOUTH 53 DEGREES 23 MINUTES 23 SECONDS EAST, a distance of 50.00 feet to a corner to Lot 10 of said Section 2, being the property of Jeremy & Amanda Hillyard (PVA PID #67C-210), a deed for which is recorded in Deed Book 627 Page 526;
- (3) SOUTH 53 DEGREES 13 MINUTES 09 SECONDS EAST, a distance of 136.22 feet to a corner to Lot 9 of said Section 2, being the property of Jeffery & Wanda Donithan, (PVA PID #67C-209), a deed to which is recorded in Deed Book 642 Page 995;
- (4) SOUTH 53 DEGREES 13 MINUTES 09 SECONDS EAST, a distance of

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Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "A-1"

63.24 feet to a point;

(5) **SOUTH 52 DEGREES 08 MINUTES 54 SECONDS EAST**, a distance of 60.77 feet to a corner to Revised Lot 8 - Section 2 of Bent Creek Estates Subdivision, a plat of which is recorded in Plat Book 10 Page 228, being the property of Harley & Debra Heath (PVA PID #67C-208), a deed to which is recorded in Deed Book 633 Page 28;

(6) **SOUTH 52 DEGREES 08 MINUTES 54 SECONDS EAST**, a distance of 164.41 feet to a point;

(7) **SOUTH 50 DEGREES 41 MINUTES 07 SECONDS EAST**, a distance of 91.12 feet to a corner to Lot 5 - Section 4 of Bent Creek Estates Subdivision, a plat of which is recorded in Plat Book 10 Page 234, being the property of Billy McGuire (PVA PID #67C-205) a deed to which is recorded in Deed Book 635 Page 779;

(8) **SOUTH 50 DEGREES 41 MINUTES 07 SECONDS EAST**, a distance of 64.36 feet to the point of beginning containing 67.76 acres. This description was prepared by Dennis E. Branson, Ky PLS of Branson Surveys, inc. on October 16, 2020 from information in the deeds and plats in the Henderson County Court Clerk's Office. It is not a survey description and should not be used for property transfer.

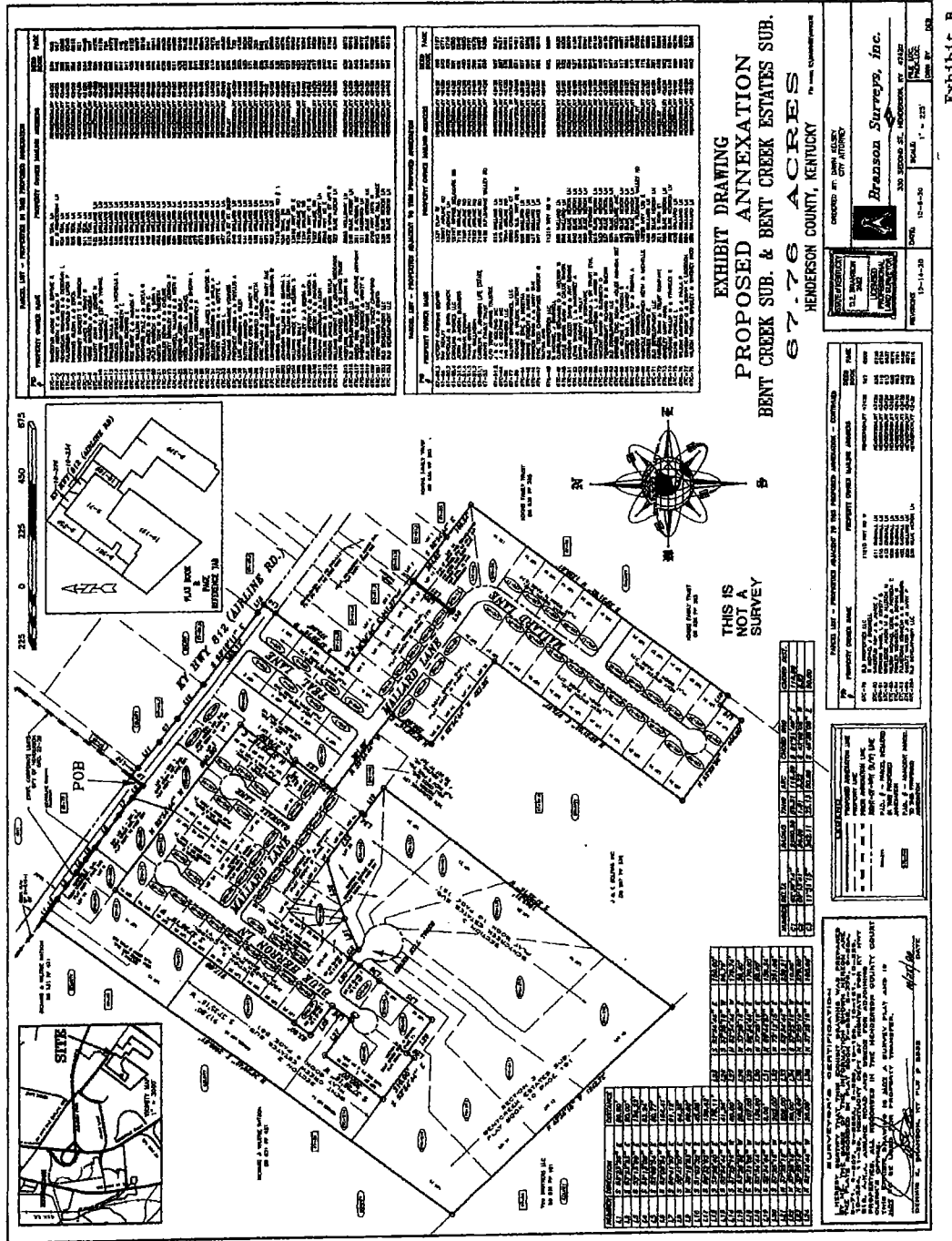


A handwritten signature in black ink, appearing to be "D.E. Branson", written over a circular stamp or mark.

CITY OF HENDERSON – ORDINANCE BOOK 213

Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "B"



214 CITY OF HENDERSON - ORDINANCE BOOK

Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "C"



Henderson City-County Planning Commission
1990 Barrel Ct., Suite C
Henderson, KY 42420

Brian Bishop, Executive Director, AICP
bbishop@hendersonplanning.org
270-831-1289

December 2, 2020

Mayor Steve Austin
City Commissioners
Henderson Municipal Center
Henderson, KY 42420

ATTN: William "Buzzy" Newman, City Manager

RE: #1107 Assignment of Zoning Classification in conjunction with annexation.

Please be advised on Tuesday, December 1, 2020 the Henderson City-County Planning Commission held a Regular Meeting, including Public Hearing(s) via Zoom video teleconference, which also was broadcast live on Facebook to consider the following:

#1107 ASSIGNMENT OF ZONING CLASSIFICATION IN CONJUNCTION WITH ANNEXATION: The City of Henderson has requested that the Planning Commission hold a public hearing, recommend a zoning classification and amend the Comprehensive Plan for sixty three (63) lots in the Bent Creek Subdivision and Bent Creek Estates Subdivision, Teal Lane, Crane Hill Trace, a portion of Mallard Lane, and a portion of KY Hwy 612 (Airline Road) which is necessary to connect this area to the City of Henderson on the north side of Airline Road, the subject area contains approximately 67.76 acres (collectively referred to herein as "Bent Creek Subdivision" or the "subject area" or the "subject property"). The subject area is currently zoned **County Single-Family Residential District (R-1)**; and staff is recommending a **CITY Single-Family Residential District (R-1) zoning classification for such area, which includes sixty-three (63) lots of Bent Creek Subdivision. THIS PUBLIC HEARING IS NOT TO DISCUSS WHETHER YOU ARE FOR OR AGAINST THE ANNEXATION, IT IS ONLY TO DISCUSS AN APPROPRIATE ZONING CLASSIFICATION IF THE CITY EVENTUALLY ANNEXES THIS AREA.** The Planning Commission will not be making a recommendation to the city regarding the annexation itself.

Henderson City-County Planning Commission • 1990 Barrel Court, Suite C • 270-831-1289
www.hendersonplanning.org

EXHIBIT "C"

ORDINANCE NO. 31-20
Exhibit "C"

CITY OF HENDERSON – ORDINANCE BOOK 215

Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "C"

PLANNING COMMISSION RECOMMENDATION- MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY MAC ARNOLD TO MOVE TO APPROVE ITEM #1107 ASSIGNMENT OF ZONING CLASSIFICATION IN CONJUNCTION WITH ANNEXATION AS SUBMITTED BY THE CITY OF HENDERSON TO ASSIGN A CITY SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) ZONING CLASSIFICATION TO THIS SUBJECT "BENT CREEK SUBDIVISION" AREA; THAT THE COMPREHENSIVE PLAN BE AMENDED TO INCLUDE THIS AREA IN THE CITY ZONING MAP, IF AND WHEN IT IS ANNEXED INTO THE CITY; AND, IF AND WHEN THE CITY ASSIGNS A ZONING CLASSIFICATION IN ACCORDANCE WITH APPLICABLE LAW, THAT SUCH ZONING CLASSIFICATION BE APPROPRIATELY SHOWN IN THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP; AND INCLUDE THESE SIXTY-THREE (63) LOTS AND THEIR PARCEL ID#'S FOR THE FOLLOWING:

Parcel #ID	Property Address	Parcel #ID	Property Address
67C-1	600 TEAL LN	67C-33	657 MALLARD LN
67C-2	601 TEAL LN	67C-34	653 MALLARD LN
67C-3	604 TEAL LN	67C-35	649 MALLARD LN
67C-4	605 TEAL LN	67C-36	645 MALLARD LN
67C-5	608 TEAL LN	67C-37	641 MALLARD LN
67C-6	609 TEAL LN	67C-38	639 MALLARD LN
67C-7	611 TEAL LN	67C-39	635 MALLARD LN
67C-8	612 TEAL LN	67C-40	631 MALLARD LN
67C-9	622 MALLARD LN	67C-41	627 MALLARD LN
67C-10	626 MALLARD LN	67C-42	623 MALLARD LN
67C-11	630 MALLARD LN	67C-201	612 MALLARD LN
67C-12	634 MALLARD LN	67C-202	7170 AIRLINE RD
67C-13	636 MALLARD LN	67C-203	7164 AIRLINE RD
67C-14	638 MALLARD LN	67C-204	7158 AIRLINE RD
67C-15	640 MALLARD LN	67C-205	7152 AIRLINE RD
67C-16	642 MALLARD LN	67C-208	7134 AIRLINE RD
67C-17	644 MALLARD LN	67C-209	7128 AIRLINE RD
67C-18	646 MALLARD LN	67C-210	7122 AIRLINE RD
67C-19	648 MALLARD LN	67C-211	7116 AIRLINE RD
67C-20	650 MALLARD LN	67C-212	7110 AIRLINE RD
67C-21	652 MALLARD LN	67C-213	531 BLUE HERON LN
67C-22	658 MALLARD LN	67C-214	529 BLUE HERON LN
67C-23	662 MALLARD LN	67C-215	567 CRANE HILL TRCE
67C-24	664 MALLARD LN	67C-216	563 CRANE HILL TRCE
67C-25	668 MALLARD LN	67C-217	559 CRANE HILL TRCE
67C-26	672 MALLARD LN	67C-218	555 CRANE HILL TRCE
67C-27	676 MALLARD LN	67C-219	551 CRANE HILL TRCE

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Record of Ordinances of Meetings in 2020

ORDINANCE NO. 31-20 (CONT.)
Exhibit "C"

Parcel #ID	Property Address	Parcel #ID	Property Address
67C-28	677 MALLARD LN	67C-220	546 CRANE HILL TRCE
67C-29	673 MALLARD LN	67C-221	542 CRANE HILL TRCE
67C-30	669 MALLARD LN	67C-222	538 CRANE HILL TRCE
67C-31	665 MALLARD LN	67C-223	534 CRANE HILL TRCE
67C-32	661 MALLARD LN		

AND, I LEAVE THE MOTION OPEN FOR OTHER MEMBERS OF THE PLANNING COMMISSION TO ADD FINDINGS OF FACT IN SUPPORT OF THIS MOTION, BECAUSE:

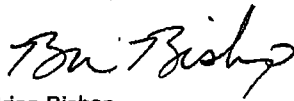
The recommended Single-Family Residential District (R-1) zoning classification is in agreement with the current County zoning classification and is in agreement with the Future Land Use Map of the Comprehensive Plan which shows such area R-1 (low density residential).

The subject area is a developed single family residential subdivision.

**AYE: ALL
NAY: NONE**

Attached is a copy of the transcript of the public hearing, and documents related to the annexation.

Respectfully submitted,



Brian Bishop
Executive Director, AICP
Henderson City-County Planning Commission

BB/tgc
Cc: Dawn Kelsey

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Henderson City-County Planning Commission - 1990 Barret Court, Suite C - 270-831-1289
www.hendersonplanning.org

Steve Austin, Mayor

Commissioners:
Patti Bugg
X Robert Royster, III
Bradley S. Staton
Austin P. Vowels



The City of Henderson

P.O. Box 716
Henderson, Kentucky 42419-0716

William L. "Buzzy" Newman, Jr., City Manager
Dawn S. Kelsey, City Attorney
Maree Collins, City Clerk
Donna Stinnett, Public Information Officer/Community Relations Manager



CERTIFICATE OF CITY CLERK

I, Maree Collins, hereby certify that I am duly qualified and acting City Clerk of the City of Henderson, Kentucky, that the foregoing Ordinance is a true copy of Ordinance No. 31-20, relating to the annexation of certain unincorporated territory to the City of Henderson, introduced, read, enacted, and adopted at properly convened meetings of said City on December 08, 2020 and December 15, 2020, published on December 19, 2020, signed by the Mayor and attested by me as City Clerk, as shown by the official records in my custody and under my control, and that said Ordinance appears as a matter of public record in the official records of said City.

I further certify that said meetings were duly held in accordance with all applicable requirements of Kentucky law, including KRS 61.810, 61.815, 61.820, and 61.823, that a quorum was present at said meeting, that said Ordinance Summary has not been modified, amended, revoked, or repealed and that same is now in full force and effect.

IN WITNESS WHEREOF, I have hereto set my hand as City Clerk and the official seal of the City this 29th day of December 2020.

A handwritten signature in cursive script that reads "Maree Collins".

Maree Collins, CKMC,
City Clerk

BENT CREEK ANNEXATION DESCRIPTION

A certain tract or parcel located approximately 0.5 miles southeast of the intersection of Adams Land and the Audubon Parkway in Henderson County, Kentucky and being more particularly described as follows:

Beginning at a point in the southwest right-of-way line of Ky Hwy 812, A.K.A. Airline Road, said right-of-way line being located 30 feet from the centerline of said Hwy, (see Kentucky Department of Highways plans for SP 51-519-1), and being located in the northeast line of Lot 5 - Section 4 of Bent Creek Estates Subdivision, a plat of which is recorded in Plat Book 10 Page 234, and being a corner to the existing corporate limits of the City of Henderson by Ordinance # 22-20; thence crossing said Highway, and with said corporate limits, NORTH 39 DEGREES 18 MINUTES 53 SECONDS EAST, a distance of 60.00 feet to a point in the northeast right-of-way line of said Ky Hwy 812, being in the southeast line of said corporate limits of the City of Henderson, being located 30 feet northeast of said centerline, being a corner to the Ray Realty property, a deed to which is recorded in Deed Book 573 Page 771 (PVA PID #67-60); thence with said northeast right-of-way line, running parallel with and 30 feet northeast of said centerline, the following six (6) calls:

(1) with the southwest line of said Ray Realty property, SOUTH 51 DEGREES 03 MINUTES 32 SECONDS EAST, a distance of 45.08 feet to a corner to the Victory Christian Church Center property, a deed to which is recorded in Deed Book 496 Page 197, (PVA PID #67-60.3);

(2) with the southwest line of said Victory Christian Church property, SOUTH 50 DEGREES 32 MINUTES 03 SECONDS EAST, a distance of 136.42 feet to the beginning of a curve to the right in said right-of-way line;

(3) continuing with said Victory Christian Church Center, around said curve to the right, through a central angle of 02 DEGREES 39 MINUTES 14 SECONDS, having a radius of 2560.26 feet, an arc distance of 118.59 feet, a chord bearing of SOUTH 51 DEGREES 51 MINUTES 40 SECONDS EAST, a distance of 118.58 feet to a point in said right-of-way line;

(4) continuing with said Victory Christian Church Center property, SOUTH 53 DEGREES 28 MINUTES 40 SECONDS EAST, a distance of 175.11 feet to a corner to the Nicholas & Sara Womack property, a deed to which is recorded in Deed Book 606 Page 710, (PVA PID # 67-60.2);
(5) with said Womack property, SOUTH 53 DEGREES 19 MINUTES 11 SECONDS EAST, a distance of 365.12 feet to a corner to the Carolina Shores, LLC property, a deed to which is recorded in Deed Book 551 Page 355, (PVA PID # 67-60.4);
(6) with said Carolina Shores, LLC property, SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST, a distance of 41.24 feet to a point in said right-of-way line;

thence crossing said Ky Hwy 812, SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 60.00 feet to a point in the southwest right-of-way line of said Ky Hwy 812, being located 30 feet southwest of said centerline, and being the northeast corner of Lot 1 - Bent Creek Subdivision, a plat of which is recorded in Plat Book 8 Page 379, said Lot 1 being designated as PVA PID # 67C-1, and being the northwest corner of Lot 5 of the Fruit, Goldsberry & Adkins Subdivision, a plat of which is recorded in Plat Book 7 Page 552, (PVA PID # 67-51.5); thence with said Lot 5, SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 375.00 feet to the southwest corner of said Lot 5; thence with the southwest line of said Fruit, Goldsberry & Adkins Subdivision, which is also the northeast line of Lots 9-13 of said Bent Creek Subdivision as recorded in Plat Book 8 Page 379, SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST, a distance of 441.37 feet to a point in said southwest line, being a corner to Lot 13 of said Bent Creek Subdivision, as recorded in Plat Book 8 Page 379, (PVA PID #67C-13), and also being a corner to an 8 foot strip which is shown to have been consolidated with Lot 2 of said Fruit, Goldsberry & Adkins Subdivision, but which 8 foot strip is not currently included in the deeds of any of it's adjoining property owners; thence with the western line of said 8 foot strip, which is also the eastern line of said Lot 13, SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 202.00 feet to a point in the northeast right-of-way line of Mallard Lane; thence with said northeast right-of-way line, SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST, a distance of 8.00 feet to a point in said northeast right-of-way line, and being a corner to Lot 14 of said Bent Creek Subdivision, (PVA PID # 67C-14); thence

with the western line of said Lot 14, which is also the eastern line of said 8 foot strip, **NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST**, a distance of 202.00 feet to the northwest corner of said Lot 14, and being in the southeast line of Lot 2 of said Fruit, Goldsberry & Adkins Subdivision; thence with the southwest lines of Lots 2 and 1 of said Fruit, Goldsberry & Adkins Subdivision, which is also the northeast line of Lots 14 & 15 of said Bent Creek Subdivision, **SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST**, a distance of 224.62 feet to the southeast corner of said Lot 1 of the Fruit, Goldsberry & Adkins Subdivision, being in the northeast line of said Lot 15, and being a corner to the Adkins Family Trust property, a deed to which is recorded in Deed Book 636 Page 385 (PVA PID #67-53); thence with said Trust property line, **SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST**, a distance of 165.54 feet to a corner to said Trust property; thence continuing with said Trust property line, which line is coincident with the line of Bent Creek Subdivision as recorded on Plat Book 8 Page 379, **SOUTH 36 DEGREES 31 MINUTES 02 SECONDS WEST**, a distance of 1329.81 feet to a point in the line of said Trust property, and being a corner to the J & C Golfing, Inc property recorded in Deed Book 587 Page 634 (PVA PID #67-51.6); thence with said J & C Golfing, Inc. property lines, which are coincident with said Bent Creek Subdivision, as recorded in Plat Book 8 Page 379, the following six (6) calls:

- (1) **NORTH 53 DEGREES 28 MINUTES 58 SECONDS WEST**, a distance of 50.00 feet;
- (2) **SOUTH 36 DEGREES 31 MINUTES 02 SECONDS WEST**, a distance of 107.00 feet;
- (3) **NORTH 53 DEGREES 28 MINUTES 58 SECONDS WEST**, a distance of 408.00 feet;
- (4) **NORTH 36 DEGREES 31 MINUTES 02 SECONDS EAST**, a distance of 975.97 feet;
- (5) **NORTH 52 DEGREES 34 MINUTES 44 SECONDS WEST**, a distance of 427.25 feet;
- (6) **NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST**, a distance of 206.00 feet to a point in the southwest right-of-way line of Mallard Lane;

thence with said right-of-way line, **NORTH 52 DEGREES 34 MINUTES 44 SECONDS WEST**, a distance of 391.60 feet to a point in the southwest

right-of-way line of said Mallard Lane; thence crossing said Mallard Lane, NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST, a distance of 60.00 feet to the southernmost corner of Revised Lot 86 as shown on the plat titled "Revised Lots 43,53, 55, 61, & 86 - Section 2 - Bentcreek Subdivision", which is recorded in Plat Book 9 Page 507, being the property of Walter & Mary Goeltz, a deed for which is recorded in Deed Book 642 Page 272 (PVA PID #67C-86) ; thence with said Revised Lot 86, the following two (2) calls:

(1) NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST, a distance of 140.00 feet;

(2) NORTH 52 DEGREES 34 MINUTES 44 SECONDS WEST, a distance of 20.00 feet to a corner to Lot 84, Section 2 - of Bent Creek Subdivision & Consolidation, a plat of which is recorded in Plat Book 9 Page 71, being the property of Kenneth & Donna Fowler, a deed to which is recorded in Deed Book 593 Page 791 (PVA PID #67C-84);

thence with said Section 2, the following three (3) calls:

(1) NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST, a distance of 270.00 feet to the northeast corner of Lot 82 of said Section 2, being the property of Jason & Allison Whitlege, a deed to which is recorded in Deed Book 613 Page 537 (PVA PID #67C-82);

(2) NORTH 52 DEGREES 34 MINUTES 44 SECONDS WEST, a distance of 840.00 feet to the northwest corner of Lot 71 of said Section 2, being the property of BLD Development LLC, a deed to which is recorded in Deed Book 587 Page 15 (PVA PID #67C-71);

(3) SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 917.80 feet to the southwest corner of Lot 62 of said Section 2, being the property of Richard & Sherri Pendergraft, a deed to which is recorded in Deed Book 617 Page 910 (PVA PID #67C-62), and being the northwest corner of Revised Lot 61- Section 2 of Bentcreek Subdivision & Consolidation, a plat of which is recorded in Plat Book 9 Page 507, being the property of Danny & Elizabeth Vincent, a deed to which is recorded in Deed Book 600 Page 287 (PVA PID #67C-61);

thence with said Lot 61, the following two (2) calls:

(1) SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 83.60 feet to the southwest corner of said Lot 61;

(2) SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST, a distance of 150.00 feet to the southeast corner of said Revised Lot 61, and being in the northwest right-of-way line of Blue Herron Lane; thence with said northwest of right-of-way line of Blue Herron Lane, the following two (2) calls:

(1) SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 96.79 feet to the approach radius of the cul-de-sac of said Blue Herron Lane;

(2) with said approach radius, around a curve to the right, through a central angle of 09 DEGREES 13 MINUTES 41 SECONDS, having a radius of 20.00 feet, an arc distance of 3.22 feet, a chord bearing of SOUTH 42 DEGREES 02 MINUTES 06 SECONDS WEST, a distance of 3.22 feet to a corner to Lot 59 of said Section 2 as recorded in Plat Book 9 Page 71, being the property of Matthew & Amber Conville, a deed to which is recorded in Deed Book 597 Page 918 (PVA PID #67C-58);

thence continuing with said Section 2, the following six (6) calls:

(1) NORTH 52 DEGREES 34 MINUTES 44 SECONDS WEST, a distance of 179.74 feet;

(2) SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 300.00 feet;

(3) SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST, a distance of 210.00 feet;

(4) NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST, a distance of 36.40 feet;

(5) SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST, a distance of 170.00 feet;

(6) NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST, a distance of 270.00 feet to the southeast corner of Revised Lot 55 as shown on the plat titled "Revised Lots 43,53, 55, 61, & 86 - Section 2 - Bentcreek Subdivision", a plat of which is recorded in Plat Book 9 Page 507, being the property of Martin & Stephanie Aust, a deed to which is recorded in Deed Book 616 Page 901;

thence with said Revised Lot 55, NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST, a distance of 105.00 feet to the southwest right-of-way line of Crane Hill Trace; thence crossing said Crane Hill Trace, NORTH 37 DEGREES 25 MINUTES 16 SECONDS EAST, a distance of 50.00 feet to a point a point in a the northeast right-of-way line of Crane Hill Trace; thence with said northeast right-of-way line, around a curve to the right, through a central angle of 11 DEGREES 51 MINUTES 13 SECONDS, having a radius of 242.11 feet, an arc distance of 50.09 feet, a chord bearing of SOUTH 46 DEGREES 39 MINUTES 08 SECONDS EAST, a distance of 50.00 feet to a corner to Lot 24 – Section 3 of Bentcreek Estates Subdivision, a plat of which is recorded in Plat Book 10 Page 191; thence with said Lot 24, the following two (2) calls:

(1) NORTH 66 DEGREES 44 MINUTES 57 SECONDS EAST, a distance of 139.34 feet;

(2) NORTH 73 DEGREES 12 MINUTES 15 SECONDS EAST, a distance of 251.08 feet to a point in the southwest line of Lot 46 – Section 2 of Bentcreek Subdivision & Consolidation, as shown in Plat Book 9 Page 71, being the property of David & Mary Sue Barron, a deed to which is recorded in Deed Book 577 Page 605;

thence with Lots 46,45, and 44 of said subdivision, SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST, a distance of 239.21 feet to the southeast corner of Lot 44 of said subdivision, and being in the northwest line of the New Clubhouse Lot – Section 1 – Bent Creek Subdivision, a plat of which is recorded in Plat Book 9 Page 50A, being the property of J & C Golfing, Inc as recorded in Deed Book 587 Page 637 (PVA PID #67C-88); thence with said New Clubhouse Lot, the following two (2) calls:

(1) SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 10.00 feet;

(2) SOUTH 52 DEGREES 34 MINUTES 44 SECONDS EAST, a distance of 136.00 feet to a point in the southwest line of said New Clubhouse Lot, and being a corner to another J & C Golfing, Inc. property recorded in Deed Book 587 Page 634 (PVA PID #67-51.6);

thence with said second mentioned J & C Golfing, Inc. parcel line, which

line is coincident with said Section 3 of the Bent Creek Estates Subdivision as recorded in Plat Book 10 Page 191, SOUTH 37 DEGREES 25 MINUTES 16 SECONDS WEST, a distance of 1503.31 feet to the northeast line of the Two Brothers, LLC property, a deed to which is recorded in Deed Book 639 Page 401 (PVA PID #67-56); thence with said Two Brothers, LLC northeast line, which line is also coincident with said Section 3 of said Bent Creek Estates Subdivision, NORTH 42 DEGREES 39 MINUTES 18 SECONDS WEST, a distance of 1242.72 feet to a point in said northeast line, and being a corner to the Richard & Valerie Watson property, a deed to which is recorded in Deed Book 631 Page 431 (PVA PID #67-50); thence with said Watson property line, which line is coincident with said Section 3 of said Bent Creek Estates Subdivision, and Section 2 of said Bent Creek Estates Subdivision, plats of which Section 2 are recorded in Plat Book 10 Page 581 and Plat Book 9 559 Page , NORTH 36 DEGREES 20 MINUTES 42 SECONDS EAST, a distance of 2089.81 feet to a point in the southwest right-of-way line of said Ky Hwy 812, being located 30 feet southwest of the centerline of the existing pavement of said Ky Hwy 812 (see Kentucky Department of Highways plans for SP 51-519-1) being a corner to Lot 12 - Section 2 of Bent Creek Estates Subdivision, a plat of which is recorded in Plat Book 9 Page 559 (PVA PID #67C-212), and being in the southwest line of the corporate limits of the City of Henderson by Ordinance # 22-20; thence with said southwest right-of-way line and said corporate limits line, the following seven (7) calls:

- (1) SOUTH 53 DEGREES 23 MINUTES 23 SECONDS EAST, a distance of 50.00 feet to a corner to Lot 11 of said Section 2, being the property of Jonathan & Leigh Newman (PVA PID #67C-211), a deed for which is recorded in Deed Book 628 Page 498;
- (2) SOUTH 53 DEGREES 23 MINUTES 23 SECONDS EAST, a distance of 50.00 feet to a corner to Lot 10 of said Section 2, being the property of Jeremy & Amanda Hillyard (PVA PID #67C-210, a deed for which is recorded in Deed Book 627 Page 526;
- (3) SOUTH 53 DEGREES 13 MINUTES 09 SECONDS EAST, a distance of 136.22 feet to a corner to Lot 9 of said Section 2, being the property of Jeffery & Wanda Donithan, (PVA PID #67C-209), a deed to which is recorded in Deed Book 642 Page 995;
- (4) SOUTH 53 DEGREES 13 MINUTES 09 SECONDS EAST, a distance of

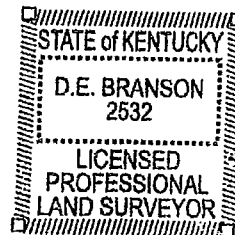
63.24 feet to a point;

(5) **SOUTH 52 DEGREES 08 MINUTES 54 SECONDS EAST**, a distance of 60.77 feet to a corner to Revised Lot 8 - Section 2 of Bent Creek Estates Subdivision, a plat of which is recorded in Plat Book 10 Page 228, being the property of Harley & Debra Heath (PVA PID #67C-208), a deed to which is recorded in Deed Book 633 Page 28;

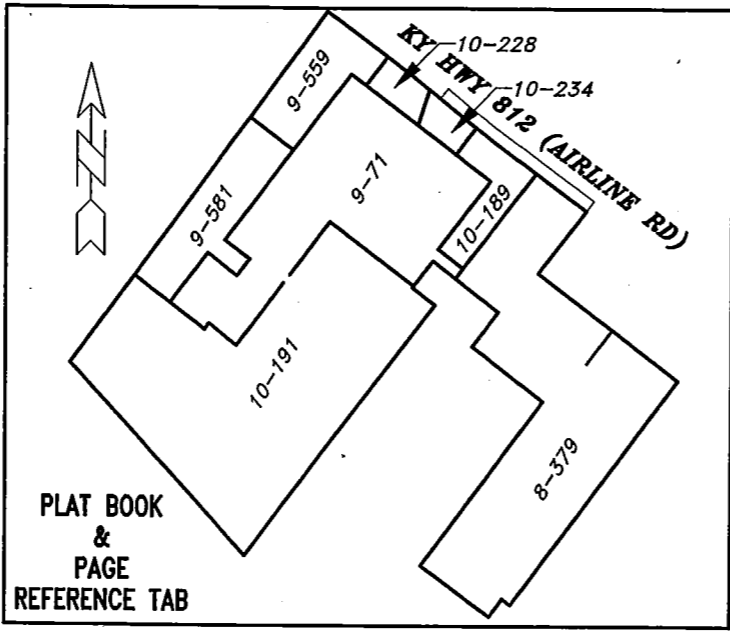
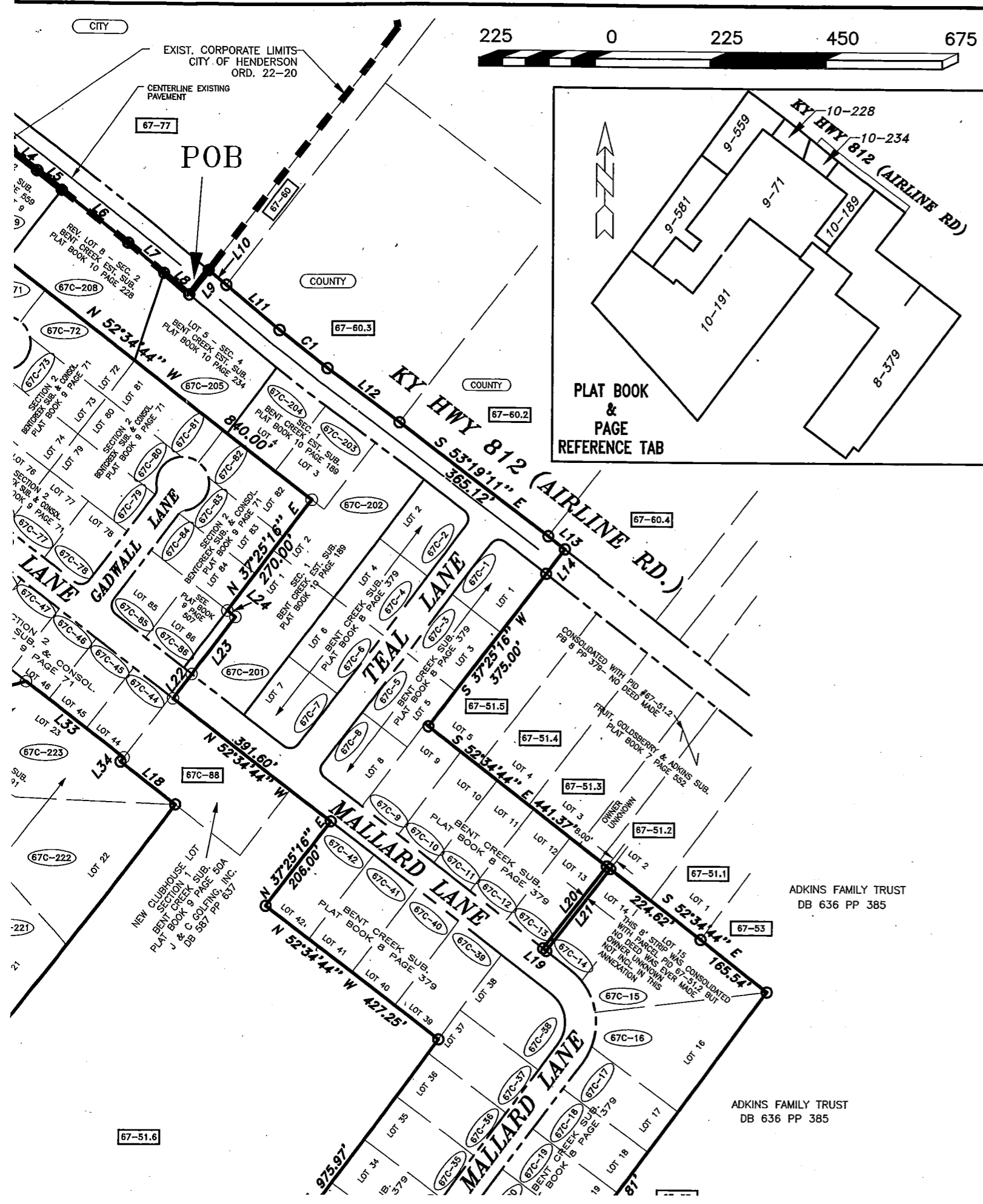
(6) **SOUTH 52 DEGREES 08 MINUTES 54 SECONDS EAST**, a distance of 164.41 feet to a point;

(7) **SOUTH 50 DEGREES 41 MINUTES 07 SECONDS EAST**, a distance of 91.12 feet to a corner to Lot 5 - Section 4 of Bent Creek Estates Subdivision, a plat of which is recorded in Plat Book 10 Page 234, being the property of Billy McGuire (PVA PID #67C-205) a deed to which is recorded in Deed Book 635 Page 779;

(8) **SOUTH 50 DEGREES 41 MINUTES 07 SECONDS EAST**, a distance of 64.36 feet to the point of beginning containing 67.76 acres. This description was prepared by Dennis E. Branson, Ky PLS of Branson Surveys, inc. on October 16, 2020 from information in the deeds and plats in the Henderson County Court Clerk's Office. It is not a survey description and should not be used for property transfer.



A handwritten signature in black ink, appearing to be "D.E. Branson", written over a horizontal line.



PARCEL LIST - PROPERTIES IN THIS PROPOSED ANNEXATION

PID #	PROPERTY OWNER NAME	PROPERTY OWNER MAILING ADDRESS	DEED BOOK	PAGE
67C-1	SANDEFUR JACKIE W & EDYTHE K	600 TEAL LN	HENDERSON,KY 42420	534 008
67C-2	POSEY KEITH E & ERICA R	62 N FENCEROW LN	HENDERSON,KY 42420	546 967
67C-3	HENDRICKS RICHARD G & DEBORAH L	604 TEAL LN	HENDERSON,KY 42420	580 0866
67C-4	FULKERSON HAROLD V & LINDA P	605 TEAL LN	HENDERSON,KY 42420	587 0340
67C-5	HAWKINS GLENN A & ERICA	608 TEAL LN	HENDERSON,KY 42420	556 0810
67C-6	MCKINNEY EVERETT T & PATRICIA	609 TEAL LN	HENDERSON,KY 42420	536 851
67C-7	HAGAN JAMES M & TRACY R	611 TEAL LN	HENDERSON,KY 42420	534 0445
67C-8	WEISS WARREN & ANGELA	612 TEAL LN	HENDERSON,KY 42420	540 087
67C-9	ELLIOTT JOHN P & DENISE M	622 MALLARD LN	HENDERSON,KY 42420	626 0279
67C-10	DRAPER RANDALL EST & YVONNE	626 MALLARD LN	HENDERSON,KY 42420	606 0170
67C-11	BURNS BARBARA J	630 MALLARD LN	HENDERSON,KY 42420	550 733
67C-12	FOWLER PAULA K	634 MALLARD LN	HENDERSON,KY 42420	629 0473
67C-13	NOBLES MATTHEW J & MICHELLE L	636 MALLARD LN	HENDERSON,KY 42420	607 0465
67C-14	TEGETHOFF KENNETH E	638 MALLARD LN	HENDERSON,KY 42420	541 442
67C-15	COOMES RICHARD E	640 MALLARD LN	HENDERSON,KY 42420	541 070
67C-16	RICE GARY E & AMANDA F	642 MALLARD LN	HENDERSON,KY 42420	626 0125
67C-17	BEAVEN WILLIAM R II	644 MALLARD LN	HENDERSON,KY 42420	566 0997
67C-18	SOUTHARD KYLE J & KAYLA D	646 MALLARD LN	HENDERSON,KY 42420	609 0810
67C-19	MILLS JAMES D & RITA C	648 MALLARD LN	HENDERSON,KY 42420	533 544
67C-20	UTLEY GARRICK M & SARA N	650 MALLARD LN	HENDERSON,KY 42420	599 0641
67C-21	CURTIS TONY M & THERESA	652 MALLARD LN	HENDERSON,KY 42420	584 0604
67C-22	ZIEGLER KEVIN D & CHELSIE	658 MALLARD LN	HENDERSON,KY 42420	639 0408
67C-23	BICKETT BRADLEY G & JESSICA W	662 MALLARD LN	HENDERSON,KY 42420	608 0278
67C-24	GREENWELL WILLIAM K & MISTI G	664 MALLARD LN	HENDERSON,KY 42420	611 0400
67C-25	HEISTAND JOSH & EMILY	668 MALLARD LN	HENDERSON,KY 42420	638 0244
67C-26	YATES MICHAEL & RACHEL	672 MALLARD LN	HENDERSON,KY 42420	632 0030
67C-27	RICHMOND TIMOTHY D & SHERRI L	676 MALLARD LN	HENDERSON,KY 42420	640 0189
67C-28	WOOLFORK COURTNEY R	677 MALLARD LN	HENDERSON,KY 42420	641 0780
67C-29	VOWELS LORI	673 MALLARD LN	HENDERSON,KY 42420	642 0584
67C-30	ROTHEMEIER JAMES L & DENISE M	669 MALLARD LN	HENDERSON,KY 42420	590 0843
67C-31	SELLERS MATTHEW D & MALIA A	665 MALLARD LN	HENDERSON,KY 42420	616 0672
67C-32	SNYDER DENNIS R & DOTTIE L	661 MALLARD LN	HENDERSON,KY 42420	539 672
67C-33	MCCALLA KAREN L	657 MALLARD LN	HENDERSON,KY 42420	625 0620
67C-34	WILLIAMS HANNELORE YOUNGS	3013 ST RT 2837	CLAY,KY 42404	579 0404
67C-35	PRITCHETT JAMES A & PHYLLIS A	649 MALLARD LN	HENDERSON,KY 42420	535 733
67C-36	LEAR JEREMIAH & KILEY	645 MALLARD LN	HENDERSON,KY 42420	603 0134
67C-37	SUTTON AMANDA D	641 MALLARD LN	HENDERSON,KY 42420	623 0634
67C-38	BRADLEY OTIS W & NANCY R	639 MALLARD LN	HENDERSON,KY 42420	571 0822
67C-39	PORTER-DONALD R & JORETTA	635 MALLARD LN	HENDERSON,KY 42420	528 355
67C-40	EYRE ALLAN & PATRICIA	631 MALLARD LN	HENDERSON,KY 42420	526 542
67C-41	BARRON DAVID ALLEN & MARY SUE	627 MALLARD LN	HENDERSON,KY 42420	549 842
67C-42	LIONBERGER DAVID P & BARBARA B	623 MALLARD LN	HENDERSON,KY 42420	634 0290
67C-201	GIVENS DONNA C	7413 RUCKER RD # 1	HENDERSON,KY 42420	639 0519
67C-202	JOHNSON WILLIAM D & DEANNA L	934 TRAIL DR	HENDERSON,KY 42420	637 0275
67C-203	JOHNSON WILLIAM D & DEANNA L	934 TRAIL DR	HENDERSON,KY 42420	637 0275
67C-204	WILLIAMS WAIDE E & MELISSA S	13152 HWY 60 E	REED,KY 42451	639 0963
67C-205	MCGUIRE BILLY	7152 AIRLINE RD	HENDERSON,KY 42420	635 0779
67C-208	HEATH HARLEY M & DEBRA P	7134 AIRLINE RD	HENDERSON,KY 42420	633 0028
67C-209	DONITHAN JEFFERY C & WANDA L	13195 HWY 41 S	ROBARDS,KY 42452	642 0995
67C-210	HILLYARD JEREMY M & AMANDA A	7122 AIRLINE RD	HENDERSON,KY 42420	627 0526
67C-211	NEWMAN JONATHAN & LEIGH	3576 HOLLOWAY LN	HENDERSON,KY 42420	628 0498
67C-212	FRIEDS DARIN & LAURA	3552 HWY 60 E	HENDERSON,KY 42420	640 0247
67C-213	MADDEN JAMES & SIMON KAYLA	632 S MAIN ST APT B	HENDERSON,KY 42420	640 0705
67C-214	WILLIAMS DWIGHT E & JEANNE MEDEIROS	529 BLUE HERON LN	HENDERSON,KY 42420	621 0344
67C-215	HOEFLING JEREMY & MEAGAN M	3582 HOLLOWAY LN	HENDERSON,KY 42420	639 0873
67C-216	BLD DEVELOPMENT LLC	536 BLUE HERON LN	HENDERSON,KY 42420	587 0015
67C-217	GREEN TORI MONIQUE & JEROME ANTHONY	321 N ALVASIA ST	HENDERSON,KY 42420	643 0650
67C-218	OVERFIELD DERRICK & KRISTY R	121 HUBBARD LN	HENDERSON,KY 42420	640 0917
67C-219	BLD DEVELOPMENT LLC	536 BLUE HERON LN	HENDERSON,KY 42420	587 0015
67C-220	AUSENBAUGH STACEY CRAWFORD	8720 HWY 1078 N	HENDERSON,KY 42420	632 0629
67C-221	FORD THOMAS K & KRISTA	542 CRANE HILL TRACE	HENDERSON,KY 42420	624 0976
67C-222	BLD DEVELOPMENT LLC	536 BLUE HERON LN	HENDERSON,KY 42420	587 0015
67C-223	BLD DEVELOPMENT LLC	536 BLUE HERON LN	HENDERSON,KY 42420	587 0015

PARCEL LIST - PROPERTIES ADJACENT TO THIS PROPOSED ANNEXATION

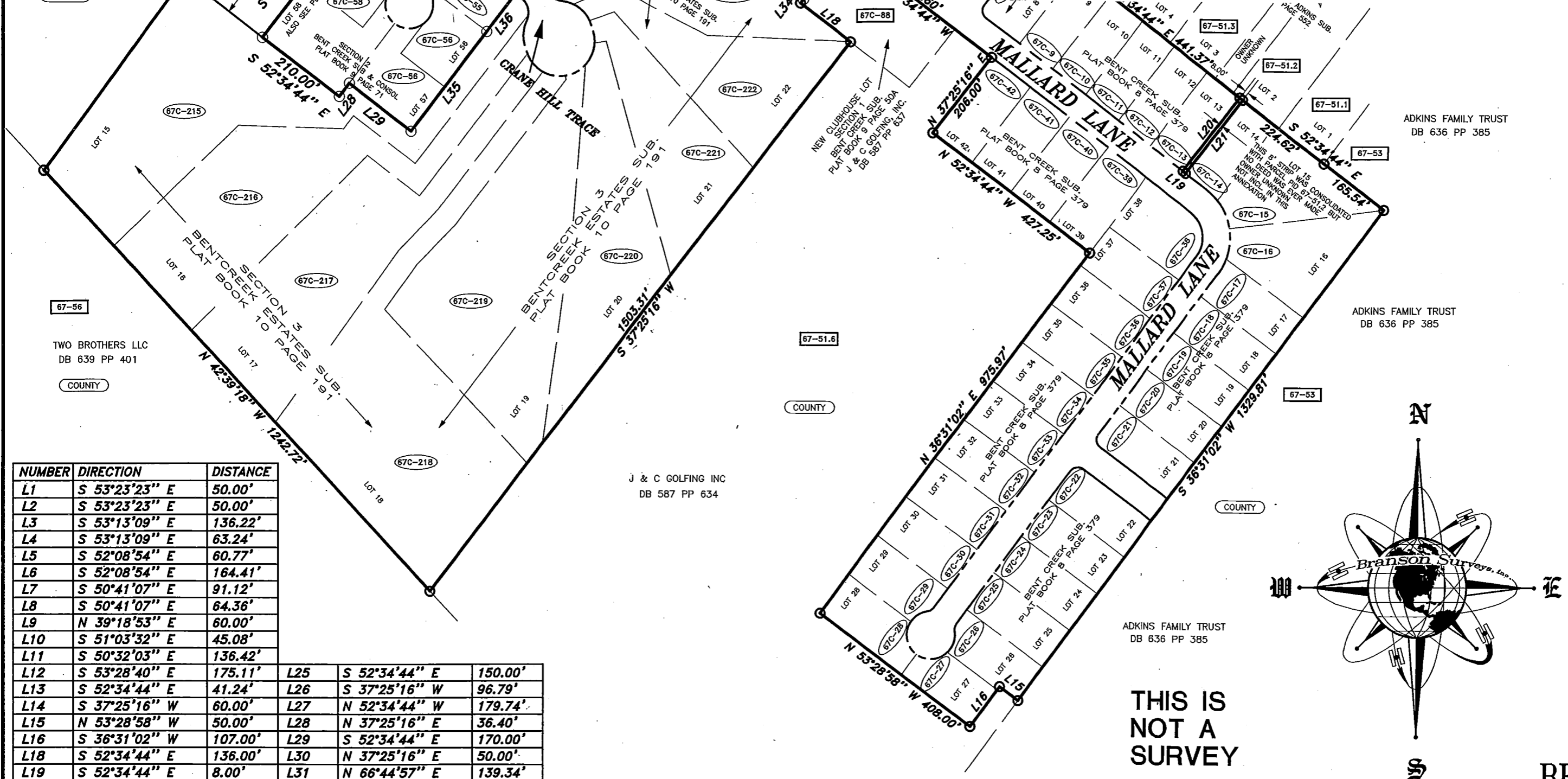
PID #	PROPERTY OWNER NAME	PROPERTY OWNER MAILING ADDRESS	DEED BOOK	PAGE
67-60.3	VICTORY CHRISTIAN CENTER	1327 CLAY ST	HENDERSON,KY 42420	496 0197
67-60	RAY REALTY	12097 AIRLINE RD	HENDERSON,KY 42420	573 0771
67-60.2	NICHOLAS & SARA WOMACK	6572 ADAMS LN	HENDERSON,KY 42420	606 0710
67-60.4	CAROLINA SHORES LLC	18197 UPPER DELAWARE RD	HENDERSON,KY 42420	551 0355
67-51.5	JERRY & JUDITH SUMMERS	7178 AIRLINE RD	HENDERSON,KY 42420	631 0549
67-51.4	SHERMAN BOWMAN	7180 AIRLINE RD	HENDERSON,KY 42420	480 0655
67-51.3	FRANK GIBSON	7184 AIRLINE RD	HENDERSON,KY 42420	623 0791
67-51.2	TINA GULLIKSON	7192 AIRLINE RD	HENDERSON,KY 42420	590 0878
67-51.1	CAROLYN R. JOHNSON LIFE ESTATE	7196 AIRLINE RD	HENDERSON,KY 42420	644 0497
67-53	ADKINS FAMILY TRUST	4430 N.PLEASANT VALLEY RD	HENDERSON,KY 42420	636 0385
	C/O TERRY ADKINS TRUSTEE			
67-51.6	J & C GOLFING INC	615 MALLARD LN	HENDERSON,KY 42420	587 0634
67C-88	J & C GOLFING INC	615 MALLARD LN	HENDERSON,KY 42420	587 0637
67-56	TWO BROTHERS LLC	7644 AIRLINE RD	HENDERSON,KY 42420	639 0401
67-50	HILLVIEW ENTERPRISES, LLC	5555 CRIMSON CT	NEWBURGH, IN 47630	566 0912
67C-44	RICHARD & VALERIE WATSON	9395 U.S. HWY 60 W	HENDERSON,KY 42420	631 0431
67C-45	SCHMIDT ERIC & KRISTINA	609 MALLARD LN	HENDERSON,KY 42420	607 0313
67C-46	MOORE ROBERT & KAREN D	605 MALLARD LN	HENDERSON,KY 42420	624 0346
67C-47	BARRON DAVID A & MARY SUE	627 MALLARD LN	HENDERSON,KY 42420	577 0605
67C-48	EYRE TODD CHRISTOPHER REASOR & TAUUNA ANN	597 MALLARD LN	HENDERSON,KY 42420	552 0519
67C-49	BLD PROPERTIES LLC	11210 HWY 60 W	HENDERSON,KY 42420	582 0509
67C-50	% MICHAEL J BRIDWELL			
	CLEVELAND BENJAMIN D & MELISSA D	589 MALLARD LN	HENDERSON,KY 42420	583 0823
	KOYIF BRYAN MARK & CALIE RAKFR	585 MALLARD LN	HENDERSON,KY 42420	632 0238

ADKINS FAMILY TRUST
DB 636 PP 385

ADKINS FAMILY TRUST
DB 636 PP 385

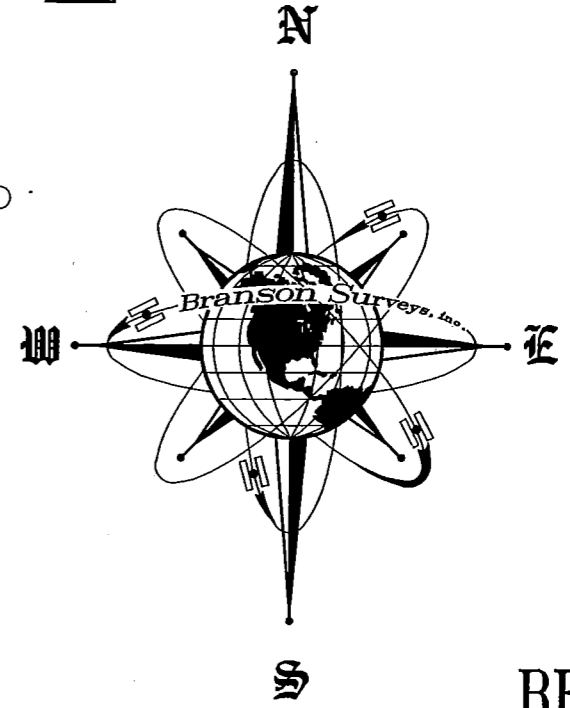
67C-219 BLD DEVEL
 67C-220 AUSENBAUG
 67C-221 FORD THON
 67C-222 BLD DEVEL
 67C-223 BLD DEVEL

PID #	PROPERTY
67-60.3	VICTORY CH
67-60	RAY REALTY
67-60.2	NICHOLAS
67-60.4	CAROLINA S
67-51.5	JERRY & J
67-51.4	SHERMAN E
67-51.3	FRANK GIBB
67-51.2	TINA GULLI
67-51.1	CAROLYN R
67-53	ADKINS FAM
	C/O TERRY
67-51.6	J & C GOI
67C-88	J & C GOI
67-56	TWO BROTH
67-77	HILLVIEW EJ
67-50	RICHARD &
67C-44	SCHMIDT EF
67C-45	MOORE ROE
67C-46	BARRON DA
67C-47	EYRE TODD
	TAUYNIA ANI
67C-48	BLD PROPE
	% MICHAEL
67C-49	CLEVELAND
67C-50	KOYLE BRY
67C-51	VAUGHN SC
67C-52	LEWIS THOM
67C-53	DIXON JERE
67C-55	AUST MARTI
67C-56	GOLDSBERR
67C-58	CONVILLE A
67C-61	VINCENT DA
67C-62	PENDERGRA
67C-63	BLD DEVEL
67C-64	GARDNER E
67C-65	LAIR GLENN
67C-66	MACKAY DA
67C-67	PARKER RC
67C-68	BURROW KI
67C-69	HARPOLE C
67C-70	COOMES RI
67C-71	BLD DEVEL
67C-72	FARMERS E
67C-73	BRADLEY M
67C-74	VAUGHAN F
67C-75	EAKINS MIC
67C-76	WILSON BA
67C-77	STINSON R
67C-78	WILSON TH



NUMBER	DIRECTION	DISTANCE
L1	S 53°23'23" E	50.00'
L2	S 53°23'23" E	50.00'
L3	S 53°13'09" E	136.22'
L4	S 53°13'09" E	63.24'
L5	S 52°08'54" E	60.77'
L6	S 52°08'54" E	164.41'
L7	S 50°41'07" E	91.12'
L8	S 50°41'07" E	64.36'
L9	N 39°18'53" E	60.00'
L10	S 51°03'32" E	45.08'
L11	S 50°32'03" E	136.42'
L12	S 53°28'40" E	175.11'
L13	S 52°34'44" E	41.24'
L14	S 37°25'16" W	60.00'
L15	N 53°28'58" W	50.00'
L16	S 36°31'02" W	107.00'
L18	S 52°34'44" E	136.00'
L19	S 52°34'44" E	8.00'
L20	S 37°25'16" W	202.00'
L21	N 37°25'16" E	202.00'
L22	N 37°25'16" E	60.00'
L23	N 37°25'16" E	140.00'
L24	N 52°34'44" W	20.00'
L25	S 52°34'44" E	150.00'
L26	S 37°25'16" W	96.79'
L27	N 52°34'44" W	179.74'
L28	N 37°25'16" E	36.40'
L29	S 52°34'44" E	170.00'
L30	N 37°25'16" E	50.00'
L31	N 66°44'57" E	139.34'
L32	N 73°12'15" E	251.08'
L33	S 52°34'44" E	239.21'
L34	S 37°25'16" W	10.00'
L35	N 37°25'16" E	270.00'
L36	N 37°25'16" E	105.00'

NUMBER	DELTA	RADIUS	TANG	ARC	CHORD BRG	CHORD DIST.
C1	02°39'14"	2560.26	59.31	118.59	S 51°51'40" E	118.58
C2	09°13'41"	20.00	1.61	3.22	S 42°02'06" W	3.22
C3	11°51'13"	242.11	25.13	50.09	S 46°39'08" E	50.00



THIS IS NOT A SURVEY

PRO BENT CREEK

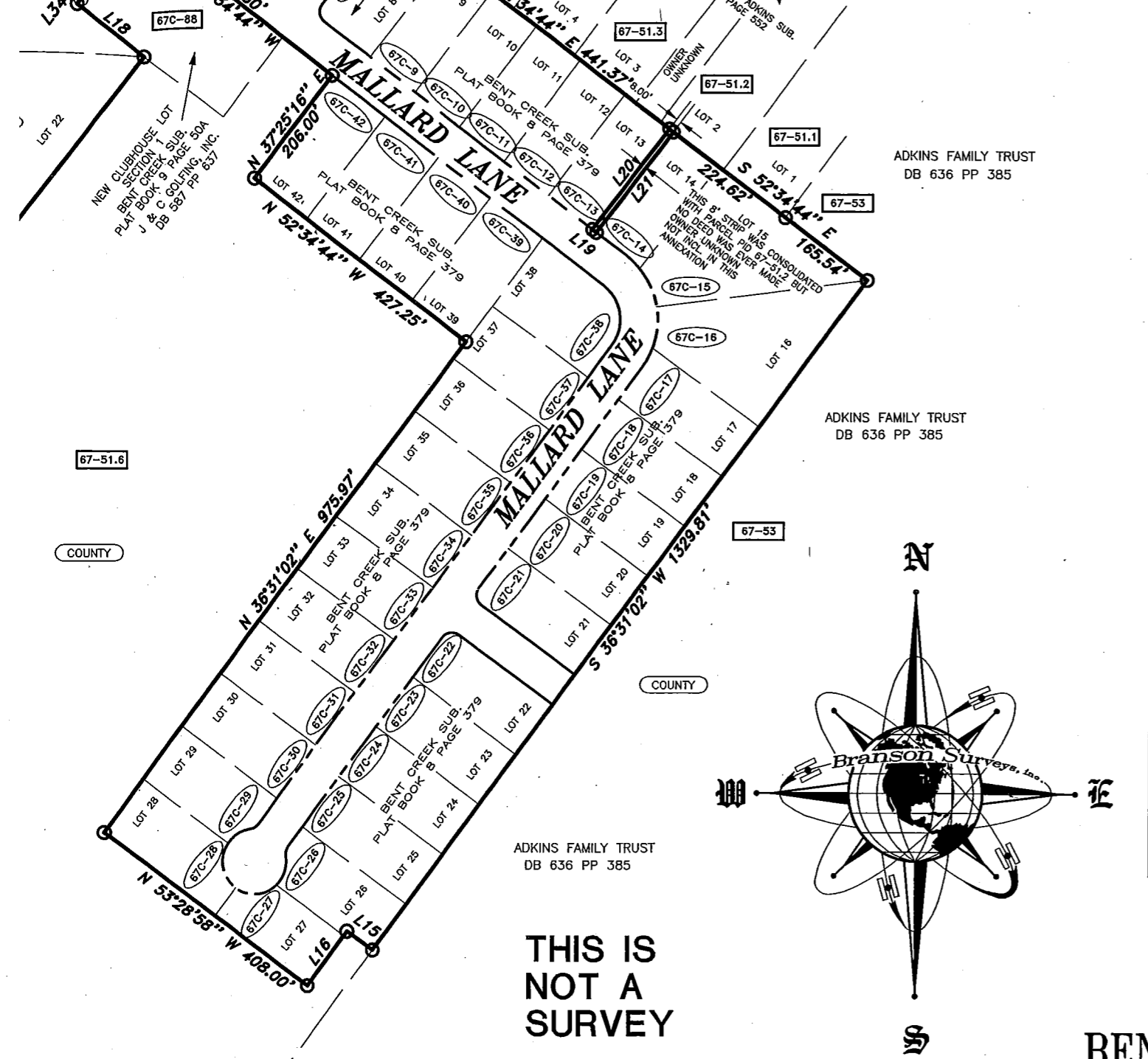
SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS EXHIBIT DRAWING WAS PREPARED BY ME, THE BASIS OF THE INFORMATION SHOWN HEREON ARE THE PLATS RECORDED IN PLAT BOOK 7-552, 8-379, 9-50A, 9-71, 9-507, 9-556A, 9-559, 10-189, 10-191, 10-228, 10-234, 11-30, KENTUCKY DEPT OF HIGHWAYS FOR KY HWY 812, A.K.A. AIRLINE ROAD AND DEEDS FOR ADJOINING PROPERTIES, ALL RECORDED IN THE HENDERSON COUNTY COURT CLERK'S OFFICE.
 THIS EXHIBIT DRAWING IS NOT A SURVEY PLAT AND IS NOT TO BE USED FOR PROPERTY TRANSFER.
 DENNIS E. BRANSON, KY PLS # 2532
 DATE 10/28/20

LEGEND

	PROPOSED ANNEXATION LINE
	PROPERTY LINE
	PRIOR ANNEXATION LINE
	RIGHT-OF-WAY (R/W) LINE
	P.I.D. # - PARCEL INCLUDED IN THIS PROPOSED ANNEXATION
	P.I.D. # - ADJACENT PARCEL TO THIS PROPOSED ANNEXATION

PARCEL LIST - PROPERTIES ADJACENT TO THIS PROPOSED ANNEXATION - CONTINUED

PID #	PROPERTY OWNER NAME	PROPERTY OWNER MAILING ADDRESS	DEED BOOK	PAGE
67C-79	BLD PROPERTIES LLC % MICHAEL J BRIDWELL	11210 HWY 60 W HENDERSON, KY 42420	582	0509
67C-80	SANDEFUR ROY J & JANICE F	611 GADWALL LN HENDERSON, KY 42420	636-	0738
67C-81	PERKINS DANIEL L & KRISTY D	615 GADWALL LN HENDERSON, KY 42420	619	0756
67C-82	WHITLEDGE JASON M & ALLISON M	612 GADWALL LN HENDERSON, KY 42420	613	0537
67C-83	WILSON MICHAEL GENE & PATRICIA C	608 GADWALL LN HENDERSON, KY 42420	628	0979
67C-84	FOWLER KENNETH D & DONNA W	604 GADWALL LN HENDERSON, KY 42420	593	0791
67C-85	FULKERSON KENNETH A & BARBARA	602 GADWALL LN HENDERSON, KY 42420	580	0460
67C-86	GOELTZ WALTER J JR & MARY P	606 MALLARD LN HENDERSON, KY 42420	642	0272
67C-224	BLD DEVELOPMENT LLC	536 BLUE HERON LN HENDERSON, KY 42420	587	0015



67C-219	BLD DEVELOPMENT LLC	536 BLUE HERON LN	HENDERSON, KY	42420	587	0015
67C-220	AUSENBAUGH STACEY CRAWFORD	8720 HWY 1078 N	HENDERSON, KY	42420	632	0629
67C-221	FORD THOMAS K & KRISTA	542 CRANE HILL TRACE	HENDERSON, KY	42420	624	0976
67C-222	BLD DEVELOPMENT LLC	536 BLUE HERON LN	HENDERSON, KY	42420	587	0015
67C-223	BLD DEVELOPMENT LLC	536 BLUE HERON LN	HENDERSON, KY	42420	587	0015

PARCEL LIST - PROPERTIES ADJACENT TO THIS PROPOSED ANNEXATION						
PID #	PROPERTY OWNER NAME	PROPERTY OWNER MAILING ADDRESS	DEED BOOK	PAGE	DEED BOOK	PAGE
67-60.3	VICTORY CHRISTIAN CENTER	1327 CLAY ST	HENDERSON, KY	42420	496	0197
67-60	RAY REALTY	12097 AIRLINE RD	HENDERSON, KY	42420	573	0771
67-60.2	NICHOLAS & SARA WOMACK	6572 ADAMS LN	HENDERSON, KY	42420	806	0710
67-60.4	CAROLINA SHORES LLC	18197 UPPER DELAWARE RD	HENDERSON, KY	42420	551	0355
67-51.5	JERRY & JUDITH SUMMERS	7178 AIRLINE RD	HENDERSON, KY	42420	631	0549
67-51.4	SHERMAN BOWMAN	7180 AIRLINE RD	HENDERSON, KY	42420	480	0655
67-51.3	FRANK GIBSON	7184 AIRLINE RD	HENDERSON, KY	42420	623	0791
67-51.2	TINA GULLIKSON	7192 AIRLINE RD	HENDERSON, KY	42420	590	0878
67-51.1	CAROLYN R. JOHNSON LIFE ESTATE	7196 AIRLINE RD	HENDERSON, KY	42420	644	0497
67-53	ADKINS FAMILY TRUST	4430 N.PLEASANT VALLEY RD	HENDERSON, KY	42420	636	0385
67-51.6	J & C GOLFING INC	615 MALLARD LN	HENDERSON, KY	42420	587	0634
67C-88	J & C GOLFING INC	615 MALLARD LN	HENDERSON, KY	42420	587	0637
67-56	TWO BROTHERS LLC	7644 AIRLINE RD	HENDERSON, KY	42420	639	0401
67-77	HILLVIEW ENTERPRISES, LLC	5555 CRIMSON CT	NEWBURGH, IN	47630	566	0912
67-50	RICHARD & VALERIE WATSON	9395 U.S. HWY 60 W	HENDERSON, KY	42420	631	0431
67C-44	SCHMIDT ERIC & KRISTINA	609 MALLARD LN	HENDERSON, KY	42420	607	0313
67C-45	MOORE ROBERT & KAREN D	605 MALLARD LN	HENDERSON, KY	42420	624	0346
67C-46	BARRON DAVID A & MARY SUE	627 MALLARD LN	HENDERSON, KY	42420	577	0605
67C-47	EYRE TODD CHRISTOPHER REASOR & TAUYNNA ANN	597 MALLARD LN	HENDERSON, KY	42420	552	0519
67C-48	BLD PROPERTIES LLC	11210 HWY 60 W	HENDERSON, KY	42420	582	0509
67C-49	% MICHAEL J BRIDWELL	589 MALLARD LN	HENDERSON, KY	42420	583	0823
67C-50	CLEVELAND BENJAMIN D & MELISSA D	585 MALLARD LN	HENDERSON, KY	42420	632	0238
67C-51	KOYLE BRYAN MARK & CALLIE BAKER	544 BLUE HERON LN	HENDERSON, KY	42420	624	0670
67C-52	VAUGHN SCOTT DAVID & AMY DENISE	540 BLUE HERON LN	HENDERSON, KY	42420	637	0164
67C-53	LEWIS THOMAS L & MARGARET A	536 BLUE HERON LN	HENDERSON, KY	42420	594	0045
67C-54	DIXON JEREMY & HOLLY	528 BLUE HERON LN	HENDERSON, KY	42420	616	0901
67C-55	AUST MARTIN & STEPHANIE	2648 STADIUM DR	HENDERSON, KY	42420	504	0769
67C-56	GOLDSBERRY RONALD L SR TRUST ETAL	525 BLUE HERON LN	HENDERSON, KY	42420	597	0918
67C-58	CONVILLE MATTHEW L & AMBER M	533 BLUE HERON LN	HENDERSON, KY	42420	600	0287
67C-61	VINCENT DANNY & ELIZABETH Q	537 BLUE HERON LN	HENDERSON, KY	42420	617	0910
67C-62	PENDERGRAFT RICHARD B & SHERRI	536 BLUE HERON LN	HENDERSON, KY	42420	587	0015
67C-63	BLD DEVELOPMENT LLC	801 MCCLURE AVE	HENDERSON, KY	42420	631	0553
67C-64	GARDNER ERIC DEAN & ADLER AMANDA BET	549 BLUE HERON LN	HENDERSON, KY	42420	617	0957
67C-65	LAIR GLENN E & PATRICIA S	553 BLUE HERON LN	HENDERSON, KY	42420	599	0831
67C-66	MACKAY DAN L & LAUREN A	557 BLUE HERON LN	HENDERSON, KY	42420	617	0935
67C-67	PARKER ROBERT L SR & REGINA A	4625 N PLEASANT VALLEY RD	ROBARDS, KY	42452	642	0022
67C-68	BURROW KIMBERLY A	13228 HWY 136 E	HENDERSON, KY	42420	610	0764
67C-69	HARPOLE CHRISTOPHER KEITH & MICHELLE	640 MALLARD LN	HENDERSON, KY	42420	554	0385
67C-70	COOMES RICHARD E	536 BLUE HERON LN	HENDERSON, KY	42420	587	0015
67C-71	BLD DEVELOPMENT LLC	201 S MAIN ST	MARION, KY	42064	628	0090
67C-72	FARMERS BANK & TRUST COMPANY	568 BLUE HERON LN	HENDERSON, KY	42420	582	0684
67C-73	BRADLEY MARY ANNA	562 BLUE HERON LN	HENDERSON, KY	42420	610	0244
67C-74	VAUGHAN PHILLIP W & FRANCES K	638 MALLARD LN	HENDERSON, KY	42420	558	0276
67C-75	EAKINS MICHELLE L	590 MALLARD LN	HENDERSON, KY	42420	609	0690
67C-76	WILSON BANFORD D & PAULA P	594 MALLARD LN	HENDERSON, KY	42420	633	0183
67C-77	STINSON RICKY G & SUSAN K LOGSDON	598 MALLARD LN	HENDERSON, KY	42420	642	0866
67C-78	WILSON THOMAS BRADLEY & WHITNEY NICO					

EXHIBIT DRAWING
PROPOSED ANNEXATION
BENT CREEK SUB. & BENT CREEK ESTATES SUB.
67.76 ACRES
HENDERSON COUNTY, KENTUCKY

File name: C:\DRAWINGS\ANNEX10

US	TANG	ARC	CHORD BRG	CHORD DIST.
7.26	59.31	118.59	S 51°51'40" E	118.58
0	1.61	3.22	S 42°02'06" W	3.22
11	25.13	50.09	S 46°39'08" E	50.00

LEGEND

- PROPOSED ANNEXATION LINE
- PROPERTY LINE
- PRIOR ANNEXATION LINE
- RIGHT-OF-WAY (R/W) LINE
- P.I.D. # - PARCEL INCLUDED IN THIS PROPOSED ANNEXATION
- P.I.D. # - ADJACENT PARCEL TO THIS PROPOSED ANNEXATION

PARCEL LIST - PROPERTIES ADJACENT TO THIS PROPOSED ANNEXATION - CONTINUED					
PID #	PROPERTY OWNER NAME	PROPERTY OWNER MAILING ADDRESS	DEED BOOK	PAGE	
67C-79	BLD PROPERTIES LLC	11210 HWY 60 W	HENDERSON, KY	42420	582 0509
67C-80	% MICHAEL J BRIDWELL	611 GADWALL LN	HENDERSON, KY	42420	636 0738
67C-81	SANDEFUR ROY J & JANICE F	615 GADWALL LN	HENDERSON, KY	42420	619 0756
67C-82	PERKINS DANIEL L & KRISTY D	612 GADWALL LN	HENDERSON, KY	42420	613 0537
67C-83	WHITLEDGE JASON M & ALLISON M	608 GADWALL LN	HENDERSON, KY	42420	628 0979
67C-84	WILSON MICHAEL GENE & PATRICIA C	604 GADWALL LN	HENDERSON, KY	42420	593 0791
67C-85	FOWLER KENNETH D & DONNA W	602 GADWALL LN	HENDERSON, KY	42420	580 0460
67C-86	FULKERSON KENNETH A & BARBARA	606 MALLARD LN	HENDERSON, KY	42420	642 0272
67C-224	GOELTZ WALTER J JR & MARY P	536 BLUE HERON LN	HENDERSON, KY	42420	587 0015
67C-224	BLD DEVELOPMENT LLC				



ORDERED BY: DAWN KELSEY
CITY ATTORNEY

Branson Surveys, inc.

330 SECOND ST., HENDERSON, KY 42420

REVISIONS 10-14-20	DATE: 10-6-20	SCALE: 1" = 225'	FILE LOC. PACK.LOC. DWN BY DEB
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