

CITY OF LANCASTER
CITY CLERK CERTIFICATION

I certify I am the duly qualified City Clerk of the City of Lancaster, Kentucky, and the following 6 pages of Ordinance No. (or Ordinance dated) 19-04 is a true, correct and complete copy, duly adopted by the City Council at a duly convened meeting held on JANUARY 17 2019, all as appears in the official records of the City of Lancaster.

WITNESS, my hand on this 26 day of February 2020.

Debbie Carrier

Debbie Carrier, City Clerk

City Seal of Lancaster

RECEIVED AND FILED
DATE February 27, 2020

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandie Adams

ORDINANCE NUMBER 19 - 04

AN ORDINANCE TO THE CITY OF LANCASTER, KENTUCKY, ANNEXING BY CONSENT PROPERTY KNOWN AS **413 STANFORD STREET, LANCASTER, KY, 40444**, AND AS DESCRIBED BELOW AND IN THE ATTACHMENTS TO THIS ORDINANCE, WHICH ARE INCORPORATED IN FULL HEREIN BY REFERENCE, THE RECORD TITLE HOLDER IDENTIFIED AS **KUDU SYSTEMS, LLC** AND OWNED BY **STEVEN VAGASKY**; AND

WHEREAS, THE ANNEXATION REQUEST FORM HAS BEEN SUBMITTED BY SAID PROPERTY TITLE HOLDER, AND SAID FORMS HAVE BEEN ACCEPTED BY THE CITY AND SHALL SERVE AS RECORD THAT THE REQUESTING OWNER HAS WAIVED THE 60 DAY WAITING PERIOD BY AND THROUGH THE ANNEXATION REQUEST FORM, AND AFTER VERIFICATION THAT SAID FORM WAS SIGNED BY THE RECORD TITLE HOLDER, OR AN AUTHORIZED AGENT; AND

WHEREAS, ANY AND ALL OTHER DOCUMENTS AND/OR RECORDS NEEDED TO PROCEED WITH THIS CONSENT ANNEXATION HAVE BEEN PROVIDED TO THE CITY, OR IS READILY AVAILABLE TO THE CITY AND PROPER AUTHORITIES; AND

WHEREAS, THE PROPERTY MEETS ALL REQUIREMENTS FOR CONSENT ANNEXATION AS SET FORTH IN KRS AND ALL OTHER APPLICABLE LAW;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF LANCASTER, KENTUCKY:

SECTION 1. THAT THE PROPERTY KNOWN AS **413, STANFORD STREET , LANCASTER, KY, 40444**, DESCRIBED IN THE ATTACHMENTS TO THIS ORDINANCE, ALL OF WHICH ARE INCORPORATED IN FULL HEREIN BY REFERENCE, IS HEREBY FOUND BY THE CITY COUNCIL TO MEET ALL REQUIREMENTS OF CONSENT ANNEXATION SET FORTH IN KRS AND ALL OTHER APPLICABLE LAW, AND THEREFORE IS HEREBY ANNEXED INTO THE CITY'S CORPORATE LIMITS.

SECTION 2. THIS ORDINANCE SHALL TAKE EFFECT AFTER ITS PASSAGE AND UPON PUBLICATION BY LAW.

FIRST READING: 12/3/18

SECOND READING: 1/17/19

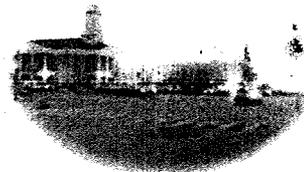
APPROVED BY:
Marshall Norton
MARSHALL NORTON, MAYOR

Debbie Carrier
DEBBIE CARRIER, CITY CLERK



CITY OF LANCASTER

Billy C. Moss Municipal Center
308 West Maple Avenue, Suite 1
Lancaster KY 40444
(859) 792-2241



Mayor

Chris Davis

City Clerk

Debbie Carrier

City Attorney

Beth Wesley

City Council

James Bushnell

Bret Baierlein

Michael Gaffney

Ken Parsons

Donnally Barnes

Marshall Norton

ANNEXATION REQUEST FORM

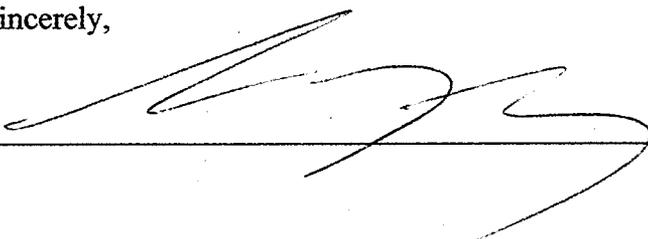
I, Kudo Systems, LLC formally request annexation of my property

Located at 413 Starbuck St Lancaster Ky 40444

Into the City of Lancaster.

I also request that the 60-day waiting period be waived.

Sincerely,


member LLC Kudo Systems, LLC

Date: 12/3/18

This DEED OF CONVEYANCE made and entered into this 10 day of November, 2018, by and between James & Co., LLC, a Kentucky Limited Liability Company, 1110 Perry Rogers Road, Lancaster, Kentucky 40444, FIRST PARTY, and KUDU Systems, LLC, a Kentucky Limited Liability Company, 1110 Perry Rogers Rd, Lancaster, Kentucky 40444, SECOND PARTY.

The tax mailing address is c/o KUDU Systems, LLC, 413 Stanford St, Lancaster, KY 40444
Lancaster, Kentucky 40444.

WITNESSETH:

That for and in consideration of the sum of FIFTY SIX THOUSAND DOLLARS (\$56,000.00), cash in hand paid, the receipt of which is hereby acknowledged, FIRST PARTY, by these presents, does hereby sell, bargain, grant, alien, and convey unto SECOND PARTY, its successors and assigns, in fee simple, the following described property, together with all appurtenances thereunto belonging, located and being in Garrard County, Kentucky, and more particularly described as follows, to wit:

Beginning at a PK nail (found) located in the east right of way of US 27 (40.5' to C/L) and being a corner to VIP Express, LLC; thence, S 81 deg. 55' 33" E, along the line of VIP Express, LLC (DB 174-530), and tract C-1 of the Lancaster Church Of God, a distance of 213.57 feet to an iron pin (set), located in the line of Lancaster Municipal Housing Commission, passing an iron pin (set), at 133.06 feet and at 147.52 feet; thence S 5 deg. 51' 29" W, along the line of the Lancaster Municipal Housing Commission (DB 97-131), a distance of 92.56 feet to an iron pin (set), a corner to tract A of the Lancaster Church of God; thence N 83 deg. 25' 35" W, along tract A of the Lancaster Church of God, a distance of 197.78 feet to an iron pin (set), located in the east right of way of US 27 (43 feet to center line); thence N 3 deg, 11' 08" W, along the east right of way of US 27, a distance of 99.59 feet to point of beginning. Containing 0.450 acres more or less. The above was surveyed by Lindon W. Estes, LPLS 1880, Estes Engineering and Surveying, Inc. on June 13, 2000. All bearing are referred to bearing of record along the line of VIP Express, LLC, as shown in Deed Book 174, Page 530 (N 9 deg. 02' 00" E), Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" X 24" rebar with a 2" aluminum cap stamped L.W. Estes LPLS 1880.

Being the same property conveyed to James & Co., LLC by deed of Community Ventures Corporation, dated December 12, 2014 and of record in Deed Book 277, Page 302, Garrard County Clerk's Office.

The above described property is deeded subject to all covenants, conditions, restrictions, reservations, limitations and easements as may be revealed in the record chain of title and to include all utility easements.

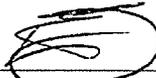
To have and to hold the above-described property unto SECOND PARTY, its successors and assigns, in fee simple, and FIRST PARTY warrants title to same with covenant of general warranty.

FIRST PARTY and SECOND PARTY do hereby certify the consideration stated herein is the full consideration paid for the property conveyed and this certification is made pursuant to KRS 382.

Given under the hands of the parties the day and date above written.

GARRARD COUNTY
D296 PG219

James & Co., LLC

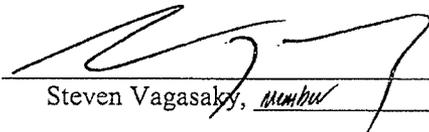
By: 
Evan Seagraves, member

COMMONWEALTH OF KENTUCKY
COUNTY OF GARRARD

I, the undersigned authority, do hereby certify the foregoing was subscribed, sworn to and acknowledged before me on this 10 day of November, 2018 by Evan Seagraves, as member on behalf of James & Co., LLC.


Notary Public, KY, ID# 598607
My commission expires: 10/24/21

KUDU Systems, LLC

By: 
Steven Vagasaky, MEMBER

COMMONWEALTH OF KENTUCKY
COUNTY OF GARRARD

I, the undersigned authority, do hereby certify the foregoing was subscribed, sworn to and acknowledged before me on this 10 day of November, 2018 by Steven Vagasaky, as MEMBER on behalf of KUDU Systems, LLC.


Notary Public, KY, ID# 598607
My commission expires: 10/24/21

PREPARED BY:


CHRIS A. WHITWORTH
Attorney at Law
P.O. Box 363
57 Public Square
Lancaster, Kentucky 40444
(859) 792-1887

DOCUMENT NO: 143488
RECORDED: November 19, 2018 08:43:00 AM
TOTAL FEES: \$17.00 TRANSFER TAX: \$56.00
COUNTY CLERK: KEVIN C. MONTGOMERY
DEPUTY CLERK: KATHY S HOWARD
COUNTY: GARRARD COUNTY
BOOK: D296 PAGES: 218 - 219

LANCASTER ANNEXATION KUDU SYSTEMS, LLC

A DESCRIPTION OF THE KUDU SYSTEMS, LLC PROPERTY TO BE ANNEXED INTO THE CITY OF LANCASTER, LOCATED ON THE EAST SIDE OF US 27 , IN THE COUNTY OF GARRARD, STATE OF KENTUCKY AND BOUNDED AS FOLLOWS:

UNLESS STATED OTHERWISE ANY MONUMENT REFERRED TO HEREIN AS AN IRON PIN FOUND IS A 5/8" X 24" REBAR WITH A 2" ALUMINUM CAP STAMPED L.W. ESTES LPLS 1880;

BEGINNING AT A P.K. NAIL FOUND LOCATED IN THE EAST RIGHT OF WAY OF US 27 (STANFORD ST.) (R/W VARIABLE) AND BEING A CORNER TO VIP EXPRESS, LLC (DB 174-530);

THENCE, S 81°55'33" E, ALONG THE LINE OF VIP EXPRESS, LLC (DB 174-530) A DISTANCE OF 133.06 FEET TO AN IRON PIN FOUND, BEING A CORNER TO OTHER PROPERTY OF VIP EXPRESS, LLC (DB 297-850; TRACT 'C-1' PF '2-773');

THENCE, S 81°55'33" E, ALONG THE LINE OF VIP EXPRESS, LLC (DB 297-850; TRACT 'C-1' PF '2-773') A DISTANCE OF 14.46 FEET TO AN IRON PIN FOUND, BEING A CORNER TO VIP EXPRESS, LLC (DB 297-852; TRACT 'C' PF '2-773');

THENCE, S 81°55'33" E, ALONG THE LINE OF VIP EXPRESS, LLC (DB 297-852; TRACT 'C' PF '2-773') A DISTANCE OF 66.05 FEET TO AN IRON PIN FOUND LOCATED IN THE LINE OF PUBLIC HOUSING ADMINISTRATION (DB 85-486);

THENCE, S 05°51'29" W, ALONG THE LINE OF PUBLIC HOUSING ADMINISTRATION (DB 85-486) AND THE EXISTING CITY LIMITS A DISTANCE OF 92.56 FEET TO AN IRON PIN FOUND, BEING A CORNER TO CRUTCHFIELD (DB 209-482; TRACT 'A' PF '2-773');

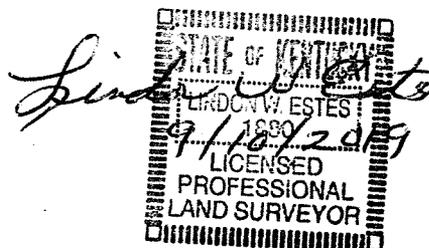
THENCE, N 83°25'35" W, ALONG THE LINE OF CRUTCHFIELD (DB 209-482; TRACT 'A' PF '2-773') A DISTANCE OF 197.78 FEET TO AN IRON PIN FOUND LOCATED IN THE EAST RIGHT OF WAY OF US 27 (STANFORD ST.) (R/W VARIABLE);

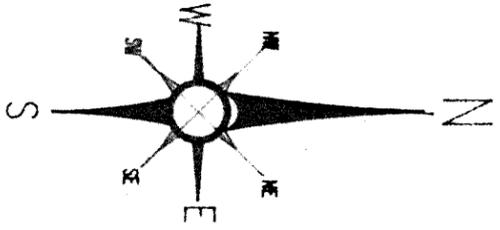
THENCE, N 03°11'08" W, ALONG THE EAST RIGHT OF US 27 (STANFORD ST.) (R/W VARIABLE) A DISTANCE OF 99.59 FEET TO POINT OF BEGINNING.

CONTAINING 0.450 ACRES MORE OR LESS

ALL BEARINGS ARE REFERRED TO BEARING OF RECORD ALONG US 27 AS SHOWN IN PF '2-773' (N 03°11'08" W)

THIS PROPERTY WAS SURVEYED BY LINDON W. ESTES LPLS 1880 (ESTES ENGINEERING AND SURVEYING, INC.) ON 5/16/2000





ALL BEARINGS ARE REFERRED TO
BEARING OF RECORD ALONG US 27
AS SHOWN IN PF '2-773'
(N 03°11'08" W)

US 27 (STANFORD)

R/W VARIABLE

N 03°11'08" W 99.59'

POB

VIP EXPRESS, LLC.
A PORTION OF DB 174-530
BEING A PORTION OF
TRACT 'A' PF '3-261'

(133.06')

S 81°55'33" E 213.57'

ORDINANCE 19-04
0.450 AC.

(14.46')

(66.05')

KUDU SYSTEMS, LLC
DB 296-218

TRACT 'B' PF '2-773'
413 STANFORD ST.

N 83°25'35" W 197.78'

ORDINANCE 19-03
CRUTCHFIELD
DB 209-482

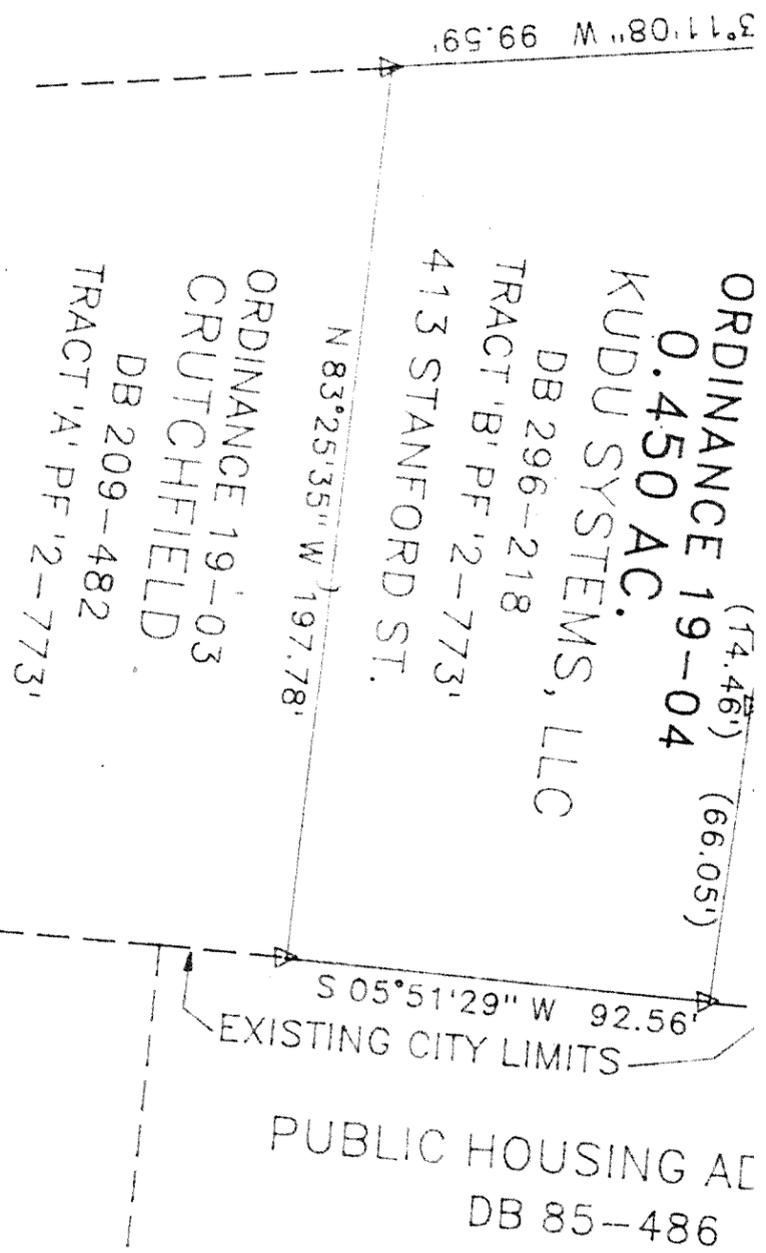
VIP EXPRESS DB 297-850 TRACT 'C-1' PF '2-773'

VIP EXPRESS, LLC.
DB 297-852
TRACT 'C' PF '2-773'

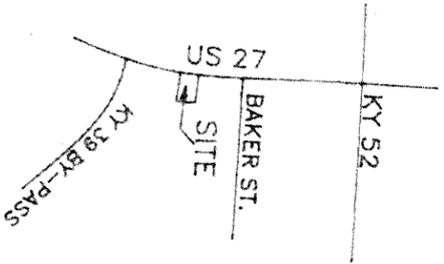
S 05°51'29" W 92.56'
EXISTING CITY LIMITS

PUBLIC HOUSING ADMINISTRATION
DB 85-486

TANFORD ST. (W VARIABLE)



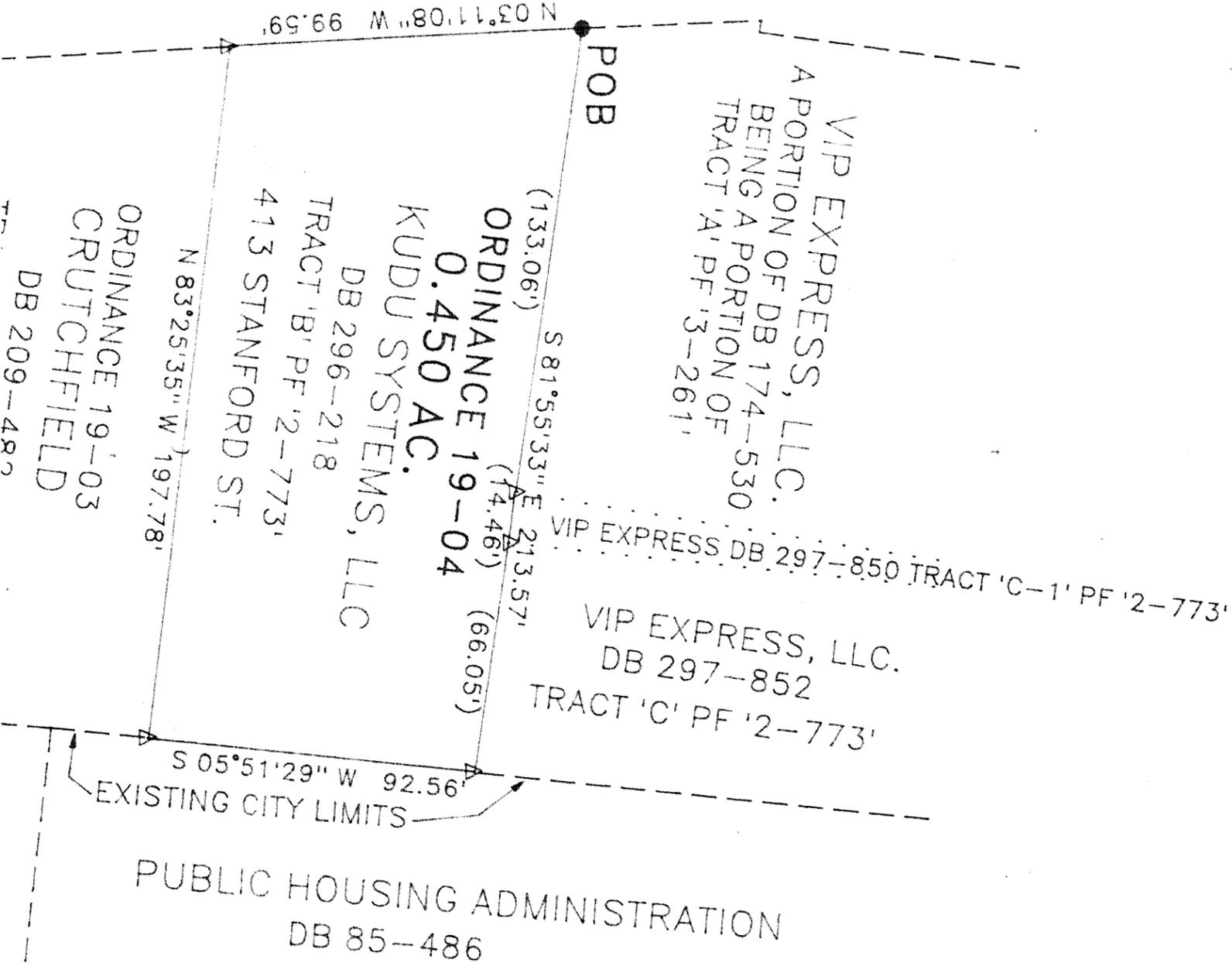
VICINITY MAP (N.T.S.)



LEGEND
 5/8" x 24" REBARS FOUND
 W/2" ALUMINUM CAPS STAMPED
 L.W. ESTES LPLS 1880
 ● PK NAIL FOUND
 THIS IS AN URBAN CLASS SURVEY
 AS PER 201 KAR 18.150

CITY OF
 THIS PLAT REPRESENTS A
 BOUNDARY SURVEY AND
 COMPLIES W/ 201 KAR 18.150
ESTES ENC
 120 CHRISMAN
 SURVEY
 120 CHRISMAN
 OWNER: KUDU SYSTEMS
 3
 LANCASTER, KENTUCKY

115 27 (STANFORD



1. NO TITLE RESEARCH HAS BEEN PERFORMED, IN REGARDS TO ANY EASEMENTS THAT MIGHT HAVE BEEN DEDICATED ON OR CROSS THIS PROPERTY. THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY/COUNTY ZONING ORDINANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
3. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR PROPERTY VALUATION OFFICE MAY HAVE MADE.

SURVEYORS CERTIFICATE

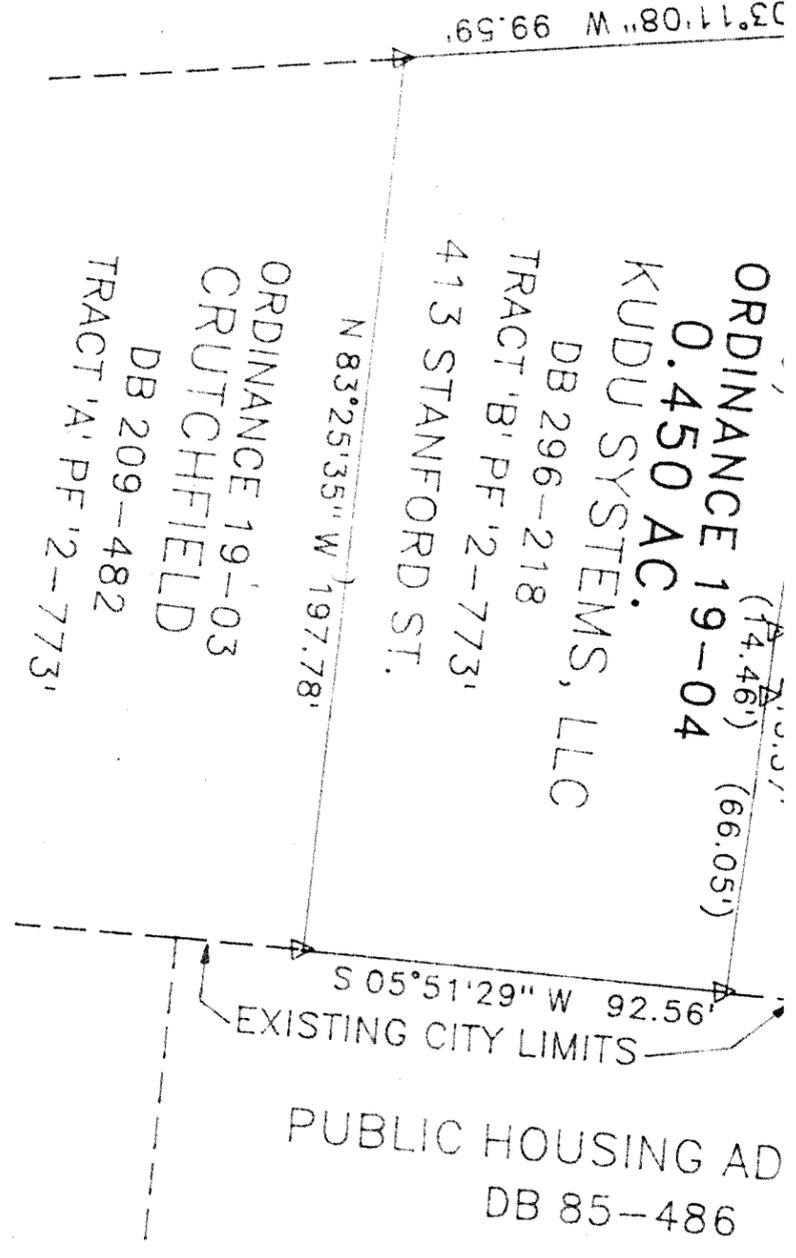
I do hereby certify that the survey shown hereon was performed under my direction by the method of random traverse on 4/15/2009. The unadjusted mathematical error of closure ratio of the random traverse was 1: 22,590 and the distances shown have been adjusted for closure, 5/8" rebars, with aluminum caps stamped L.W. ESTES LPLS 1880, have been set as shown hereon.

Lindon W. Estes 1880 DATE 9/10/2019
 LICENSED PROFESSIONAL LAND SURVEYOR LPLS
 120 CHRISMAN SPUR DANVILLE, KENTUCKY 40422



LICENSED PROFESSIONAL LAND SURVEYOR LPLS
 120 CHRISMAN SPUR DANVILLE, KENTUCKY 40422

DATE



ANNEXATION PLAT

CITY OF LANCASTER 'KUDU SYSTEMS PROPERTY'
 ORDINANCE 19-04

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLES W/ 201 KAR 18:150
 0.450 TOTAL ACRES PLATTED
 1" = 40'
 6/18/2019

ESTES ENGINEERING & SURVEYING, INC.
 120 CHRISMAN SPUR DANVILLE, KY 40422 859-236-2648

SURVEYOR: LINDON W. ESTES LPLS, PE
 120 CHRISMAN SPUR DANVILLE, KY 40422 859-236-2648

OWNER: KUDU SYSTEMS
 3 LANCASTER, KENTUCKY 40444
 CLIENT: CITY OF LANCASTER
 308 W. MAPLE AVE.
 LANCASTER, KENTUCKY 40444
 LANCKUDU (Z14)

LEGEND
 5/8" x 24" REBARS FOUND
 W/2" ALUMINUM CAPS STAMPED
 L.W. ESTES LPLS 1880
 ● PK NAIL FOUND
 THIS IS AN URBAN CLASS SURVEY
 AS PER 201 KAR 18.150

80'