

**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) 22-03 is a true, correct and complete copy, duly adopted by the City Council at a duly convened meeting held on February 07, 2022, all as appears in the official records of the City of Lancaster.

WITNESS, my hand on this 10 day of February 2022.

Teresa Cheek

Teresa Cheek, City Clerk

City Seal of Lancaster

**RECEIVED AND FILED**  
DATE June 9, 2022

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

ORDINANCE NUMBER 22 - 3

AN ORDINANCE TO THE CITY OF LANCASTER, KENTUCKY, ANNEXING BY CONSENT PROPERTY KNOWN AS **GARRARD COUNTY INDUSTRIAL DEVELOPMENT PROPERTY, 762 LEXINGTON ROAD, TRACT C, PC '6-112' INCORPORATING 67.986 ACRES. CURRENTLY LISTED UNDER GARRARD COUNTY PVA PARCEL NUMBER 27-06.03, AND LOCATED ON THE EAST SIDE OF LEXINGTON ROAD, 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 GARRARD COUNTY INDUSTRIAL DEVELOPMENT; 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, **GARRARD COUNTY INDUSTRIAL DEVELOPMENT PROPERTY, 762 LEXINGTON ROAD, TRACT C, PC '6-112' INCORPORATING 67.986 ACRES. CURRENTLY LISTED UNDER GARRARD COUNTY PVA PARCEL NUMBER 27-06.03, AND LOCATED ON THE EAST SIDE OF LEXINGTON ROAD, 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.

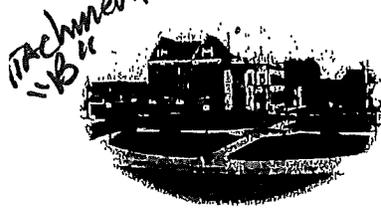
THIS ORDINANCE SHALL TAKE EFFECT AFTER ITS PASSAGE AND UPON PUBLICATION BY LAW.

FIRST READING: Jan 3, 2022

SECOND READING: Feb. 7, 2022

  
TERESA CHEEK, CITY CLERK

APPROVED BY:  
  
MARSHALL NORTON, MAYOR



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



Mayor  
Marshall Norton

City Clerk  
Debbie Carrier

City Attorney  
Chris Whitworth

City Council  
Dan Waters    Bret Balerlein    Michelle Ballew    Ken Parsons    Michael Gaffney    Ronny Baker

ANNEXATION REQUEST FORM

I, David Land formally request annexation of my property

located at IDA property (Farm) - 762 Lexington Blvd  
PVA Parcel # 27-06.03 Lancaster, Ky. 40444

into the corporate limits of the City of Lancaster.

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

Sincerely,  
[Signature]  
Signature

David L Land  
Printed Name

Sworn to and subscribed be for me this  
day of 2-2-22, 2021  
[Signature] Notary Public

My Commission Expires: 9-26-24

LANCASTER ANNEXATION LANCASTER-GARRARD COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

'ORDINANCE 22-03'

A DESCRIPTION OF TRACT 'C' OF LANCASTER-GARRARD COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY LOCATED IN COUNTY OF GARRARD, STATE OF KENTUCKY, AND BOUNDED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (1/2" REBAR W/PLASTIC CAP STAMPED CKLS WEBB 3505) LOCATED IN THE LINE OF TURNER PROPERTIES AND INVESTMENTS, LLC (DB 260-680)(LOT '4' PC '4-201') AND BEING ALONG THE EXISTING LANCASTER CITY LIMITS (ORDINANCE NO. 08-03, 08-10);

THENCE N 25°16'19" W, ALONG THE LINE OF NOE AND STAPLETON (DB 272-709)(TRACT 'A2' PC '6-112'), A DISTANCE OF 193.90 FEET TO AN IRON PIN FOUND (1/2" REBAR W/PLASTIC CAP STAMPED RLS 2773), BEING A CORNER TO ELLEMAN PROPERTIES, LLC. (DB 274-557);

THENCE N 25°07'35" W, ALONG ELLEMAN PROPERTIES, LLC., A DISTANCE OF 247.40 FEET TO AN IRON PIN FOUND (5/8" REBAR W/1 1/4" ALUMINUM CAP STAMPED L.W. ESTES RLS 1880),

THENCE, S 59°36'09" W, CONTINUING ALONG ELLEMAN PROPERTIES, LLC., A DISTANCE OF 198.55 FEET TO AN IRON PIN FOUND (5/8" REBAR W/1 1/4" ALUMINUM CAP STAMPED L.W. ESTES RLS 1880), BEING A CORNER TO MERIT LIVESTOCK AND TRUCKING AND NOE (DB 232-148 TRACT 'B' );

THENCE, ALONG THE LINE OF MERIT LIVESTOCK AND TRUCKING AND NOE FOR THE FOLLOWING CALLS:

N 29°35'18" W, A DISTANCE OF 60.43 FEET TO AN IRON PIN FOUND (5/8" REBAR W/2" ALUMINUM CAP STAMPED VANTAGE WISE PLS 3816);

S 59°47'24" W, A DISTANCE OF 4.15 FEET TO AN IRON PIN FOUND (5/8" REBAR W/1 1/4" ALUMINUM CAP STAMPED L.W. ESTES RLS 1880);

N 28°14'28" W, A DISTANCE OF 15.29 FEET TO AN IRON PIN FOUND (5/8" REBAR W/1 1/4" ALUMINUM CAP STAMPED L.W. ESTES RLS 1880);

S 62°28'22" W, A DISTANCE OF 121.75 FEET TO AN IRON PIN FOUND (5/8" REBAR W/1 1/4" ALUMINUM CAP STAMPED L.W. ESTES RLS 1880), LOCATED IN THE EAST RIGHT OF WAY OF US HWY 27 (R/W VARIABLE);

THENCE, N 24°35'24" W, ALONG THE EAST RIGHT OF WAY OF US HWY 27, A DISTANCE OF 40.52 FEET TO AN IRON PIN FOUND (5/8" REBAR W/2" ALUMINUM CAP STAMPED VANTAGE WISE PLS 3816), BEING A CORNER TO NOE (DB 252-121 TRACT 'A');

THENCE ALONG THE LINE OF NOE FOR THE FOLLOWING CALLS:

N 62°40'37" E, A DISTANCE OF 79.38 FEET TO AN IRON PIN FOUND (5/8" REBAR W/1 1/4" ALUMINUM CAP STAMPED L.W. ESTES RLS 1880);

N 42°16'43" E, A DISTANCE OF 113.88 FEET TO AN IRON PIN FOUND (5/8" REBAR W/1 1/4" ALUMINUM CAP STAMPED L.W. ESTES RLS 1880);

N 14°00'41" W, A DISTANCE OF 115.71 FEET TO A 1/2" REBAR WITH NO CAP, BEING A CORNER TO STRATTON (DB 270-505);

THENCE, N 10°20'33" W, ALONG THE LINE OF STRATTON, STACEY (DB 301-316), WOODS (DB 239-536), GILL (DB 136-533), AND NAVE (DB 199-599), A DISTANCE OF 724.80 FEET TO AN IRON PIN FOUND (5/8" REBAR W/1 ¼" ALUMINUM CAP STAMPED L.W. ESTES RLS 1880), LOCATED IN THE LINE OF BARKER (DB 164-570, 168-155)(TRACT '1' PC '1-198'; TRACT '1-A' PC '1-385');

THENCE, S 89°38'06" E, ALONG THE LINE OF BARKER, A DISTANCE OF 675.52 FEET TO AN IRON PIN FOUND (5/8" REBAR W/1 ¼" ALUMINUM CAP STAMPED L.W. ESTES RLS 1880);

THENCE, N 42°38'57" E, ALONG THE LINE OF BARKER AND THEN KIRBY FAMILY FARM TRUST (DB 249-391), A DISTANCE OF 2249.57 FEET TO AN IRON PIN FOUND (5/8" REBAR W/1 ¼" ALUMINUM CAP STAMPED L.W. ESTES RLS 1880), BEING A CORNER TO NAYLOR (DB 105-633) AND A CORNER TO GBRE, LLC. (DB 307-4)(TRACT 'D-2' PC '6-165') AND ORDINANCE NO. 19-20;

THENCE, S 46°19'40" E, ALONG GBRE, LLC. AND ORDINANCE NO. 19-20, A DISTANCE OF 945.82 FEET TO AN IRON PIN FOUND (5/8" REBAR W/1 ¼" ALUMINUM CAP STAMPED L.W. ESTES RLS 1880);

THENCE S 45°45'47" W, ALONG GBRE, LLC AND THEN LANCASTER-GARRARD INDUSTRIAL DEVELOPMENT AUTHORITY, INC. (DB 296-143,261-440)(TRACT 'D-1' PC '6-165') AND ORDINANCE NO. 19-20, A DISTANCE OF 2251.77 FEET TO AN IRON PIN FOUND (1/2" REBAR W/PLASTIC CAP STAMPED CKLS WEBB 3505), BEING A CORNER TO LANCASTER CHURCH OF NAZARENE (DB 260-711)(TRACT '3' PC '6-17') AND EXISTING CITY LIMITS (ORDINANCE NO. 08-03, 08-10);

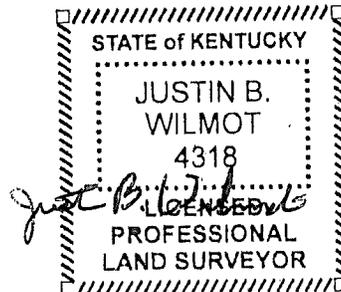
THENCE, S 45°45'31" W, ALONG LANCASTER CHURCH OF NAZARENE, AND THEN TURNER PROPERTIES, LLC (DB 260-680)(LOT '4' PC '4-201') AND THE EXISTING CITY LIMITS (ORDINANCE NO. 08-03, 08-10), A DISTANCE OF 1025.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 67.986 ACRES MORE OR LESS.

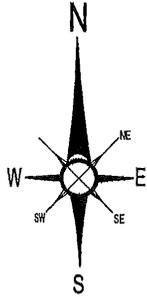
BEING ALL OF DB 308-892 AND TRACT 'C' PC '6-112'

ALL BEARINGS ARE REFERRED TO BEARING ALONG THE LINE OF GBRE, LLC AND LANCASTER-GARRARD COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, INC AND GBRE, LLC TAKEN TO BE S 45°45'47" W. ALL BEARINGS ARE REFERRED TO GRID NORTH OF KENTUCKY STATE PLANE COORDINATE SYSTEM-SOUTH ZONE.

THE ABOVE WAS SURVEYED BY JUSTIN B. WILMOT LPLS 4318, WILMOT LAND SURVEY, INC., ON 10/25/2021.

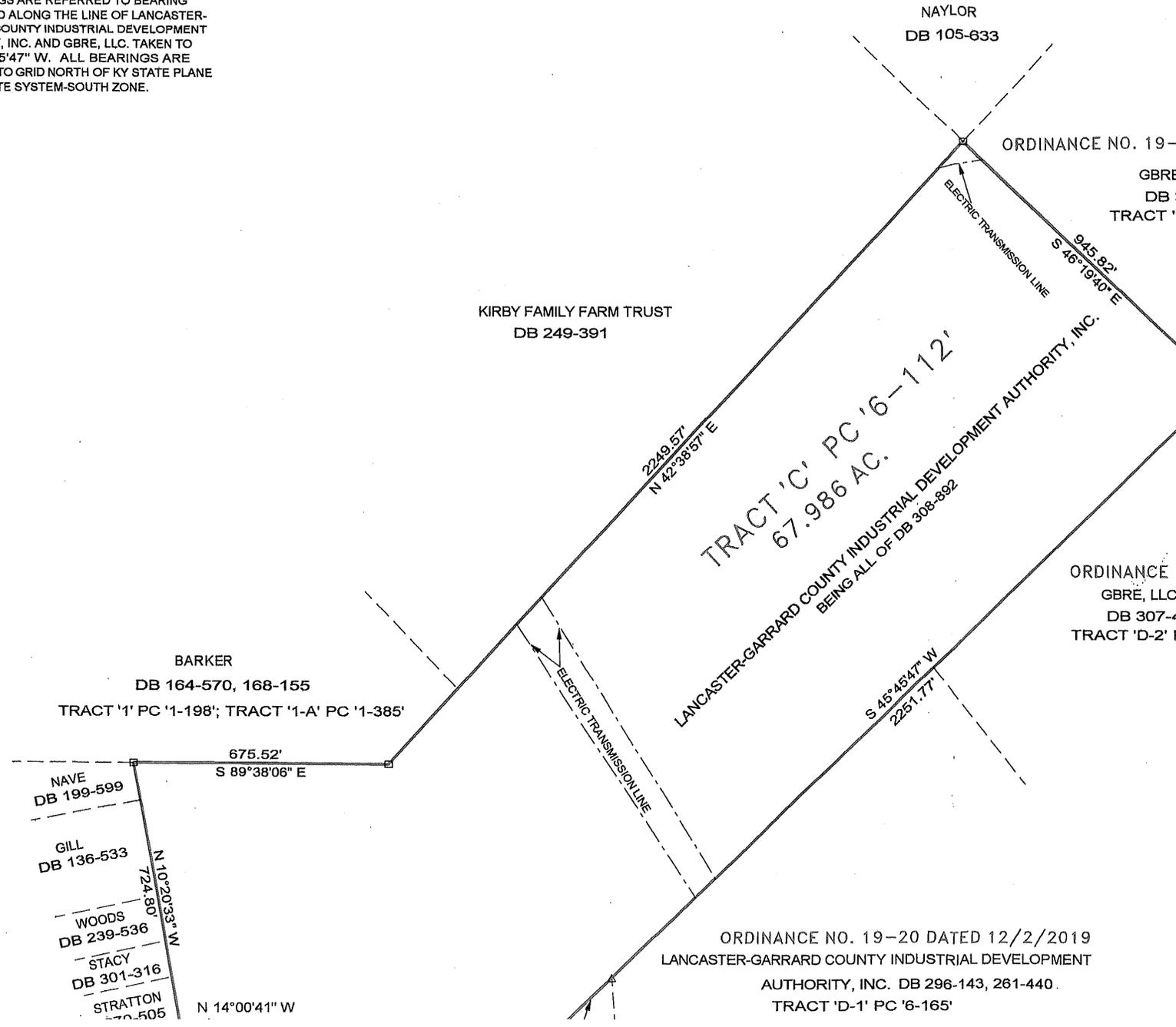


5-24-22



ALL BEARINGS ARE REFERRED TO BEARING OF RECORD ALONG THE LINE OF LANCASTER-GARRARD COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, INC. AND GBRE, LLC. TAKEN TO BE S 45°45'47" W. ALL BEARINGS ARE REFERRED TO GRID NORTH OF KY STATE PLANE COORDINATE SYSTEM-SOUTH ZONE.

|   |               |         |
|---|---------------|---------|
| 1 | S 59°36'09" W | 198.55' |
| 2 | N 29°35'18" W | 60.43'  |
| 3 | S 59°47'24" W | 4.15'   |
| 4 | N 28°14'28" W | 15.29'  |
| 5 | S 62°28'22" W | 121.75' |
| 6 | N 24°35'24" W | 40.52'  |
| 7 | N 62°40'37" E | 79.38'  |
| 8 | N 42°16'43" E | 113.88' |



ORDINANCE NO. 19-20 DATED 12/2/2019  
 LANCASTER-GARRARD COUNTY INDUSTRIAL DEVELOPMENT  
 AUTHORITY, INC. DB 296-143, 261-440.  
 TRACT 'D-1' PC '6-165'

SURVEY NOTES:

1. NO TITLE RESEARCH HAS BEEN PERFORMED, IN REGISTRATION OF EASEMENTS THAT MIGHT HAVE BEEN DEDICATED ON OR OFF OF THIS PROPERTY. THIS SURVEY IS SUBJECT TO ANY RIGHTS OF EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT. THIS SURVEY 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 INACCURACIES OF RECORDS THAT THE COUNTY CLERK OR PROPERTY TAX OFFICE MAY HAVE MADE.

SURVEYORS CERTIFICATE

I do hereby certify that the survey shown hereon was prepared under my direction by the method of random traverse on 10/25/2021. The unadjusted mathematical error of closure ratio of the random traverse was 1: 40,684 and the distances shown have been adjusted for closure, 5/8" rebars, with aluminum caps stamped J.B. WILMOT LPLS 4318, have been set as shown hereon.

*Justin B. Wilmot* 4318  
 LICENSED PROFESSIONAL LAND SURVEYOR LPLS DA  
 5187 BUCKEYE RD. LANCASTER, KENTUCKY 40444



NAYLOR  
 DB 105-633

ORDINANCE NO. 19-20 DATED 12/2/2019

GBRE, LLC.  
 DB 307-4  
 TRACT 'D-2' PC '6-165'

ELECTRIC TRANSMISSION LINE  
 945.82'  
 S 46°19'40" E

KIRBY FAMILY FARM TRUST  
 DB 249-391

2249.57'  
 N 42°38'57" E

TRACT 'C' PC '6-112'  
 67.986 AC.  
 LANCASTER-GARRARD COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, INC.  
 BEING ALL OF DB 308-892

ORDINANCE NO. 19-20 DATED 12/2/2019

GBRE, LLC.  
 DB 307-4  
 TRACT 'D-2' PC '6-165'

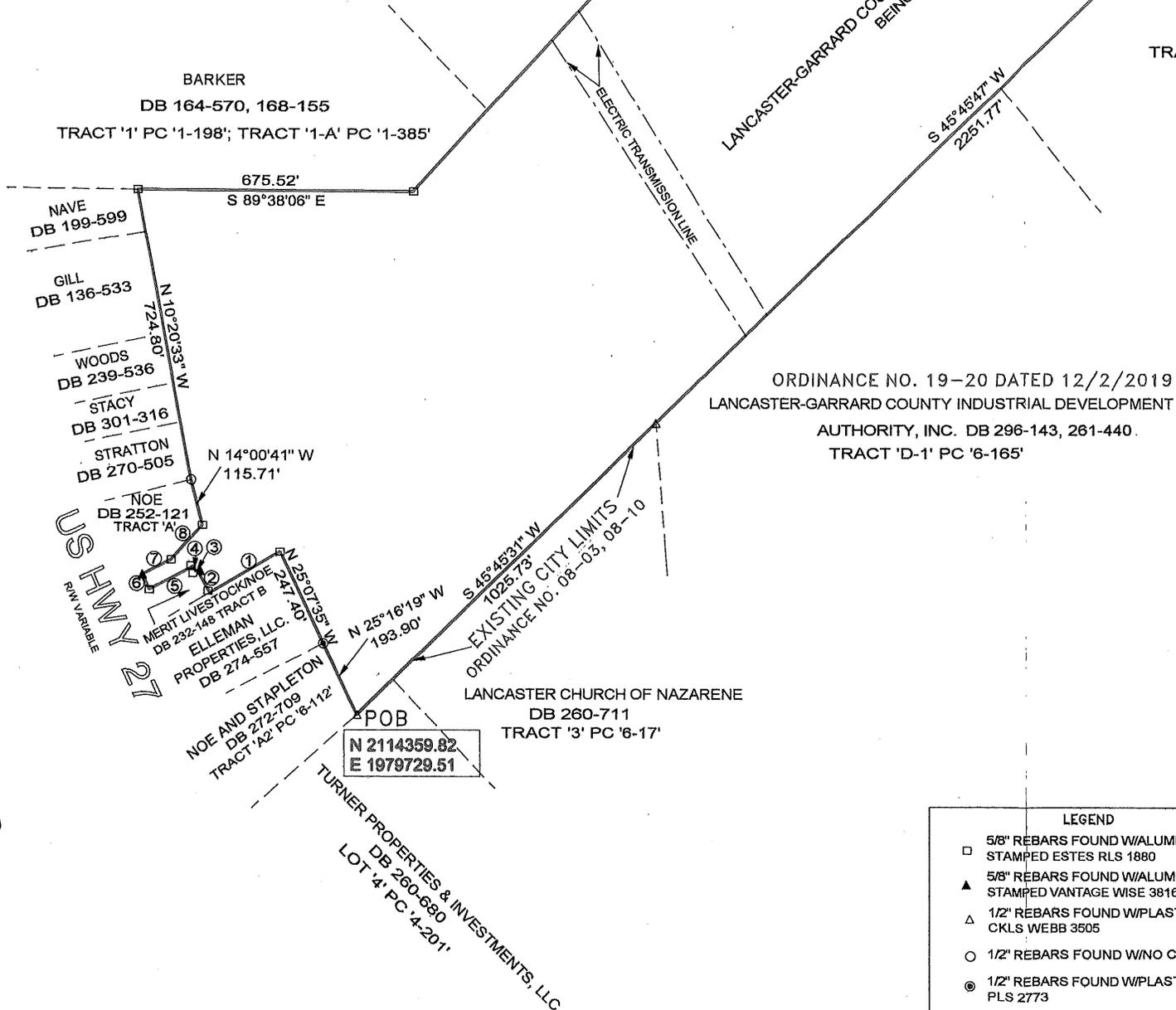
S 45°45'47" W  
 2251.77'

ORDINANCE NO. 19-20 DATED 12/2/2019  
 LANCASTER-GARRARD COUNTY INDUSTRIAL DEVELOPMENT  
 AUTHORITY, INC. DB 296-143, 281-440.  
 TRACT 'D-1' PC '6-165'

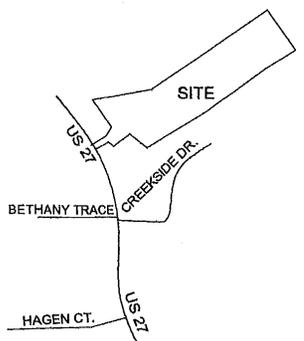
ELECTRIC TRANSMISSION LINE

|   |               |         |
|---|---------------|---------|
| 7 | N 62°40'37" E | 79.38'  |
| 8 | N 42°16'43" E | 113.88' |

GBRE, LLC.  
DB 307-4  
TRACT 'D-2' PC '6'



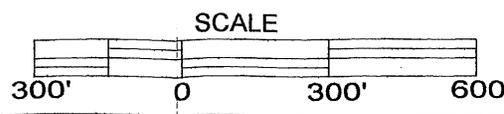
VICINITY MAP (N.T.S.)



**LEGEND**

- 5/8" REBARS FOUND W/ALUMINUM CAPS  
STAMPED ESTES RLS 1880
- ▲ 5/8" REBARS FOUND W/ALUMINUM CAPS  
STAMPED VANTAGE WISE 3816
- △ 1/2" REBARS FOUND W/PLASTIC CAPS  
CKLS WEBB 3505
- 1/2" REBARS FOUND W/NO CAP
- ⊙ 1/2" REBARS FOUND W/PLASTIC CAPS  
PLS 2773

THIS IS AN URBAN CLASS SURVEY  
AS PER 201 KAR 18.150



GBRE, LLC.  
 DB 307-4  
 TRACT 'D-2' PC '6-165'

LANCASTER-GARRARD COUNTY  
 BEING

S 45° 45' 47" W  
 2251.77'

ELECTRIC TRANSMISSION LINE

ORDINANCE NO. 19-20 DATED 12/2/2019  
 LANCASTER-GARRARD COUNTY INDUSTRIAL DEVELOPMENT  
 AUTHORITY, INC. DB 296-143, 261-440.  
 TRACT 'D-1' PC '6-165'

245311' W  
 1025.73'  
 EXISTING CITY LIMITS  
 ORDINANCE NO. 08-03, 08-10

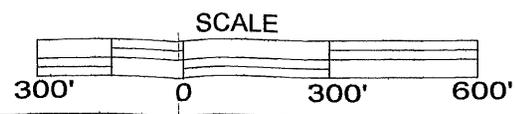
LANCASTER CHURCH OF NAZARENE  
 DB 260-711  
 TRACT '3' PC '6-17'

MENTS, LLC

**LEGEND**

- 5/8" REBARS FOUND W/ALUMINUM CAPS  
STAMPED ESTES RLS 1880
- ▲ 5/8" REBARS FOUND W/ALUMINUM CAPS  
STAMPED VANTAGE WISE 3816
- △ 1/2" REBARS FOUND W/PLASTIC CAPS  
CKLS WEBB 3505
- 1/2" REBARS FOUND W/NO CAP
- ⊙ 1/2" REBARS FOUND W/PLASTIC CAPS  
PLS 2773

THIS IS AN URBAN CLASS SURVEY  
 AS PER 201 KAR 18.150



## ANNEXATION PLAT

|  |                            |                         |
|--|----------------------------|-------------------------|
| <b>LANCASTER-GARRARD COUNTY INDUSTRIAL<br/>DEVELOPMENT AUTHORITY, INC.</b>           |                            | 'ORDINANCE 22-03'       |
| THIS PLAT REPRESENTS A<br>BOUNDARY SURVEY AND<br>COMPLIES W/ 201 KAR 18:150          | 67.986 TOTAL ACRES PLATTED | 1" = 300'<br>12/01/2021 |
| SURVEY PERFORMED BY<br><b>WILMOT LAND SURVEY, INC.</b>                               |                            |                         |
| SURVEYOR: JUSTIN B. WILMOT LPLS<br>5187 BUCKEYE RD. LANCASTER, KY 40444 859-339-1353 |                            |                         |
| OWNER: CITY OF LANCASTER<br>308 W. MAPLE AVE.<br>LANCASTER, KENTUCKY 40444           |                            | CITYNOE<br>(169)(Z14)   |