

ORDINANCE 16-22

AN ORDINANCE OF THE CITY OF MT. WASHINGTON, KENTUCKY ANNEXING 49.551 ACRES, MORE OR LESS OWNED BY ROCKY LONESOME REALTY MANAGEMENT COMPANY, LLC PROPERTY LOCATED AT 420 HUBBARD LANE AND SURROUNDING PROPERTY AS SHOWN ON EXHIBIT B ANNEXATION PLAT PARCEL NUMBER 082-000-00-006 UNINCORPORATED TERRITORY ADJOINING THE CITY OF MOUNT WASHINGTON, BULLITT COUNTY, KENTUCKY

WHEREAS, The Owners of the hereinafter described property have given prior written consent to the City to annex their property into the City of Mt. Washington, and

WHEREAS, such property is contiguous to the present City boundaries, and

WHEREAS, such property is suitable for development for urban purposes without unreasonable delay, now therefore:

BE IT ORDAINED by the City of Mt. Washington, Bullitt County, Kentucky, as follows:

SECTION I: The City of Mt. Washington, Bullitt County Kentucky, hereby annexes the adjoining tract of property described in full in Exhibit A, attached hereto and made a part hereof together with plat attached:

SECTION II: This ordinance shall be published according to law.

SECTION III: Should any section, clause, line, paragraph or part of this ordinance be held unconstitutional or invalid for any reason, the same shall not affect the remainder of this ordinance.

SECTION IV: The City shall comply with KRS 81A.470 by recording in the Bullitt County Clerk's Office an accurate description and survey prepared by a professional land surveyor and certified copy of this Ordinance and to file same with the Kentucky Secretary of State.

SECTION V: The City shall further supply to the Bullitt County Clerk's Office a list of the names and addresses of the property owners and registered voters within the area annexed as provided by KRS 81A.475.

SECTION VI: This ordinance is enacted pursuant to KRS 81A.412 as the City of Mt. Washington has obtained the prior written consent of each owner of record of the land to be annexed thereby eliminating the need to wait the sixty(60) day period provided for in KRS 81A.420(2).

First Reading: September 12, 2016

Second Reading: September 26, 2016

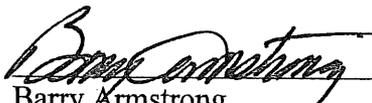
RECEIVED AND FILED
DATE March 22, 2018

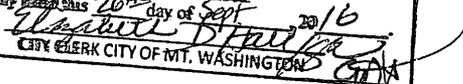
ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Handie Adkins

Adopted this 26TH day of September, 2016

The result of the roll call vote is as follows:

	YES	NO	ABSTAIN
SANDRA HOCKENBURY	X	_____	_____
MIKE HOLT	X	_____	_____
GREG GENTRY	X	_____	_____
ALICE HARRIS	X	_____	_____
TROY BARR	X	_____	_____
GAYLE TROUTMAN	X	_____	_____


Barry Armstrong
Mayor

STATE OF KENTUCKY
COUNTY OF BULLITT
I, Elizabeth Fick, City Clerk of the City of Mt. Washington, do hereby certify that the foregoing contains a full, true and correct copy of 16-22 or taken from and compared with the original records in my office of which I am Legal Custodian, adopted by the governing authority of said City of Mt. Washington, at a meeting duly held on: 9-26-16 that said official action has not been modified, amended, revoked or repealed and is now in full force and effect.
Witness my hand this 26th day of Sept 2016

Elizabeth D. Hall
CITY CLERK CITY OF MT. WASHINGTON

ATTEST:


Elizabeth D. Hall
City Administrator / Clerk

Property Description For
ROCKY LONESOME REALTY MANAGEMENT COMPANY, LLC
49.551 Acres

A certain parcel of land located in the Commonwealth of Kentucky, County of Bullitt, being the same parcel conveyed to ROCKY LONESOME REALTY MANAGEMENT COMPANY, LLC. by deed dated the 19th day of April, 2010, of record in deed book 758, on page 762, more specifically described as one boundary, to-wit:

Beginning North 67 degrees East, eleven and eight tenths *(11.8) miles from the Bullitt County courthouse, on the east side of Hubbard Lane, 1150 feet south from highway 44 on a set rod (all set rods are half inch square by eighteen inch long steel with a blue plastic cap number 2488) referenced N10*54'E 4.54 feet from a "T"-post and N36*20'E 41 feet from the center line intersection of Keenland Drive and Hubbard Lane, and a NAD 83 (NSRS 2007) Kentucky South Zone E 1,707,448.5' N 2,267,236.8';

THENCE North 85 degrees 55 minutes 40 seconds East for a distance of 289.95 feet with the City of Mount Washington to a rod set a foot west of a chain link fence;

THENCE South 13 degrees 17 minutes 30 seconds West for a distance of 118.98 feet with the same to a rebar (all rebar are half inch diameter unless noted otherwise) found beside a steel "T"-post;

THENCE North 85 degrees 53 minutes 20 seconds East for a distance of 326.19 feet to a rebar found by a "T"-post;

THENCE North 13 degrees 22 minutes 30 seconds East for a distance of 139.97 feet to a rebar found beside a wood post and fence;

THENCE North 85 degrees 53 minutes 10 seconds East for a distance of 660.05 feet leaving the City's tract with Twin Eagles Development, LLC (deed book 686, page 757) to a rebar found beside a wood corner post;

THENCE South 05 degrees 20 minutes 40 seconds East for a distance of 651.77 feet with Twin Eagles Development to a rebar found at the base of a wood corner post;

THENCE South 00 degrees 51 minutes 50 seconds East for a distance of 190.19 feet with a new division of Rocky Lonesome Management Company, LLC (deed book 758, page 762) to a set rod;

THENCE South 00 degrees 51 minutes 50 seconds East for a distance of 41.89 feet to the center of a gravel access road crossing a portion of this survey (no deed found);

THENCE South 00 degrees 51 minutes 50 seconds East for a distance of 899.76 feet with the new division to a point on the north side of a temporary fifty foot ingress and egress easement;

THENCE South 00 degrees 51 minutes 50 seconds East for a distance of 51.65 feet crossing the fifty foot temporary easement to a rebar found at the base of a wood corner post;

THENCE North 76 degrees 21 minutes 10 seconds West for a distance of 277.98 feet along the south side of the right of way with LGM Investments, LLC (deed book 571, page 312) to a rod set beside a wood post;

THENCE North 76 degrees 21 minutes 10 seconds West for a distance of 855.87 feet along the south side of the access with LGM Investments and Lyda G. McDonald, Trustee (deed book 541, page 466) to a half inch rebar found on the west side of a wood post fence corner common to Peddlers Run (plat cabinet 1, slide 582);

THENCE North 76 degrees 21 minutes 10 seconds West for a distance of 550.51 feet with Peddlers Run to a rebar pin found on the east side of Hubbard Lane;

THENCE North 01 degrees 03 minutes 10 seconds East for a distance of 51.23 feet crossing the end of a fifty (50) foot temporary easement with the east right of way (thirty feet wide) of Hubbard Lane;

THENCE North 05 degrees 59 minutes 40 seconds East for a distance of 114.01 feet to a half inch rebar found corner to Phillip McClain (deed book 797, page 551);

THENCE South 77 degrees 06 minutes 50 seconds East for a distance of 255.94 feet with McClain to a found half inch rebar;

THENCE North 13 degrees 00 minutes 00 seconds East for a distance of 159.15 feet to another found rebar;

THENCE North 76 degrees 14 minutes 40 seconds West for a distance of 37.78 feet to a five eighths inch rebar found under a Chestnut tree and corner with Mark David and Gabrelle Seymour (deed book 658, page 043);

THENCE North 07 degrees 44 minutes 20 seconds East for a distance of 270.71 feet with David & Seymour to a rebar found corner to Edith M. Franklin (deed book 648, page 312);

THENCE North 07 degrees 43 minutes 50 seconds East for a distance of 144.17 feet with Franklin to a rail road spike set in the center of a twenty foot access conveyed to Jean R. and Charles McCormick (deed book 223, page 005) and witnessed by a chain link fence post at 10.5 feet;

THENCE South 87 degrees 45 minutes 10 seconds West for a distance of 151.21 feet with Franklin and the center of the twenty foot access road to a rod set 17.8 feet north of the Franklin house;

THENCE North 73 degrees 37 minutes 40 seconds West for distance of 38.83 feet to the center of the access road at the east right of way (thirty foot wide) of Hubbard Lane;

THENCE North 13 degrees 23 minutes 50 seconds East for a distance of 653.20 feet with the right of way to the point of beginning encompassing a computed 49.551 acres as determined by RTK GPS survey of Timothy A. Phipps, PLS2488, using a JAVAD T2 and LS, completed this 24th day of June, 2016.

There is excepted from this annexation Parcel 2, Jean R. and Charles McCormick, (D.B. 223 PG. 005) and located by tie lines to the west line of the parent tract by lines North 87 degrees 39 minutes 20 seconds East for a distance of 440.65 feet with the center of the twenty foot access road;

THENCE North 86 degrees 01 minutes 00 seconds East for a distance of 269.25 feet to a point in the center of same at the corner of McCormick's 1.06 acres house tract, being **the point of beginning.**

THENCE North 03 degrees 23 minutes 40 seconds West for a distance of 10.00 feet leaving the access road to a rod set on the south side of a wood post;

THENCE North 03 degrees 23 minutes 40 seconds West for a distance of 180.00 feet to a rebar found at the base of a steel "T"-post;

THENCE North 81 degrees 26 minutes 20 minutes East for a distance of 227.54 feet to a rebar found in a Locust thicket;

THENCE South 06 degrees 59 minutes 30 seconds East for a distance of 53.32 feet to a set rod;

THENCE South 07 degrees 07 minutes 20 seconds East for a distance of 136.65 feet to a rebar found on the north side of access road;

THENCE South 07 degrees 07 minutes 20 seconds East for a distance of 10.00 feet to a point in the center of the access road ,

THENCE South 81 degrees 24 minutes 40 seconds West for a distance of 104.12 feet with the center of McCormick's twenty foot road;

THENCE South 85 degrees 58 minutes 00 seconds West for a distance of 135.94 feet to **the point of beginning.**

Note: The purpose of this description is to provide information for the annexation of the 49.551 +/- acres described herein to The City of Mt Washington. This description does not represent a boundary survey and is not intended for land transfer nor to establish boundary lines.

BOL J J
3-12-18



DIVISION OF ROCKY LONESOME REALTY MANAGEMENT COMPANY, LLC

NORTH 67° EAST 11.8 MILES FROM THE BULLITT COUNTY COURTHOUSE
ON THE EAST CITY LIMITS OF MOUNT WASHINGTON

POINT OF BEGINNING

1/2" x 18" SQUARE ROD WITH BLUE CAP
SET N 10°54'04"E 4.54' FROM "T" POST
N 38°20'E 41' FROM CL x CL KEENLAND DRIVE
NAD 83 (NSRS 2007) KY. S. ZN
EAST 1,707,448.5'
NORTH 2,267,236.8'
ELEV. 722'

TWIN EAGLES SUBDIVISION, SECTION 2
PLAT CAB 3, SLIDE 199

CITY OF MOUNT WASHINGTON
DBK 367, PG 560
(EXCEPTED: DBK 758, PG 789 - PARCEL 1)

① EDITH M. FRANKLIN
DBK 648, PG 312
EXCEPTION: DBK 758,
PAGE 769 - PARCEL 2

② DAVID & SEYMOUR
DBK 658, PG 043
(PORTION OF PARCEL 2)

③ PHILLIP McCLAIN
DBK 797, PG 551

④ JEAN R. & CHARLES
McCORMICK
DBK 223, PG 005

LEGEND:

- ⊕ FOUND 1/2" REBAR PIN
- SET 1/2" SQUARE ROD WITH BLUE PLASTIC CAP #2488
- ⊞ FOUND 1/2" REBAR PIN BESIDE POST
- + DIMENSION POINT (NO MONUMENT SET)
- × SET RAILROAD SPIKE 10.5' OFF OF FENCE CORNER

T.A. PHIPPS, SURVEYOR
550 Thompson Road

BLOOMFIELD, KENTUCKY (502) 249-1717
PREPARED FOR :
OWNER (if not client):
ROCKY LONESOME REALTY MANAGEMENT
8011 WINDSWEEP LANE
HOUSTON, TX 77063

FIELD DATE :	PLAT DATE :	BY :
11 JUNE 2016	24 JUNE 2016	T.A.P.
TYPE OF SURVEY :		SCALE :
DIVISION SURVEY		1" = 200'
Tax Map Ref. 082-000-00-006		Page of

RURAL CLASS SURVEY
PRECISION OF 1 in 66,291
TRUE POSITION OF 0.13'
CORS SYSTEM POST PROCESSED GPS
NO ADJUSTMENTS APPLIED.

I DO HEREBY CERTIFY THE FOREGOING TO BE TRUE
AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND
BELIEF AS DETERMINED BY SURVEY OF THE NOTED DEEDS
USING GPS AND/OR RANDOM TRAVERSE WITH SIDE SHOTS
AS PERFORMED BY MYSELF PERSONALLY.

Timothy A. Phipps
TIMOTHY A. PHIPPS, PLS#488

2488

16 Jan 16
PROFESSIONAL
AND SURVEYOR

Plat Represents a boundary survey of
a parcel of land conveyed to me
by deed of record in deed book 758,
on page 762. I do hereby accept
said boundary survey and submit it
to the planning and zoning commission
for their review.

LGM INVESTMENTS, LLC
DBK 571, PG 312

LYDA G. McDONALD, TRUSTEE
DBK 541, PG 466

PEDDLERS RUN
PLAT CAB. 1, SLIDE 582

ROCKY LONESOME REALTY MANAGEMENT COMPANY, LLC

49.551 ACRES

PORTION OF:
DEED BOOK 758, PAGE 762
ZONED AGRICULTURAL

63.079 ACRES
BALANCE OF: DBK 758, PG 762 - PARCEL 2
ROCKY LONESOME REALTY MANAGEMENT COMPANY, LLC
00°51'50"E 1183.49' (OVERALL)
190.19'
41.89'

TWIN EAGLES DEVELOPMENT, LLC
DBK 687, PG 182
CITY LIMITS
N 85°53'10"E 660.05'
CITY LIMITS (ORD.03-21)
N 85°53'20"E 326.19'
CITY LIMITS
N 85°55'40"E 289.95'
CITY LIMITS
N 87°39'20"E 440.65'
N 88°01'00"E 269.25'
N 86°01'00"W
(CL RETRACEMENT S 87°39'20"W)
N 87°39'20"E 440.65'
+ N 88°01'00"E 269.25'
(CL RETRACEMENT S 86°01'00"W)
N 81°26'20"E 227.54'
S 06°59'30"E 53.32'
S 07°07'20"E 10.00'
S 81°24'40"W 104.12'
S 85°58'00"W 135.94'
N 03°23'40"E 180.00'
N 07°43'50"E 151.21'
S 87°45'10"W 38.83'
N 73°37'40"W 144.17'
N 07°44'20"E 270.71'
N 76°42'40"W 81.78'
N 13°00'00"E 159.15'
S 77°06'50"E 255.94'
BALANCE: DBK 758, PG 770 - PARCEL 3
(SEE DBK 758, PG 771)
N 76°21'10"W 550.51'
50' TEMPORARY EASEMENT FOR INGRESS AND EGRESS
N 76°21'10"W 855.87'
N 76°21'10"W 277.98'
51.65'

