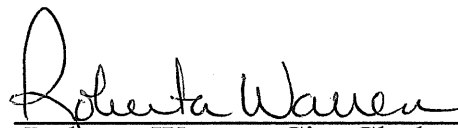




Nicholasville

I certify I am the duly qualified City Clerk of the City of Nicholasville, Kentucky and the foregoing four pages of Ordinance 926-2015 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on October 5, 2015 all as appears in the official records of said city.

WITNESS, my hand and the Seal of the City of Nicholasville, this 15th day of October, 2015.



Roberta Warren, City Clerk

Seal

RECEIVED AND FILED
DATE Oct. 19, 2015

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Hardie Adams

ORDINANCE 926-2015

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF THE HEREINAFTER DESCRIBED PARCEL OF LAND INTO THE CITY OF NICHOLASVILLE, KENTUCKY

WHEREAS, Ramsey Realty, LLC has requested and consented to annex all of the property known and described herein as Exhibit "A", into the City of Nicholasville, Kentucky;

WHEREAS, the property described in Exhibit "B" is adjacent and contiguous to the city's boundaries at this time and it is deemed in the best interest of the City of Nicholasville to annex same;

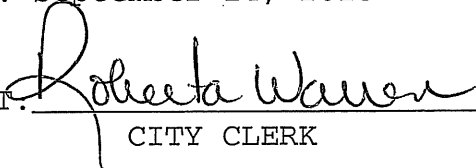
NOW THEREFORE BE AND IT IS HEREBY ORDAINED that the property described herein as Exhibit "A" be and is annexed into the City Limits of the City of Nicholasville, Jessamine County, Kentucky and a map is attached hereto and identified as Exhibit "C", in accordance with KRS 81A.420.

FIRST READING

DATED: September 14, 2015

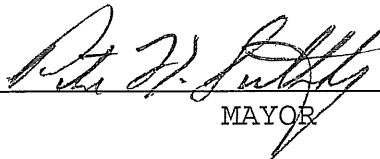

MAYOR

ATTEST:

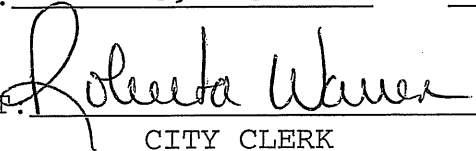

CITY CLERK

SECOND READING

DATED: OCTOBER 5, 2015


MAYOR

ATTEST:


CITY CLERK

ANNEXATION BOUNDARY

EAST PROPERTY

PLAT CABINET 11; SLIDE 363

PLAT CABINET 11; SLIDE 364

All that tract or parcel of land being situated along US 27 southerly of and adjacent to the existing corporate limits of Nicholasville, Jessamine County, Kentucky (Ordinance #532-2005) and being more particularly described as follows, TO WIT:

Beginning at a set iron pin and cap (Banks #3848) on the easterly right-of-way of US 27 (Project #FSP 057 0278 001-006 C), said iron pin and cap being situated 119.99' Rt. of US 27 Sta. 222+05.74 and on the southerly boundary of the existing corporate limits of Nicholasville (Ordinance 532-2005), thence leaving the US 27 right-of-way and continuing with the existing corporate limits of Nicholasville, S 43°40'52" E – 57.16' to a found iron pin and cap (LS #670), thence S 44°52'43" E – 67.12' to a found ½" iron pin (No cap), thence S 43°55'46" E – 610.84' to a found iron pin and cap (LS #1218), said iron pin being a common corner to Roy A. & Lillian Ogden (D.B. 201; P. 122, D.B. 121; P. 73), thence leaving the existing corporate limits of Nicholasville and continuing with the line of Ogden and Howard K. & Nancy G. Downing (D.B. 161; P. 518, P.C. 11; Sl. 61), S 12°48'48" W – 2429.20' to a set iron pin and cap (Banks #3848), thence S 13°11'55" E – 759.42' to a set iron pin and cap (Banks #3848) and N 68°01'04" W – 246.57' to a found ½" pipe (No cap), common corner to Downing and Brian D. Stephens, et. al, (D.B. 580; P. 363, P.C. 8; Sl. 651), thence leaving the line of Downing and continuing with the line of Stephens N 67°16'50" W – 1260.00' to a found iron pin and cap (LS #3186), being a common corner of Stephens and Clay Corman and Todd A. Jenkins (D.B. 637; P. 234, D.B. 333; P. 320), thence leaving the line of Stephens and continuing with the line of Corman and Jenkins, N 65°00'14" W – 303.46' to a found iron pin and cap (R/W), said iron pin and cap being on the easterly right-of-way of US 27 and being situated 110.00' Rt. of US 27 Sta. 189+22.90, thence leaving the line of Corman and Jenkins, N 66°41'47" W – 206.03' to a found iron pin and cap (LS #1218), said iron pin and cap being on the westerly right-of-way of US 27 and situated 93.89' Lt. of US 27 Sta. 188+93.28, thence leaving the westerly right-of-way of US 27, N 67°13'09" W – 89.41' to a found iron pin and cap (LS #1218), being a common corner to Thomas W. & Sheila Lynn Hargis (D.B. 595; P. 643, P.C. 8; Sl. 714) and Thompson D. East (D.B. 145; P. 132), thence with the line of East, N 66°26'39" W – 736.98' to a set Mag Nail with washer (Banks #3848), said Mag Nail being in the centerline of the Danville Loop 1 Road and being a common corner of East on the line of Nesco, Inc. (D.B. 334; P. 550, P.C. 3; Sl. 81 and D.B. 354; P. 335, P.C. 8; Sl. 41), thence with the centerline of Danville Loop 1 Road, N 13°19'34" E – 605.36' to a set Mag Nail with washer (Banks #3848), thence N 12°49'25" E – 1543.62' to a set Mag Nail with washer (Banks #3848), thence along a curve to the right, having a radius of 3772.91' for an arc distance of 459.69' and having a chord bearing N 17°18'53" E – 459.40' to a set Mag Nail with washer

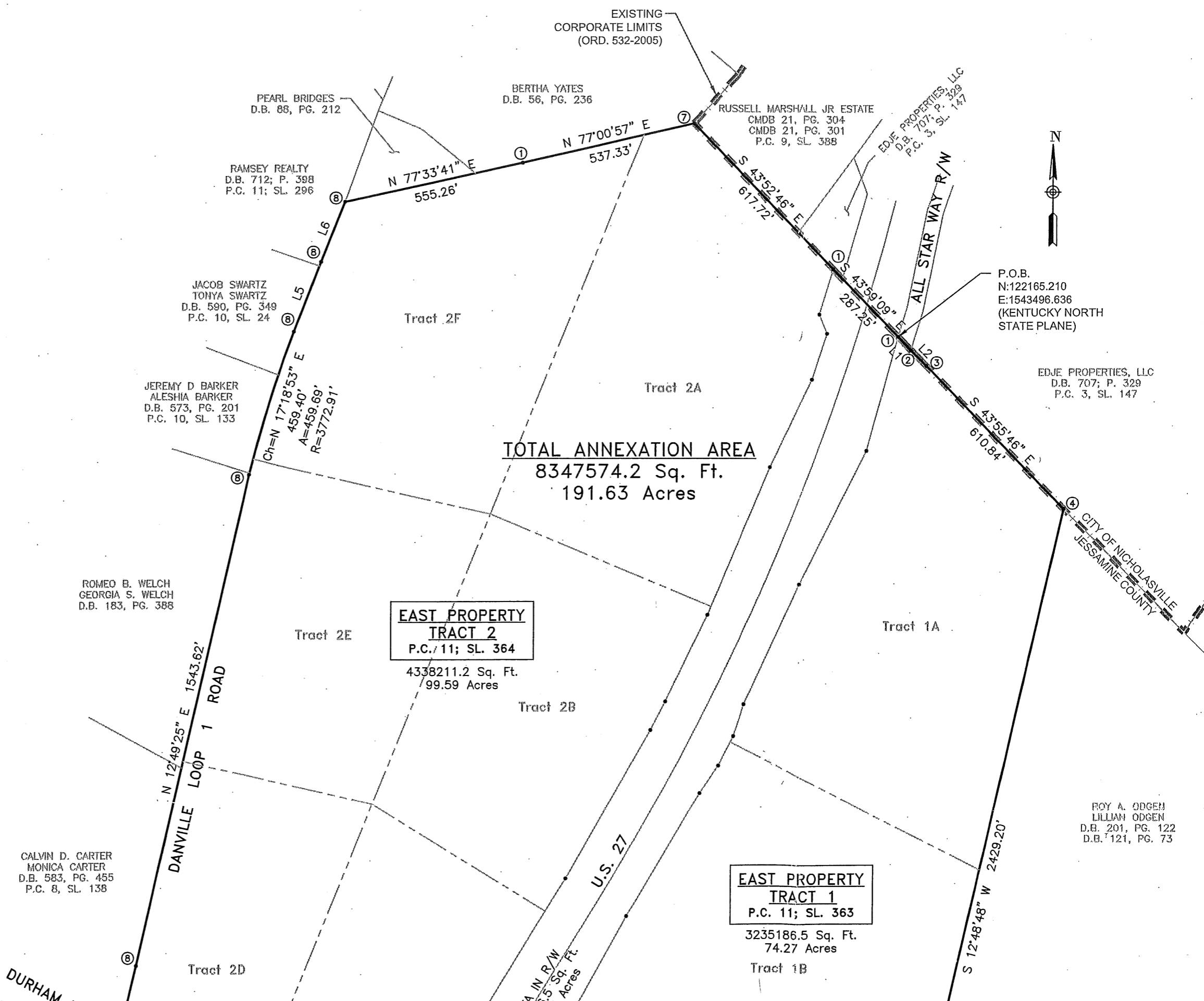
(Banks #3848), thence N21°00'48" E – 229.30' to a set Mag Nail with washer (Banks #3848) and N 21°44'10" E – 197.93' to a set Mag Nail with washer (Banks #3848), said point being a common corner to Pearl Bridges (D.B> 88; P. 212), thence leaving the centerline of Danville Loop 1 Road and continuing with the line of Bridges and Bertha Yates (D.B. 56; P. 236), N 77°33'41" E – 555.26' to a set iron pin and cap (Banks #3848) and N 77°00'57" E – 537.33' to a found iron pin and cap (LS #2670), being a common corner to Yates and the Russell Marshall Jr. Estate (C.D.B. 21; P, 304, C.D.B. 21; P. 301, P.C. 9; Sl. 388), thence leaving the line of Yates and continuing with the line of Marshall, S 43°52'46" E – 617.72' to a set iron pin and cap (Banks #3848), said iron pin and cap being on the westerly right-of-way of US 27 and being situated 130.01' Lt. of US 27 Sta. 223+47.31, thence leaving the line of Marshall, S 43°59'09" E – 287.25' to the beginning and containing 191.63 Acres.

The above described property being comprised of the right-of-way of US 27 adjacent to the East Property, Tracts 1A thru 1C of the East Property, Tract 1 as shown on plat of record lodged in Plat Cabinet 11; Slide 363 and Tracts 2A thru 2F of the East Property, Tract 2 as shown on plat of record lodged in Plat Cabinet 11; Slide 364 in the Jessamine County Clerk's office. Title to East Properties currently held by Ramsey Realty, LLC., as per Deed Book 706; Page 712 and Deed Book 712; Page 294 lodged in the Jessamine County Clerk's office.

JB

STATE of KENTUCKY
JASON D. BANKS
3848
LICENSED PROFESSIONAL LAND SURVEYOR

10-14-15



TOTAL ANNEXATION AREA
 8347574.2 Sq. Ft.
 191.63 Acres

EAST PROPERTY TRACT 2
 P.C. 11; SL. 364

4338211.2 Sq. Ft.
 99.59 Acres

EAST PROPERTY TRACT 1
 P.C. 11; SL. 363

3235186.5 Sq. Ft.
 74.27 Acres

PEARL BRIDGES
 D.B. 88, PG. 212

BERTHA YATES
 D.B. 56, PG. 236

RUSSELL MARSHALL JR ESTATE
 CMDB 21, PG. 304
 CMDB 21, PG. 301
 P.C. 9, SL. 388

EDGE PROPERTIES, LLC
 D.B. 707, P. 329
 P.C. 3, SL. 147

RAMSEY REALTY
 D.B. 712; P. 398
 P.C. 11; SL. 296

JACOB SWARTZ
 TONYA SWARTZ
 D.B. 590, PG. 349
 P.C. 10, SL. 24

JEREMY D BARKER
 ALESHIA BARKER
 D.B. 573, PG. 201
 P.C. 10, SL. 133

ROMEO B. WELCH
 GEORGIA S. WELCH
 D.B. 183, PG. 388

CALVIN D. CARTER
 MONICA CARTER
 D.B. 583, PG. 455
 P.C. 8, SL. 138

P.O.B.
 N:122165.210
 E:1543496.636
 (KENTUCKY NORTH
 STATE PLANE)

EDGE PROPERTIES, LLC
 D.B. 707; P. 329
 P.C. 3, SL. 147

ROY A. ODGEN
 LILLIAN ODGEN
 D.B. 201, PG. 122
 D.B. 121, PG. 73



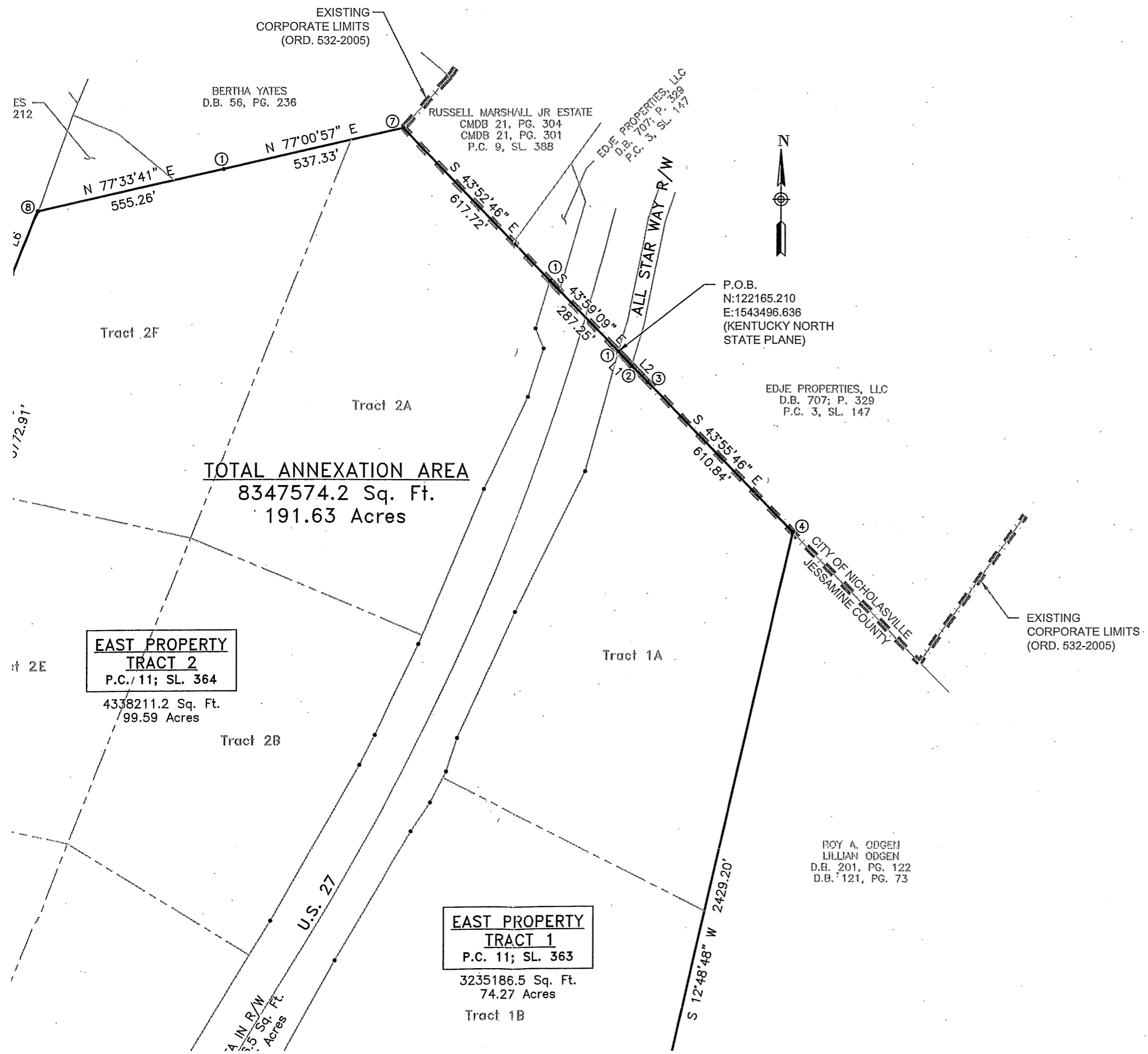
DANVILLE LOOP 1 ROAD

U.S. 27

ALL STAR WAY R/W

CITY OF NICHOLASVILLE
 JESSAMINE COUNTY

DURHAM

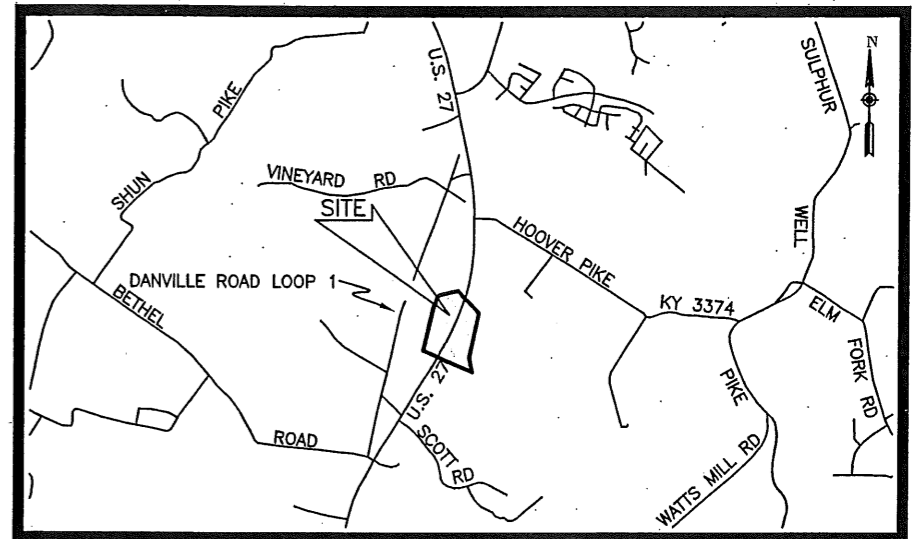


TOTAL ANNEXATION AREA
 8347574.2 Sq. Ft.
 191.63 Acres

EAST PROPERTY TRACT 2
 P.C. 11; SL. 364
 4338211.2 Sq. Ft.
 99.59 Acres

EAST PROPERTY TRACT 1
 P.C. 11; SL. 363
 3235186.5 Sq. Ft.
 74.27 Acres

ROY A. ODGEN
 LILLIAN ODGEN
 D.B. 201, PG. 122
 D.B. 121, PG. 73



VICINITY MAP
 (n.t.s.)

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE STATE OF KENTUCKY MINIMUM STANDARDS AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE PLAT OF SURVEY TO THE SPECIFICATIONS OF THE STATE OF KENTUCKY MINIMUM STANDARDS.

[Signature] #3848 9-18-15
 JASON D. BANKS LS #3848 DATE

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DEPICT THE PROPERTY BEING ANNEXED INTO THE CITY OF NICHOLASVILLE. SAID PROPERTY IS COMPRISED OF TWO TRACTS ADJACENT TO US 27 AND THE RIGHT-OF-WAY OF US 27 (PROJECT NO. FSP 057 0278 001-006 C). BOTH TRACTS PREVIOUSLY RECORDED IN THE JESSAMINE COUNTY CLERK'S OFFICE IN PLAT CABINET 11; SLIDE 363 AND PLAT CABINET 11; SLIDE 364.

RECORD SOURCE OF PROPERTY

SOURCE OF DEEDS: DEED BOOK 706; PAGE 365 AND DEED BOOK 712; PAGE 294 OF RECORD IN THE JESSAMINE COUNTY COURTHOUSE. CURRENT TITLE HOLDER: RAMSEY REALTY, LLC.

METHOD OF SURVEY

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY BANKS ENGINEERING, INC. IN FEB., 2013. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND A PORTION OF THE BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT. THE REMAINDER OF THE BOUNDARY CORNERS WERE LOCATED USING A TOTAL STATION FROM SAID CONTROL POINTS. TRIMBLE R8-3 DUAL FREQUENCY RECEIVER WAS USED FOR THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. THE SURVEY AS SHOWN IS A RURAL SURVEY. THE RELATIVE POSITIONAL ACCURACY IS LESS THAN ±0.10'+200 PPM. THE HORIZONTAL DATUM IS NAD 1983, THE VERTICAL DATUM IS NAVD 1988 AND THE GEOID MODEL USED IS GEOID09.

THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY.

ALL PROPERTY CORNERS HAVE BEEN MONUMENTED WITH AN IRON PIN (18" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #3848 UNLESS OTHERWISE NOTED HEREON.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°40'52" E	57.16'
L2	S 44°52'43" E	67.12'
L3	N 66°41'47" W	206.03'
L4	N 67°13'09" W	89.41'
L5	N 21°00'48" E	229.30'
L6	N 21°44'10" E	197.93'

ANNEXATION SUMMARY

TOTAL AREA: 191.63 ACRES

Tract 2E

TRACT 2
P.C. / 11; SL. 364
4338211.2 Sq. Ft.
99.59 Acres

Tract 1A

Tract 2B

ROY A. ODGEN
LILLIAN ODGEN
D.B. 201, PG. 122
D.B. 121, PG. 73

EAST PROPERTY
TRACT 1
P.C. 11; SL. 363
3235186.5 Sq. Ft.
74.27 Acres
Tract 1B

CALVIN D. CARTER
MONICA CARTER
D.B. 583, PG. 455
P.C. 8, SL. 138

MARION B. SHERROW JR.
BETTY JO SHERROW
D.B. 392, PG. 387
P.C. 8, SL. 41

NESCO INC.
D.B. 354, PG. 335
P.C. 8, SL. 41
NESCO INC.
D.B. 334, PG. 550
P.C. 3, SL. 81

THOMPSON D. EAST
D.B. 145, PG. 132

THOMAS W. HARGIS
SHEILA LYNN HARGIS
D.B. 595, PG. 643
P.C. 8, SL. 714

CLAY M. CORMAN
TODD A. JENKINS
D.B. 637, PG. 234
D.B. 333, PG. 320

BRIAN D. STEPHENS
MICHEAL F. STEPHENS
LULA BRUNER &
ANNA HUNTER PROPERTY
D.B. 439, PG. 174
P.C. 8, SL. 651

BRIAN D. STEPHENS
MICHEAL F. STEPHENS
LULA BRUNER &
ANNA HUNTER PROPERTY
D.B. 439, PG. 174
P.C. 8, SL. 651

BRIAN D. STEPHENS
MICHEAL F. STEPHENS
REMAINDER
LULA BRUNER &
ANNA HUNTER PROPERTY
D.B. 580, PG. 363
P.C. 8, SL. 651

HOWARD K. DOWNING
NANCY G. DOWNING
D.B. 161, PG. 518
P.C. 11, SL. 61

HOWARD K. DOWNING
NANCY G. DOWNING
D.B. 161, PG. 518
P.C. 11, SL. 61

LEGEND

- ① IRON PIN SET
(5/8" DIA., 18" LONG)
WITH CAP #3848
- ② IRON PIN FOUND (1/2" DIA.)
WITH CAP # 670
- ③ IRON PIN FOUND (1/2" DIA.)
WITH NO CAP
- ④ IRON PIN FOUND (1/2" DIA.)
WITH CAP # 1218
- ⑤ IRON PIN FOUND (1/2" DIA.)
WITH CAP # 3186
- ⑥ IRON PIN FOUND (1/2" DIA.)
WITH CAP "R/W"
- ⑦ IRON PIN FOUND
WITH CAP # 2670
- ⑧ MAG NAIL SET
WITH WASHER STAMPED "3848"

PROJECT: 15023
DRAWN BY: CBS
DATE: APRIL, 2015
DRAWING: 15023_Annexation Plat.dwg

ST.
PI
LA



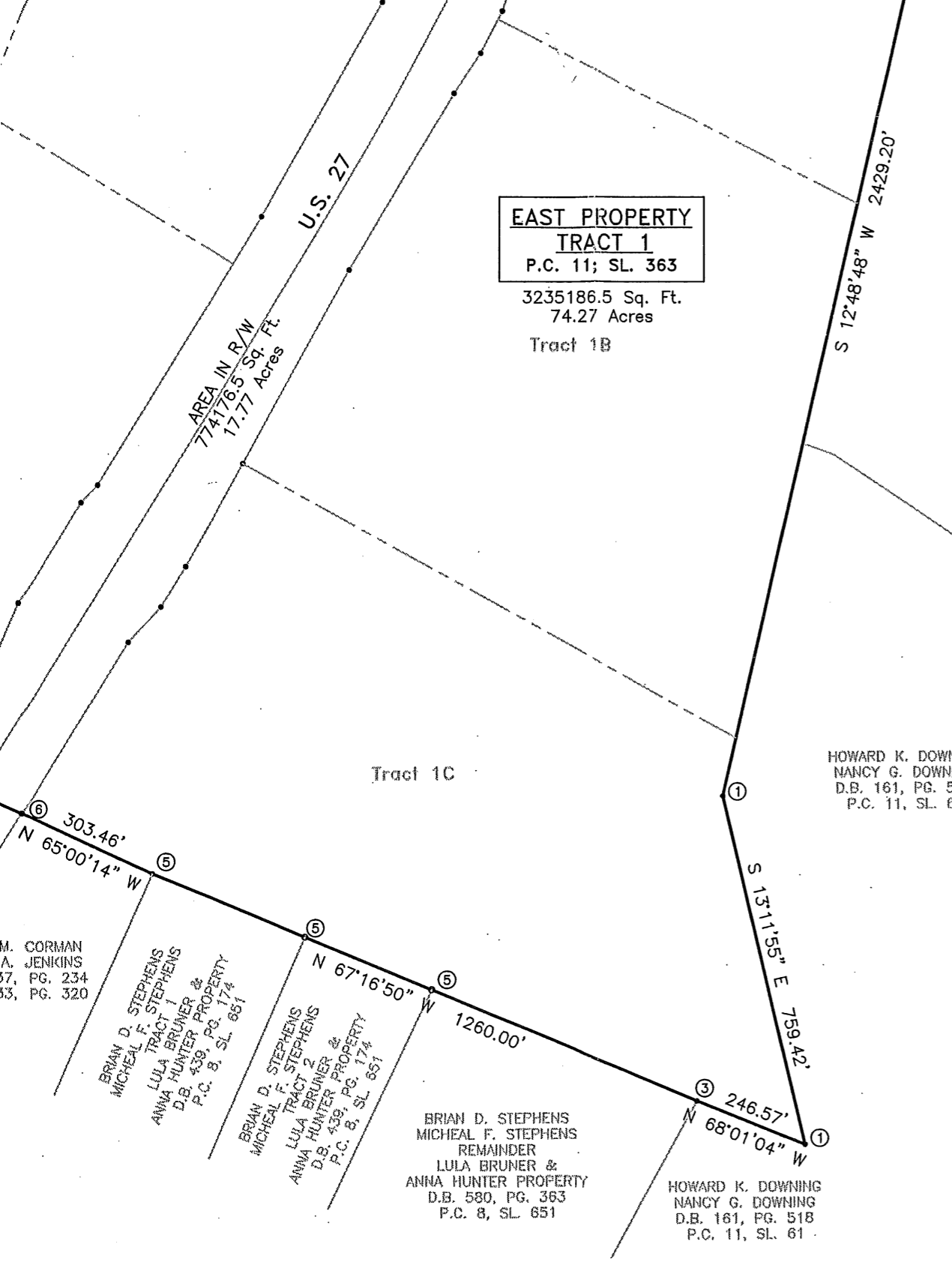
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P.C. 711; SL. 364

4338211.2 Sq. Ft.
99.59 Acres

Tract 2B

EAST PROPERTY
TRACT 1
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3235186.5 Sq. Ft.
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D.B. 201, PG. 122
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33, PG. 320

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HOWARD K. DOWNING
NANCY G. DOWNING
D.B. 161, PG. 518
P.C. 11, SL. 61

POSITION OF THE BOUNDARY CORNERS WERE LOCATED USING A TOTAL STATION FROM SAID CONTROL POINTS. TRIMBLE R8-3 DUAL FREQUENCY RECEIVER WAS USED FOR THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. THE SURVEY AS SHOWN IS A RURAL SURVEY. THE RELATIVE POSITIONAL ACCURACY IS LESS THAN ±0.10"±200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE VERTICAL DATUM IS NAVD 1988 AND THE GEOID MODEL USED IS GEOID09.

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ANNEXATION SUMMARY

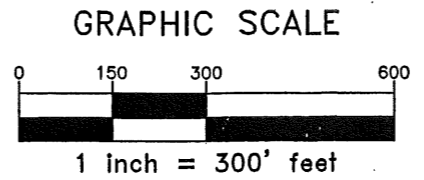
TOTAL AREA:.....191.63 ACRES
AREA IN LOTS:.....173.86 ACRES
AREA IN RIGHT OF WAY:.....17.77 ACRES

JB
STATE OF KENTUCKY
JASON D. BANKS
3848
LICENSED PROFESSIONAL LAND SURVEYOR
9-18-15

PLAT OF ANNEXATION BOUNDARY
EAST PROPERTY
TRACTS 1 & 2
US 27 SOUTH
NICHOLSVILLE, KENTUCKY

Client and Property Owner of Record:
Ramsey Realty, LLC
6915 Harrodsburg Road
Nicholasville, KY. 40356.

BANKS
Engineering, Inc.
Jason D. Banks, PLS
1211 Jessamine Station
Nicholasville, Kentucky 40356
(859) 881-0020



This plat does not represent a boundary survey and is not intended for land transfer
Date: April, 2015.