

STATE OF KENTUCKY

COUNTY OF JESSAMINE

I, ROBERTA WARREN, City Clerk of the City of Nicholasville and Notary Public in and for the Commonwealth of Kentucky, State at Large, hereby certify that the attached records are a true, full and complete copy of ORDINANCE 942-2016: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF THE HEREINAFTER DESCRIBED PARCEL OF LAND INTO THE CITY OF NICHOLASVILLE, KENTUCKY (Larry Lewis, Property located at 100 1/2 Sparks Avenue, Nicholasville)

Given under my hand and seal of office this 23rd day of May, 2016.


Notary Public – Commonwealth of
Kentucky, State At Large

My Commission expires July 5, 2019.
ID# 534856

RECEIVED AND FILED
DATE June 10, 2016

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

ORDINANCE 942-2016

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

WHEREAS, LARRY LEWIS 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

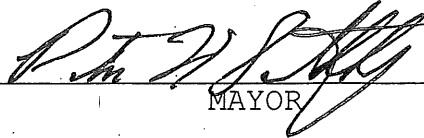
DATED: MAY 9, 2016


MAYOR

ATTEST: 
CITY CLERK

SECOND READING

DATED: MAY 23, 2016


MAYOR

ATTEST: 
CITY CLERK

NOTICE OF ENACTMENT OF ORDINANCE
Notice is hereby given that the Nicholasville City Commission on May 23, 2016 enacted an ordinance, the full text of which is available for inspection in the office of the City Clerk, 517 N. Main Street, Nicholasville, KY. ORDINANCE 942-2016: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF THE HEREINAFTER DESCRIBED PARCEL OF LAND INTO THE CITY OF NICHOLASVILLE, KENTUCKY (Larry Lewis, P.O. Box 555, Nicholasville, Kentucky for property located at 100 1/2 Sparks Avenue, Nicholasville, Kentucky for approximately 5.67 acres.)
Roberta Warren, City Clerk
Published 05/23/2016
5/23/16

"A"

ANNEXATION BOUNDARY
LARRY LEWIS PROPERTY
100 1/2 SPARKS AVENUE

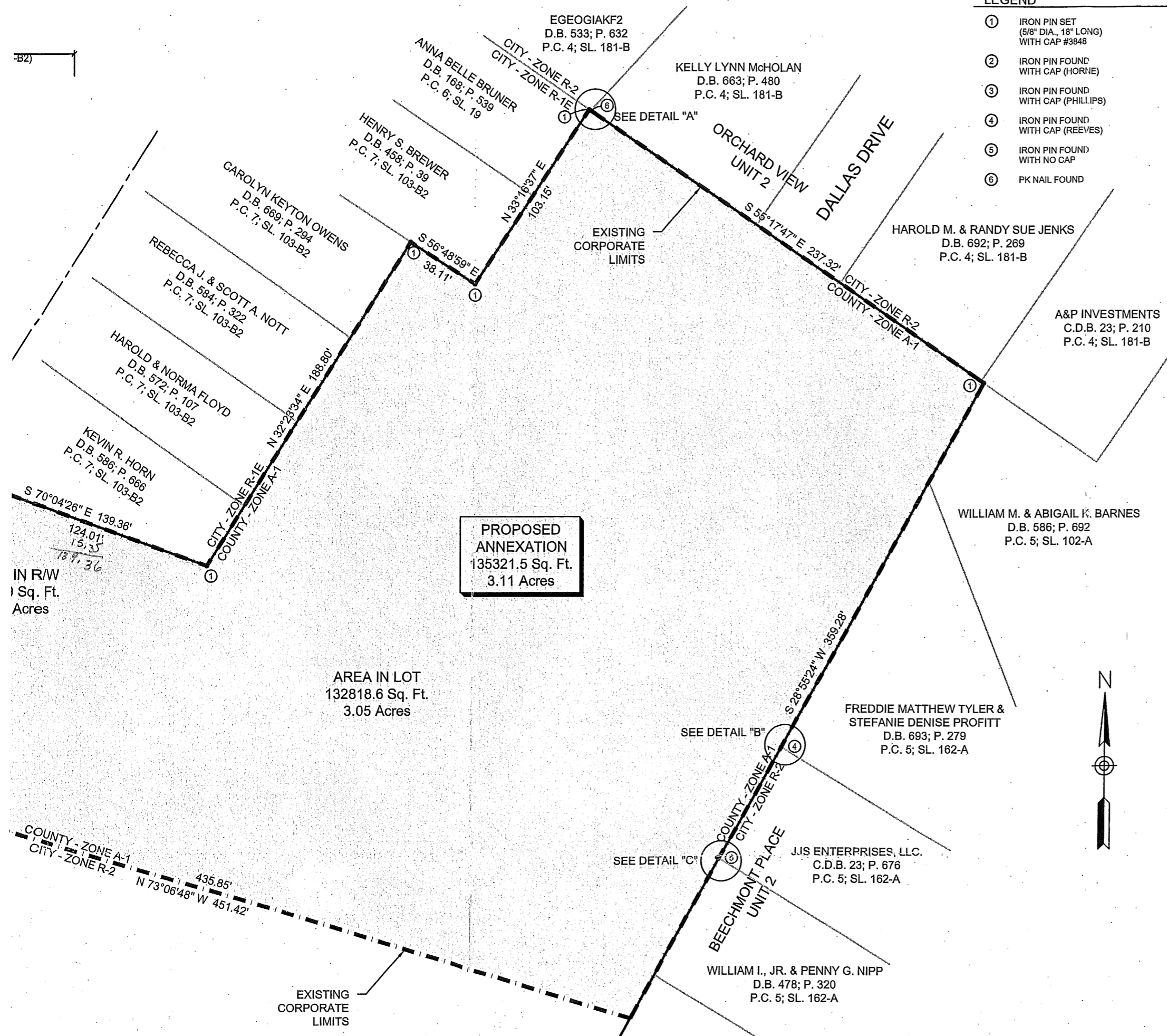
All that tract or parcel of land being situated easterly of and adjacent to the easterly right-of-way of Sparks Avenue and being more particularly described as follows, TO WIT:

Beginning at a point on the centerline of Sparks Avenue, said point being a common corner to Larry Lewis (D.B. 731; P. 659) and Kevin R. Horn (D.B. 586; P. 666, P.C. 7; Sl. 103-B2) along the common line extended to the centerline, thence with the common line of Lewis and Horn, said line being the existing corporate limits to the City of Nicholasville, S 70°04'26" E – 139.36' to a point, thence continuing with the common line of Horn, et. al. and the existing corporate limits, N 32°23'34" E – 188.80' to a point, said point being a common corner to Lewis and Carolyn Keyton Owens (D.B. 669; P. 294, P.C. 7; Sl. 103-B2) on the southerly line of Henry S. Bruner (D.B. 458; P. 39, P.C. 7; Sl. 103-B2, thence with the southern line of Bruner, S 56°48'59" E – 38.11' to a point, thence continuing with the line of Bruner and the existing corporate limits, N 33°16'37" E – 103.15' to a point in the southerly line of Orchard View Subdivision, Unit 2 (P.C. 4; Sl. 181-B), thence with the southerly line of Orchard View Subdivision, Unit 2 and the existing corporate limits, S 55°17'47" E – 237.32' to a point, common corner to Lewis and Beechmont Place Subdivision, Unit 2 (P.C. 5; Sl. 102-A and P.C. 5; Sl. 162-A), thence leaving the southerly line of Orchard View Subdivision, Unit 2 and continuing with the westerly line of Beechmont Place Subdivision, Unit 2 and the existing corporate limits, S 28°55'24" W – 359.28' to a point, thence leaving the westerly line of Beechmont Place Subdivision, Unit 2 and continuing with the existing corporate limits, N 73°06'48" W – 451.42' to the centerline of Sparks Avenue, thence with the centerline of Sparks Avenue, N 32°30'46" E – 167.38' to the beginning and containing 3.11 acres.

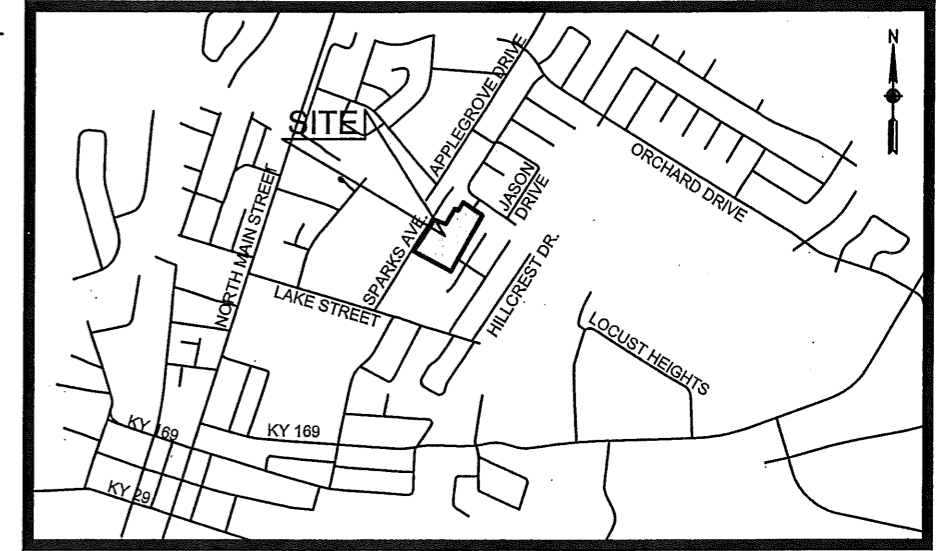
Being a portion of that tract or parcel of land conveyed to Larry Lewis by deed of record lodged in Deed Book 731; Page 659 in the office of the Jessamine County Clerk.

JB
STATE OF KENTUCKY
JASON D. BANKS
3848
LICENSED PROFESSIONAL LAND SURVEYOR
6-10-16

B2)



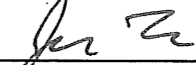
- LEGEND**
- ① IRON PIN SET (5/8" DIA., 18" LONG) WITH CAP #3848
 - ② IRON PIN FOUND WITH CAP (HORNE)
 - ③ IRON PIN FOUND WITH CAP (PHILLIPS)
 - ④ IRON PIN FOUND WITH CAP (REEVES)
 - ⑤ IRON PIN FOUND WITH NO CAP
 - ⑥ PK NAIL FOUND



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.

 #3848 S-10-16
 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 3.11 ACRES AND BEING A PORTION OF THE 5.6686 ACRE TRACT AS SHOWN ON PLAT OF RECORD LODGED IN PLAT CABINET 7; SLIDE 103-B2 IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.

RECORD SOURCE OF PROPERTY

SOURCE OF DEEDS: DEED BOOK 731; PAGE 659 AND PLAT CABINET 7; SLIDE 103-B2 OF RECORD IN THE JESSAMINE COUNTY COURTHOUSE. CURRENT TITLE HOLDER: LARRY LEWIS

METHOD OF SURVEY

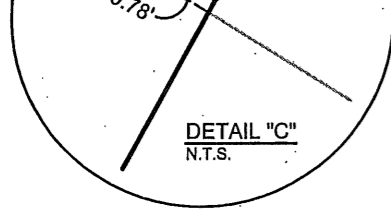
THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY BANKS ENGINEERING, INC. IN MARCH, 2016. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND A PORTION OF THE BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT. THE REMAINDER OF THE BOUNDARY CORNERS WERE LOCATED USING A TOTAL STATION 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 SINGLE ZONE 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.

ANNEXATION SUMMARY

TOTAL AREA: 3.11 ACRES



AREA IN LOT
132818.6 Sq. Ft.
3.05 Acres

FREDDIE MATTHEW TYLE
STEFANIE DENISE PROFI
D.B. 693; P. 279
P.C. 5; SL. 162-A

15' RW AS PER
P.C. 7; SL. 103-BS

SEE DETAIL "B"

SPARKS AVENUE
N 32°30'26" E 385.73'

BEECHMONT PLACE
UNIT 2
COUNTY - ZONE A-1
CITY - ZONE R-2

JIS ENTERPRISES, LLC.
C.D.B. 23; P. 676
P.C. 5; SL. 162-A

WALTER R. & SUE M. GREEN
D.B. 187; P. 516

SEE DETAIL "C"

COUNTY - ZONE A-1
CITY - ZONE R-2
N 73°06'48" W 451.42'
435.85'

EXISTING
CORPORATE
LIMITS

WILLIAM I., JR. & PENNY G. NIPP
D.B. 478; P. 320
P.C. 5; SL. 162-A

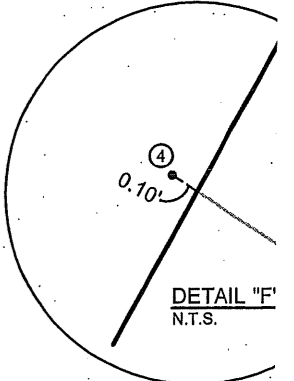
SEE DETAIL "H"

AREA IN LOT
PREVIOUSLY ANNEXED
113792.1 Sq. Ft.
2.61 Acres

SEE DETAIL "D"

DOUGLAS & ROBIN JOHNS
D.B. 288; P. 61
P.C. 5; SL. 162-A

JOSEPH C. & CHRISTINA M. FOX
D.B. 613; P. 186
P.C. 5; SL. 162-A



SEE DETAIL "E"

TOWER DROVE

N 61°16'33" W 439.97'

CITY - ZONE R-2
CITY - ZONE B-2

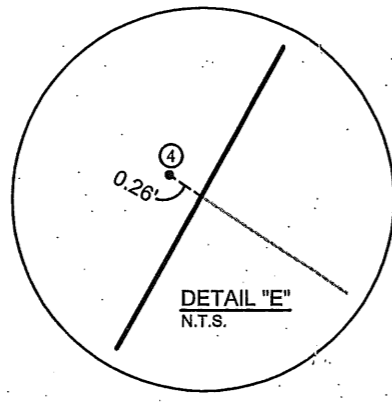
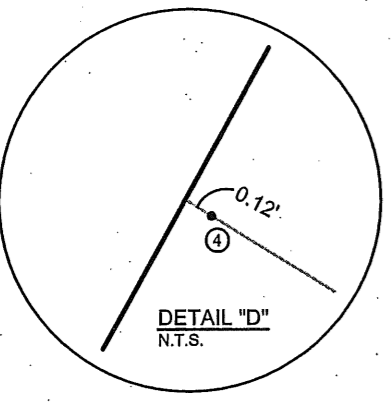
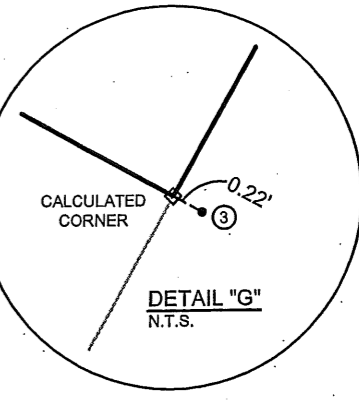
LYDA JONES
D.B. 276; P. 261
P.C. 5; SL. 102-A

SEE DETAIL "F"

NICHOLASVILLE KENTUCKY
PROPERTY, LLC.
D.B. 710; P. 347
P.C. 5; SL. 188-B

SEE DETAIL "G"

JAMES BRADFORD
D.B. 593; P. 601
P.C. 5; SL. 102-A



AREA IN LOT
132818.6 Sq. Ft.
3.05 Acres

METHOD OF SURVEY

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ANNEXATION SUMMARY

TOTAL AREA:	3.11 ACRES
AREA IN LOTS:	3.05 ACRES
AREA IN RIGHT OF WAY:	0.06 ACRES



ZONE A-1
IE R-2
435.85'
N 73°06'48" W 451.42'

EXISTING
CORPORATE
LIMITS

IN LOT
Y ANNEXED
1 Sq. Ft.
Acres

ONE R-2
VE B-2

ICKY

SEE DETAIL "B"
FREDDIE MATTHEW TYLER &
STEFANIE DENISE PROFITT
D.B. 693; P. 279
P.C. 5; SL. 162-A

SEE DETAIL "C"
J.J.S ENTERPRISES, LLC.
C.D.B. 23; P. 676
P.C. 5; SL. 162-A

WILLIAM I., JR. & PENNY G. NIPP
D.B. 478; P. 320
P.C. 5; SL. 162-A

SEE DETAIL "D"
DOUGLAS & ROBIN JOHNS
D.B. 288; P. 61
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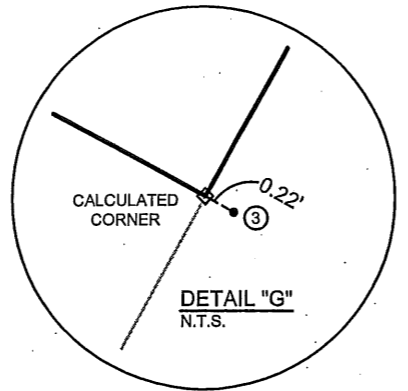
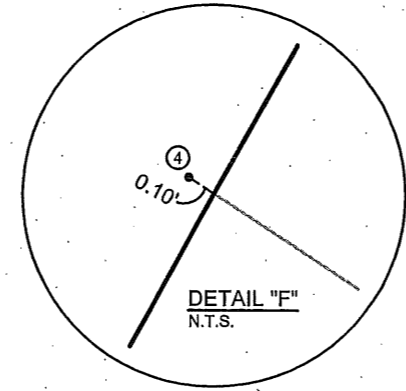
JOSEPH C. & CHRISTINA M. FOX
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SEE DETAIL "E"
TOWER DROVE

LYDA JONES
D.B. 276; P. 261
P.C. 5; SL. 102-A

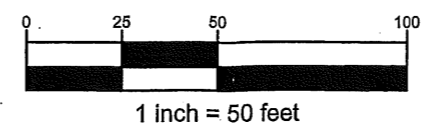
SEE DETAIL "F"
JAMES BRADFORD
D.B. 593; P. 601
P.C. 5; SL. 102-A

SEE DETAIL "G"
CALCULATED
CORNER
DETAIL "G"
N.T.S.



STATE OF KENTUCKY
JASON D. BANKS
3848
LICENSED
PROFESSIONAL
LAND SURVEYOR
5-10-16

GRAPHIC SCALE



"B"
PLAT OF ANNEXATION BOUNDARY
LARRY LEWIS
PROPERTY
100 1/2 SPARKS AVENUE
NICHOLASVILLE, KENTUCKY

Client and Property Owner of Record:
Larry Lewis
P.O. Box 555
Nicholsville, 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: March, 2016