

ORDINANCE 1009-2018

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION INTO THE CITY OF NICHOLASVILLE, KENTUCKY FOR APPROXIMATELY 93.59 ACRES OF PROPERTY, A PORTION OF PVA PARCEL #058-00-00-008.00, LOCATED ON LAKE STREET BETWEEN HILLCREST DRIVE AND CIRCLE DRIVE, WITH SAID PORTION LYING NORTHERLY OF THE CITY BOUNDARY

WHEREAS, Beverly Zuck and Kevin Dean are the record owners of the property known and described herein as Exhibit "A" (the "Property"), and have requested and consented to the annexation of all of the Property into the City of Nicholasville, Kentucky, pursuant to that certain Memorandum and Agreement by and among Beverly Zuck, Kevin Dean and the City of Nicholasville, and attached hereto as Exhibit "B";

WHEREAS, the Property is adjacent and contiguous to the City's boundaries at this time and it is deemed in the best interest of the City to annex same;

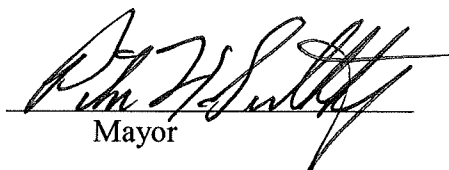
WHEREAS, the City has elected to establish zoning for the Property prior to the completion of the annexation pursuant to KRS 100.209 as described in Ordinance 1008-2018, a copy of which is attached hereto as Exhibit "C";

NOW THEREFORE BE IT ORDAINED that the Property 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 "D" in accordance with KRS 81A.420.

This Ordinance shall take effect upon adoption, execution and publication.

FIRST READING

DATED: March 12, 2018

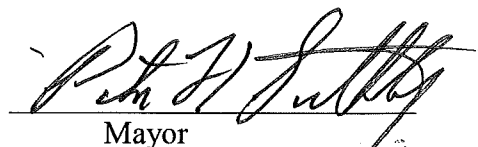

Mayor

ATTEST:

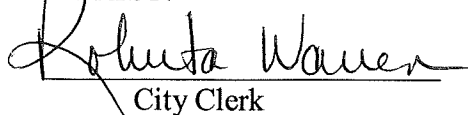

City Clerk

SECOND READING

DATED: April 9, 2018


Mayor

ATTEST:


City Clerk

RECEIVED AND FILED

DATE May 7, 2018

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandice Adkinson

1009-2018

SUMMARY OF ORDINANCE

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION INTO THE CITY OF NICHOLASVILLE, KENTUCKY FOR APPROXIMATELY 93.59 ACRES OF PROPERTY, A PORTION OF PVA PARCEL #058-00-00-008.00, LOCATED ON LAKE STREET BETWEEN HILLCREST DRIVE AND CIRCLE DRIVE, WITH SAID PORTION LYING NORTHERLY OF THE CITY BOUNDARY

This ordinance establishes a decree of annexation of the property located on Lake Street between Hillcrest Drive and Circle Drive, for approximately 93.59 acres into the City of Nicholasville, Kentucky.

**PUBLIC NOTICE
NOTICE OF ENACTMENT
OF ORDINANCE**

Notice is hereby given that the Nicholasville City Commission on April 9, 2018 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. The ordinance by title and summary: **ORDINANCE 1009-2018: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION INTO THE CITY OF NICHOLASVILLE, KENTUCKY FOR APPROXIMATELY 93.59 ACRES OF PROPERTY, A PORTION OF PVA PARCEL #058-00-00-008.00, LOCATED ON LAKE STREET BETWEEN HILLCREST DRIVE AND CIRCLE DRIVE, WITH SAID PORTION LYING NORTHERLY OF THE CITY BOUNDARY.** (This ordinance establishes a decree of annexation of the property located on Lake Street between Hillcrest Drive and Circle Drive, for approximately 93.59 acres into the City of Nicholasville, Kentucky.)

Roberta Warren, City Clerk
April 12, 2018

EXHIBIT A
PROPERTY DESCRIPTION

(Attached hereto)

ANNEXATION BOUNDARY
BEVERLY ZUCK AND KEVIN DEAN PROPERTY
LAKE STREET EXTENDED

All that tract or parcel of land being situated northerly of and adjacent to the Locust Heights Subdivision in Nicholasville, Jessamine County Kentucky and being more particularly described as follows, TO WIT:

Beginning at a point in the westerly right-of-way of Beechmont Drive, said point being a common corner to Zuck/Dean, Hilltop Subdivision and Orchard View Subdivision, thence with the common line of Orchard View Subdivision, N 33°57'30" E – 267.09' to a point, thence N 32°01'56" E – 1186.51' to a point, said point being a common corner to Zuck/Dean, Orchard View Subdivision and Brittanu Heights Subdivision, thence leaving the common line with Orchard View and continuing with the line of Brittany Heights, S 58°16'28" E – 832.06' to a point, thence S 58°08'49" E – 1766.69' to a point and S 58°43'26" E – 105.80' to a point, said point being a common corner to Zuck/Dean, Orchard View Subdivision and Chris Redmond property (D.B. 721; P. 676, P.C. 2; Sl. 90), thence leaving the line of Brittany Heights Subdivision and continuing with the line of Redmond, S 31°41'24" W – 469.34' to a point, S 31°28'46" W – 644.67' to a point and S 57°45'39" E – 273.54' to a point, thence continuing with the line of Redmond and others, S 39°11'42" W – 363.29' to a point, thence N 57°55'57" W – 500.04' to a point, said point being in the northerly line of Locust Heights Subdivision, thence continuing with the northerly line of Locust Heights Subdivision, N 58°25'24" W – 400.06' to a point, N 58°51'16" W – 301.01' to a point, thence N 57°47'34" W – 299.59' to a point and N 57°42'35" W – 298.88' to a point, thence leaving the northerly line of Locust Heights Subdivision and continuing with the existing corporate limits of the City of Nicholasville, N 16°13'38" E – 114.31' to a point and N 74°01'08" W – 736.78' to a point in the common line of Zuck/Dean and Hilltop Subdivision, thence with the common line of Hilltop Subdivision, N 34°27'05" E – 89.25' to a point and N 55°09'20" W – 416.31' to the beginning and containing 93.59 acres.

EXHIBIT B

MEMORANDUM OF AGREEMENT

(Attached hereto)

MEMORANDUM AND AGREEMENT

This Memorandum and Agreement ("Memorandum") is entered into on this 9TH day of March, 2018, by and between **Beverly Zuck**, 503 Lake Street, Nicholasville, Kentucky 40356 and **Kevin Dean**, 501 Lake Street, Nicholasville, Kentucky 40356 (Beverly Zuck and Kevin Dean, together with their respective successors and assigns, are referred to herein collectively as "**Owners**"), and the **City of Nicholasville, Kentucky**, a Kentucky municipality, 517 North Main Street, Nicholasville, KY 40356 ("**City**") pursuant to the purposes and terms as more particularly stated below.

RECITALS

WHEREAS, KRS 81A.420 provides for the annexation of unincorporated territory by cities; and,

WHEREAS, Owners are the record owners of that certain real property located in Nicholasville, Jessamine County, Kentucky consisting of approximately 93.59 acres located off Lake Street Extended, which property is more specifically described in Exhibit "A" attached hereto and incorporated by reference herein ("**Property**"); and,

WHEREAS, the City, by and through its governing body, the Nicholasville City Commission, has deemed it advisable to annex the Property; and

WHEREAS, as an incentive to incorporate the entirety of the Property into the City through consensual annexation in order to make all municipal services and existing infrastructure available to said Property, Owners desire to enter into this Memorandum with respect to the annexation, zoning and development of the Property;

NOW THEREFORE, based on, and in consideration of the recitals set forth hereinabove, the parties agree as follows:

(1) **Consideration Statement:** Owners hereby give their written consent to the annexation of the Property by the City pursuant to KRS 81A.412. The City acknowledges Owners' intention to request zoning for the Property in accordance with the existing county agricultural zone. Nothing contained within this Memorandum shall prejudice Owners' right to seek, at some point in the future, a zoning designation which is inconsistent with the current Comprehensive Plan in accordance with applicable law.

(2) **Incentive Fees:** In the event the Property is zoned residential at any time after annexation, an incentive fee payment shall be paid to the City by Owners or any future owner and/or developer of the Property in the amount of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) per residential unit, which amount shall be due and payable at the time of application for a building permit with respect to each lot on the Property.

In the event the Property is zoned commercial at any time after annexation, an incentive fee payment shall be paid to the City by Owners or any future owner and/or developer of the Property in the amount of Ten Thousand Five Hundred and 00/100 Dollars (\$10,500.00) per acre, which amount shall be due and payable at the time of application for a building permit with respect to each lot on the Property.

In order to guarantee payment of this incentive fee, a covenant running with the land shall be recorded in the Jessamine County Clerk's office setting forth that the incentive fee payment will be made to the City by Owners or any future owner and/or developer of the Property at the time of application for a building permit for each unit. It is understood that this fee may be increased in the future. If this is done, the City will grant a two (2) year grace period for the Property, which will begin on the date of this Agreement and the City shall collect only the above fees during that period of time.

(3) **Other Terms and Conditions for Development:**

All residential dwelling units shall have an attached two-car garage. A statement to this effect shall be placed on the final record plats and deed restrictions. It shall also be acknowledged that this will be enforced by the Nicholasville Planning Commission.

All electric service in this development shall be underground.

The Zoning Ordinances, Subdivision Regulations, Construction Specifications and Building Codes enforced by the City at the time of development shall be followed except as otherwise provided herein.

Street lights in this development which are to be located on public street right-of-way shall be installed in compliance with City specifications. Any variation from City specifications shall be approved prior to installation by the Nicholasville City Commission.

All fire hydrants shall be installed according to City specifications.

Owners will be responsible for the cost of any water and/or sewer extensions required by the development.

Private basketball goals in the street or on other public property shall be prohibited. A statement to this effect shall be placed on the final record plats and in the deed of restrictions. It shall also be acknowledged that this will be enforced by the Nicholasville Planning Commission and Nicholasville Code Enforcement Officer.

(4) Bonding Requirements: Owners shall comply with all City regulations relative to the delivery of a letter of credit in connection with the construction of public improvements on the Property.

(5) Representations: Owners covenant, represent and warrant to the City that:

a. Owners hold fee simple title to the Property and have the right and authority to consent to the annexation of the Property pursuant to KRS 81A.412. Owners shall indemnify the City for any losses, costs, damages or expenses (including reasonable attorneys' fees and court

costs) incurred by the City if the annexation of the Property is challenged by another individual or entity claiming an ownership interest in the Property and/or disputing Owners' right and authority to consent to the annexation of the Property.

b. All taxes and governmental assessments due and owing in respect of the Property have been paid. Owners have no knowledge of any indebtedness or other obligation in respect of the Property for which the City shall become liable pursuant to KRS 81A.450. Owners shall reimburse the City for any losses, costs, damages or expenses (including reasonable attorneys' fees and court costs) incurred by the City in connection with any such indebtedness or other obligation.

c. Owners acknowledge and agree that the Property shall be subject to taxation by the City pursuant to KRS 92.280 from and after the enactment of the ordinance annexing the Property. The in-care-of address for the tax bill is 503 Lake Street, Nicholasville, KY 40356.

(6) Entire Agreement and Modification: This Memorandum sets forth the entire and final agreement and understanding of the parties with respect to the subject matter hereof. Any and all other prior agreements, understandings or undertakings whether written or oral, with respect to the same, are hereby superseded and replaced by this Memorandum. This Memorandum may not be modified or amended except by an instrument, executed by each party.

(7) Authority: Each undersigned person signing on behalf of any party to this Memorandum certifies that (a) he/she is fully empowered and duly authorized by any and all necessary action or consent required under any applicable law regulation and/or ordinance to execute and deliver this Memorandum for an on behalf of said party; (b) that said party has full capacity, power and authority to enter into and carry out its obligation under this Memorandum; and, (c) that this Memorandum has been duly authorized, executed and delivered and constitutes a legal, valid and binding obligation of such party, enforceable in accordance with its terms.

(8) **Applicable Law:** The laws of the Commonwealth of Kentucky shall govern the construction and interpretation of this Memorandum.

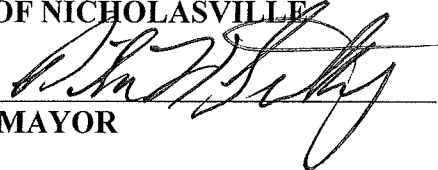
(9) **Counterparts:** This Memorandum may be executed in any number of identical counterparts, any of which may contain the signatures of less than all the parties hereto, but all of which together shall constitute a single Memorandum.

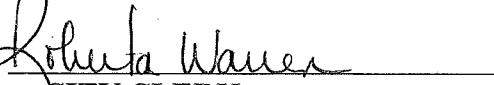
(10) **Annexation and Zoning:** In the event the City determines not to annex the entire Property and/or zone the Property in accordance with the zoning classifications set forth in paragraph 1 of this agreement, then this Memorandum shall be null and void with the exception of the covenant set forth in Paragraph 5(a) herein.



(11) **Covenants to Run with the Land:** All of the grants, representations, warranties, undertakings, covenants, terms, provisions and conditions in this Memorandum shall run with the land and shall apply to and bind the respective successors and assigns of Owners. The representations, covenants, warranties and obligations of Owners hereunder shall be joint and several.

(12) **Recordation:** The parties hereby agree that this Memorandum shall be duly filed of record in the Office of the Jessamine County Clerk.

This the 9TH day of March, 2018.

CITY OF NICHOLASVILLE
BY: 
MAYOR


ATTEST
BY: 
CITY CLERK

OWNERS:

BEVERLY ZUCK

KEVIN DEAN

COMMONWEALTH OF KENTUCKY
COUNTY OF JESSAMINE, SCT...

Subscribed, sworn to and acknowledged before me this 9TH day of ~~March~~ ^{APRIL}, 2018, by Peter H. Sutherland, Mayor of and for and on behalf of the City of Nicholasville, Kentucky, a Kentucky municipality of the third class, as authorized by resolution of the Nicholasville City Commission passed on APRIL 9TH 2018

My Commission expires: MAY 30, 2020


NOTARY PUBLIC ID 556353

COMMONWEALTH OF KENTUCKY
COUNTY OF JESSAMINE, SCT...

Subscribed, sworn to and acknowledge before me on this 29 day of March, 2018, by Beverly Zuck.

My Commission expires: 12-21-2018


NOTARY PUBLIC

COMMONWEALTH OF KENTUCKY
COUNTY OF JESSAMINE, SCT...

Subscribed, sworn to and acknowledge before me on this 29 day of March, 2018, by Kevin Dean.

My Commission expires: 12-21-2018


NOTARY PUBLIC

PREPARED BY:

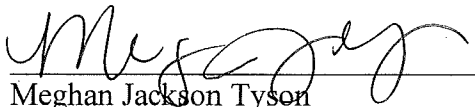

Meghan Jackson Tyson
City Attorney
City of Nicholasville
517 North Main Street
Nicholasville, Kentucky 40356
Office: (859) 885-1121
Fax: (859) 881-0750
Email: meghan.tyson@nicholasville.org

EXHIBIT C

**ORDINANCE AMENDING THE ZONE MAP FOR THE CITY OF
NICHOLASVILLE, KENTUCKY**

(Attached hereto)

ORDINANCE 1008-2018

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO A-1 (CITY) AGRICULTURE DISTRICT FOR APPROXIMATELY 93.59 ACRES OF PROPERTY, A PORTION OF PVA PARCEL #058-00-00-008.00, LOCATED ON LAKE STREET BETWEEN HILLCREST DRIVE AND CIRCLE DRIVE, WITH SAID PORTION LYING NORTHERLY OF THE CITY BOUNDARY

WHEREAS, the Nicholasville Planning Commission held a public hearing on February 26, 2018, concerning certain amendments to the Official Zoning Map for the City of Nicholasville and recommended as follows:

TO APPROVE THE ZONE CHANGE REQUEST SUBMITTED BY BEVERLY ZUCK AND KEVIN DEAN, 503 LAKE STREET, NICHOLASVILLE, KENTUCKY 40356, FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO A-1 (CITY) AGRICULTURE DISTRICT FOR APPROXIMATELY 93.59 ACRES OF PROPERTY, A PORTION OF PVA PARCEL #058-00-00-008.00, LOCATED ON LAKE STREET BETWEEN HILLCREST DRIVE AND CIRCLE DRIVE, WITH SAID PORTION LYING NORTHERLY OF THE CITY BOUNDARY. TO INCLUDE STAFF COMMENTS PAGES 1-5 AND TO ACCEPT THE JUSTIFICATIONS SUBMITTED BY THE APPLICANT;

WHEREAS, the City Commission of the City of Nicholasville has considered the respective record and desires to affirm the above recommendation;

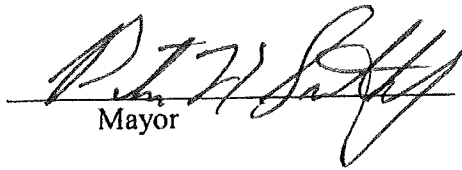
NOW THEREFORE BE IT ORDAINED that the above recommendation by the Nicholasville Planning Commission be adopted and approved as well as the Findings of Fact and Conclusions of the Nicholasville Planning Commission, which are incorporated by reference herein.

The Nicholasville Zoning Enforcement Officer is hereby directed to change the Official Zoning Map of the City of Nicholasville to be consistent with the above recommendation.

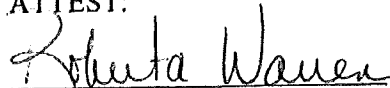
This Ordinance shall take effect upon adoption, execution and publication.

FIRST READING

DATED: March 12, 2018

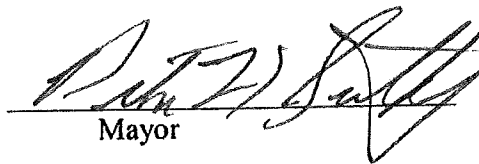

Mayor

ATTEST:

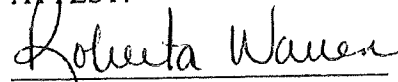

City Clerk

SECOND READING

DATED: March 26, 2018


Mayor

ATTEST:


City Clerk

**NOTICE OF ENACTMENT OF
ORDINANCE**

Notice is hereby given that the Nicholasville City Commission on March 26, 2018 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. The ordinance by title and summary: ORDINANCE 1008-2018: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO A-1 (CITY) AGRICULTURE DISTRICT FOR APPROXIMATELY 93.59 ACRES OF PROPERTY, A PORTION OF PVA PARCEL #058-00-00-008.00, LOCATED ON LAKE STREET BETWEEN HILLCREST DRIVE AND CIRCLE DRIVE, WITH SAID PORTION LYING NORTHERLY OF THE CITY BOUNDARY. (This ordinance amends the Official Zoning Map of the City of Nicholasville in accordance with the recommendation of the Nicholasville Planning Commission to approve the zone change request submitted by BEVERLY ZUCK AND KEVIN DEAN, 603 LAKE STREET, NICHOLASVILLE, KENTUCKY 40356, FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO A-1 (CITY) AGRICULTURE DISTRICT FOR APPROXIMATELY 93.59 ACRES OF PROPERTY, A PORTION OF PVA PARCEL #058-00-00-008.00, LOCATED ON LAKE STREET BETWEEN HILLCREST DRIVE AND CIRCLE DRIVE, WITH SAID PORTION LYING NORTHERLY OF THE CITY BOUNDARY. TO INCLUDE STAFF COMMENTS PAGES 1-5 AND TO ACCEPT THE JUSTIFICATIONS SUBMITTED BY THE APPLICANT.)

Roberta Warren, City Clerk
March 29, 2018

1008-2018

SUMMARY OF ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO A-1 (CITY) AGRICULTURE DISTRICT FOR APPROXIMATELY 93.59 ACRES OF PROPERTY, A PORTION OF PVA PARCEL #058-00-00-008.00, LOCATED ON LAKE STREET BETWEEN HILLCREST DRIVE AND CIRCLE DRIVE, WITH SAID PORTION LYING NORTHERLY OF THE CITY BOUNDARY

This ordinance amends the Official Zoning Map of the City of Nicholasville in accordance with the recommendation of the Nicholasville Planning Commission to approve the zone change request submitted by BEVERLY ZUCK AND KEVIN DEAN, 503 LAKE STREET, NICHOLASVILLE, KENTUCKY 40356, FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO A-1 (CITY) AGRICULTURE DISTRICT FOR APPROXIMATELY 93.59 ACRES OF PROPERTY, A PORTION OF PVA PARCEL #058-00-00-008.00, LOCATED ON LAKE STREET BETWEEN HILLCREST DRIVE AND CIRCLE DRIVE, WITH SAID PORTION LYING NORTHERLY OF THE CITY BOUNDARY. TO INCLUDE STAFF COMMENTS PAGES 1-5 AND TO ACCEPT THE JUSTIFICATIONS SUBMITTED BY THE APPLICANT.

Publisher's Certificate of Publication

STATE OF KENTUCKY

Mike Caldwell, being duly sworn, on oath says he is and during all times herein stated has been an employee of The Bluegrass Newsmedia, publisher and printer of the Advocate Messenger and the Interior Journal.
(the "Newspaper"), has full knowledge of the facts herein stated as follows:

1. The Newspaper printed the copy of the matter attached hereto (the "Notice") was copied from the columns of the Newspaper and was printed and published in the English language on the following days and dates:

03/29/18

2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

3. There are no agreements between the Newspaper, publisher, manager or printer and the officer or attorney charged with the duty of placing the attached legal advertising notice whereby any advantage, gain or profit accrued to said officer or attorney



Mike Caldwell, publisher

Subscribed and sworn to before me this
29th Day of March, 2018



Renita Cox
3/10/2018,

Account #
Ad # 467397

CITY OF NICHOLASVILLE
P.O. BOX 450
517 NORTH MAIN STREET
NICHOLASVILLE KY 40340

NOTICE OF ENACTMENT OF ORDINANCE

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Roberta Warren, City Clerk
March 29, 2018

EXHIBIT D

AMENDED ZONE MAP

(Attached hereto)

Publisher's Certificate of Publication

STATE OF KENTUCKY

Mike Caldwell, being duly sworn, on oath says he is and during all times herein stated has been an employee of The Bluegrass Newsmedia, publisher and printer of the Winchester Sun and the Jessamine Journal.

(the "Newspaper"), has full knowledge of the facts herein stated as follows:

1. The Newspaper printed the copy of the matter attached hereto (the "Notice") was copied from the columns of the Newspaper and was printed and published in the English language on the following days and dates:

04/10/18, 04/11/18, 04/12/18

2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

3. There are no agreements between the Newspaper, publisher, manager or printer and the officer or attorney charged with the duty of placing the attached legal advertising notice whereby any advantage, gain or profit accrued to said officer or attorney

PUBLIC NOTICE NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that the Nicholasville City Commission on April 9, 2018 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. The ordinance by title and summary: **ORDINANCE 1009-2018: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION INTO THE CITY OF NICHOLASVILLE, KENTUCKY FOR APPROXIMATELY 93.59 ACRES OF PROPERTY, A PORTION OF PVA PARCEL #058-00- 00-008.00, LOCATED ON LAKE STREET BETWEEN HILLCREST DRIVE AND CIRCLE DRIVE, WITH SAID PORTION LYING NORTHERLY OF THE CITY BOUNDARY.** (This ordinance establishes a decree of annexation of the property located on Lake Street between Hillcrest Drive and Circle Drive, for approximately 93.59 acres into the City of Nicholasville, Kentucky.)

Roberta Warren, City Clerk
April 12, 2018



Mike Caldwell, publisher

Subscribed and sworn to before me this
12th Day of April, 2018



Renita Cox
3/10/2018,

Account #
Ad # 480265

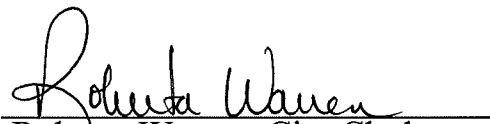
CITY OF NICHOLASVILLE
P.O. BOX 450
517 NORTH MAIN STREET
NICHOLASVILLE KY 40340



Nicholasville

I certify I am the duly qualified City Clerk of the City of Nicholasville, Kentucky and the foregoing nineteen (19) pages of Ordinance 1009-2018 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on March 26, 2018 all as appears in the official records of said city.

WITNESS, my hand and the Seal of the City of Nicholasville, this 2nd day of May, 2018.



Roberta Warren, City Clerk

Seal

ANNEXATION BOUNDARY
BEVERLY ZUCK AND KEVIN DEAN PROPERTY
LAKE STREET EXTENDED

All that tract or parcel of land being situated northerly of and adjacent to the Locust Heights Subdivision in Nicholasville, Jessamine County Kentucky and being more particularly described as follows, TO WIT:

Beginning at a point in the westerly right-of-way of Beechmont Drive, said point being a common corner to Zuck/Dean, Hilltop Subdivision and Orchard View Subdivision, thence with the common line of Orchard View Subdivision, N 33°57'30" E – 267.09' to a point, thence N 32°01'56" E – 1186.51' to a point, said point being a common corner to Zuck/Dean, Orchard View Subdivision and Brittanu Heights Subdivision, thence leaving the common line with Orchard View and continuing with the line of Brittany Heights, S 58°16'28" E – 832.06' to a point, thence S 58°08'49" E – 1766.69' to a point and S 58°43'26" E – 105.80' to a point, said point being a common corner to Zuck/Dean, Orchard View Subdivision and Chris Redmond property (D.B. 721; P. 676, P.C. 2; Sl. 90), thence leaving the line of Brittany Heights Subdivision and continuing with the line of Redmond, S 31°41'24" W – 469.34' to a point, S 31°28'46" W – 644.67' to a point and S 57°45'39" E – 273.54' to a point, thence continuing with the line of Redmond and others, S 39°11'42" W – 363.29' to a point, thence N 57°55'57" W – 500.04' to a point, said point being in the northerly line of Locust Heights Subdivision, thence continuing with the northerly line of Locust Heights Subdivision, N 58°25'24" W – 400.06' to a point, N 58°51'16" W – 301.01' to a point, thence N 57°47'34" W – 299.59' to a point and N 57°42'35" W – 298.88' to a point, thence leaving the northerly line of Locust Heights Subdivision and continuing with the existing corporate limits of the City of Nicholasville, N 16°13'38" E – 114.31' to a point and N 74°01'08" W – 736.78' to a point in the common line of Zuck/Dean and Hilltop Subdivision, thence with the common line of Hilltop Subdivision, N 34°27'05" E – 89.25' to a point and N 55°09'20" W – 416.31' to the beginning and containing 93.59 acres.



3-8-18



Wm
 STATE OF KENTUCKY
 WILLIAM E. McALPIN, JR.
 2053
 LICENSED
 LAND SURVEYOR
 3-8-18

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY KENTUCKY MINIMUM STANDARDS AND THAT THE PLAT IS PLACED AS SHOWN ON THE PLAT OF SURVEY TO THE STATE OF KENTUCKY MINIMUM STANDARDS.

Wm 2053
 WILLIAM E. McALPIN LS #2053

ANNEXATION SUMMARY

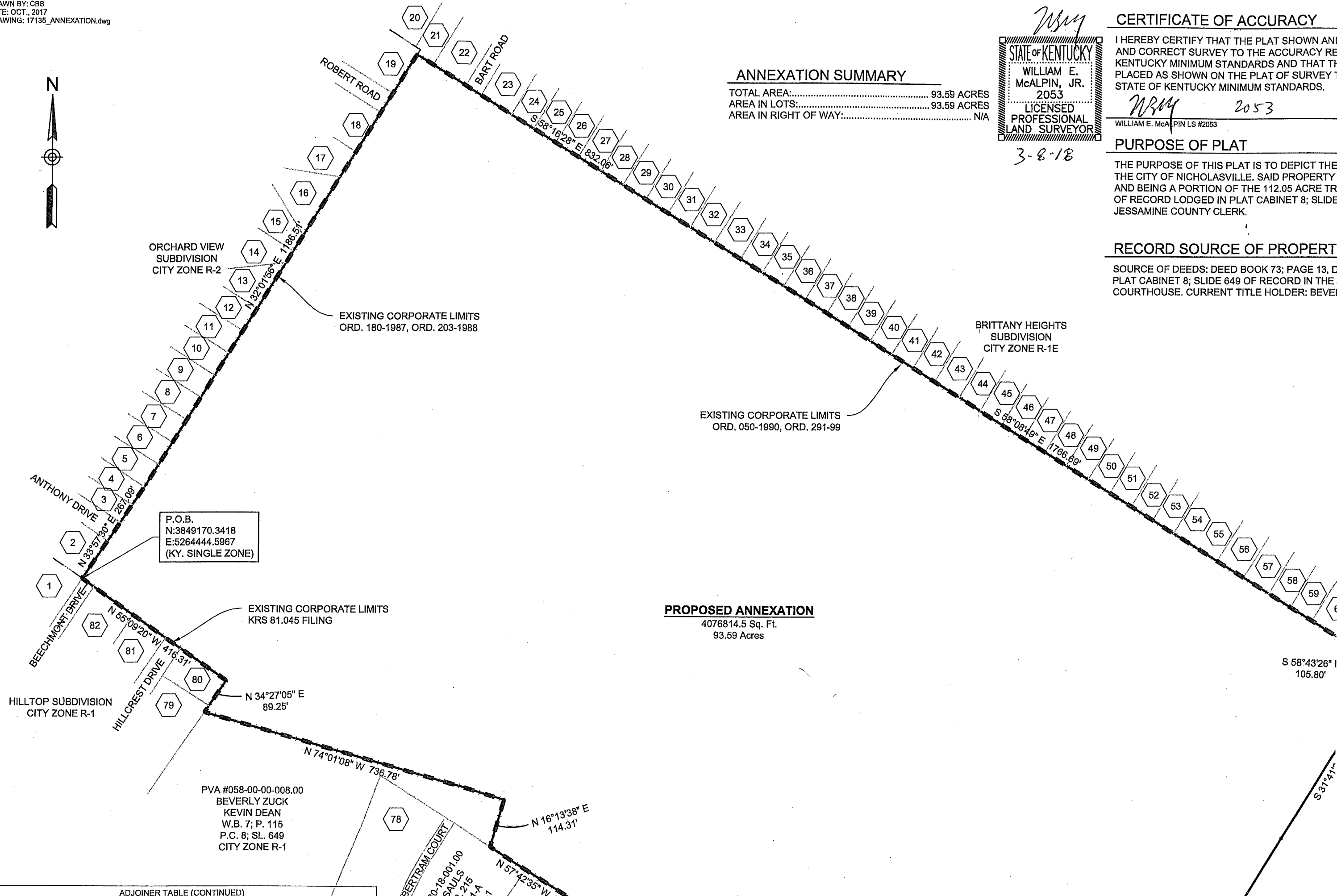
TOTAL AREA:..... 93.59 ACRES
 AREA IN LOTS:..... 93.59 ACRES
 AREA IN RIGHT OF WAY:..... N/A

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DEPICT THE CITY OF NICHOLASVILLE. SAID PROPERTY IS BEING ANNEXED TO THE CITY OF NICHOLASVILLE AND BEING A PORTION OF THE 112.05 ACRE TRACT OF RECORD LODGED IN PLAT CABINET 8; SLIDE JESSAMINE COUNTY CLERK.

RECORD SOURCE OF PROPERTY

SOURCE OF DEEDS: DEED BOOK 73; PAGE 13, D PLAT CABINET 8; SLIDE 649 OF RECORD IN THE COURTHOUSE. CURRENT TITLE HOLDER: BEVERLY ZUCK



PROPOSED ANNEXATION

407681.5 Sq. Ft.
 93.59 Acres

P.O.B.
 N:3849170.3418
 E:5264444.5967
 (KY. SINGLE ZONE)

PVA #058-00-00-008.00
 BEVERLY ZUCK
 KEVIN DEAN
 W.B. 7; P. 115
 P.C. 8; SL. 649
 CITY ZONE R-1

ADJOINER TABLE (CONTINUED)

48	088-20-07-016.00	UK SCHNEIDER DEVELOPMENT CO INC	P.B. 407-17-17-17-17-17
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BERTRAM COURT
 18-30-18-001.00
 S SAULS
 P. 215
 81-A
 R-1

ANNEXATION SUMMARY

TOTAL AREA:..... 93.59 ACRES
 AREA IN LOTS:..... 93.59 ACRES
 AREA IN RIGHT OF WAY:..... N/A

WEM
 STATE OF KENTUCKY
 WILLIAM E. McALPIN, JR.
 2053
 LICENSED PROFESSIONAL LAND SURVEYOR
 3-8-18

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.

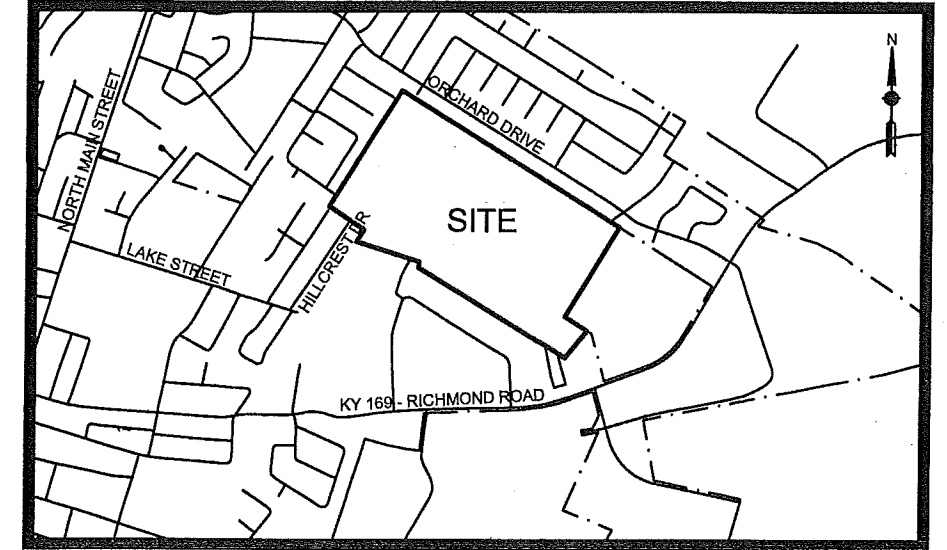
WEM 2053 3-8-18
 WILLIAM E. McALPIN LS #2053 DATE

PURPOSE OF PLAT

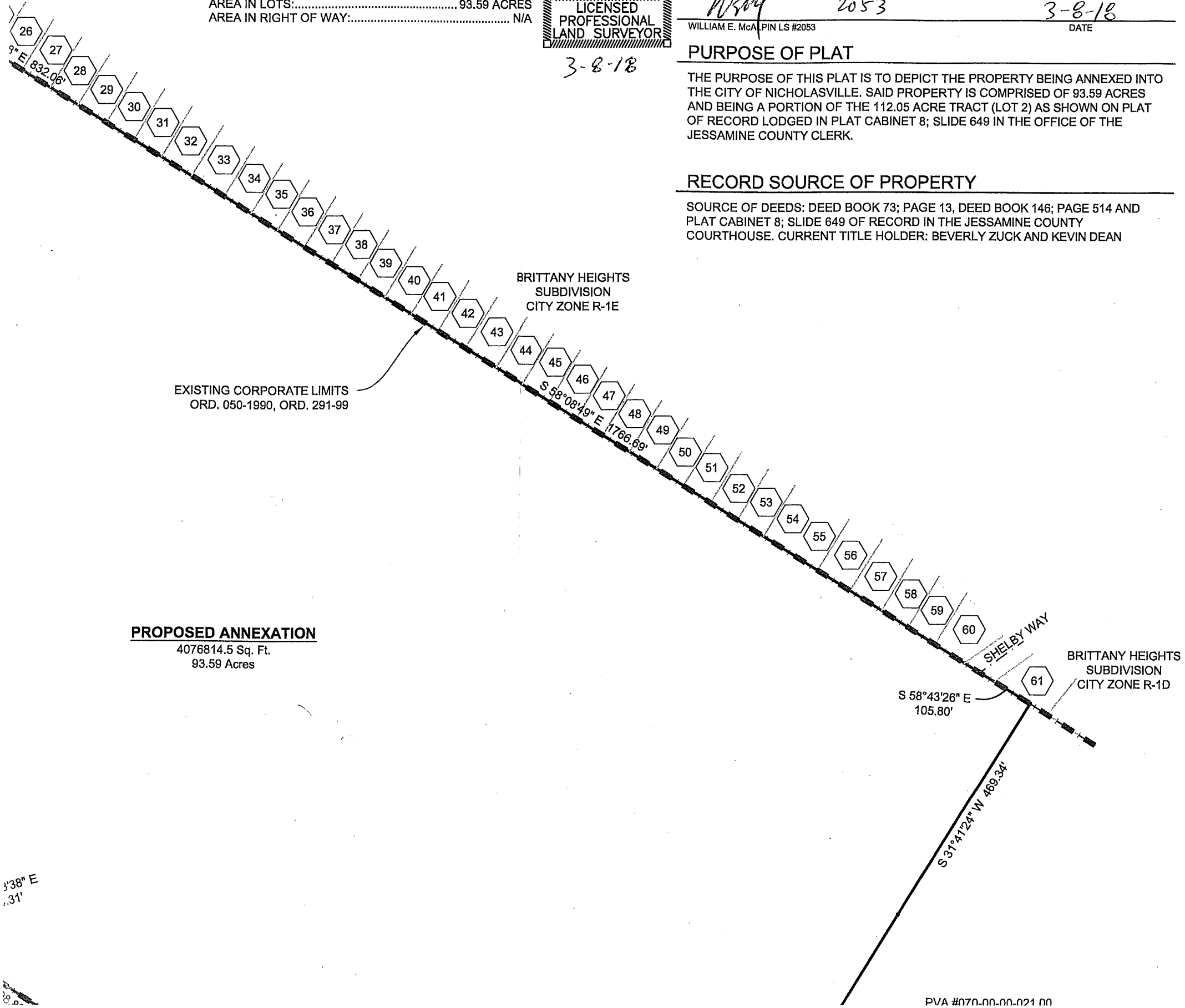
THE PURPOSE OF THIS PLAT IS TO DEPICT THE PROPERTY BEING ANNEXED INTO THE CITY OF NICHOLASVILLE. SAID PROPERTY IS COMPRISED OF 93.59 ACRES AND BEING A PORTION OF THE 112.05 ACRE TRACT (LOT 2) AS SHOWN ON PLAT OF RECORD LODGED IN PLAT CABINET 8; SLIDE 649 IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.

RECORD SOURCE OF PROPERTY

SOURCE OF DEEDS: DEED BOOK 73; PAGE 13, DEED BOOK 146; PAGE 514 AND PLAT CABINET 8; SLIDE 649 OF RECORD IN THE JESSAMINE COUNTY COURTHOUSE. CURRENT TITLE HOLDER: BEVERLY ZUCK AND KEVIN DEAN



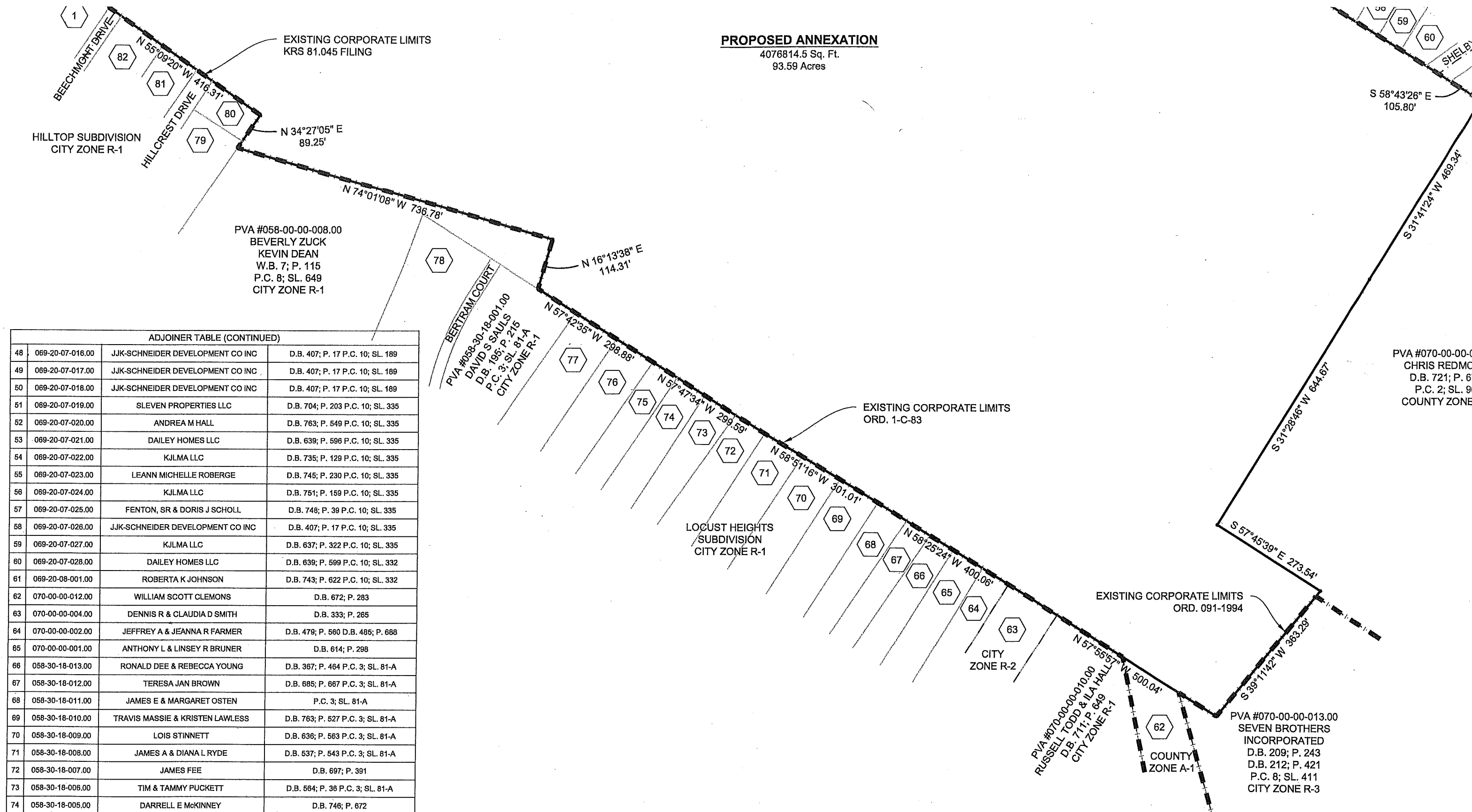
VICINITY MAP (n.t.s.)



ADJOINER TABLE			
KEY	PVA #	PROPERTY OWNER	TITLE SOURCE
1	058-30-05-012.01	CHRISTOPHER A THORNBERRY	D.B. 741; P. 265 P.C. 5; SL. 82-B
2	057-40-19-006.00	McNALLY FAMILY VENTURES LLC	D.B. 726; P. 01 P.C. 4; SL. 181-B
3	057-40-16-048.01	MACK BAILEY	D.B. 572; P. 14 P.C. 8; SL. 740
4	057-40-16-048.00	MACK BAILEY	D.B. 576; P. 256 P.C. 8; SL. 740
5	057-40-16-047.00	BARBER TIMOTHY EBERSBAKER	D.B. 478; P. 500 P.C. 4; SL. 92
6	057-40-16-046.00	ELLIS PROPERTIES LLC	D.B. 703; P. 406 P.C. 4; SL. 92
7	057-40-16-045.00	LATONYA ROBINSON	D.B. 658; P. 601 P.C. 4; SL. 92
8	057-40-16-044.00	JACOB THOMAS & TONYA J SWARTZ	D.B. 357; P. 175 P.C. 4; SL. 92
9	057-40-16-043.00	CHAD E RAINWATER & PEYTON MULLINS	D.B. 738; P. 62 P.C. 4; SL. 92
10	057-40-16-042.00	DEBRA D (JTROS) HUTTON	D.B. 519; P. 524 P.C. 4; SL. 92
11	057-40-16-041.00	MATTHEW J COLUMBIA	D.B. 637; P. 704 P.C. 4; SL. 92
12	057-40-16-040.00	KENNETH R & HAZEL M BUTLER	D.B. 316; P. 01 P.C. 4; SL. 92
13	057-40-16-039.00	JUNE SCHWEPPE	D.B. 637; P. 277 P.C. 4; SL. 92
14	057-40-16-038.00	REBECCA LYNN BAKER	D.B. 362; P. 109 P.C. 4; SL. 134
15	057-40-16-021.00	SHAWN MICHAEL ALLNUT	D.B. 745; P. 298 P.C. 4; SL. 119
16	057-40-16-020.00	KYLE JOHN & SARA S MAGINN	D.B. 710; P. 228 P.C. 4; SL. 119
17	057-40-16-019.00	LAWRENCE & JOANNE DEATON	D.B. 267; P. 212 P.C. 4; SL. 119
18	057-40-16-001.00	PHILLIP C MABSON	D.B. 735; P. 35 P.C. 4; SL. 119
19	057-40-17-010.00	JACKIE DALE & PHYLLIS BRUNER	D.B. 249; P. 310 P.C. 4; SL. 119
20	057-40-17-013.00	JEFFREY CLAY RIESTER	D.B. 294; P. 265 P.C. 5; SL. 129
21	057-40-17-012.00	LYNN L STEWART	D.B. 377; P. 298 P.C. 5; SL. 129
22	057-40-17-011.00	LESLIE HUFF	D.B. 712; P. 351 P.C. 5; SL. 130
23	057-40-23-001.00	CHASITY REYNOLDS BROWN	D.B. 410; P. 156 P.C. 5; SL. 130
24	057-40-23-002.00	MARCELLA M HENDREN	D.B. 304; P. 268 P.C. 5; SL. 130
25	057-40-23-003.00	ELAINE PIPER	D.B. 363; P. 530 P.C. 5; SL. 130
26	057-40-23-004.00	A&G HOMES LLC	C.D.B. 16; P. 450 P.C. 5; SL. 130
27	057-40-23-005.00	DONNA JEAN PRICE	D.B. 689; P. 35 P.C. 5; SL. 130
28	057-40-23-006.00	GALE L & HELEN F MYERS	D.B. 312; P. 371 P.C. 5; SL. 130
29	057-40-23-007.00	BRIAN S BUCKLER	D.B. 546; P. 545 P.C. 5; SL. 130
30	057-40-23-008.00	DONNA C BROWN	D.B. 477; P. 168 P.C. 5; SL. 130
31	057-40-23-009.00	S&C DELONG LLC	D.B. 682; P. 23 P.C. 5; SL. 136
32	057-40-23-010.00	JEAN COX	D.B. 642; P. 264 P.C. 5; SL. 130
33	069-20-07-001.00	NATHAN & ANDREA MURRIELL	D.B. 742; P. 294 P.C. 10; SL. 189
34	069-20-07-002.00	KIMBERLY WAKE	D.B. 704; P. 210 P.C. 10; SL. 189

PROPOSED ANNEXATION

4076814.5 Sq. Ft.
93.59 Acres



ADJOINER TABLE (CONTINUED)			
48	069-20-07-016.00	JJK-SCHNEIDER DEVELOPMENT CO INC	D.B. 407; P. 17 P.C. 10; SL. 189
49	069-20-07-017.00	JJK-SCHNEIDER DEVELOPMENT CO INC	D.B. 407; P. 17 P.C. 10; SL. 189
50	069-20-07-018.00	JJK-SCHNEIDER DEVELOPMENT CO INC	D.B. 407; P. 17 P.C. 10; SL. 189
51	069-20-07-019.00	SLEVEN PROPERTIES LLC	D.B. 704; P. 203 P.C. 10; SL. 335
52	069-20-07-020.00	ANDREA M HALL	D.B. 763; P. 549 P.C. 10; SL. 335
53	069-20-07-021.00	DAILEY HOMES LLC	D.B. 639; P. 596 P.C. 10; SL. 335
54	069-20-07-022.00	KJLMA LLC	D.B. 735; P. 129 P.C. 10; SL. 335
55	069-20-07-023.00	LEANN MICHELLE ROBERGE	D.B. 745; P. 230 P.C. 10; SL. 335
56	069-20-07-024.00	KJLMA LLC	D.B. 751; P. 159 P.C. 10; SL. 335
57	069-20-07-025.00	FENTON, SR & DORIS J SCHOLL	D.B. 748; P. 39 P.C. 10; SL. 335
58	069-20-07-026.00	JJK-SCHNEIDER DEVELOPMENT CO INC	D.B. 407; P. 17 P.C. 10; SL. 335
59	069-20-07-027.00	KJLMA LLC	D.B. 637; P. 322 P.C. 10; SL. 335
60	069-20-07-028.00	DAILEY HOMES LLC	D.B. 639; P. 599 P.C. 10; SL. 332
61	069-20-08-001.00	ROBERTA K JOHNSON	D.B. 743; P. 622 P.C. 10; SL. 332
62	070-00-00-012.00	WILLIAM SCOTT CLEMONS	D.B. 672; P. 283
63	070-00-00-004.00	DENNIS R & CLAUDIA D SMITH	D.B. 333; P. 265
64	070-00-00-002.00	JEFFREY A & JEANNA R FARMER	D.B. 479; P. 560 D.B. 485; P. 688
65	070-00-00-001.00	ANTHONY L & LINSEY R BRUNER	D.B. 614; P. 298
66	058-30-18-013.00	RONALD DEE & REBECCA YOUNG	D.B. 367; P. 464 P.C. 3; SL. 81-A
67	058-30-18-012.00	TERESA JAN BROWN	D.B. 685; P. 667 P.C. 3; SL. 81-A
68	058-30-18-011.00	JAMES E & MARGARET OSTEN	P.C. 3; SL. 81-A
69	058-30-18-010.00	TRAVIS MASSIE & KRISTEN LAWLESS	D.B. 763; P. 527 P.C. 3; SL. 81-A
70	058-30-18-009.00	LOIS STINNETT	D.B. 636; P. 563 P.C. 3; SL. 81-A
71	058-30-18-008.00	JAMES A & DIANA L RYDE	D.B. 537; P. 543 P.C. 3; SL. 81-A
72	058-30-18-007.00	JAMES FEE	D.B. 697; P. 391
73	058-30-18-006.00	TIM & TAMMY PUCKETT	D.B. 564; P. 36 P.C. 3; SL. 81-A
74	058-30-18-005.00	DARRELL E MCKINNEY	D.B. 746; P. 672
75	058-30-18-004.00	EARL BANKS	D.B. 745; P. 476
76	058-30-18-003.00	BOBBY G & ALICE F STINNETT	D.B. 464; P. 496
77	058-30-18-002.00	RUSSELL A & THELMA L JOHNS	D.B. 241; P. 377
78	058-30-15-027.00	DANNY C & LINDA M PEEL	D.B. 134; P. 320 P.C. 3; SL. 81-A
79	058-30-07-002.00	MICKEY G HUMPHREY	D.B. 289; P. 344 P.B. 3; P. 13
80	058-30-07-001.00	ANTHONY COOPER	D.B. 670; P. 411 P.B. 3; P. 13
81	058-30-12-002.00	BRANDON GRACHEK	D.B. 725; P. 655 P.C. 6; SL. 66-B
82	058-30-12-001.00	JACKIE D PARKER	D.B. 466; P. 77 P.B. 3; P. 13

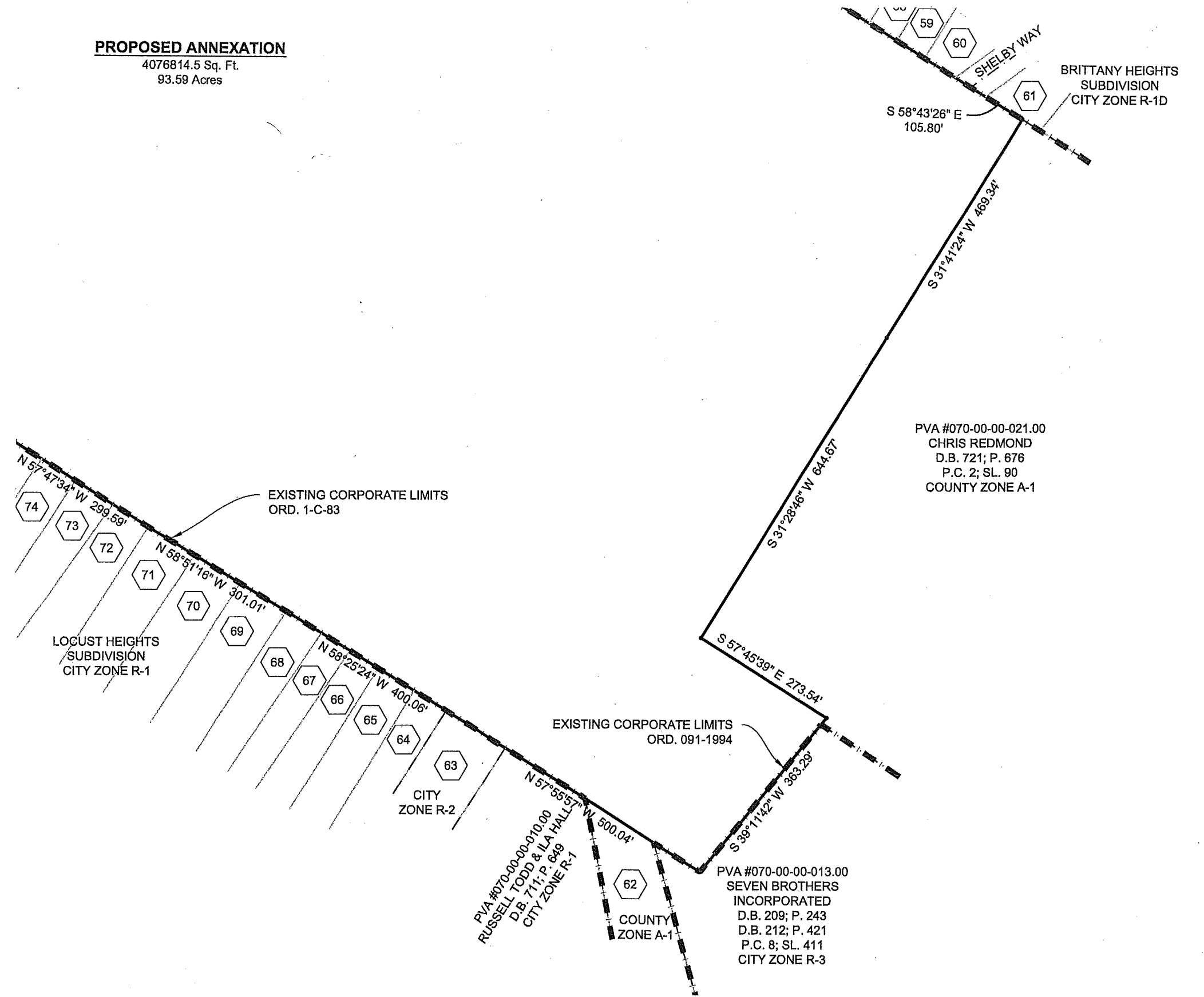
BOUNDARY SOURCE NOTE

BOUNDARY SHOWN HEREON IS A COMPOSITE TAKEN FROM:
 a. FINAL DEVELOPMENT PLAN OF THE NORA K. DEAN PROPERTY, ET. AL.
 PREPARED BY EAGLE ENGINEERING AND DATED JULY, 2001
 b. OFFICIAL ZONE MAP FOR THE CITY OF NICHOLASVILLE (WEB DOWNLOAD)
 BEARINGS HAVE BEEN ROTATED TO KENTUCKY STATE PLANE SINGLE ZONE
 COORDINATE SYSTEM.



PROPOSED ANNEXATION

4076814.5 Sq. Ft.
93.59 Acres



16	057-40-16-020.00	KYLE JOHN & SARA S MAGINN	D.B. 710; P. 228 P.C. 4; SL. 119
17	057-40-16-019.00	LAWRENCE & JOANNE DEATON	D.B. 267; P. 212 P.C. 4; SL. 119
18	057-40-16-001.00	PHILLIP C MABSON	D.B. 735; P. 35 P.C. 4; SL. 119
19	057-40-17-010.00	JACKIE DALE & PHYLLIS BRUNER	D.B. 249; P. 310 P.C. 4; SL. 119
20	057-40-17-013.00	JEFFREY CLAY RIESTER	D.B. 294; P. 265 P.C. 5; SL. 129
21	057-40-17-012.00	LYNN L STEWART	D.B. 377; P. 298 P.C. 5; SL. 129
22	057-40-17-011.00	LESLIE HUFF	D.B. 712; P. 351 P.C. 5; SL. 130
23	057-40-23-001.00	CHASITY REYNOLDS BROWN	D.B. 410; P. 156 P.C. 5; SL. 130
24	057-40-23-002.00	MARCELLA M HENDREN	D.B. 304; P. 268 P.C. 5; SL. 130
25	057-40-23-003.00	ELAINE PIPER	D.B. 363; P. 530 P.C. 5; SL. 130
26	057-40-23-004.00	A&G HOMES LLC	C.D.B. 16; P. 450 P.C. 5; SL. 130
27	057-40-23-005.00	DONNA JEAN PRICE	D.B. 689; P. 35 P.C. 5; SL. 130
28	057-40-23-006.00	GALE L & HELEN F MYERS	D.B. 312; P. 371 P.C. 5; SL. 130
29	057-40-23-007.00	BRIAN S BUCKLER	D.B. 546; P. 545 P.C. 5; SL. 130
30	057-40-23-008.00	DONNA C BROWN	D.B. 477; P. 168 P.C. 5; SL. 130
31	057-40-23-009.00	S&C DELONG LLC	D.B. 682; P. 23 P.C. 5; SL. 136
32	057-40-23-010.00	JEAN COX	D.B. 642; P. 264 P.C. 5; SL. 130
33	069-20-07-001.00	NATHAN & ANDREA MURRIELL	D.B. 742; P. 294 P.C. 10; SL. 189
34	069-20-07-002.00	KIMBERLY WAKE	D.B. 704; P. 210 P.C. 10; SL. 189
35	069-20-07-003.00	JHT PROPERTIES LLC	D.B. 647; P. 92 P.C. 10; SL. 189
36	069-20-07-004.00	DAILEY HOMES LLC	D.B. 740; P. 439 P.C. 10; SL. 189
37	069-20-07-005.00	ROBERT & LAUREN VYVERBERG	D.B. 759; P. 266 P.C. 10; SL. 189
38	069-20-07-006.00	SLEVEN PROPERTIES LLC	D.B. 704; P. 203 P.C. 10; SL. 189
39	069-20-07-007.00	WILLIAM R & KAREN SPARKS	D.B. 697; P. 33 P.C. 10; SL. 189
40	069-20-07-008.00	NATASHA A SIGMON	D.B. 629; P. 105 P.C. 10; SL. 189
41	069-20-07-009.00	JJK-SCHNEIDER DEVELOPMENT CO INC	D.B. 407; P. 17 P.C. 10; SL. 189
42	069-20-07-010.00	JJK-SCHNEIDER DEVELOPMENT CO INC	D.B. 407; P. 17 P.C. 10; SL. 189
43	069-20-07-011.00	JJK-SCHNEIDER DEVELOPMENT CO INC	D.B. 407; P. 17 P.C. 10; SL. 189
44	069-20-07-012.00	JJK-SCHNEIDER DEVELOPMENT CO INC	D.B. 407; P. 17 P.C. 10; SL. 189
45	069-20-07-013.00	JJK-SCHNEIDER DEVELOPMENT CO INC	D.B. 407; P. 17 P.C. 10; SL. 189
46	069-20-07-014.00	JJK-SCHNEIDER DEVELOPMENT CO INC	D.B. 407; P. 17 P.C. 10; SL. 189
47	069-20-07-015.00	JJK-SCHNEIDER DEVELOPMENT CO INC	D.B. 407; P. 17 P.C. 10; SL. 189

PLAT OF ANNEXATION BOUNDARY
BEVERLY ZUCK & KEVIN DEAN
 PROPERTY
 LAKE STREET EXTENDED
 NICHOLASVILLE, KENTUCKY

Client and Property Owner of Record:
BEVERLY ZUCK & KEVIN DEAN
 503 Lake Street
 Nicholasville, KY. 40356-1322

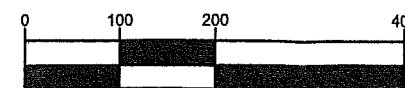
BANKS

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: October, 2017

GRAPHIC SCALE



1 inch = 200 feet

E

COMPOSITE TAKEN FROM:
 1. NORA K. DEAN PROPERTY, ET. AL.
 2. PLAT AND DATED JULY, 2001
 3. CITY OF NICHOLASVILLE (WEB DOWNLOAD)
 4. KENTUCKY STATE PLANE SINGLE ZONE