

ORDINANCE 018-2020

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 127.04 ACRES OF REAL PROPERTY ADJACENT TO THE NORTHERLY TERMINUS OF LONE OAK DRIVE INTO THE CITY OF NICHOLASVILLE, KENTUCKY.

WHEREAS, on July 1, 2019 the City of Nicholasville by and through its Board of Commissioners passed an Ordinance of Intent to annex all of the property known and described herein as Exhibit "A";

WHEREAS, no protest or petition has been filed with the Mayor of the City of Nicholasville within the sixty (60) days after the date of the enactment of the Ordinance of Intent;

WHEREAS, the property described in Exhibit "A" was adjacent or contiguous to the city's boundaries at the time the annexation proceeding was begun;

WHEREAS, the property is urban in character or suitable for development for urban purposes without unreasonable delay;

WHEREAS, the City of Nicholasville is still desirous of extending its corporate city limits by annexing the property known and described herein as Exhibit "A" and it is deemed in the best interest of the City to annex same;


BE IT ORDAINED BY THE CITY OF NICHOLASVILLE that based on the findings in the aforesaid preambles which are incorporated by reference the property described herein as Exhibit "A" is annexed into the City Limits of the City of Nicholasville, Jessamine County, Kentucky and a map is attached hereto and identified as Exhibit "B", in accordance with KRS 81A.420.

This ordinance will take effect upon adoption, execution and publication.

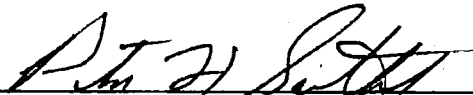
FIRST READING (INTRODUCTION): July 13, 2020

SECOND READING AND ADOPTION: July 23, 2020

Attest:



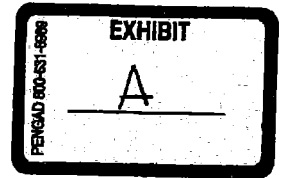
Kathy Walker, City Clerk



Pete Sutherland, Mayor

RECEIVED AND FILED
DATE September 4, 2020

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandie Adkinson



ORDINANCE 1053-2019

**AN ORDINANCE OF INTENT OF THE CITY OF NICHOLASVILLE TO
ANNEX PROPERTY**

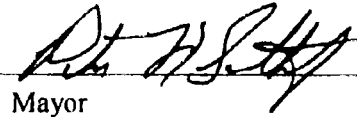
Be it ordained by the City of Nicholasville, that inasmuch as KRS 81A.420 provides for the annexation of unincorporated territory by Cities, and the City of Nicholasville, by and through its Board of Commissioners, deems it desirable to annex all of the property known and described herein as Exhibit "A", does hereby adopt this Ordinance with intention to annex same.

If no Petition has been filed with the Mayor within 60 days after the date of enactment of this Ordinance, wherein 50% of the residents voters or owners of real estate within the limits of the property described in Exhibit "A" petition in opposition to the proposal, then a Final Ordinance will be presented to the legislative body whereupon the enactment of the annexation shall be final.

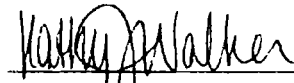
This Ordinance will take effect upon adoption, execution and publication.

FIRST READING

Dated: June 10, 2019



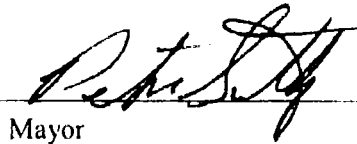
Mayor

Attest: 

City Clerk

SECOND READING

Dated: July 1, 2019



Mayor

Attest: 

City Clerk

ANNEXATION BOUNDARY
LONE OAK GOLF COURSE, LLC PROPERTY
PLAT CABINET 8; SLIDE 462

All that tract or parcel of land being situated northerly of and adjacent to the northerly terminus of Lone Oak Drive and being more particularly described as follows, TO WIT:

Beginning at a point on the existing corporate limits of Nicholasville, Kentucky (KRS 81.045 Filing, 1980), said point being the intersection of the southerly property line of subject property and the existing corporate limits, thence with the southerly property line of subject property and the existing corporate limits of Nicholasville, Kentucky, N 75°53'20" W – 42.77' to an existing iron pin, no cap, thence N 30°19'02" W – 1153.94' to an existing iron pin, no cap, thence N 74°20'21" W – 306.62' to an existing iron pin, no cap, thence N 74°26'10" W – 260.17' to an existing iron pin and cap (#2053), thence N 74°25'07" W – 300.28' to an existing iron pin, no cap, thence N 74°25'53" W – 364.34' to an existing iron pin, no cap, thence N 74°14'27" W – 796.05' to an existing PK Nail in fence post, thence leaving the existing corporate limits of the Nicholasville, Kentucky and continuing with the westerly property line of subject property, N 23°23'58" E – 124.13' to a point, said line passing through an existing iron pin, no cap at 119.13', thence N 15°01'55" W – 36.47' to an existing iron pin and cap (#2687), thence N 33°38'06" W – 163.43' to a set iron pin and cap (#3848), thence S 81°29'50" W – 40.49' to a set iron pin and cap (#3848), thence N 07°44'22" W – 89.75' to an existing iron pin, no cap, thence N 06°58'46" E – 43.95' to an existing iron pin, no cap, thence N 35°28'45" E – 58.65' to an existing iron pin, no cap, thence N 22°36'33" E – 193.06' to a set iron pin and cap (#3848), thence N 88°39'41" W – 25.01' to a set iron pin and cap (#3848), thence N 02°51'41" W – 33.01' to an existing iron pin, no cap, thence N 59°13'54" W – 119.11' to an existing iron pin and cap (#2687), thence N 03°55'59" E – 199.08' to a point, thence N 16°52'12" E – 145.21' to a set iron pin and cap (#3848), said line passing through an existing iron pin, no cap at 1.00', thence N 05°07'19" E – 149.27' to an existing fence post, thence N 42°19'34" E – 9.69' to a point, thence N 50°39'39" E – 102.79' to an existing iron pin, no cap, said line passing through an existing iron pin and cap (#2687) at 0.50', thence leaving the westerly property line of subject property and continuing with the northerly property line of subject property, S 83°41'34" E – 812.45' to a set iron pin and cap (#3848), thence S 83°51'18" E – 1161.56' to an existing iron pin, no cap, said point being on the existing corporate limits of Nicholasville, Kentucky (KRS 81.045 Filing, 1980), thence continuing with the northerly property line of subject property and the existing corporate limits of Nicholasville, Kentucky, S 45°12'16" E – 1523.59' to a point, thence S 66°44'49" E – 611.03' to a point, thence leaving the northerly property line of subject property and continuing with the easterly property line of subject property and the existing corporate limits of Nicholasville, Kentucky, S 14°01'17" W – 1536.41' to a point, thence leaving the

The City of **Nicholasville**

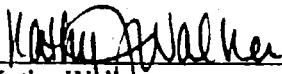
**CERTIFICATION OF NOTICE(S) MAILED
INTENT TO ANNEX ORDINANCE 1053-2019**

I, Kathy Walker, City Clerk for the City of Nicholasville, Kentucky do hereby certify that the attached Notice of Special Called Meeting of the Board of Commissioners of the City of Nicholasville to be held on July 1, 2019 at 5:00 P.M. at the Jessamine County Courthouse, Circuit Courtroom, 2nd Floor, North Main Street; Nicholasville, Kentucky 40356, at which the second reading of Ordinance 1053-2019; an Ordinance of Intent of the City of Nicholasville to Annex Property is to be considered, was sent on the date indicated to the following list of Property Owners:

**Lone Oak Golf Course LLC
44 Club Drive
Nicholasville, KY 40356**

Property ID: 045-00-00-097.00
Property Address: 140 Lone Oak Drive
Letter mailed: June 14, 2019

Witness, my hand and the Seal of the City of Nicholasville, this 15th day of June, 2019.



Kathy Walker
City Clerk

The City of
Nicholasville

June 14, 2019

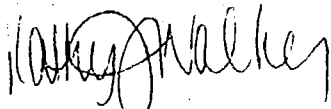
Lone Oak Golf Course LLC
44 Club Drive
Nicholasville, KY 40356

RE: Notice of Intent to Annex Property

This is to notify you as owner of certain property, further described in Ordinance 1053-2019, that there will be a special called meeting of the Nicholasville City Commission in the Jessamine County Courthouse, Circuit Courtroom, 2nd Floor, North Main Street, Nicholasville, Kentucky on July 1, 2019 at 5:00 p.m. EST to consider second reading and adoption of Ordinance 1053-2019: AN ORDINANCE OF INTENT OF THE CITY OF NICHOLASVILLE TO ANNEX PROPERTY.

This notice is being sent pursuant to KRS 81A.425.

Respectfully,



Kathy J. Walker
City Clerk

517 North Main Street
859.885.1121

Nicholasville, Kentucky 40356
859.881.0750 fax

MAILED 6-14-2019 KJW

**NOTICE OF ENACTMENT
OF ORDINANCE**

Notice is hereby given that the Nicholasville City Commission on July 1, 2019 enacted an ordinance, the full text of which is available for inspection in the office of the City Clerk, 517 North Main Street, Nicholasville, KY. The ordinance by title and summary: **ORDINANCE 1053-2019: AN ORDINANCE OF INTENT OF THE CITY OF NICHOLASVILLE TO ANNEX PROPERTY.** (This ordinance indicates the intent of the City of Nicholasville to annex the property owned by Tall Oaks, LLC, 1151 Jessamine Station, Nicholasville, Kentucky 40356, for approximately 127.04 acres of property with a mailing address of 44 Club Drive, Nicholasville, Kentucky 40356 and a physical address per Jessamine County PVA of 140 Lone Oak Drive, Nicholasville, Kentucky 40356.)
Kathy Walker, City Clerk
July 4, 2019

Affidavit of Publication

The Advocate Messenger, The Winchester Sun, The Interior Journal, The Jessamine Journal
BLUEGRASS NEWSMEDIA, LLC

The affiant Terah Hutton states that he/she is a Customer Service
Representative at Bluegrass NewsMedia, LLC

The Jessamine Journal) of general circulation published in
Nicholasville, Jessamine County, Kentucky.

He/she states that an advertisement of ordinances 1053-2019 & 1054-2019

for City of Nicholasville

was published in The Jessamine Journal

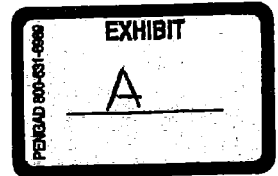
on July 3, 2019

Terah L. Hutton
Customer Service Representative
Bluegrass NewsMedia, LLC

Subscribed and sworn before me this 2 day of August, 2019.

Dale Hutton 605969
Notary Public
State-At-Large
Kentucky

My Commission expires 8-2-22



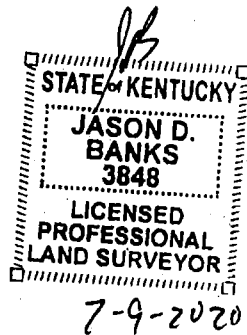
ANNEXATION BOUNDARY
TALL OAK, LLC PROPERTY
PLAT CABINET 8; SLIDE 462

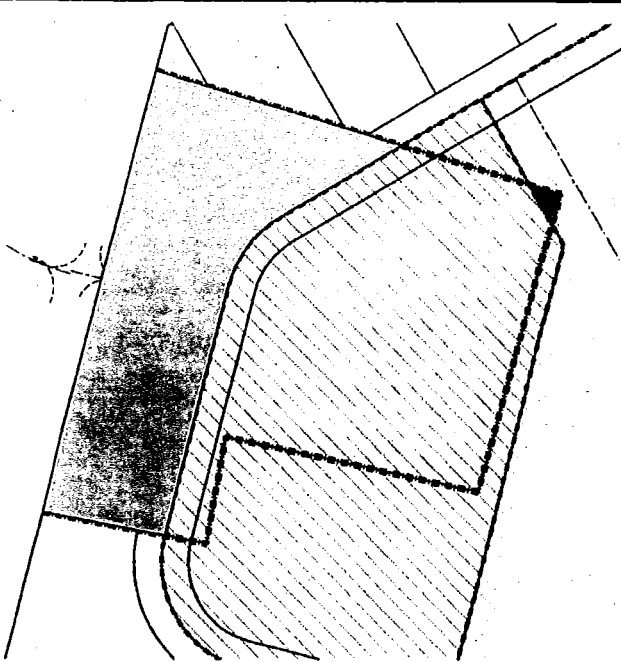
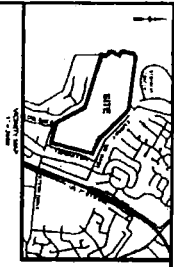
All that tract or parcel of land being situated northerly of and adjacent to the northerly terminus of Lone Oak Drive and being more particularly described as follows,
TO WIT:

Beginning at a point on the existing corporate limits of Nicholasville, Kentucky (KRS 81.045 Filing, 1980), said point being the intersection of the southerly property line of subject property and the existing corporate limits, thence with the southerly property line of subject property and the existing corporate limits of Nicholasville, Kentucky, N 75°53'20" W – 42.77' to an existing iron pin, no cap, thence N 30°19'02" W – 1153.94' to an existing iron pin, no cap, thence N 74°20'21" W – 306.62' to an existing iron pin, no cap, thence N 74°26'10" W – 260.17' to an existing iron pin and cap (#2053), thence N 74°25'07" W – 300.28' to an existing iron pin, no cap, thence N 74°25'53" W – 364.34' to an existing iron pin, no cap, thence N 74°14'27" W – 796.05' to an existing PK Nail in fence post, thence leaving the existing corporate limits of the Nicholasville, Kentucky and continuing with the westerly property line of subject property, N 23°23'58" E – 124.13' to a point, said line passing through an existing iron pin, no cap at 119.13', thence N 15°01'55" W – 36.47' to an existing iron pin and cap (#2687), thence N 33°38'06" W – 163.43' to a set iron pin and cap (#3848), thence S 81°29'50" W – 40.49' to a set iron pin and cap (#3848), thence N 07°44'22" W – 89.75' to an existing iron pin, no cap, thence N 06°58'46" E – 43.95' to an existing iron pin, no cap, thence N 35°28'45" E – 58.65' to an existing iron pin, no cap, thence N 22°36'33" E – 193.06' to a set iron pin and cap (#3848), thence N 88°39'41" W – 25.01' to a set iron pin and cap (#3848), thence N 02°51'41" W – 33.01' to an existing iron pin, no cap, thence N 59°13'54" W – 119.11' to an existing iron pin and cap (#2687), thence N 03°55'59" E – 199.08' to a point, thence N 16°52'12" E – 145.21' to a set iron pin and cap (#3848), said line passing through an existing iron pin, no cap at 1.00', thence N 05°07'19" E – 149.27' to an existing fence post, thence N 42°19'34" E – 9.69' to a point, thence N 50°39'39" E – 102.79' to an existing iron pin, no cap, said line passing through an existing iron pin and cap (#2687) at 0.50', thence leaving the westerly property line of subject property and continuing with the northerly property line of subject property, S 83°41'34" E – 812.45' to a set iron pin and cap (#3848), thence S 83°51'18" E – 1161.56' to an existing iron pin, no cap, said point being on the existing corporate limits of Nicholasville, Kentucky (KRS 81.045 Filing, 1980), thence continuing with the northerly property line of subject property and the existing corporate limits of Nicholasville, Kentucky, S 45°12'16" E – 1523.59' to a point, thence S 66°44'49" E – 611.03' to a point, thence leaving the northerly property line of subject property and continuing with the easterly property line of subject property and the existing corporate limits of Nicholasville, Kentucky, S 14°01'17" W – 1536.41' to a point, thence leaving the

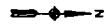
easterly property line of the subject property and continuing with the southerly property line of the subject property and the existing corporate limits of Nicholasville, Kentucky, N 75°53'20" W – 298.14' to a point, thence leaving the southerly property line of the subject property and continuing with the existing corporate limits of Nicholasville, Kentucky, N 10°46'12" E – 154.51' to a point, thence N 79°52'38" W – 99.58' to a point, thence N 12°00'46" E – 240.07' to a point, thence N 74°43'49" W – 282.95' to a point, thence S 16°34'33" W – 393.32' to the beginning and containing 127.04 Acres.

The above described property being a portion of that property as shown on plat of record lodged in Plat Cabinet 8; Slide 462 in the Jessamine County Clerk's office. Title to property currently held by Tall Oak, LLC as per Deed Book 792; Page 232 lodged in the Jessamine County Clerk's office.

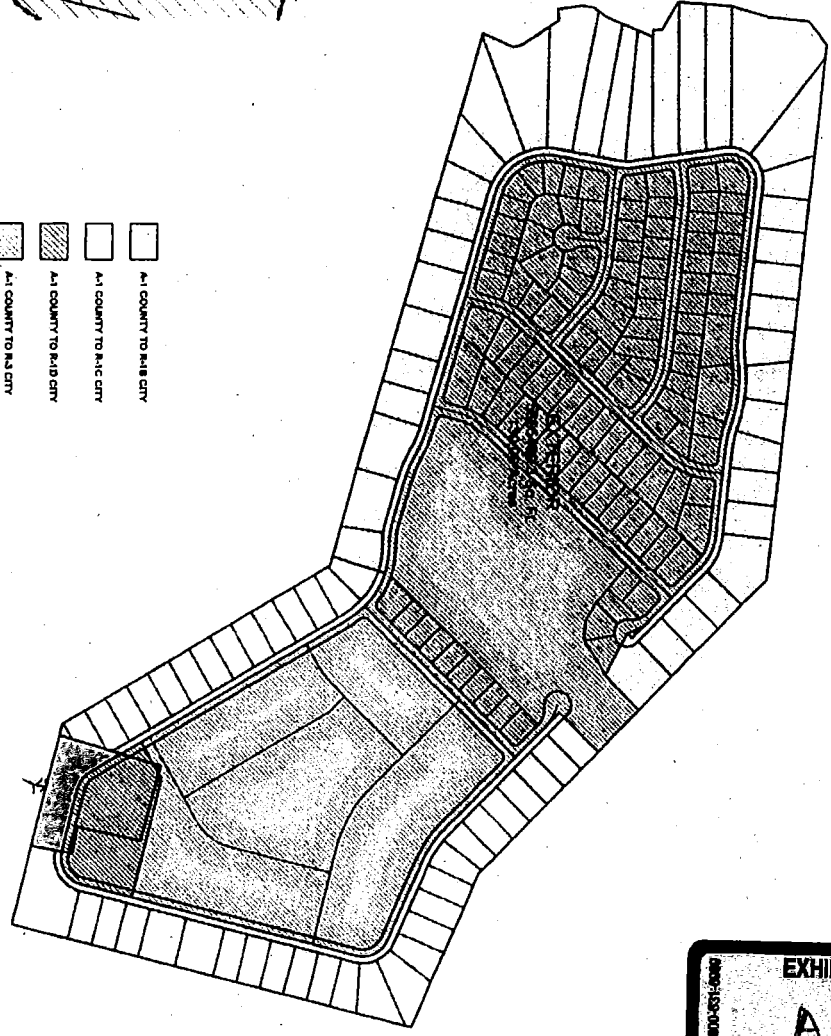




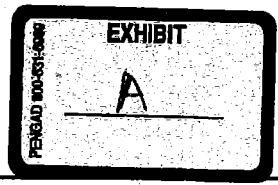
GRAPHIC SCALE
1" = 100'



- M-1 COUNTY TO M-1B CITY
- M-1 COUNTY TO M-1C CITY
- M-1 COUNTY TO M-1D CITY
- M-1 COUNTY TO M-1E CITY
- M-1 COUNTY TO M-1F CITY
- M-1 COUNTY TO M-1G CITY
- M-1 COUNTY TO M-1H CITY
- M-1 COUNTY TO M-1I CITY
- M-1 CITY TO M-1J CITY



GRAPHIC SCALE
1" = 100'



SHEET	1 OF 1	DATE	DEC. 2019
PROJECT	18040	DESIGNER	CBS
DATE	12/10/19	SCALE	AS SHOWN



THE ENCLAVE
14 CLUB DRIVE & TWO LONE OAK DRIVE
NICHOLASVILLE, KENTUCKY
EXHIBIT - REQUESTED ZONING

OWNER / DEVELOPER
TALL OAK, LLC
1151 ASSAMING STATION, NICHOLASVILLE, KY 40301

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:

08/01/20, 08/02/20, 08/03/20, 08/04/20, 08/05/20, 08/06/20

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
6th Day of August, 2020



Dale Hatton
605969
Commission Expires 8-2-2022

Account #
Ad # 1084442

CITY OF NICHOLASVILLE
PO BOX 41482
NICHOLASVILLE KY 40356

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that the Nicholasville City Commission on July 23, 2020 enacted an ordinance, the full text of which is available for inspection in the office of the City Clerk, 517 North Main Street, Nicholasville, KY. The ordinance by title and summary: **ORDINANCE 018-2020: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 127.04 ACRES OF REAL PROPERTY ADJACENT TO THE NORTHERLY TERMINUS OF LONE OAK DRIVE INTO THE CITY OF NICHOLASVILLE, KENTUCKY.** (This ordinance finalizes the intent to annex of 127.04 acres of real property adjacent to the northerly terminus of Lone Oak Drive into the City of Nicholasville, Kentucky.)

Kathy Walker, City Clerk
August 6, 2020

**ORDINANCE 018-2020
SUMMARY**

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 127.04 ACRES OF REAL PROPERTY ADJACENT TO THE NORTHERLY TERMINUS OF LONE OAK DRIVE INTO THE CITY OF NICHOLASVILLE, KENTUCKY.


This ordinance finalizes the intent to annex of 127.04 acres of real property adjacent to the northerly terminus of Lone Oak Drive into the City of Nicholasville, Kentucky.

CERTIFICATION OF ORDINANCE

ORDINANCE 018-2020

I, Kathy Walker, certify I am the duly qualified City Clerk of the City of Nicholasville, Kentucky and the foregoing fifteen (15) pages of Ordinance 018-2020 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on July 23, 2020 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 September, 2020.



Kathy Walker
City Clerk

Seal

ANNEXATION BOUNDARY
TALL OAK, LLC PROPERTY
PLAT CABINET 8; SLIDE 462

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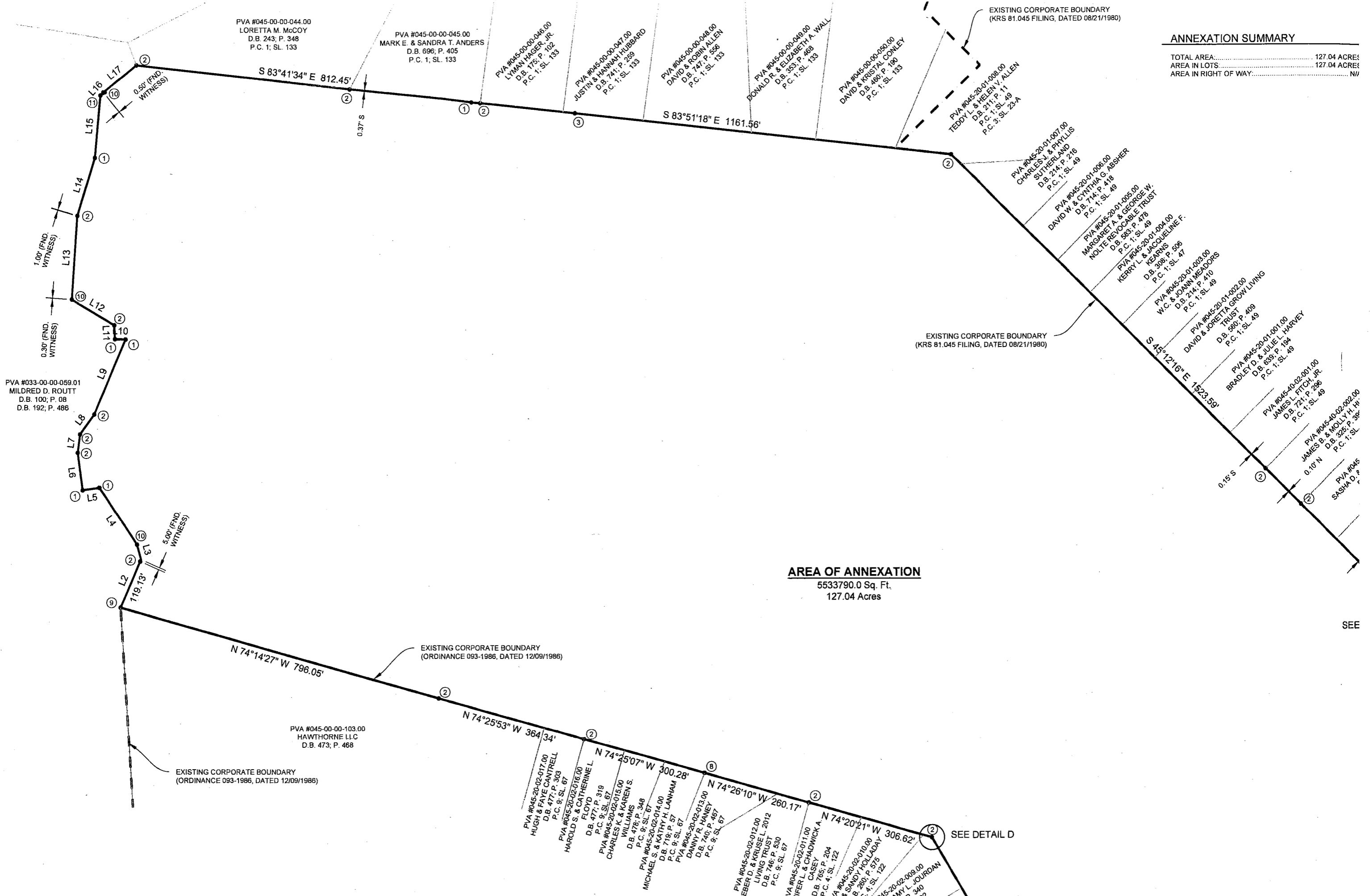
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JB
STATE of KENTUCKY
JASON D.
BANKS
3848
LICENSED
PROFESSIONAL
LAND SURVEYOR
7-9-2020

ANNEXATION SUMMARY

TOTAL AREA: 127.04 ACRES
 AREA IN LOTS: 127.04 ACRES
 AREA IN RIGHT OF WAY: N/A



AREA OF ANNEXATION
 5533790.0 Sq. Ft.
 127.04 Acres

SEE

SEE DETAIL D

EXISTING CORPORATE BOUNDARY
(KRS 81.045 FILING, DATED 08/21/1980)

PVA #045-00-00-047.00
JUSTIN & HANNAH HUBBARD
D.B. 741; P. 259
P.C. 1; SL. 133

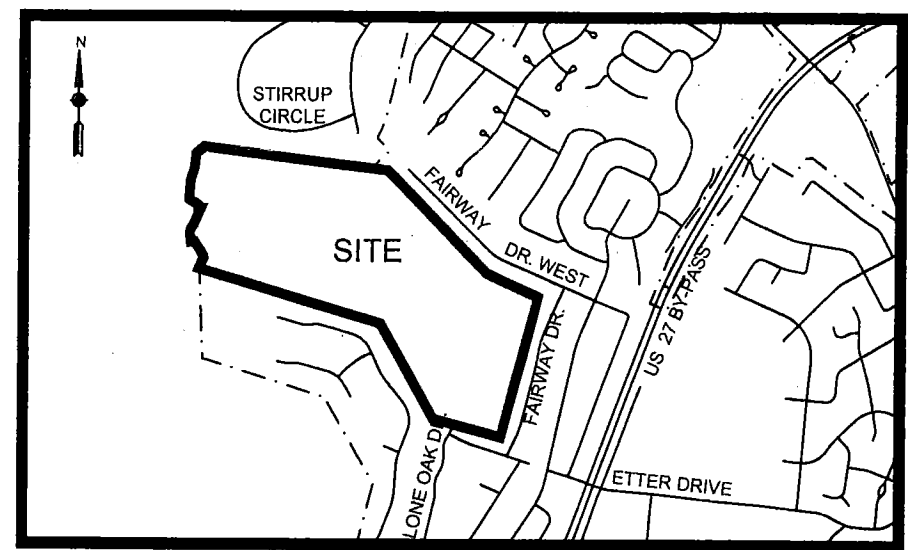
PVA #045-00-00-048.00
DAVID & ROBIN ALLEN
D.B. 747; P. 356
P.C. 1; SL. 133

PVA #045-00-00-049.00
DONALD R. & ELIZABETH A. WALL
D.B. 953; P. 468
P.C. 1; SL. 133

PVA #045-00-00-050.00
DAVID & KRISTAL CONLEY
D.B. 460; P. 190
P.C. 1; SL. 133

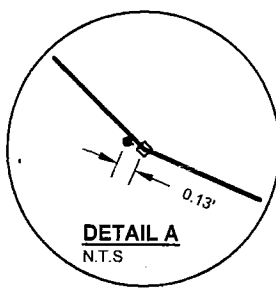
ANNEXATION SUMMARY

TOTAL AREA.....	127.04 ACRES
AREA IN LOTS.....	127.04 ACRES
AREA IN RIGHT OF WAY.....	N/A

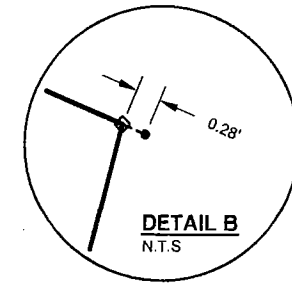


VICINITY MAP
(n.t.s.)

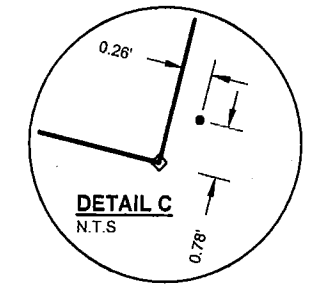
EXISTING CORPORATE BOUNDARY
(KRS 81.045 FILING, DATED 08/21/1980)



DETAIL A
N.T.S.



DETAIL B
N.T.S.



DETAIL C
N.T.S.

LEGEND

- ① IRON PIN SET (5/8" DIA., 18" LONG) WITH CAP #3848
- ② IRON PIN FOUND WITH NO CAP
- ③ IRON PIN FOUND WITH CAP #1218
- ④ PINCHED PIPE FOUND
- ⑤ IRON PIN FOUND WITH CAP #3553
- ⑥ IRON PIN FOUND WITH CAP #3895
- ⑦ FOUND 4" METAL PIPE
- ⑧ IRON PIN FOUND WITH CAP #2053
- ⑨ PK NAIL FOUND IN FENCE POST
- ⑩ IRON PIN FOUND WITH CAP #2687
- ⑪ FENCE POST FOUND
- ◇ CALCULATED CORNER NO MONUMENT SET

AREA OF ANNEXATION

5533790.0 Sq. Ft.
127.04 Acres

② N 74°25'07" W 300.28'

FLOYD
D.B. 477; P. 319
P.C. 9; SL. 67

CHARLES
D.B. 718; P. 57
P.C. 9; SL. 67

WILLIAMS
D.B. 478; P. 348
P.C. 9; SL. 67

MICHAEL S. & KATHY H. LANHAM
D.B. 718; P. 57
P.C. 9; SL. 67

DANNY R. HANEY
D.B. 740; P. 457
P.C. 9; SL. 67

ER D. & KRUSEL 2012 LIVING TRUST
D.B. 746; P. 530
P.C. 9; SL. 67

R.L. & CHADWICK A. CASEY
D.B. 765; P. 204
P.C. 9; SL. 122

W.D. HOLLADAY
D.B. 765; P. 204
P.C. 9; SL. 122

JOURDAN
D.B. 765; P. 204
P.C. 9; SL. 122

SEE DETAIL D

③ S 83°51'18" E 1161.56'

② PVA #045-20-01-008.00
TEDDY L. & HELEN V. ALLEN
D.B. 211; P. 11
P.C. 1; SL. 49

PVA #045-20-01-007.00
CHARLES J. & PHYLLIS SUTHERLAND
D.B. 214; P. 216
P.C. 1; SL. 49

PVA #045-20-01-006.00
DAVID W. & CYNTHIA G. ABSHER
D.B. 714; P. 418
P.C. 1; SL. 49

PVA #045-20-01-005.00
MARGARET A. & GEORGE W. NOLTE REVOCABLE TRUST
D.B. 583; P. 478
P.C. 1; SL. 49

PVA #045-20-01-004.00
KERRY L. & JACQUELINE F. YEARNS
D.B. 308; P. 506
P.C. 1; SL. 47

PVA #045-20-01-003.00
W.C. & JOANN MEADORS
D.B. 214; P. 410
P.C. 1; SL. 49

PVA #045-20-01-002.00
DAVID & JORETTA GROW LIVING TRUST
D.B. 580; P. 409
P.C. 1; SL. 49

PVA #045-20-01-001.00
BRADLEY D. & JULIE L. HARVEY
D.B. 639; P. 194
P.C. 1; SL. 49

PVA #045-40-02-001.00
JAMES L. FITCH, JR.
D.B. 721; P. 286
P.C. 1; SL. 49

PVA #045-40-02-002.00
JAMES B. & MOLLY H. HUNTER
D.B. 325; P. 399
P.C. 1; SL. 49

PVA #045-40-02-003.00
SASHA D. & TODD A. BRADLEY
D.B. 681; P. 76
P.C. 1; SL. 49

PVA #045-40-02-004.00
JOSHUA & FARRYN H. CECIL
D.B. 764; P. 103
P.C. 1; SL. 49

PVA #045-40-02-005.00
JEAN H. WHITMORE, TRUSTEE
D.B. 489; P. 326
P.C. 1; SL. 49

PVA #045-40-02-006.00
WILLIAM H. & LINDA F. HAYDEN
D.B. 261; P. 369
P.C. 1; SL. 49

PVA #045-40-02-007.00
WILLIAM J. & BEVERLEY M. KOTSKO
D.B. 274; P. 593
P.C. 1; SL. 49

PVA #045-40-02-008.00
SAMUEL L. & BARBARA N. BURTON
D.B. 879; P. 96
P.C. 1; SL. 49

PVA #045-40-02-009.00
THEODORE & BETSY H. MOSS
D.B. 254; P. 162
P.C. 1; SL. 49

PVA #045-40-02-010.00
GEORGE C. & JEAN M. OVERSTREET
D.B. 337; P. 366
P.C. 1; SL. 47

PVA #045-40-02-012.00
DALE E. WARREN
D.B. 310; P. 10
P.C. 1; SL. 49

PVA #045-40-02-013.00
DAVID G. WILCOX
D.B. 398; P. 481
P.C. 1; SL. 49

PVA #045-40-02-014.00
SANDY MEFFORD
D.B. 292; P. 429
P.C. 1; SL. 49

PVA #045-40-02-015.00
MARK A. & JENNIFER D. VANDEP
D.B. 337; P. 366
P.C. 1; SL. 47

SEE DETAIL A

SEE DETAIL B

SEE DETAIL D

N 74°26'10" W 260.17'

N 74°20'21" W 306.62'

66°44'49" E
611.03'

0.25' W

0.85' E

0.15' S

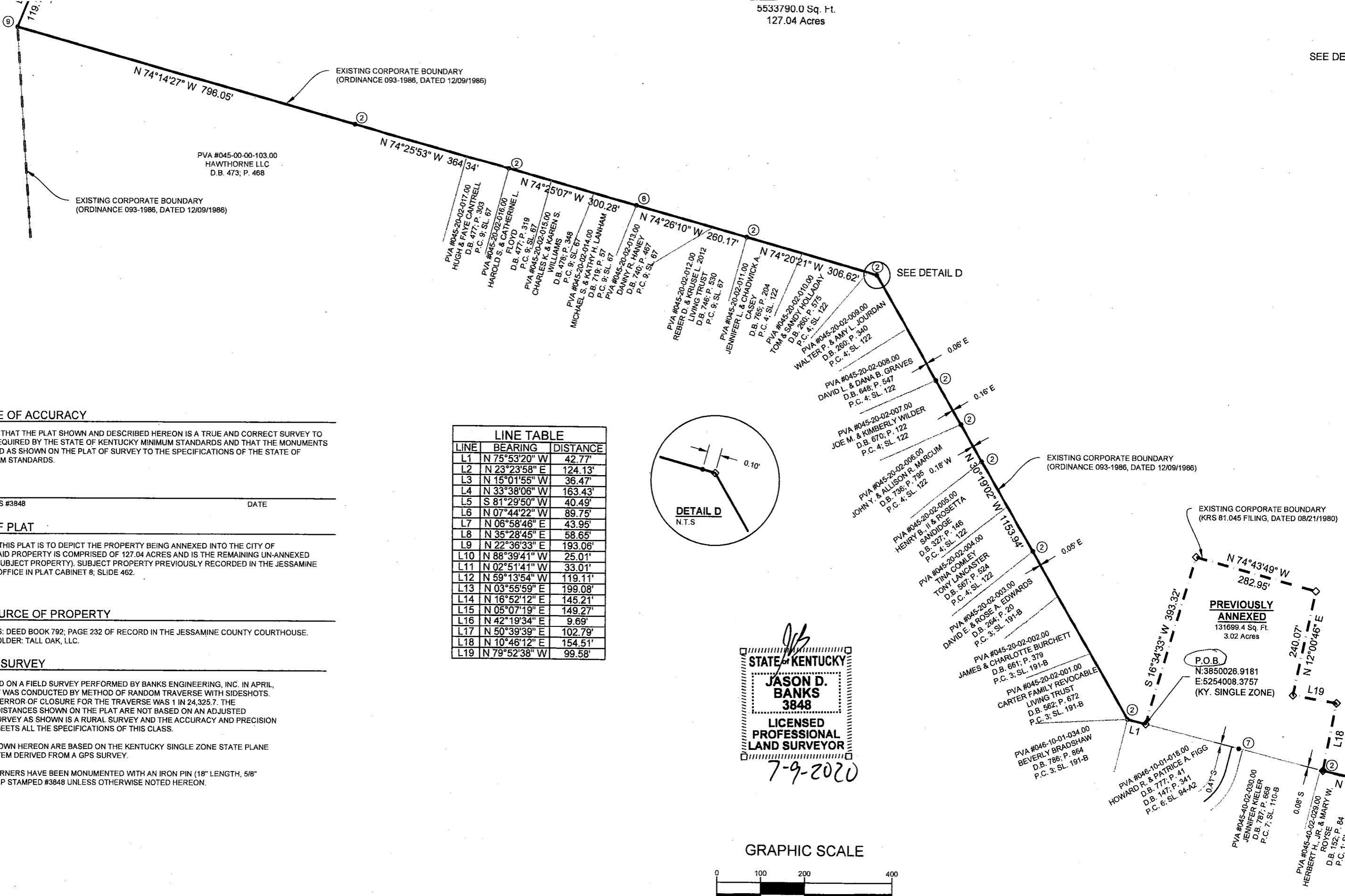
0.10' N

0.08' N

0.25' W

0.25' W

0.78'



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.

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 NICHOLSAVILLE. SAID PROPERTY IS COMPRISED OF 127.04 ACRES AND IS THE REMAINING UN-ANNEXED PORTION OF THE SUBJECT PROPERTY. SUBJECT PROPERTY PREVIOUSLY RECORDED IN THE JESSAMINE COUNTY CLERK'S OFFICE IN PLAT CABINET 8, SLIDE 462.

RECORD SOURCE OF PROPERTY

SOURCE OF DEEDS: DEED BOOK 792; PAGE 232 OF RECORD IN THE JESSAMINE COUNTY COURTHOUSE. CURRENT TITLE HOLDER: TALL OAK, LLC.

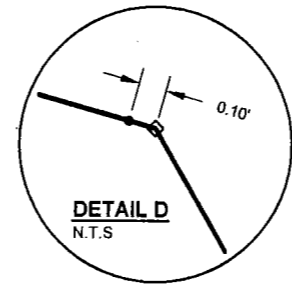
METHOD OF SURVEY

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY BANKS ENGINEERING, INC. IN APRIL, 2019. THIS SURVEY WAS CONDUCTED BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED ERROR OF CLOSURE FOR THE TRAVERSE WAS 1 IN 24,325.7. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED TRAVERSE. THE SURVEY AS SHOWN IS A RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY SINGLE ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS 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	BEARING	DISTANCE
L1	N 75°53'20" W	42.77'
L2	N 23°23'58" E	124.13'
L3	N 15°01'55" W	36.47'
L4	N 33°38'06" W	163.43'
L5	S 81°29'50" W	40.49'
L6	N 07°44'22" W	89.75'
L7	N 06°58'46" E	43.95'
L8	N 35°28'45" E	58.65'
L9	N 22°36'33" E	193.06'
L10	N 88°39'41" W	25.01'
L11	N 02°51'41" W	33.01'
L12	N 59°13'54" W	119.11'
L13	N 03°55'59" E	199.08'
L14	N 16°52'12" E	145.21'
L15	N 05°07'19" E	149.27'
L16	N 42°19'34" E	9.69'
L17	N 50°39'39" E	102.79'
L18	N 10°46'12" E	154.51'
L19	N 79°52'38" W	99.58'



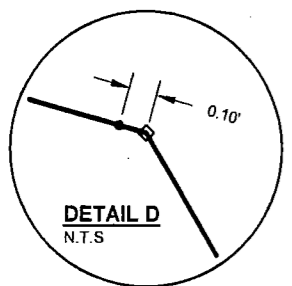
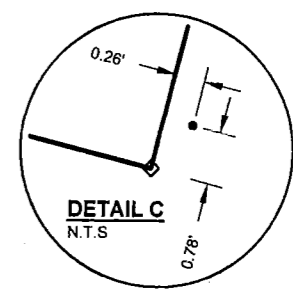
STATE OF KENTUCKY
JASON D. BANKS
3848
LICENSED PROFESSIONAL LAND SURVEYOR
7-9-2020

GRAPHIC SCALE



1 inch = 200 feet

⑪ FENCE POST FOUND
◇ CALCULATED CORNER NO MONUMENT SET

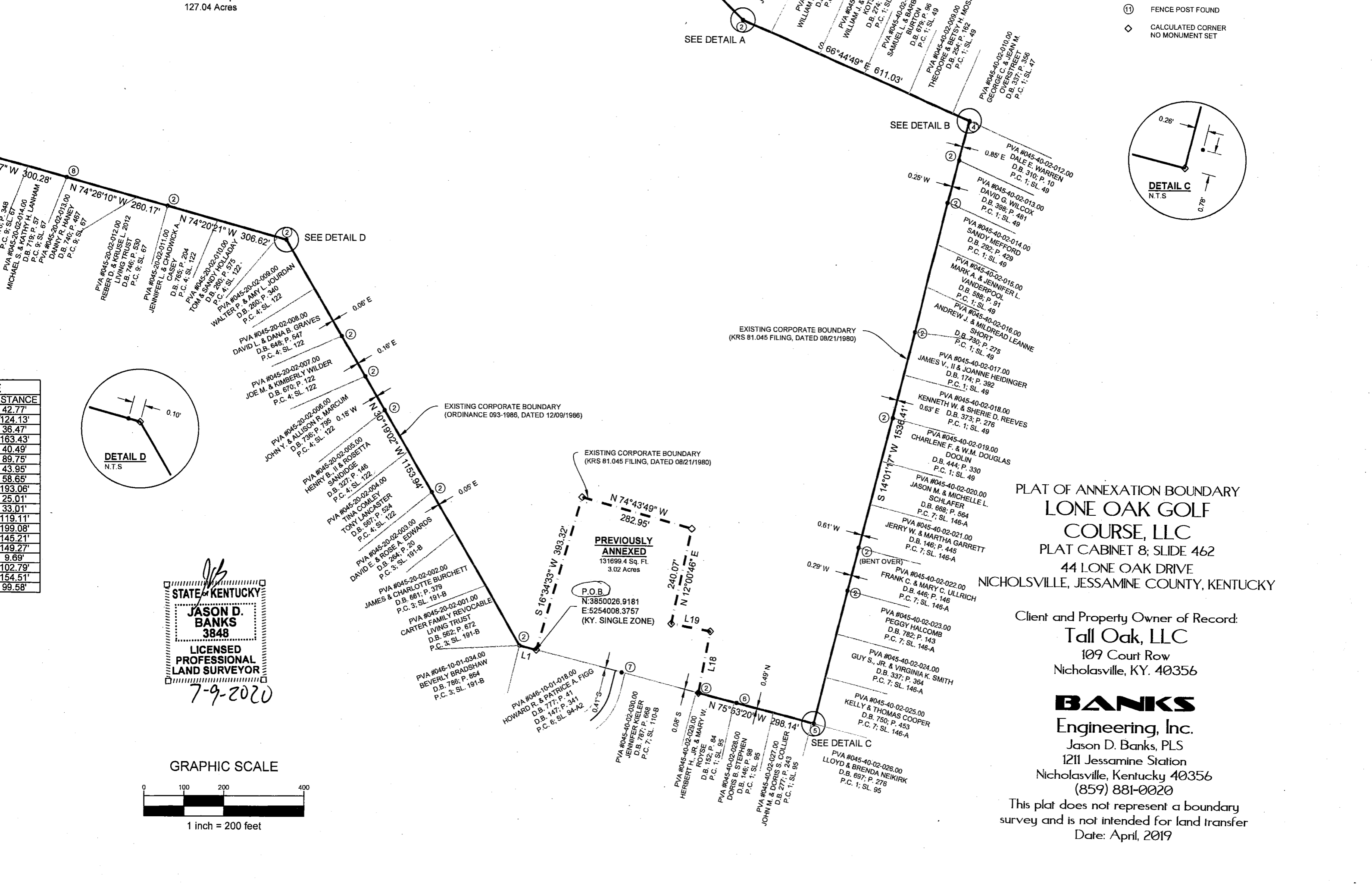
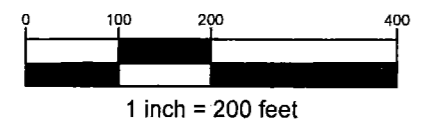


DISTANCE
42.77'
124.13'
36.47'
163.43'
40.49'
89.75'
43.95'
58.65'
193.06'
25.01'
33.01'
119.11'
199.08'
145.21'
149.27'
9.69'
102.79'
154.51'
99.58'

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

7-9-2020

GRAPHIC SCALE



PLAT OF ANNEXATION BOUNDARY
LONE OAK GOLF COURSE, LLC
PLAT CABINET 8; SLIDE 462
44 LONE OAK DRIVE
NICHOLSVILLE, JESSAMINE COUNTY, KENTUCKY

Client and Property Owner of Record:
Tall Oak, LLC
109 Court Row
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, 2019