

ORDINANCE 025-2020

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 8.91 ACRES OF REAL PROPERTY LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF US 27 SOUTH AND SCOTT ROAD INTO THE CITY OF NICHOLASVILLE, KENTUCKY

WHEREAS, on April 29, 2020, the owners and only occupants of the subject property consented in writing to its annexation (see Exhibit "A") pursuant to KRS 81A.412, thereby making the adoption of an Ordinance of Intent to Annex unnecessary;

WHEREAS, no protest or petition has been filed with the Mayor of the City of Nicholasville;

WHEREAS, the property described in Exhibit "B" 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;

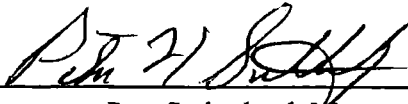
WHEREAS, the City of Nicholasville is still desirous of extending its corporate city limits by annexing the property known and described herein as Exhibit "B" and it is deemed in the best interest of the City to annex same;

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 "B" 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.

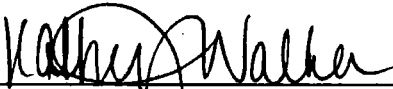
This ordinance will take effect upon adoption, execution and publication.

FIRST READING (INTRODUCTION): November 9, 2020

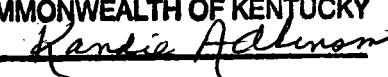
SECOND READING AND ADOPTION: November 19, 2020


Pete Sutherland, Mayor

Attest:


Kathy Walker, City Clerk

RECEIVED AND FILED
DATE January 19, 2021

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY 

ORDINANCE 025-2020

SUMMARY

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 8.91 ACRES OF REAL PROPERTY LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF US 27 SOUTH AND SCOTT ROAD INTO THE CITY OF NICHOLASVILLE, KENTUCKY.

This Ordinance establishes a decree of annexation of the property located in the Northeast quadrant of the intersection of US 27 South and Scott Road into the City of Nicholasville, Kentucky.

THURSDAY, NOV. 26, 2020 A9



ed 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 024-2020: AN ORDINANCE ESTABLISHING A DEGREE OF ANNEXATION OF 8.91 ACRES OF REAL PROPERTY LOCATED IN THE NORTH-EAST QUADRANT OF THE INTERSECTION OF US 27 SOUTH AND SCOTT ROAD INTO THE CITY OF NICHOLASVILLE, KENTUCKY.** (This Ordinance establishes a decree



of annexation of the property located in the Northeast quadrant of the intersection of US 27 South and Scott Road into the City of Nicholasville, Kentucky.)

This ad was paid for by the City of Nicholasville using taxpayer dollars in the amount of \$242.80.

Kathy Walker, City Clerk
November 26, 2020

Jessamine Journal:
Nov. 26, 2020
ORD 024-2020 026-2020

**NOTICE OF ENACTMENT
OF ORDINANCE**

Notice is hereby given that on November 19, 2020, the Nicholasville City Commission enact-

Publisher's Certificate of Publication

STATE OF KENTUCKY

Kevin Smith, 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 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:

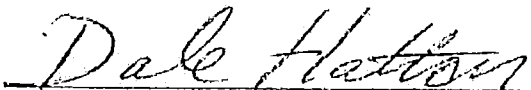
11/26/20

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

Kevin Smith, publisher

Subscribed and sworn to before me this
26th Day of November, 2020



Dale Hatton
605969
Commission Expires 8-2-2022

Account #
Ad # 1148123

CITY OF NICHOLASVILLE
PO BOX 41482
NICHOLASVILLE KY 41482

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on November 19, 2020, the Nicholasville City Commission 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 024-2020: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (AGRICULTURE DISTRICT) TO B-2 (HIGHWAY BUSINESS DISTRICT) FOR APPROXIMATELY 1.89 ACRES OF PROPERTY LOCATED ON A PORTION OF 3036 LEXINGTON ROAD (PVA PARCEL #068-00-00-012.00), NICHOLASVILLE, KY 40356.** (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 RALPH L. AND LAURA C. STOKLEY. ON MOTION OF MR. FITE AND SECONDED BY MS. MASON, THE PLANNING COMMISSION VOTED 5-0 TO RECOMMEND APPROVAL FOR RALPH L. AND LAURA C. STOKLEY, 4028 PEPPERTREE DRIVE, LEXINGTON, KY 40513, FOR A ZONING MAP AMENDMENT FROM A-1 (AGRICULTURE DISTRICT) TO B-2 (HIGHWAY BUSINESS DISTRICT) FOR APPROXIMATELY 1.89 ACRES OF PROPERTY LOCATED ON A PORTION OF 3036 LEXINGTON ROAD, PVA PARCEL #068-00-00-012.00; TO INCLUDE STAFF COMMENTS ON PAGES 1-6; TO WAIVE THE SCREENING TO THE NORTH AND TO THE EAST AND ALSO BE CONDITIONAL ON WHATEVER THE BOARD OF ADJUSTMENT SUGGEST; AND THAT THE FINDINGS OF FACT BE INCORPORATED INTO THE MOTION.)

Kathy Walker, City Clerk
November 26, 2020

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on November 19, 2020, the Nicholasville City Commission 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 025-2020: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 8.91 ACRES OF REAL PROPERTY LOCATED IN THE NORTH-**

EAST QUADRANT OF THE INTERSECTION OF US 27 SOUTH AND SCOTT ROAD INTO THE CITY OF NICHOLASVILLE, KENTUCKY. (This Ordinance establishes a decree of annexation of the property located in the Northeast quadrant of the intersection of US 27 South and Scott Road into the City of Nicholasville, Kentucky.)

This ad was paid for by the City of Nicholasville using taxpayer dollars in the amount of \$242.80.

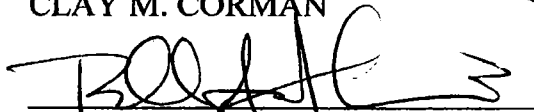
Kathy Walker, City Clerk
November 26, 2020

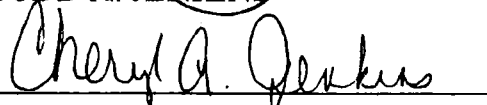
Jessamine Journal:
Nov. 26, 2020
ORD 024-2020 025-2020

ANNEXATION CONSENT

The undersigned, after first being duly sworn, state that they are the owners of the property described in Exhibit "A" for which they are requesting annexation by the City of Nicholasville. Pursuant to KRS 81A.412, they give their consent, as owners, for annexation of this property by the City of Nicholasville.


CLAY M. CORMAN

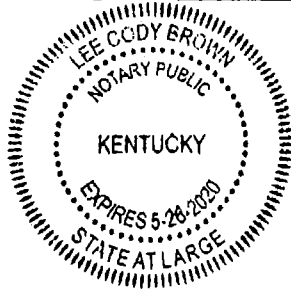

TODD A. JENKINS

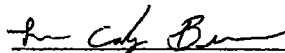

CHERYL A. JENKINS

COMMONWEALTH OF KENTUCKY
COUNTY OF JESSAMINE, SCT ...

Subscribed, sworn to and acknowledged before me by Clay M. Corman, Todd A. Jenkins and Cheryl A. Jenkins on April 29, 2020.

My Commission expires: 5-26-20.




Notary Public-Kentucky No. 557795

ANNEXATION BOUNDARY
CLAY M. CORMAN & TODD A. JENKINS PROPERTY
US 27 & SCOTT ROAD

All that tract or parcel of land being situated in the northeasterly quadrant of the intersection of US 27 and Scott Road, being situated southerly of and adjacent to the existing corporate limits of Nicholasville, Jessamine County, Kentucky and being more particularly described as follows, TO WIT:

Beginning at the centerline intersection of US 27 and Scott Road, thence with the centerline of US 27, N 30°38'48" E – 781.50' to a point, said point being on the existing corporate limits of the City of Nicholasville (Ordinance 926-2015), thence leaving the centerline of US 27 and continuing with the existing corporate limits of the City of Nicholasville, S 67°37'12" E – 111.15' to a point on the existing easterly right-of-way of US 27, common corner to Ramsey Realty, LLC (D.B. 712; P. 294, P.C. 11; Sl. 363), thence continuing with the existing corporate limits of the City of Nicholasville and the common line of Ramsey, S 65°55'40" E – 303.46' to a point, common corner to Brian D. & Micheal H. Stephens (D.B. 580; P. 363, P.C. 8; Sl. 651), thence leaving the existing corporate limits of the City of Nicholasville and continuing with the common line of Stephens, S 23°02'45" W – 913.63' to a point in the centerline of Scott Road, thence with the centerline of Scott Road, N 42°45'50" W – 152.60' to a point, thence along a curve to the left having a radius of 716.20' for an arc distance of 207.37' and having a chord bearing N 51°03'31" W – 206.65' to a point, thence N 59°21'12" W – 181.58' to the beginning and containing 8.91 acres (Gross) or 6.51 acres (Net).

Being a portion of the property conveyed to Clay M. Corman and Todd A. Jenkins by deed dated April 28, 2010 and recorded in Deed Book 637; Page 234 in the office of the Jessamine County Clerk.

EXHIBIT "A"

BRUCE E. SMITH LAW OFFICES, PLLC

201 SOUTH MAIN STREET
NICHOLASVILLE, KENTUCKY 40356
(859) 885-3393 + (859) 885-1152 FAX

BRUCE E. SMITH
bruce@smithlawoffice.net

HENRY E. SMITH
henry@smithlawoffice.net

April 29, 2020

City Clerk Kathy Walker
City of Nicholasville
517 North Main Street
Nicholasville, Kentucky 40356

Re: Corman-Jenkins Property
US 27 South and Scott Road

Dear Kathy:

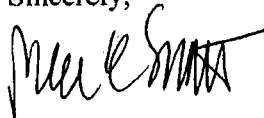
We talked recently about the annexation of this property by the City in conjunction with a zone change request heard by the Nicholasville Planning Commission on April 27, 2020.

I am enclosing an Annexation Consent which obviates the need for passage of an "intent to annex" ordinance by the City Commission regarding this property.

Banks Engineering, Inc. will be handling the rest of the work with you and when the annexed territory is submitted to Frankfort.

Call if you have any questions.

Sincerely,



Bruce E. Smith

Enclosure

cc: Darren T. Sammons, Esq.
Jason Banks
Cody Brown

ORDINANCE 009-2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO I-1 (CITY) LIGHT INDUSTRIAL DISTRICT FOR PVA PARCEL #048-00-00-058.00 WHICH IS LOCATED AT THE INTERSECTION OF SCOTT ROAD AND US 27/DANVILLE ROAD; CONSISTING OF APPROXIMATELY 6.51 ACRES.

WHEREAS, the Nicholasville Planning Commission held a public hearing via videoconference on April 27, 2020, concerning certain amendments to the Official Zoning Map for the City of Nicholasville and recommended as follows:

ON MOTION OF MR. FITE AND SECONDED BY MR. FREDERICK, THE PLANNING COMMISSION VOTED 7-0 WITH 1 ABSTENTION (OAG 78-619 SAYS WHERE A QUORUM IS PRESENT, THOSE MEMBERS WHO ABSTAIN FROM VOTING ARE COUNTED WITH THE MAJORITY VOTE, EITHER "FOR" OR "AGAINST" A MEASURE; THIS WOULD MAKE THE FINAL VOTE 8-0) TO RECOMMEND APPROVAL OF A ZONING MAP AMENDMENT FOR CLAY CORMAN, 1151 JESSAMINE STATION, NICHOLASVILLE, KY 40356, FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO I-1 (CITY) LIGHT INDUSTRIAL DISTRICT FOR PVA PARCEL #048-00-00-058.00 WHICH IS LOCATED AT THE INTERSECTION OF SCOTT ROAD AND US/27 DANVILLE ROAD, CONSISTING OF APPROXIMATELY 6.51 ACRES; TO INCLUDE STAFF COMMENTS; AND ALSO INCLUDE THE FINDINGS THAT WERE SUBMITTED BY ATTORNEY BRUCE SMITH.

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

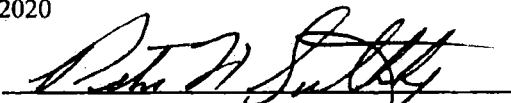
NOW THEREFORE BE IT ORDAINED that the above recommendation by the Nicholasville Planning Commission be adopted and approved as well as the Findings of Fact and Conclusions of the Nicholasville Planning Commission, which are incorporated by reference herein.

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 will take effect upon adoption, execution and publication.

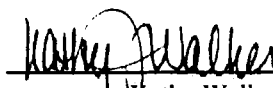
FIRST READING (INTRODUCTION): May 18, 2020

SECOND READING AND ADOPTION: June 8, 2020



Pete Sutherland, Mayor

Attest:



Kathy Walker, City Clerk

ORDINANCE 009-2020

SUMMARY OF ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO I-1 (CITY) LIGHT INDUSTRIAL DISTRICT FOR PVA PARCEL #048-00-00-058.00 WHICH IS LOCATED AT THE INTERSECTION OF SCOTT ROAD AND US 27/DANVILLE ROAD; CONSISTING OF APPROXIMATELY 6.51 ACRES.

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 CLAY CORMAN. ON MOTION OF MR. FITE AND SECONDED BY MR. FREDERICK, THE PLANNING COMMISSION VOTED 7-0 WITH 1 ABSTENTION (OAG 78-619 SAYS WHERE A QUORUM IS PRESENT, THOSE MEMBERS WHO ABSTAIN FROM VOTING ARE COUNTED WITH THE MAJORITY VOTE, EITHER "FOR" OR "AGAINST" A MEASURE; THIS WOULD MAKE THE FINAL VOTE 8-0) TO RECOMMEND APPROVAL OF A ZONING MAP AMENDMENT FOR CLAY CORMAN, 1151 JESSAMINE STATION, NICHOLASVILLE, KY 40356, FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO I-1 (CITY) LIGHT INDUSTRIAL DISTRICT FOR PVA PARCEL #048-00-00-058.00 WHICH IS LOCATED AT THE INTERSECTION OF SCOTT ROAD AND US/27 DANVILLE ROAD, CONSISTING OF APPROXIMATELY 6.51 ACRES; TO INCLUDE STAFF COMMENTS; AND ALSO INCLUDE THE FINDINGS THAT WERE SUBMITTED BY ATTORNEY BRUCE SMITH.

Public Notices

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that the Nicholasville City Commission on June 8, 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 009-2020: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO I-1 (CITY) LIGHT INDUSTRIAL DISTRICT FOR PVA PARCEL #048-00-00-058.00 WHICH IS LOCATED AT THE INTERSECTION OF SCOTT ROAD AND US 27/DANVILLE ROAD; CONSISTING OF APPROXIMATELY 6.51 ACRES.** (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 CLAY CORMAN. ON MOTION OF MR. FITE AND SECONDED BY MR. FREDERICK, THE PLANNING COMMISSION VOTED 7-0 WITH 1 ABSTENTION (OAG 78-819 SAYS WHERE A QUORUM IS PRESENT, THOSE MEMBERS WHO ABSTAIN FROM VOTING ARE COUNTED WITH THE MAJORITY VOTE, EITHER "FOR" OR "AGAINST" A MEASURE; THIS WOULD MAKE THE FINAL VOTE 8-0) TO RECOMMEND APPROVAL OF A ZONING MAP AMENDMENT FOR CLAY CORMAN, 1151 JESSAMINE STATION, NICHOLASVILLE, KY 40356, FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO I-1 (CITY) LIGHT INDUSTRIAL DISTRICT FOR PVA PARCEL #048-00-00-058.00 WHICH IS LOCATED AT THE INTERSECTION OF SCOTT ROAD AND US/27 DANVILLE ROAD, CONSISTING OF APPROXIMATELY 6.51 ACRES, TO INCLUDE STAFF COMMENTS; AND ALSO INCLUDE THE FINDINGS THAT WERE SUBMITTED BY ATTORNEY BRUCE SMITH.)

Kathy Walker, City Clerk
June 18, 2020

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:

06/15/20, 06/16/20, 06/17/20, 06/18/20

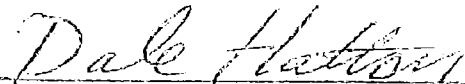
2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

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
18th Day of June, 2020



Dale Hatton
605969
Commission Expires 8-2-2022

Account #
Ad # 1061955

CITY OF NICHOLASVILLE
PO BOX 41482
NICHOLASVILLE KY 40356

NOTICE OF ENACTMENT OF ORDINANCE

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Kathy Walker, City Clerk
June 18, 2020

What does the cross mean to you?

We used to sing a vineyard worship song whose chorus said, "Refining fire - our hearts desire - is to be holy - set apart for you, My Master - ready to do your will!"

When a person accepts Christ, they make a holy vow of commitment to Jesus that promises they will never flinch, cease or engage in any type of romantic activity with sin.

It's easy to sing a song, but are we really serious about our commitment and dedication? What are we thinking when we sing songs like that? Set a fire down in my soul - that I can't contain - that I can't control - I

want more of you God - I want more of you God? Do we really want to be filled with him, or just enough to make it to heaven?

Maybe we do not realize what salvation actually is. Matthew 16:24 is such a profound statement from Jesus and worthy of our highest consideration: "Then said Jesus unto his disciples, If any man will come after me, let him deny himself, and take up his cross, and follow me."

The reality of us being lost and then being found is the greatest gift we could ever receive. However,

being born again is not without conditions or accountability.

Redemption is entering into a marriage covenant with Christ and taking a holy vow to give your self entirely to him and to allow him to reign within us as Lord and King. We are to be completely sold out to him 100 percent. We are to be walking in his presence every moment. We are to be "living" in the holy of holies with him.

How many have a passion for this type of relationship? Probably not that many, which is why they call his followers a remnant.

Very few really want to be committed to this extent. We are able to do whatever we want, and this means we are as close to God as we desire.

However, if we are not as close to him as we can be, something must be stopping us.

It is a rebellious refusal to surrender our will to Jesus! Do we actually have a passion to become sanctified and holy to the point where sin makes us nauseated? Are we in control of our life or is our life in control of us?

Human nature has its own ideas about living for God, and the devil is always ready to educate us with his own distorted persuasions and influences.

There is only one throne upon your heart, and there can only be one of two possible kings who can be sitting on it: Jesus or Satan.

God is asking for all of us to look into the mirror and accept who is really the Lord of our thoughts and plans.

Are we willing to lay down our will so that we can embrace him? Or are we satisfied to leave our lives exactly as they are?

Today, if our life is not a representation and demonstration of the nature and character of God, then obviously Jesus is not ruling on the throne of our heart.

The cross is a symbol of death and hope all at the same time. Jesus died and rose from the dead, and through his old nature must die so we can live as a brand new creation in Christ.

Read more at billyholandministries.com.



Billy Holand

Marketplace

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Winona, KY 40390
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Public Notices

Case Number 20-P-129
Notice is hereby given that Dale S. Ditt is qualified as Executor of the estate of Francis M. Ditt, deceased, of Jessamine County, Kentucky on 5/28/20. Any persons having claims against the said estate are requested to present the same properly proven as required by law to the undersigned on or before 11/28/20. Doug Fain, Jessamine County Circuit Clerk.

Case Number 20-P-121
Notice is hereby given that Debby Padua McCann has qualified as Administrator of the estate of Joseph Neal McGrann, deceased, of Jessamine County, Kentucky on 5/28/2020. Any persons having claims against the said estate are requested to present the same properly proven as required by law to the undersigned on or before 11/28/2020. Doug Fain, Jessamine County Circuit Clerk.

Public Notices

Case Number 20-P-127
Notice is hereby given that Casey D. Whyte has qualified as Executor of the estate of Walter R. Walker, deceased, of Jessamine County, Kentucky on 5/28/2020. Any persons having claims against the said estate are requested to present the same properly proven as required by law to the undersigned on or before 11/28/2020. Doug Fain, Jessamine County Circuit Clerk.

Case Number 20-P-131
Notice is hereby given that Gordon Duke has qualified as Administrator of the estate of Marion James Duke, deceased, of Jessamine County, Kentucky on 06/02/2020. All persons having claims against the said estate are requested to present the same properly proven as required by law to the undersigned on or before 12/02/2020. Doug Fain, Jessamine County Circuit Clerk.

Public Notices

NOTICE OF ENACTMENT OF ORDINANCE
Notice is hereby given that the Nicholasville City Commission on June 8, 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 007-2020: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COMMERCIAL BUSINESS DISTRICT) TO L1 (LIGHT INDUSTRIAL DISTRICT) FOR LOT 5 OF THE OGDON, LLC PROPERTY (PVA PARCEL 0048-00-008-00) WHICH IS LOCATED AT THE INTERSECTION OF SCOTT ROAD AND US 270/DANVILLE ROAD, CONSISTING OF APPROXIMATELY 2.50 ACRES. (This ordinance amends the Official Zoning Map of the City of Nicholasville in accordance with the recommendations of the Nicholasville Planning Commission to approve the zone change request submitted by BARON BOXES II, LLC ON BEHALF OF MR. FREDERICK AND SECONDED BY MR. TITELBAUM IN PROCEEDINGS VOTED 8-0 TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FOR BARON BOXES II, LLC 3008 W. 200 NORTH CHARLESTON SC 29118 FROM B-2 (HIGHWAY BUSINESS DISTRICT) TO L1 (LIGHT INDUSTRIAL DISTRICT) FOR LOT 1 OF THE OGDON, LLC PROPERTY (PVA PARCEL 0048-00-008-00) LOCATED ON EAST BRANSON ROAD BETWEEN THE INTERSECTIONS OF LANCER DRIVE AND JACLYN DRIVE, CONSISTING OF APPROXIMATELY 2.50 ACRES TO INCLUDE STAFF COMMENTS PAGES 1-11 AND REVISIONS TO EXHIBITS A, 1-A AND A-2.**

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Public Notices

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Public Notices

Case Number 20-P-132
Notice is hereby given that Dale S. Ditt is qualified as Executor of the estate of Francis M. Ditt, deceased, of Jessamine County, Kentucky on 5/28/20. Any persons having claims against the said estate are requested to present the same properly proven as required by law to the undersigned on or before 11/28/20. Doug Fain, Jessamine County Circuit Clerk.

Case Number 20-P-131
Notice is hereby given that Gordon Duke has qualified as Administrator of the estate of Marion James Duke, deceased, of Jessamine County, Kentucky on 06/02/2020. All persons having claims against the said estate are requested to present the same properly proven as required by law to the undersigned on or before 12/02/2020. Doug Fain, Jessamine County Circuit Clerk.

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NEW TODAY!

Real Estate

Local Equipment Rental Company has an opening for Class A CDL Licensed driver and Rental Yard positions. Full time, overtime and benefits. Assist with pick up, deliveries, customer satisfaction, service and clean equipment. Apply online at EquipmentSales.com & Fax to: 2390 South Danvers Bypass Danville, KY 40427.

Public Notices

Case Number 20-P-34
Notice is hereby given that Andrea Garris has qualified as Administratrix of the estate of Julie Carol Garris, deceased, of Jessamine County, Kentucky on 2/26/20. All persons having claims against the said estate are requested to present the same properly proven as required by law to the undersigned on or before 11/26/20. Doug Fain, Jessamine County Circuit Clerk.

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Public Notices

SLOW DOWN
FOR THE SAFETY OF ALL
DRIVERS AND PASSENGERS
PLEASE REMEMBER TO WEAR YOUR SEAT BELT
AND PLEASE DON'T DRINK AND DRIVE

Kathy Walker, City Clerk
June 18, 2020

Kathy Walker, City Clerk
June 18, 2020

Real Estate

One (double) cemetery plot in Brookway Gardens located in the Garden of the Good Shepherd Section 88C, 182 13,900.00. Plus cemetery fees. Call 859.227-0934.

Public Notices

REQUEST FOR PROPOSAL
The City of Nicholasville has a Request for Proposal for Cleaning Services for the City Municipal Buildings. All Request for Proposals must be received at 11 N Main Street, Nicholasville, Kentucky 40306 no later than Thursday, June 25, 2020, at 10:00 a.m. Information pertaining to the RFP may be obtained at the City website www.nicholasville.org RFP 2020-172.

Public Notices

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Johnny M. Collier
Jessamine County Clerk

County of Jessamine, KY
12 Nicholasville, KY 40310
Phone: (859) 885-1411
Fax: (859) 885-1451

May 28, 2020

Today, the Jessamine County Board of Elections met to discuss the upcoming June 23, 2020 Primary Election. Based on the Executive Order and from Governor Andy Beshear and Secretary of State Michael Adams, Rule of the Primary Election will be conducted in Jessamine County:

- 1. Extended absentee voting by mail.
- 2. Absentee or person voting in the Jessamine County Clerk's Office: BY APPOINTMENT ONLY 6:30 THROUGH 2:00 DURING regular business hours.
- 3. Monday, Tuesday, Wednesday & Friday 8:00 am to 8:00 pm and Thursday 8:00 am to 10:00 am.
- 4. Voting on Election Day: June 23, 2020 from 6:00 a.m. to 6:00 p.m. at all 15 locations.
- 5. Elementary School gymnasium, Winona Community gymnasium, Senior Center and Church and last day voter mobile service gymnasium.
- 6. If you register an absentee ballot, you have the option for the return by mail or there is a SECURED drop box located at the Jessamine County Courthouse outside of the Voter Registration Office.
- 7. All Absentee Ballots must be received by June 23, 2020 and returned by June 23, 2020.
- 8. If you are an absentee ballot to be mailed to be filled out before.
- 9. You can call 859.885.4161 (toll free) and speak with someone in Voter Registration.
- 10. You can email the County at absentee@jessamine.gov.
- 11. Once the Board of Elections has the secured absentee ballot and postal inspection you will be covered to receive a ballot with a signature.
- 12. The ballot you request must be received no later than June 18, 2020.

For full registration information, if you either wish to register either by appointment or by showing up at the drop-in voting center, you will be asked to show your driver's license ready to present to the clerk.

We recognize that our community may be impacted by the process for the Primary Election June 23, 2020. If you have any other questions, please call the Jessamine County Voter Registration Office at 859.885.4161 (toll free) or visit our website at www.jessamineky.gov.

Respectfully,
Johnny M. Collier
Jessamine County Clerk

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The City of
Nicholasville
Planning Commission

DATE: May 11, 2020

MEMO TO: NICHOLASVILLE BOARD OF COMMISSION

FROM: MICHAEL EAKINS, ACTING PLANNING DIRECTOR

SUBJECT: CLAY M. CORMAN, 1151 JESSAMINE STATION, NICHOLASVILLE, KY 40356
FILED AN APPLICATION FOR A ZONE MAP AMENDMENT FROM A-1
(COUNTY) AGRICULTURE DISTRICT TO I-1(CITY) LIGHT INDUSTRIAL
DISTRICT FOR PVA PARCEL #048-00-00-058.00 WHICH IS LOCATED AT THE
INTERSECTION OF SCOTT ROAD AND US 27/DANVILLE ROAD; CONSISTING
OF APPROXIMATELY 6.51 ACRES.

The following information has been included concerning this Zone Map Amendment (Zone Change):

- a) The recommendation from the Nicholasville Planning Commission to approve this zone change request is on page 1.
- b) A copy of the staff comments, pertaining to the zone change request and the Final Development Plan, is on pages 2-4.
- c) A copy of the Justifications "Findings of Fact" for zone change request is on pages 5-7.
- e) Final Development Plan, Clay M. Corman & Todd A. Jenkins Property, Scott Road, Jessamine County, Kentucky; refer to Exhibit B.
- h) A copy of the transcript from the public hearing, held on April 27, 2020 at 7:02 P.M. via videoconference, concerning this zone map amendment request is included with this recommendation packet.

If you have any questions concerning this material please contact me.

517 North Main Street
Nicholasville, Kentucky 40356

859 885.9385 phone
859 881.5263 fax
www.nicholasville.org

MAY 11, 2020

A RECOMMENDATION TO: THE NICHOLASVILLE BOARD OF COMMISSION

SUBJECT: CLAY M. CORMAN, 1150 JESSAMINE STATION, NICHOLASVILLE, KENTUCKY 40356 FILED AN APPLICATION FOR A ZONE MAP AMENDMENT FROM A-1 (COUNTY) AGRICULTURE DISTRICT TO I-1 (CITY) LIGHT INDUSTRIAL DISTRICT FOR PVA PARCEL #048-00-00-058.00 WHICH IS LOCATED AT THE INTERSECTION OF SCOTT ROAD AND US 27/DANVILLE ROAD; CONSISTING OF APPROXIMATELY 6.51 ACRES.

Due to the Covid-19 Health Pandemic the Nicholasville Planning Commission, after having properly advertised, held a public hearing via videoconference on April 27, 2020 at 7:02 P.M. The public was welcome to join the meeting using the following link <https://zoom.us/j/688451490>.

On motion of Mr. Fite and seconded by Mr. Frederick, the Planning Commission voted 7-0, with 1 abstention (OAG 78-619 says where a quorum is present, those members who abstain from voting are counted with the majority vote, either "for" or "against" a measure; this would make the final vote 8-0) to recommend approval of a Zoning Map Amendment for Clay Corman, 1151 Jessamine Station, Nicholasville, KY 40356, from A-1 (County) Agriculture District to I-1 (City) Light Industrial District for PVA Parcel #048-00-00-058.00 which is located at the intersection of Scott Road and US 27/Danville Road; consisting of approximately 6.51 acres; to include staff comments; and also include the findings that were submitted by Attorney Bruce Smith.

All those property owners whose names were submitted by the applicant were notified by certified mail of this zone change request.

PLEASE NOTE THAT KRS 100.211 REQUIRES THAT THE CITY COMMISSION TAKE FINAL ACTION ON THIS ZONE CHANGE WITHIN SIXTY (60) DAYS OF THE DATE OF RECEIPT OF THE ADMINISTRATIVELY COMPLETE PROPOSED AMENDMENT.

April 27, 2020

TO: NPC MEMBERS
SUBJECT: ZONE CHANGE REQUEST
A-1 (COUNTY) TO I-1 (CITY)
CLAY M. CORMAN – APPLICANT
CLAY M. CORMAN & TODD JENKINS - OWNER

AGENDA ITEM IV – ZONING MAP AMENDMENT

Location: Located at the intersection of Scott Road and US 27/Danville Road
(PVA Parcel #048-00-00-058.00)
Nicholasville, Kentucky
(Refer to the Final Development Plan labeled Exhibit B)

Background: 1. Clay M. Corman, 1151 Jessamine Station, Nicholasville, KY 40356, has filed an application for a Zone Map Amendment from A-1 (County) Agriculture District to I-1 (City) Light Industrial District for PVA Parcel #048-00-00-058.00 which is located at the intersection of Scott Road and US 27/Danville Road; consisting of approximately 6.51 acres of property.

NOTE: A Final Development Plan has been submitted in conjunction with this zone change request **(Refer to the Final Development Plan labeled Exhibit B)**. The Planning Commission shall either approve or disapprove the development plan in accordance with Section 1350.1 PLANNING COMMISSION and shall make findings of fact to support the decision.

2. The property is contiguous to the following zones:

	<u>ZONE</u>	<u>EXISTING USE</u>
North	I-1 (City)	Industrial
East	A-1 (County)	Agricultural
South	A-1 (County)	Agricultural
West	I-1 (County) A-1 (County)	Industrial Commercial

3. The Wilmore-Nicholasville-Jessamine County 2017 Joint Comprehensive Plan Current Land Use Map designates this as Agriculture.

4. Adjoining property owners (list submitted by the applicant) have been notified by certified mail.

5. The Staff has reviewed the Final Development Plan and there were no revisions to be made.

Findings necessary for proposed map amendment reconsideration (KRS 100.213):

1. Before any map amendment is granted, the planning commission or the legislative body of fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:
 - (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
 - (b) That there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.
2. The planning commission, legislative body, or fiscal court may adopt provisions which prohibit for a period of two (2) years, the reconsideration of a denied map amendment or the consideration of a map amendment identical to a denied map amendment.

Considerations:

1. See applicant's Justifications pages 27-29.
2. The Planning Commission needs to consider whether or not this zone change request is in compliance with the City's Community Development Plan (Comprehensive Plan) as required by KRS 100.213 that was listed previously.
3. If the final development plan is approved, the Minutes of the Planning Commission shall specify that the development plan approval is void unless the appropriate legislative body approves the zoning map amendment. Once approved by the Planning Commission, the final development plan shall be followed and be a covenant running with the land. If the final development plan is disapproved by the Planning Commission and the zoning map amendment is subsequently approved by the legislative body, a final development plan must be resubmitted to the Planning Commission and approved before construction can begin (Portion of NZO Section 1530.23 Commission Action).
4. The Planning Commission shall act for approval, conditional approval with conditions noted, postponement, or disapproval of the final development plan. The Planning Commission may modify or disapprove the final development plan if it finds the plan does not

comply with the requirements of the Zoning Ordinance, and when applicable, the Subdivision Regulations, or if it finds there are existing or potential substantial flood drainage, traffic, topographic or other similar problems relating to the development of the subject property. Reasons for action of postponement or disapproval shall be fully incorporated in the Commission's minutes (Portions of NZO Section 1530.23 Commission Action). The following actions by the Planning Commission shall have the meaning so stated:

1530.231 Approval - Means the final development plan is ready to be certified by the Commission Chairperson with no further corrections or revisions of the plan required by the developer.

1530.232 Conditional Approval - Means the final development plan cannot be certified by the Commission Chairperson until the developer has complied with the conditions of approval set forth in the Planning Commission's action on the plan.

1530.233 Postponement - Means that the Commission has deferred action until some future Commission meeting in order that certain clarifications can be made in regard to the final development plan. No completely new re-submittal is required of the developer as is the case for disapproval.

1530.234 Disapproval - Means disapproval of the plan. To request new review and action, the developer must file a new application along with a filing fee, and plan copies as required under Section 1530.1 Filing.

Corman Jenkins Property

ZONING CHANGE REQUEST: A-1 to I-1

JUSTIFICATIONS FOR REQUESTED ZONE MAP AMENDMENT

JUSTIFICATION #1

The requested zone change from A-1 to I-1, Light Industrial for 6.51 acres of property ("Property), located on east side of US 27 South at its intersection with Scott Road, is in agreement with the text of the current (2017) Comprehensive Plan for Jessamine County / City of Nicholasville, including without limitation the following Goals and Objectives, in the following respects:

I. **Economic and Commercial Development**

Goal A – Create a regulatory and policy environment attractive to environmentally responsible, diverse and stable businesses and industries capable of providing a variety of goods and services as well as quality employment opportunities for Jessamine County residents.

Objective 1 – Seek out and designate the most appropriate sites for future non-residential development throughout the county.

Objective 3 – Ensure that adequate land is available for commercial and industrial expansion as well as new development. The requested zone change will supply land for the expansion of an existing industry that will provide a direct benefit to the economic base of Jessamine County by providing additional tax dollars and employment to its residents.

Objective 7- Minimize potential negative impacts of new commercial and industrial development on Jessamine County's natural environment as well as its historic sites

and features. The Property is not located within an environmentally sensitive area and does not contain any historic sites or features.

IV. Infrastructure and Community Facilities

Goal A – Properly maintain existing infrastructure to meet current and future needs.

Objective 2 – Coordinate development and growth with the appropriate utilities so as not to exceed capacity limitations.

All utilities necessary to service the construction intended for the Property are available and the subject project will not cause any capacity problems. The demand placed on water and sewage will be minimal. Adequately sized storm sewers and retention/detention basins will be constructed by the owner. Natural gas and electrical power are also adequate for the project.

JUSTIFICATION #2

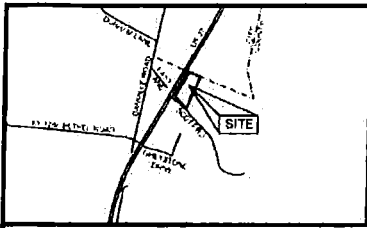
The existing A-1 zoning classification of the Property is inappropriate and the proposed zoning classification of I-1, Light Industrial is appropriate for the following reasons:

- (1) The Property is located near existing light industrial uses and adjoins property zoned I-1, Light Industrial.
- (2) The Property is located on US 27 South which makes it accessible and appropriate for industrial use.
- (3) The property is too small to farm in a financially feasible manner.

JUSTIFICATION #3

There have been major changes of an economic, physical and/or social nature within the area involved which were not anticipated in the current (2017) adopted Comprehensive Plan and which have substantially altered the basic character of the area. These include, without limitation, the following:

- (1) The construction and opening of the southern portion of the Eastern By-pass.
- (2) The current Comprehensive Plan states that 52% of the workers living in Jessamine County (including Nicholasville) work outside the County. The latest KY State Data Center statistics indicate that 52% of Jessamine County's (including Nicholasville's) workers now commute outside the county for employment opportunities. The increase represents a massive export of employment tax dollars and a major and unanticipated change that has substantially altered the basic character of Nicholasville's revenue stream. It further illustrates a compelling need for the approval of the requested zone change in order to stop the loss of tax revenue.



VICINITY MAP
(N15)

UTILITY COMPANIES

ELECTRIC NICHOLAS UTILITIES
 TELEPHONE WESTBANK
 WATER CITY OF NICHOLASVILLE

LEGEND

○ RAILROAD STAKE MET
 C.U.E. DRAINAGE AND UTILITY EASEMENT
 RL BUILDING SETBACK LINE
 O.H.E. OVERHEAD ELECTRIC EASEMENT
 A.E. ACCESS EASEMENT

ZONE I-1 REQUIREMENTS (CITY)

MINIMUM LOT AREA NA
 MINIMUM LOT WIDTH NA
 MINIMUM FRONT YARD 10 FT
 MINIMUM EACH SIDE YARD 5 FT
 MINIMUM REAR YARD 10 FT
 MINIMUM LOT COVER AGE 10%
 MAXIMUM HEIGHT OF BLDG. NA
 SET ZONING REGULATIONS

OWNER'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON. DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY. THIS CERTIFICATION IS BINDING ON ME/US ASSIGNOR OR SUCCESSORS IN TITLE.

Name: _____ DATE: _____
 Name: _____ DATE: _____

PLANNING COMMISSION CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE NICHOLASVILLE PLANNING COMMISSION AT ITS MEETING HELD ON:

DATE: _____

TREE PLANTING SCHEDULE

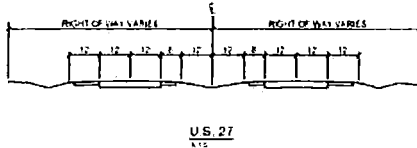
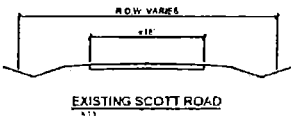
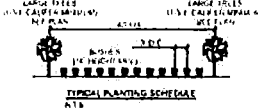
QUANTITY	BOTANICAL NAME	COMMON NAME
10	FRAXINUS VERZICENSIS	DOGWOOD TREE
8	QUERCUS AMERICANA	AMERICAN OAK
8	QUERCUS LAEVOLEVIS	RED OAK
10	QUERCUS PRINCEPIS	BURKWOOD OAK (NICHOLASVILLE LOCAL)
	ACER RUBRUM	RED MAPLE
10	SLYDIA FRAXINIFOLIA	BUFFALO BURN
10	PAULOWNIA	PAULOWNIA

NOTES

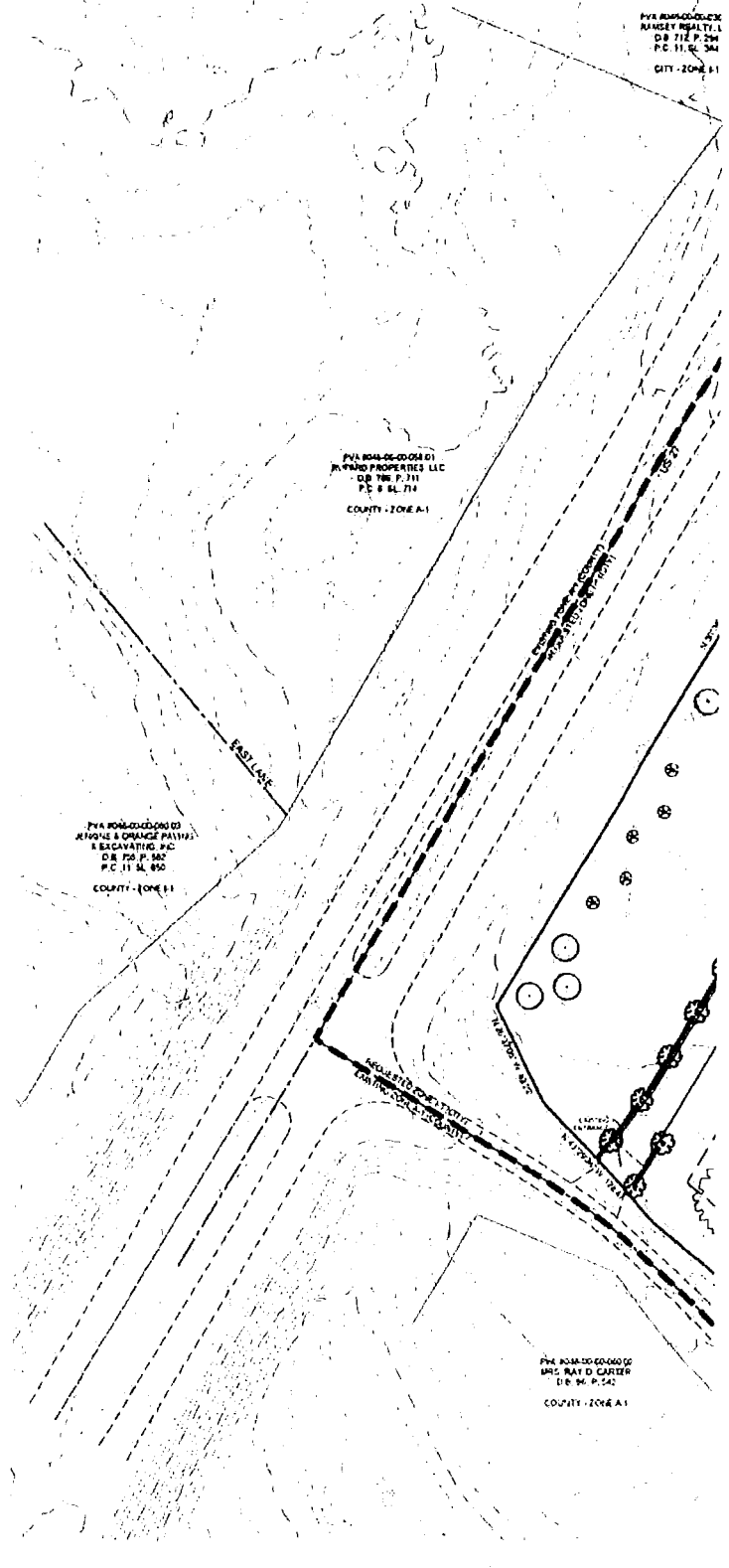
- ANY CHANGES IN PLANT SPECIES OR PLANT LOCATION SHALL BE UNACCEPTABLE WITHOUT SPECIFIC PRIOR APPROVAL FROM THE NICHOLASVILLE PLANNING COMMISSION.
- ALL INTERIOR TREES OR THOSE LOCATED IN SITE, TRANSVERSE SHALL HAVE A MINIMUM OF 5 FEET CLEARANCE BELOW THE LOWEST BRANCHES.
- ALL LANDSCAPE AREAS NOT PLANTED WITH OTHER TYPES OF GRASS COVER SHALL BE SEEDED (PERCIB. OR BLUEGRASS), FERTILIZED AND MULCHED OR SOODED (BLUEGRASS) SO ALL SITE AREAS HAVE VEGETATIVE COVER.

GENERAL NOTES

- ALL UNGRADED DISTURBED AREAS NOT NEEDED IN LANDSCAPE TO RECEIVE A MINIMUM OF 4" TOPSOIL. SOIL AND BE WATERED UNTIL SOIL IS WELL ESTABLISHED.
- PROVIDE A MINIMUM OF 5' FROM EDGE OF PAVING WHERE VEHICLES OVERHUNG TO ALL TREES AND OR SHRUBS, OTHERWISE MAINTAIN TO EDGE OF PAVING.
- LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE CITY OF NICHOLASVILLE ZONING ORDINANCE, ARTICLE 14.



U.S. 27
N15



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CERTIFICATION OF ORDINANCE

ORDINANCE 025-2020

I, Kathy Walker, certify I am the duly qualified City Clerk of the City of Nicholasville, Kentucky and the foregoing forty-one (41) pages of Ordinance 025-2020 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on November 19, 2020 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 January, 2021.



Kathy Walker
City Clerk

Seal

**ADDITIONAL DOCUMENTS
INCLUDED WITH SUBMISSION.**

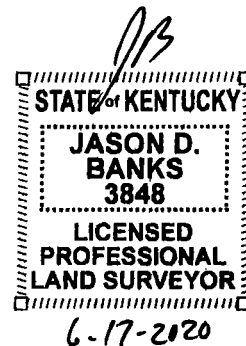
To research the filing, contact the
Office of Secretary of State.

ANNEXATION BOUNDARY
CLAY M. CORMAN & TODD A. JENKINS PROPERTY
US 27 & SCOTT ROAD

All that tract or parcel of land being situated in the northeasterly quadrant of the intersection of US 27 and Scott Road, being situated southerly of and adjacent to the existing corporate limits of Nicholasville, Jessamine County, Kentucky and being more particularly described as follows, TO WIT:

Beginning at the centerline intersection of US 27 and Scott Road, thence with the centerline of US 27, N 30°38'48" E – 781.50' to a point, said point being on the existing corporate limits of the City of Nicholasville (Ordinance 926-2015), thence leaving the centerline of US 27 and continuing with the existing corporate limits of the City of Nicholasville, S 67°37'12" E – 111.15' to a point on the existing easterly right-of-way of US 27, common corner to Ramsey Realty, LLC (D.B. 712; P. 294, P.C. 11; Sl. 363), thence continuing with the existing corporate limits of the City of Nicholasville and the common line of Ramsey, S 65°55'40" E – 303.46' to a point, common corner to Brian D. & Micheal H. Stephens (D.B. 580; P. 363, P.C. 8; Sl. 651), thence leaving the existing corporate limits of the City of Nicholasville and continuing with the common line of Stephens, S 23°02'45" W – 913.63' to a point in the centerline of Scott Road, thence with the centerline of Scott Road, N 42°45'50" W – 152.60' to a point, thence along a curve to the left having a radius of 716.20' for an arc distance of 207.37' and having a chord bearing N 51°03'31" W – 206.65' to a point, thence N 59°21'12" W – 181.58' to the beginning and containing 8.91 acres (Gross) or 6.51 acres (Net).

Being a portion of the property conveyed to Clay M. Corman and Todd A. Jenkins by deed dated April 28, 2010 and recorded in Deed Book 637; Page 234 in the office of the Jessamine County Clerk.



PVA #048-00-00-036.02
RAMSEY REALTY, LLC
D.B. 712; P. 294
P.C. 11; SL. 364

CITY - ZONE I-1

PVA #048-00-00-036.08
RAMSEY REALTY, LLC
D.B. 712; P. 294
P.C. 11; SL. 363

CITY - ZONE I-1

PVA #048-00-00-058.01
RUPARD PROPERTIES, LLC
D.B. 766; P. 711
P.C. 8; SL. 714

COUNTY - ZONE A-1

PVA #048-00-00-060.03
JENKINS & ORANGE PAVING
& EXCAVATING, INC.
D.B. 755; P. 582
P.C. 11; SL. 650

COUNTY - ZONE I-1

P.O.B.
N:3826120.519
E:5255529.353
(KY. SINGLE ZONE)

EXISTING CORPORATE LIMITS
(ORD. 926-2015)

CITY OF NICHOLASVILLE
JESSAMINE COUNTY

TOTAL ANNEXATION AREA

387902.9 Sq. Ft.
8.91 Acres

AREA IN RW
104349.2 Sq. Ft.
2.40 Acres

AREA IN LOT
283553.7 Sq. Ft.
6.51 Acres

EXISTING RIGHT-OF-WAY

N 30°38'48" E 781.50'

US 27

EXISTING RIGHT-OF-WAY

S 67°37'12" E
111.15'

S 65°55'40" E 303.46'

S 23°02'45" W 913.63'

181.58'
N 59°21'12" W

PVA #048-00-00-036.02
 RAMSEY REALTY, LLC
 D.B. 712; P. 294
 P.C. 11; SL. 364
 CITY - ZONE I-1

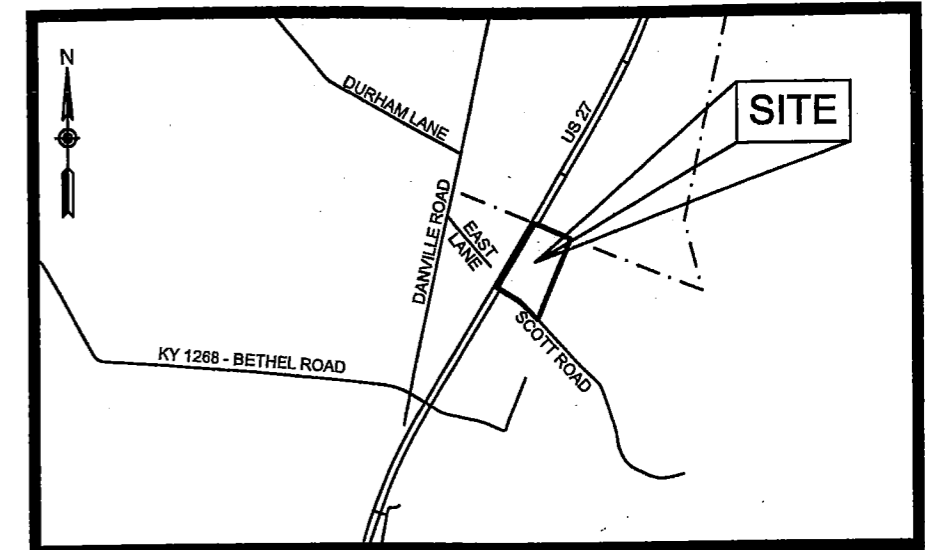
PVA #048-00-00-036.08
 RAMSEY REALTY, LLC
 D.B. 712; P. 294
 P.C. 11; SL. 363
 CITY - ZONE I-1

PVA #048-00-00-059.00
 BRIAN D. & MICHEAL H. STEPHENS
 D.B. 580; P. 363
 P.C. 8; SL. 651
 COUNTY - ZONE A-1

TOTAL ANNEXATION AREA
 387902.9 Sq. Ft.
 8.91 Acres

AREA IN R/W
 104349.2 Sq. Ft.
 2.40 Acres

AREA IN LOT
 283553.7 Sq. Ft.
 6.51 Acres



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.

JASON D. BANKS LS #3848 \$7848 2-5-2020
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 8.91 ACRES AND FURTHER BEING A PORTION OF THE PROPERTY CONVEYED TO CLAY M. CORMAN AND TODD A. JENKINS BY DEED OF RECORD LODGED IN DEED BOOK 637; PAGE 234 IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.

RECORD SOURCE OF PROPERTY

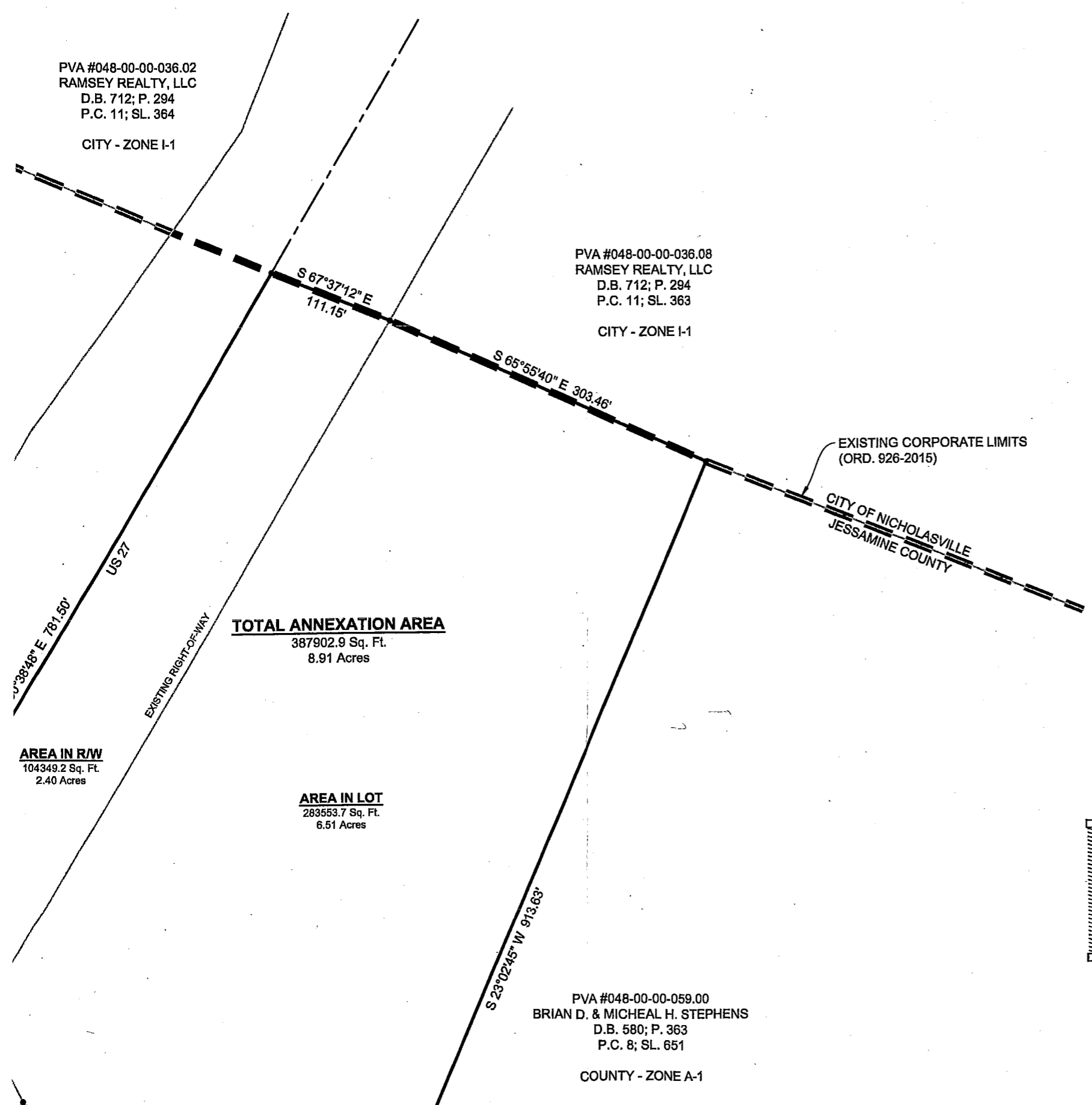
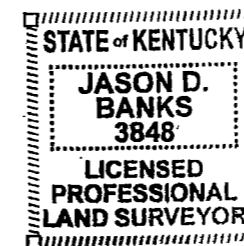
SOURCE OF DEEDS: DEED BOOK 637; PAGE 234 OF RECORD IN THE JESSAMINE COUNTY COURTHOUSE.
 CURRENT TITLE HOLDER: CLAY M. CORMAN & TODD A. JENKINS

METHOD OF SURVEY

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY BANKS ENGINEERING, INC. IN JANUARY, 2020. 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.



PVA #048-00-00-060.03
JENKINS & ORANGE PAVING
& EXCAVATING, INC.
D.B. 755; P. 582
P.C. 11; SL. 650
COUNTY - ZONE I-1

P.O.B.
N:3826120.519
E:5255529.353
(KY. SINGLE ZONE)

AREA IN R/W
104349.2 Sq. Ft.
2.40 Acres

AREA IN LOT
283553.7 Sq. Ft.
6.51 Acres

PVA #048-00-00-059.00
BRIAN D. & MICHEAL H. STEPHENS
D.B. 580; P. 363
P.C. 8; SL. 651
COUNTY - ZONE A-1

PVA #048-00-00-060.00
MRS. RAY D. CARTER
D.B. 96; P. 542
COUNTY - ZONE A-1

STATE OF
KENTUCKY
JAMES B. JONES
LICENSED PROFESSIONAL
LAND SURVEYOR

181.58'
N 59°21'12" W

Ch=N 51°03'31" W
206.65'
A=207.37'
R=716.20'

EXISTING RIGHT-OF-WAY

152.60'
N 42°45'50" W

S 23°02'45" W 913.63'

SCOTT ROAD

CLAY M. CORM

GRAPHIC SCALE



1 inch = 100 feet

METHOD OF SURVEY

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY BANKS ENGINEERING, INC. IN JANUARY, 2020. 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.

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ANNEXATION SUMMARY

TOTAL AREA:.....	8.91 ACRES
AREA IN LOT:.....	6.51 ACRES
AREA IN RIGHT OF WAY:.....	2.40 ACRES

AREA IN LOT
283553.7 Sq. Ft.
6.51 Acres

PVA #048-00-00-059.00
BRIAN D. & MICHEAL H. STEPHENS
D.B. 580; P. 363
P.C. 8; SL. 651

COUNTY - ZONE A-1



ANNEXATION EXHIBIT
CLAY M. CORMAN & TODD A. JENKINS PROPERTY

SCOTT ROAD
Jessamine County, Kentucky

Client and Property Owner of Record:

Clay M. Corman

1151 Jessamine Station
Nicholasville, KY 40356

and

Todd A. Jenkins

5901 Sugar Creek Road
Nicholasville, KY 40356



JASON D. BANKS, PLS
1211 JESSAMINE STATION | NICHOLASVILLE, KY
859.881.0020 | BANKSENGINEERING.NET

This plat does not represents a boundary survey
and is not intended for land transfer

January, 2020

GRAPHIC SCALE



1 inch = 100 feet

060.00
RTER
12
EA-1

