

ORDINANCE NO. 39-2021

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 15.31 ACRES OF REAL PROPERTY ADJACENT TO RICHMOND AVENUE INTO THE CITY OF NICHOLASVILLE, KENTUCKY

WHEREAS, on February 9, 2021 the landowner consented in writing to the annexation pursuant to KRS 81A.412, thereby making the adoption of an Ordinance of Intent to Annex unnecessary; and

WHEREAS, the landowner submitted to the City of Nicholasville a consent for annexation of all property known and described in Exhibit "A" Annexation Legal Description; and

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

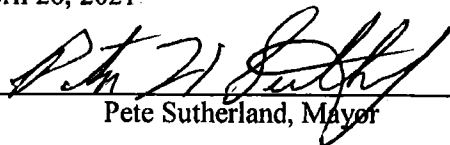
WHEREAS, the property is urban in character or suitable for development for urban purposes without unreasonable delay; and

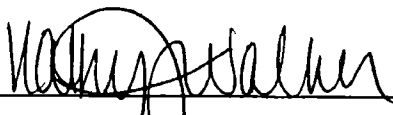
WHEREAS, the City of Nicholasville is desirous of extending its corporate city limits by annexing the property known and described in Exhibit "A" and it is deemed in the best interest of the City to annex same;

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 in 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.

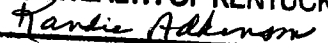
FIRST READING (INTRODUCTION): April 12, 2021

SECOND READING AND ADOPTION: April 26, 2021


Pete Sutherland, Mayor

ATTEST: 
Kathy Walker, City Clerk

RECEIVED AND FILED
DATE August 6, 2021

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY 

PUBLIC NOTICE

**NOTICE OF ENACTMENT
OF ORDINANCE**

Notice is hereby given that on April 26, 2021, 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 039-2021: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 15.31 ACRES OF REAL PROPERTY ADJACENT TO RICHMOND AVENUE INTO THE CITY OF NICHOLASVILLE, KENTUCKY.** (Upon adoption, this ordinance establishes a decree of annexation of the property located at 862 Richmond Avenue, which is 15.310 acres of property into the City of Nicholasville, Kentucky.)

Kathy Walker, City Clerk
May 6, 2021

This ad was paid for by the City of Nicholasville using taxpayer dollars in the amount of \$147.00

Jessamine Journal:
May 6, 2021
ORD 39-2021

Publisher's Certificate of Publication

STATE OF KENTUCKY

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

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:

05/06/21

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

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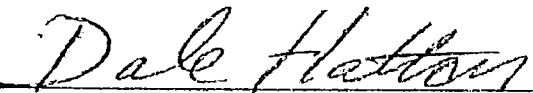
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Jessamine Journal:
May 6, 2021
ORD 39-2021

Kevin Smith, publisher

Subscribed and sworn to before me this
6th Day of May, 2021



Dale Hatton
605969
Commission Expires 8-2-2022

Account #
Ad # 1236381

CITY OF NICHOLASVILLE
PO BOX 450
NICHOLASVILLE KY 40340

ANNEXATION CONSENT

The undersigned, after first being duly sworn, states that he is the owner of the property described in Exhibit "A" attached hereto ("Property"). As such, he has the authority to waive the enactment and waiting requirements of KRS 81A.420 (1) and (2) and the notice requirements of KRS 81A.425 relative to his request for annexation of the Property by the City of Nicholasville. Accordingly, he gives his consent waiving the aforementioned requirements pursuant to KRS 81A.412.



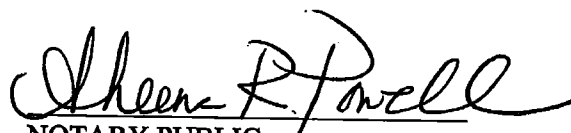
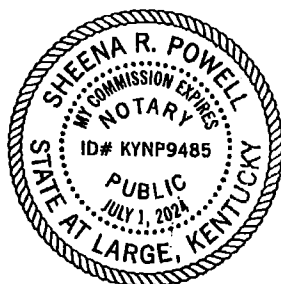
CHRIS REDMOND

COMMONWEALTH OF KENTUCKY
COUNTY OF JESSAMINE

9, 2021. Subscribed, sworn to, and acknowledged before me by Chris Redmond on February

My Commission Expires: 7-1-2024

ID#: KYNP9485



NOTARY PUBLIC,
STATE AT LARGE

EXHIBIT "A"

LEGAL DESCRIPTION

Being all of Lot 1, of the Charles L. Denger Parcels as shown by Plat of record in Plat Cabinet 2, Slide 90, in the Jessamine County Clerk's Office; the improvements thereon being known and designated as 862 Richmond Avenue, Nicholasville, Kentucky.

Being the same property conveyed to Chris Redmond by deed dated March 2, 2015, of record in Deed Book 721, Page 676, in the Jessamine County Clerk's Office.

ANNEXATION LEGAL DESCRIPTION

Being all of that property acquired by Chris Redmond by deed from PBI Bank, Inc., a Kentucky corporation, dated the 2nd day of March, 2015 and recorded in Deed Book 721, Page 676 in the Jessamine County Clerk's Office.

Being more particularly described as follows:

Beginning at an iron pin found (steel rebar with no identification cap) and Kentucky State Plane, Single Zone coordinates (KY1Z): Northing 3848151.31, Easting 5268365.73, said pin being on the northwest right-of-way boundary of Richmond Avenue, approximately 535 feet southwest of the intersection of Richmond Avenue and Orchard Drive and being the southernmost corner of Austin Clark (DB 708, PG 512) in Nicholasville, Jessamine County, Kentucky and **being the Point of Beginning for this description**; Thence leaving Austin Clark and with said right-of-way the following two (2) courses: S32°01'05"W – 50.83 feet to an iron pin found (steel rebar with survey cap stamped PLS #3674 at KY1Z Northing 3848108.22, Easting 5268338.78) and S31°01'46"W – 124.57 feet to an iron pin found (steel rebar w/ no identification cap at KY1Z Northing 3848001.47, Easting 5268274.57), said pin being a corner of John Burnside (CD 24, PG 453); Thence leaving the Richmond Avenue and with Burnside the following two (2) courses: N58°21'05"W – 749.05 feet to an iron pin found (bent pipe at KY1Z Northing 3848394.51 Easting 5267636.91) and S38°37'54"W – 168.94 feet to an iron pin found (steel rebar with survey cap stamped PLS #3674 at KY1Z Northing 3848262.53, Easting 5267531.44), said pin being a corner of the Richard Morgan Revocable Trust (DB 721, PG 251); Thence leaving Burnside and with the Richard Morgan Revocable Trust S37°57'08"W – 163.79 feet to an iron pin found (steel rebar with survey cap stamped PLS #3674 at KY1Z Northing 3848133.38, Easting 5267430.71), said pin being a corner of Paul Perkins (DB 721, PG 254); Thence leaving the Richard Morgan Revocable Trust and with Perkins the following two (2) courses: S38°37'50"W – 165.87 feet to an iron pin found (steel rebar with survey cap stamped PLS #3674 at KY1Z Northing 3848003.81, Easting 5267327.16) and S56°12'07"E – 169.57 feet to an iron pin found (steel rebar with no identification cap at KY1Z Northing 3847909.48, Easting 5267468.07), said pin being a corner of Wesley Davis (DB 355, PG 493); Thence leaving Perkins and with Davis S32°14'36"W – 187.13 feet to an iron pin found (steel rebar w/ no identification cap at KY1Z Northing 3847751.21, Easting 5267368.24), said pin being a corner of Brian Gordon (DB 473, PG 405); Thence leaving Davis and with Gordon N58°31'45"W – 242.50 feet passing the property line of Seven Brothers Inc. (DB 214, PG 558) to an iron pin found (steel rebar with survey cap stamped PLS #2053 at KY1Z Northing 3847877.81, Easting 5267161.40) said pin being a corner of Beverly Zuck and Kevin Dean (WB 7, PG 115) and coincidentally the corner of the City of Nicholasville annex boundary; Thence leaving Seven Brothers Inc. and with Zuck and Dean and the City of Nicholasville for the following three (3) courses: N57°45'35"W – 273.41 feet to an iron pin found (steel rebar with survey cap stamped PLS #2053 at KY1Z Northing 3848023.67, Easting 5266930.15), N31°27'06"E – 644.88 feet to an iron pin found (steel rebar with survey cap stamped PLS #2053 at KY1Z Northing 3848573.81, Easting 5267266.63) and N31°40'16"E – 469.18 feet to an iron pin found (steel rebar with

EXHIBIT

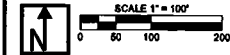
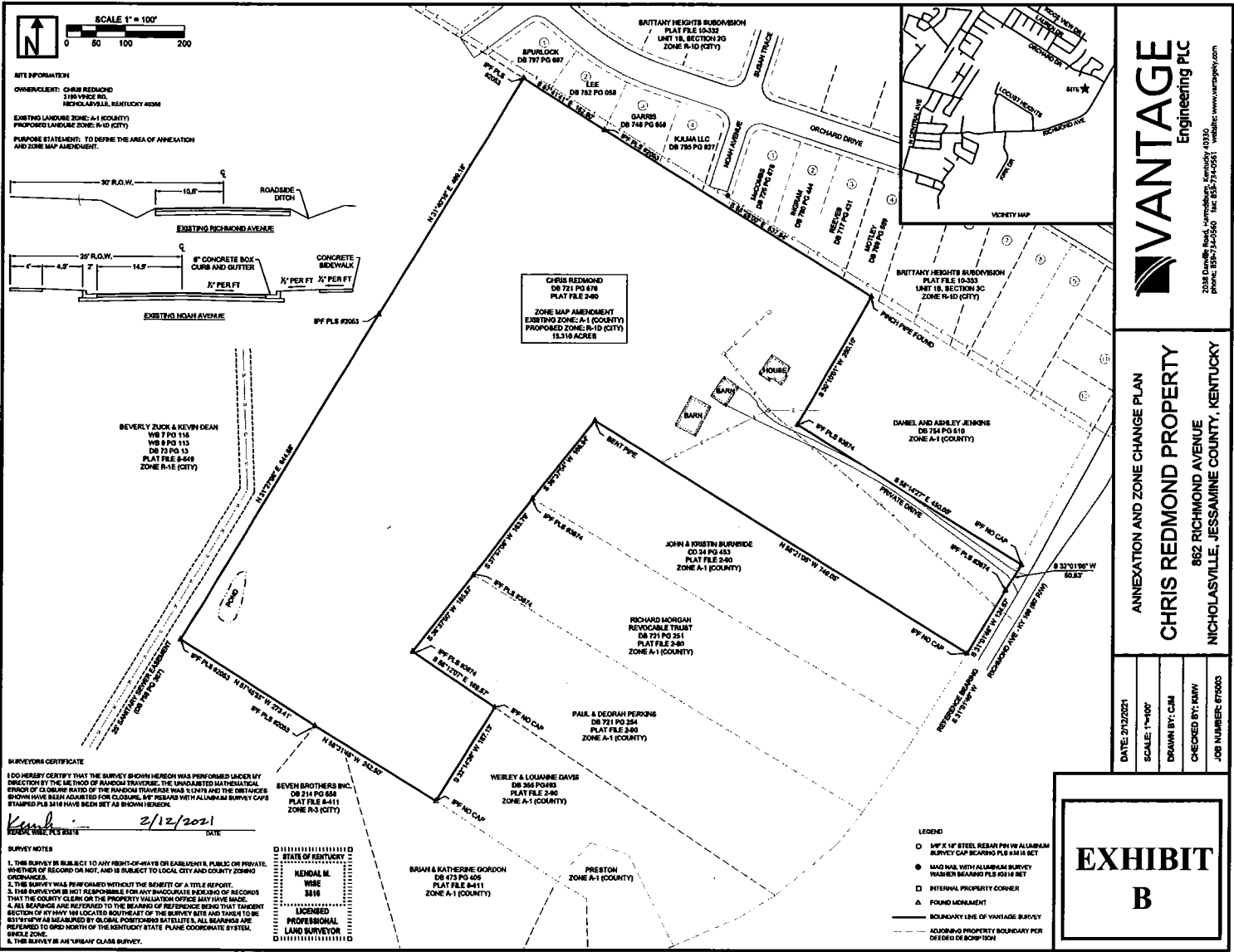
A

survey cap stamped PLS #2053 at KY1Z Northing 3848973.11, Easting 5267512.97) said pin being a corner of Brittany Heights Subdivision, Unit 1B, Section 2G (Plat file 10-332) and the City of Nicholasville; Thence leaving Zuck and Dean and with Brittany Heights Subdivision S57°41'41"E – 162.80 feet to an iron pin found (steel rebar with survey cap stamped PLS #2053 at KY1Z Northing 3848886.11, Easting 5267650.57), said pin being a corner of Brittany Heights Subdivision, Unit 1B, Section 3C (Plat file 10-333); Thence continuing with Brittany Heights Subdivision S58°25'00"E – 537.84 feet to an iron pin found (pinched pipe at KY1Z Northing 3848604.42, Easting 5268108.75) said pin being a corner of the aforementioned Austin Clark; Thence leaving Brittany Heights Subdivision and the City of Nicholasville and with Clark the following two (2) courses: S30°10'01"W – 250.10 feet to an iron pin found (steel rebar with survey cap stamped PLS #3674 at KY1Z Northing 3848388.20, Easting 5267983.07) and S58°14'27"E – 450.05 feet to the point of beginning and containing 15.310 acres by survey.

This description prepared from a physical survey conducted by VANTAGE Engineering PLC, Kendal Wise, Kentucky PLS #3816 dated the 8th day of August, 2020.



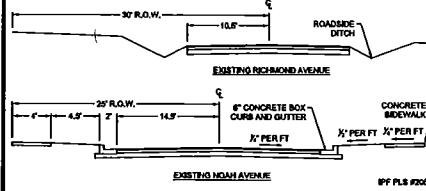
Kendal M. Wise
4/2/2021



SITE INFORMATION
 OWNER/CLIENT: CHRIS REDMOND
 2185 VANCE RD.
 NICHOLASVILLE, KENTUCKY 40350

EXISTING LAND USE ZONE: A-1 (COUNTY)
PROPOSED LAND USE ZONE: R-10 (CITY)

PURPOSE STATEMENT: TO DEFINE THE AREA OF ANNEXATION AND ZONE MAP AMENDMENT.



CHRIS REDMOND
 DB 721 PG 678
 PLAT FILE 2-400
 ZONE MAP AMENDMENT
 EXISTING ZONE: A-1 (COUNTY)
 PROPOSED ZONE: R-10 (CITY)
 15.310 ACRES

BEVERLY ZUCK & KEVIN DEAN
 WB 770 115
 DB 8 PG 113
 DB 12 PG 13
 PLAT FILE 8-249
 ZONE R-1E (CITY)

JOHN & KRISTIN BURKHIDE
 CD 34 PG 433
 PLAT FILE 2-400
 ZONE A-1 (COUNTY)

RICHARD MORGAN REVOCABLE TRUST
 DB 721 PG 251
 PLAT FILE 2-400
 ZONE A-1 (COUNTY)

PAUL & DEORAH PERONS
 DB 721 PG 254
 PLAT FILE 2-400
 ZONE A-1 (COUNTY)

WERLEY & LOUANNE DAVIS
 DB 360 PG 490
 PLAT FILE 2-400
 ZONE A-1 (COUNTY)

BAHNS & KATHERINE GORDON
 DB 410 PG 406
 PLAT FILE 8-411
 ZONE A-1 (COUNTY)

PRESTON
 ZONE A-1 (COUNTY)

SURVEYORS CERTIFICATE
 I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE; THE UNADJUSTED MEAN DIAGONAL ERROR OF CLOSURE RATIO OF THE RANDOM TRAVERSE WAS 1/42478 AND THE DISTANCES SHOWN HAVE BEEN ADJUSTED FOR CLOSURE. IF REQUIRED WITH ALIEN SURVEY CAPS STAMPED PLUS 1/418 HAVE BEEN SET AS SHOWN HEREON.

Kendal M. Wise 2/12/2021 DATE

SURVEY NOTES

1. THIS SURVEY IS SUBJECT TO ANY RIGHT-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURACIES INCLUDING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
4. ALL BEARINGS ARE REFERRED TO THE BEARING OF REFERENCE BEING THAT TARGET SECTION OR BY BEING 180 LOCATED NORTH OF THE SURVEY SITE AND THUS TO BE 831°59'48" MEASURED BY GLOBAL POSITIONING SATELLITE. ALL BEARINGS ARE REFERRED TO 830° NORTH OF THE KENTUCKY STATE PLUMB COORDINATE SYSTEM.
5. THIS SURVEY IS AN URBAN CLASS SURVEY.

STATE OF KENTUCKY
 KENDAL M. WISE
 3416
 LICENSED PROFESSIONAL LAND SURVEYOR

LEGEND

- 5/8" X 1/8" STEEL REBAR PIN W/ ALUMINUM SURVEY CAP BEARING PLUS 1/418 SET
- MAG NAIL WITH ALUMINUM SURVEY WAXEN BEARING PLUS 1/418 SET
- INTERNAL PROPERTY CORNER
- ▲ FOUND MOUNDMENT
- BOUNDARY LINE OF VANTAGE SURVEY
- - - ADJACENT PROPERTY BOUNDARY PER DEEDS OF RECORD

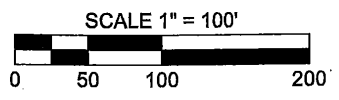
EXHIBIT B

VANTAGE
 Engineering PLC

2038 Dunbar Road, Lumberton, Kentucky 40330
 Phone: 502-734-0560 Fax: 502-734-0561 Website: www.vantageplc.com

ANNEXATION AND ZONE CHANGE PLAN
CHRIS REDMOND PROPERTY
 862 RICHMOND AVENUE
 NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

DATE: 2/12/2021
 SCALE: 1"=100'
 DRAWN BY: CM
 CHECKED BY: RWV
 JOB NUMBER: 675003

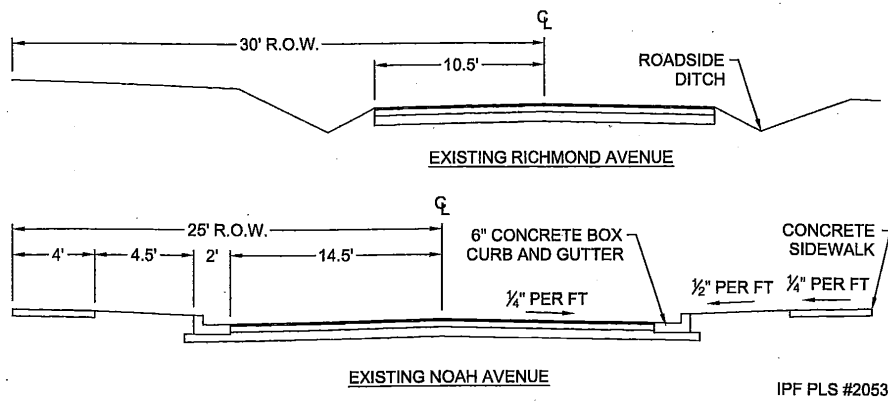


SITE INFORMATION

OWNER/CLIENT: CHRIS REDMOND
2190 VINCE RD.
NICHOLASVILLE, KENTUCKY 40356

EXISTING LANDUSE ZONE: A-1 (COUNTY)
PROPOSED LANDUSE ZONE: R-1D (CITY)

PURPOSE STATEMENT: TO DEFINE THE AREA OF ANNEXATION
AND ZONE MAP AMENDMENT.



IPF PLS #2053

CHRIS REDMOND
DB 721 PG 676
PLAT FILE 2-90

ZONE MAP AMENDMENT
EXISTING ZONE: A-1 (COUNTY)
PROPOSED ZONE: R-1D (CITY)
15.310 ACRES

BEVERLY ZUCK & KEVIN DEAN
WB 7 PG 115
WB 9 PG 113
DB 73 PG 13
PLAT FILE 8-649
ZONE R-1E (CITY)

BRITTANY HEIGHTS SUBDIVISION
PLAT FILE 10-332
UNIT 1B, SECTION 2G
ZONE R-1D (CITY)

1
SPURLOCK
DB 797 PG 697

2
LEE
DB 752 PG 058

3
GARRIS
DB 746 PG 658

4
KJLMA LLC
DB 795 PG 927

McCOMBS
DB 725 PG 677

N 31°40'18" E 469.18'

IPF PLS #2053

IPF PLS #2053

N 31°27'08" E 644.88'

S 37°57'08" W 163.79'

S 38°37'54" W 168.94'

IPF PLS #3674

IPF PLS #3674

JOHN & KRISTIN BURNSIDE
CD 24 PG 453
PLAT FILE 2-90
ZONE A-1 (COUNTY)

BENT PIPE

POND

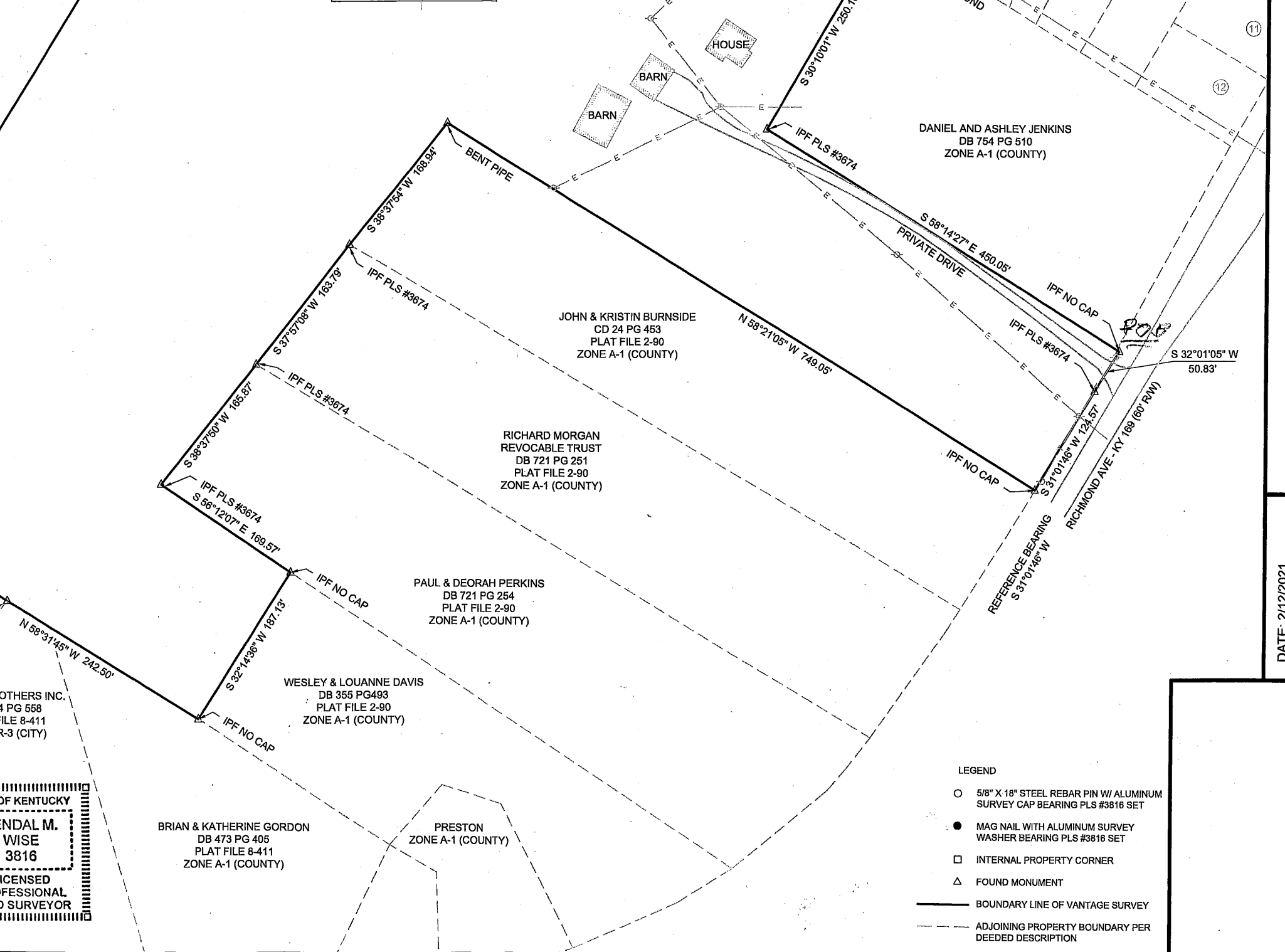
BARN

BARN

15.310 ACRES

ANNEXATION AND ZONE CHANGE PLAN

DATE: 2/12/2021



DANIEL AND ASHLEY JENKINS
DB 754 PG 510
ZONE A-1 (COUNTY)

JOHN & KRISTIN BURNSIDE
CD 24 PG 453
PLAT FILE 2-90
ZONE A-1 (COUNTY)

RICHARD MORGAN
REVOCABLE TRUST
DB 721 PG 251
PLAT FILE 2-90
ZONE A-1 (COUNTY)

PAUL & DEORAH PERKINS
DB 721 PG 254
PLAT FILE 2-90
ZONE A-1 (COUNTY)

WESLEY & LOUANNE DAVIS
DB 355 PG 493
PLAT FILE 2-90
ZONE A-1 (COUNTY)

BRIAN & KATHERINE GORDON
DB 473 PG 405
PLAT FILE 8-411
ZONE A-1 (COUNTY)

PRESTON
ZONE A-1 (COUNTY)

LEGEND

- 5/8" X 18" STEEL REBAR PIN W/ ALUMINUM SURVEY CAP BEARING PLS #3816 SET
- MAG NAIL WITH ALUMINUM SURVEY WASHER BEARING PLS #3816 SET
- INTERNAL PROPERTY CORNER
- △ FOUND MONUMENT
- BOUNDARY LINE OF VANTAGE SURVEY
- - - ADJOINING PROPERTY BOUNDARY PER DEEDED DESCRIPTION

OTHERS INC.
4 PG 558
FILE 8-411
R-3 (CITY)

OF KENTUCKY
 ENDAL M.
 WISE
 3816
 LICENSIED
 PROFESSIONAL
 SURVEYOR

**ADDITIONAL DOCUMENTS
INCLUDED WITH SUBMISSION.**

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