




CERTIFICATION OF ORDINANCE

ORDINANCE 136-2023

I, Kathy Walker, certify I am the duly qualified City Clerk of the City of Nicholasville, Kentucky and the foregoing one hundred fourteen (114) pages of Ordinance 136-2023 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on December 11, 2023 all as appears in the official records of said city.

Further, said Ordinance, 136-2023, was published in The Jessamine Journal, as required by KRS 83A.060(9), on December 21, 2023.

WITNESS, my hand and the Seal of the City of Nicholasville, this 8th day of February, 2024.


Kathy Walker
City Clerk

Seal

RECEIVED AND FILED
DATE February 12, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Tami M.

ORDINANCE 136-2023

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 33.55 ACRES OF REAL PROPERTY LOCATED AT 1050 ASHGROVE ROAD (GEORGE AND PATTY GILPIN PROPERTY – PVA PARCEL NO. 067-00-00-002.00) INTO THE CITY OF NICHOLASVILLE, KENTUCKY

WHEREAS, on September 29, 2023, 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 the 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; and

WHEREAS, the Jessamine County Judge/Executive and the Jessamine Fiscal Court were given written notice on October 20, 2023, pursuant to 2023 Ky. Acts ch.128, sec. 3, subsec.3(d).

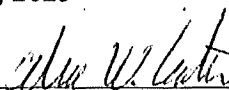
BE IT ORDAINED BY THE CITY OF NICHOLASVILLE that based on the findings in the aforesaid preambles which are incorporated by reference the property described in Exhibit "A" is annexed into the City Limits of the City of Nicholasville, Jessamine County, Kentucky and a map is attached hereto and identified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

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

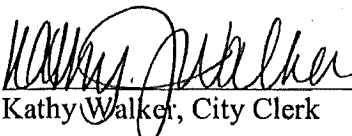
FIRST READING (INTRODUCTION): November 13, 2023

SECOND READING AND ADOPTION: December 11, 2023

ATTEST:



Alex Carter, Mayor



Kathy Walker, City Clerk

ORDINANCE 136-2023

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 33.55 ACRES OF REAL PROPERTY LOCATED AT 1050 ASHGROVE ROAD (GEORGE AND PATTY GILPIN PROPERTY – PVA PARCEL NO. 067-00-00-002.00) INTO THE CITY OF NICHOLASVILLE, KENTUCKY

This Ordinance establishes a decree of annexation for approximately 33.55 acres of real property located at 1050 Ashgrove Road into the City of Nicholasville.

PUBLIC NOTICE

**NOTICE OF ENACTMENT
OF ORDINANCE**

Notice is hereby given that on December 11, 2023, 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 136-2023: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 33.55 ACRES OF REAL PROPERTY LOCATED AT 1050 ASHGROVE ROAD (GEORGE AND PATTY GILPIN PROPERTY – PVA PARCEL NO. 067-00-00-002.00) INTO THE CITY OF NICHOLASVILLE, KENTUCKY.** (This Ordinance establishes a decree of annexation for approximately 33.55 acres of real property located at 1050 Ashgrove Road into the City of Nicholasville.)

Kathy Walker, City Clerk
December 21, 2023

Jessamine Journal:
Dec. 21, 2023
ORD 136-2023

EXHIBIT "A"

ANNEXATION BOUNDARY
GEORGE N. & PATTY T. GILPIN PROPERTY
1050 ASHGROVE ROAD

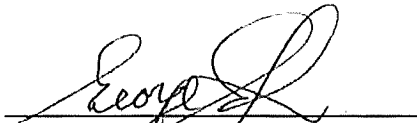
All that tract or parcel of land being located northerly of and adjacent to KY 1980, Ashgrove Road approximately 800' easterly of the intersection of US 27, Nicholasville Road and KY 1980, Ashgrove Road and being more particularly described as follows, TO WIT:

Beginning at a point in the centerline of KY 1980, Ashgrove Road, said point being a common corner to Adam Joseph Boldt and Karen Marsha Greasley (D.B. 814; P. 173 and P.C. 7; Sl. 172-D), thence with the centerline of KY 1980, Ashgrove Road, N 60°06'44" W – 640.89' to a point, thence N 60°04'21" W – 322.07' to a point, thence N 86°39'16" W – 40.60' to a point, common corner to APN Real Estate Holding Company, LLC (D.B. 829; P. 472 and P.C. 5; Sl. 85), thence leaving the centerline of KY 1980, Ashgrove Road and continuing with the line of APN Real Estate Holding Company, LLC and others, N 27°31'20" E – 767.22' to a point, thence N 21°35'39" E – 380.73' to a point, said point being a common corner to Kroger Limited Partnership I (D.B. 551; P. 554 and P.C. 10; Sl. 92), thence with the common line of Kroger Limited Partnership, LLC and others, S 64°13'45" E – 1013.84' to a point, thence N 28°01'15" E – 182.25' to a point, thence S 60°54'32" E – 376.97' to a point, thence S 61°00'23" E – 207.42' to a point, common corner to Carol Dalton (D.B. 364; P. 173 and P.C. 8; Sl. 317), thence with the common line of Carol Dalton, S 31°04'24" W – 233.93' to a point, common corner to Aaron & Viktorija Martinez (D.B. 769; P. 190 and P.C. 7; Sl. 196-A), thence with the common line of Aaron and Viktorija Martinez, N 60°14'45" W – 201.87' to a point, thence S 29°43'27" W – 420.16' to a point, common corner to Adam Joseph Boldt and Karen Marsha Greasley, thence continuing with the line of Adam Joseph Boldt and Karen Marsha Greasley, N 60°41'39" W – 268.47' to a point, thence S 32°22'56" W – 58.86' to a point, thence S 81°29'11" W – 37.35' to a point and S 29°42'33" W – 649.58' to the beginning and containing 33.55 acres, more or less.

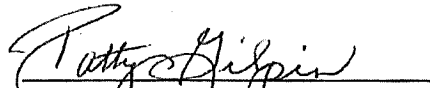
Being a portion of that property conveyed to George N. and Patty T. Gilpin by deed of record lodged in Deed Book 307; Page 494 in the Jessamine County Clerk's Office.

ANNEXATION CONSENT

The undersigned, after first being duly sworn, states that they are owners of the property described in Exhibit "A". As such they have the authority to dispose of the property described in Exhibit "A"; the authority to waive the enactment and waiting requirements of KRS 81A.420 (1) and (2); and the authority to waive the notice requirements of KRS 81A.425, all part of their request for annexation by the City of Nicholasville. Accordingly, they, as owners, give their consent to waiver of the aforementioned requirements pursuant to KRS 81A.425.



Dr. George N. Gilpin




Patty T. Gilpin

COMMONWEALTH OF KENTUCKY
COUNTY OF JESSAMINE, SCT ...

Subscribed, sworn to and acknowledged before me by Dr. George N. Gilpin and Patty T. Gilpin on September 29, 2023.

My Commission expires: January 15, 2027.



Notary Public KY State at Large 63908
No.

EXHIBIT "A"

ANNEXATION BOUNDARY

GEORGE N. & PATTY T. GILPIN PROPERTY

1050 ASHGROVE ROAD

All that tract or parcel of land being located northerly of and adjacent to KY 1980, Ashgrove Road approximately 800' easterly of the intersection of US 27, Nicholasville Road and KY 1980, Ashgrove Road and being more particularly described as follows, TO WIT:

Beginning at a point in the centerline of KY 1980, Ashgrove Road, said point being a common corner to Adam Joseph Boldt and Karen Marsha Greasley (D.B. 814; P. 173 and P.C. 7; Sl. 172-D), thence with the centerline of KY 1980, Ashgrove Road, N 60°06'44" W – 640.89' to a point, thence N 60°04'21" W – 322.07' to a point, thence N 86°39'16" W – 40.60' to a point, common corner to APN Real Estate Holding Company, LLC (D.B. 829; P. 472 and P.C. 5; Sl. 85), thence leaving the centerline of KY 1980, Ashgrove Road and continuing with the line of APN Real Estate Holding Company, LLC and others, N 27°31'20" E – 767.22' to a point, thence N 21°35'39" E – 380.73' to a point, said point being a common corner to Kroger Limited Partnership I (D.B. 551; P. 554 and P.C. 10; Sl. 92), thence with the common line of Kroger Limited Partnership, LLC and others, S 64°13'45" E – 1013.84' to a point, thence N 28°01'15" E – 182.25' to a point, thence S 60°54'32" E – 376.97' to a point, thence S 61°00'23" E – 207.42' to a point, common corner to Carol Dalton (D.B. 364; P. 173 and P.C. 8; Sl. 317), thence with the common line of Carol Dalton, S 31°04'24" W – 233.93' to a point, common corner to Aaron & Viktorija Martinez (D.B. 769; P. 190 and P.C. 7; Sl. 196-A), thence with the common line of Aaron and Viktorija Martinez, N 60°14'45" W – 201.87' to a point, thence S 29°43'27" W – 420.16' to a point, common corner to Adam Joseph Boldt and Karen Marsha Greasley, thence continuing with the line of Adam Joseph Boldt and Karen Marsha Greasley, N 60°41'39" W – 268.47' to a point, thence S 32°22'56" W – 58.86' to a point, thence S 81°29'11" W – 37.35' to a point and S 29°42'33" W – 649.58' to the beginning and containing 33.55 acres, more or less.

Being a portion of that property conveyed to George N. and Patty T. Gilpin by deed of record lodged in Deed Book 307; Page 494 in the Jessamine County Clerk's Office.

Publisher's Certificate of Publication

STATE OF KENTUCKY

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

Jeff Kuerzi, 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:

12/21/23

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

Notice is hereby given that on December 11, 2023, 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 136-2023: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 33.55 ACRES OF REAL PROPERTY LOCATED AT 1050 ASHGROVE ROAD (GEORGE AND PATTY GILPIN PROPERTY - PVA PARCEL NO. 067-00-00-002,00) INTO THE CITY OF NICHOLASVILLE, KENTUCKY.** (This Ordinance establishes a decree of annexation for approximately 33.55 acres of real property located at 1050 Ashgrove Road into the City of Nicholasville.)

Kathy Walker, City Clerk
December 21, 2023

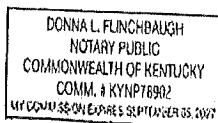
Jessamine Journal:
Dec. 21, 2023
ORD 136-2023

Jeff Kuerzi
Pres. + Publisher

Jeff Kuerzi, publisher

Subscribed and sworn to before me this
21st Day of December, 2023

Donna Flinchbaugh



Donna Flinchbaugh, Notary Public
Kentucky State at Large
KYNP78902
My commission expires 09-05-2027

Account #
Ad # 1756546

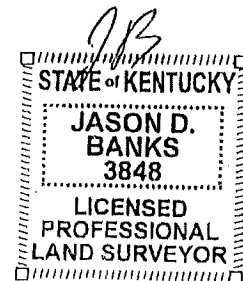
CITY OF NICHOLASVILLE
PO BOX 450
NICHOLASVILLE KY 40340

ANNEXATION BOUNDARY
GEORGE N. & PATTY T. GILPIN PROPERTY
1050 ASHGROVE ROAD

All that tract or parcel of land being located northerly of and adjacent to KY 1980, Ashgrove Road approximately 800' easterly of the intersection of US 27, Nicholasville Road and KY 1980, Ashgrove Road and being more particularly described as follows, TO WIT:

Beginning at a point in the centerline of KY 1980, Ashgrove Road, said point being a common corner to Adam Joseph Boldt and Karen Marsha Greasley (D.B. 814; P. 173 and P.C. 7; Sl. 172-D), thence with the centerline of KY 1980, Ashgrove Road, N 60°06'44" W – 640.89' to a point, thence N 60°04'21" W – 322.07' to a point, thence N 86°39'16" W – 40.60' to a point, common corner to APN Real Estate Holding Company, LLC (D.B. 829; P. 472 and P.C. 5; Sl. 85), thence leaving the centerline of KY 1980, Ashgrove Road and continuing with the line of APN Real Estate Holding Company, LLC and others, N 27°31'20" E – 767.22' to a point, thence N 21°35'39" E – 380.73' to a point, said point being a common corner to Kroger Limited Partnership I (D.B. 551; P. 554 and P.C. 10; Sl. 92), thence with the common line of Kroger Limited Partnership, LLC and others, S 64°13'45" E – 1013.84' to a point, thence N 28°01'15" E – 182.25' to a point, thence S 60°54'32" E – 376.97' to a point, thence S 61°00'23" E – 207.42' to a point, common corner to Carol Dalton (D.B. 364; P. 173 and P.C. 8; Sl. 317), thence with the common line of Carol Dalton, S 31°04'24" W – 233.93' to a point, common corner to Aaron & Viktorija Martinez (D.B. 769; P. 190 and P.C. 7; Sl. 196-A), thence with the common line of Aaron and Viktorija Martinez, N 60°14'45" W – 201.87' to a point, thence S 29°43'27" W – 420.16' to a point, common corner to Adam Joseph Boldt and Karen Marsha Greasley, thence continuing with the line of Adam Joseph Boldt and Karen Marsha Greasley, N 60°41'39" W – 268.47' to a point, thence S 32°22'56" W – 58.86' to a point, thence S 81°29'11" W – 37.35' to a point and S 29°42'33" W – 649.58' to the beginning and containing 33.47 acres, more or less.

Being a portion of that property conveyed to George N. and Patty T. Gilpin by deed of record lodged in Deed Book 307; Page 494 in the Jessamine County Clerk's Office.



OVERSIZE MAP INCLUDED WITH
SUBMISSION.

To research the map, contact the
Office of Secretary of State
or the County Clerk.