




CERTIFICATION OF ORDINANCE
ORDINANCE 143-2024

I, Kathy Walker, certify I am the duly qualified City Clerk of the City of Nicholasville, Kentucky and the foregoing seventy-seven (77) pages and map of Ordinance 143-2024 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on March 11, 2024 as it appears in the official records of said city.

Further, said Ordinance, 143-2024, was published in The Jessamine Journal, as required by KRS 83A.060(9), on April 4, 2024.

WITNESS, my hand and the Seal of the City of Nicholasville, this 24th day of April, 2024.



Kathy Walker
City Clerk

Seal

RECEIVED AND FILED
DATE April 25, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Travis W

ORDINANCE 143-2024

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 128.43 ACRES OF REAL PROPERTY SITUATED ALONG THE SOUTHERLY SIDE OF KY 3374, 1450 HOOVER PIKE INTO THE CITY OF NICHOLASVILLE, KENTUCKY

WHEREAS, inasmuch as KRS 81A.412 provides for the annexation of unincorporated land by cities upon the prior written consent and request of the owners of record of the land to Be annexed; and,

WHEREAS, CB Development, LLC, a Kentucky limited liability corporation, has requested and has given its consent in writing to the annexation of its real property located at 1450 Hoover Pike, (Ky. 3374), Nicholasville, Kentucky consisting of 128.43 acres (PVA Parcel # 067-00-00-002.00; and,

WHEREAS, the City of Nicholasville, by and through its Board of Commissioners, has determined that the land requested to be annexed by CB Development, LLC, meets the requirements of KRS 81A.410; and,

WHEREAS, the City of Nicholasville, by and through its Board of Commissioners, deems it desirable to annex the above referenced real property of CB Development, LLC.

BE IT ORDAINED BY THE CITY OF NICHOLASVILLE the City of Nicholasville, by and through its Board of Commissioners, does hereby adopt this Ordinance annexing the following described real property, to-wit:

ANNEXATION BOUNDARY
CB DEVELOPMENT, LLC PROPERTY
DEED BOOK 799; PAGE 430
1450 HOOVER PIKE

All of that tract or parcel of land being situated along the southerly side of KY 3374, Hoover Pike near Nicholasville, Jessamine County, Kentucky and being more particularly described as follows,
TO WIT:

Beginning at a set mag nail with washer stamped "3848", in the centerline of KY 3374, Hoover Pike, said point being a common corner to McHolan Enterprises (D.B.792; P. 674), thence with the centerline of KY 3374, Hoover Pike, S 59°07'00" E -

787.54' to a set mag nail with washer stamped "3848", said point being a common corner to Lunsford Properties, LLC (D.B. 823; P. 334, P.C. 5; SI. 30), thence leaving the centerline of KY 3374, Hoover Pike and continuing with the common line of Lunsford Properties, LLC, S 30°51'25" W - 1294.90' to a set iron pin with cap #3848, thence S 31°49'38" W- i 928.73' to a set iron pin with cap #3848, thence S 45°20'20" E - 254.07' to a point, said point being a common corner to

ORDINANCE 143-2024

CB Development, LLC, Lunsford Properties, LLC and Charlotte Louis and Dwight Blakeman (D.B. 649; P. 107), thence leaving the line of Lunsford Properties, LLC and continuing with the line of Blakeman, S 38°31'19" W - 996.09' to a set iron pin with cap #3848, said point being a common corner to Howard and Nancy Downing (D.B. 161; P. 518, P.C. 11; SI. 61), thence leaving the line of Blakeman and continuing with the line of Downing,

N 57°13'10" W - 994.07' to a set iron pin with cap #3848. thence N 56°57'45" W - 904.85' to a set iron pin with cap #3848. thence N 74°46'48" W - 69.00' to a set iron pin with cap #3848, said point being on the common line of Ramsey Realty, LLC (D.B. 712; P. 294, P.C. 11; SI. 363), thence leaving the common line of Downing and continuing with the common line of Ramsey, N 11°57'26" E - 527.27' to a found iron pin with cap #3848, thence N 11°51'31" E - 1137.38' to a set iron pin with cap #3848, said point being on the common line of EDJE Properties, LLC (D.B. 707; P. 329, P.C. 3; SI. 147), thence leaving the common line of Ramsey and continuing with the common line of EDJE Properties, LLC and others, S 45°12'1" E - 1120.21' to a point, thence S 46°09'18" E - 359.39' to a point, thence N 34°39'1" E - 3005.28' to the point of beginning and containing 128.43 acres.

Upon the enactment of this Ordinance, and pursuant to the provisions of KRS 81A.412, the above described real property shall henceforth become and be a part of the City of Nicholasville.

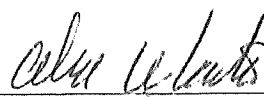
Prior to the completion of annexation under KRS 81A.412, the Board of Commissioners of the City of Nicholasville has elected to establish the zoning for the newly annexed and above described real property pursuant to KRS 100.209 to be included in the R-1E (single family residential) district.

Appended hereto and included as a part of this Ordinance is a map showing the zoning which will be effective for the above described annexed land.

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

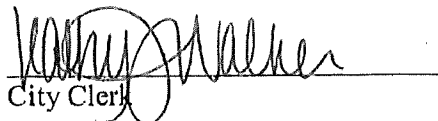
FIRST READING (INTRODUCTION): January 22, 2024

SECOND READING AND ADOPTION: March 11, 2024



Alex W. Carter,
Mayor

Attest:



City Clerk

ORDINANCE 143-2024

SUMMARY

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 128.43 ACRES OF REAL PROPERTY SITUATED ALONG THE SOUTHERLY SIDE OF KY 3374, 1450 HOOVER PIKE INTO THE CITY OF NICHOLASVILLE, KENTUCKY

This Ordinance establishes a decree of annexation for the 128.43 acres of property located at 1450 Hoover Pike into the City of Nicholasville, Kentucky.

PUBLIC NOTICE

**NOTICE OF ENACTMENT
OF ORDINANCE**

Notice is hereby given that on March 11, 2024, 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 143-2024: AN ORDINANCE**

ESTABLISHING A DECREE OF ANNEXATION OF 128.43 ACRES OF REAL PROPERTY SITUATED ALONG THE SOUTHERLY SIDE OF KY 3374, 1450 HOOVER PIKE INTO THE CITY OF NICHOLASVILLE, KENTUCKY. (This Ordinance establishes a decree of annexation for the 128.43 acres of property located at 1450 Hoover Pike into the City of Nicholasville, Kentucky.)

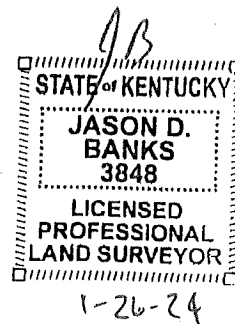
Kathy Walker, City Clerk
April 4, 2024

Jessamine Journal
Apr 4, 2024
ORD 143-2024

ANNEXATION BOUNDARY
CB DEVELOPMENT, LLC PROPERTY
DEED BOOK 799; PAGE 430
1450 HOOVER PIKE

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SITE STATISTICS

TOTAL AREA:..... 128.43 ACRES
 AREA IN LOTS:..... 128.43 ACRES
 AREA IN RIGHT OF WAY:..... N/A
 NO. OF LOTS:..... 2
 ZONE:..... A-1



PVA #060-00-00-016.00
 McHOLAN ENTERPRISE
 D.B. 792; P. 674

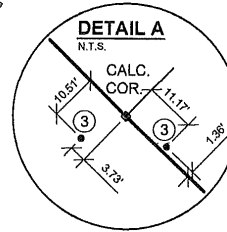
PVA #060-00-00-010.00
 RONALD & WANDA LANE
 D.B. 204; P. 14
 D.B. 126; P. 560

PVA #060-00-00-005.00
 EDJE PROPERTIES, LLC
 D.B. 707; P. 329
 P.C. 3; SL. 147

EXISTING CORPORATE LIMITS
 (ORD. 926-2015)

PVA #048-00-00-036.06
 RAMSEY REALTY, LLC
 D.B. 712; P. 294
 P.C. 11; SL. 363

PVA #048-00-00-036.07
 RAMSEY REALTY, LLC
 D.B. 712; P. 294
 P.C. 11; SL. 363



N 34° 38' 15" E 3005.228'

TRACT I
 2743042.0 Sq. Ft.
 62.97 Acres

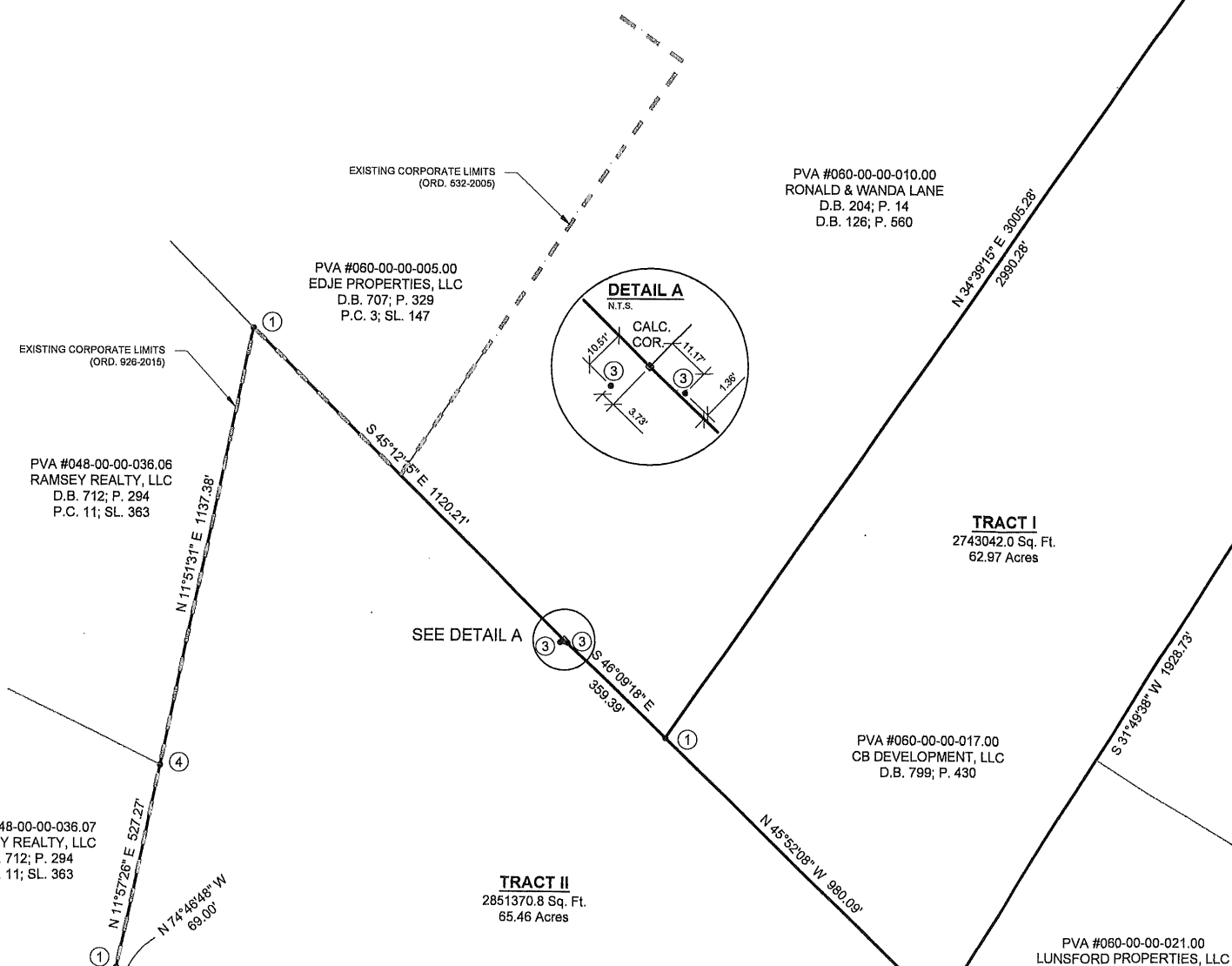
SEE DETAIL A
 S 46° 09' 18" E 359.391'

PVA #060-00-00-017.00
 CB DEVELOPMENT, LLC
 D.B. 799; P. 430

TRACT II
 2851370.8 Sq. Ft.
 65.46 Acres

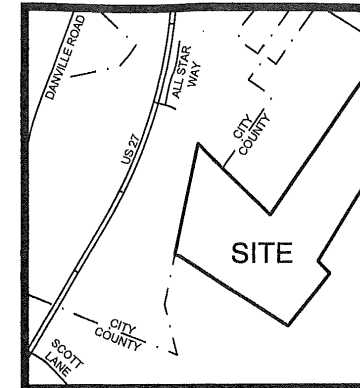
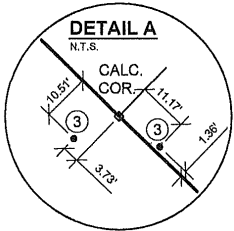
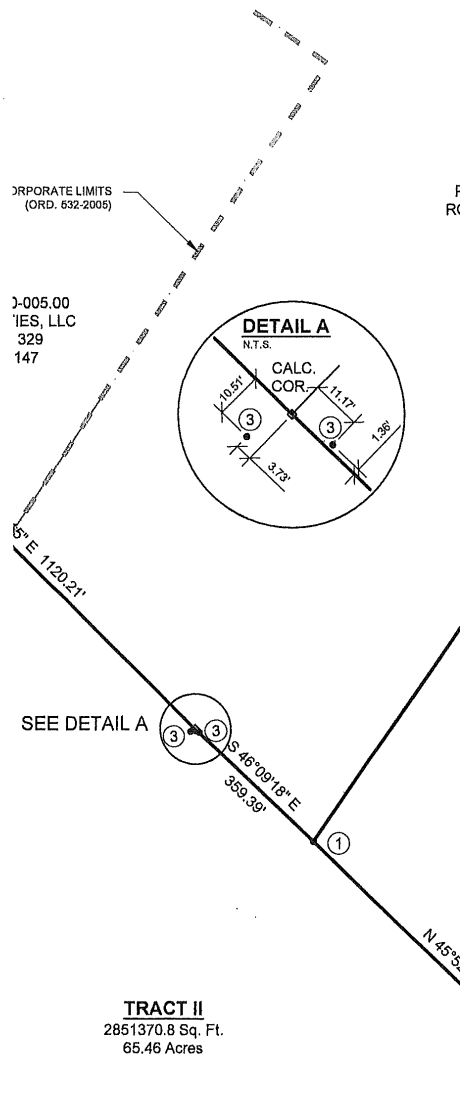
N 45° 32' 08" W 980.091'

PVA #060-00-00-021.00
 LUNSFORD PROPERTIES, LLC



SITE STATISTICS

TOTAL AREA:..... 128.43 ACRES
 AREA IN LOTS:..... 128.43 ACRES
 AREA IN RIGHT OF WAY:..... N/A
 NO. OF LOTS:..... 2
 ZONE:..... A-1



METHOD OF SURVEY

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY JASON D. BANKS, INC. IN SEPTEMBER, 2019. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND ALL CORNERS WERE LOCATED USING GPS EQUIPMENT. BOUNDARY CORNERS WERE LOCATED USING CONTROL POINTS. TRIMBLE R8-3 DUAL FREQUENCY GPS NETWORK ADJUSTED REAL TIME KINEMATIC (RTK) SURVEYING. THE RELATIVITY ERROR IS A RURAL SURVEY. THE RELATIVE ERROR IS LESS THAN ±0.10+200 PPM. THE HORIZONTAL DATUM IS NAVD 1988 AND THE GEOID MODEL IS G1150.

THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM DERIVED FROM THE STATE PLATEAU SURVEY DIRECTIONS AND DISTANCES SHOWN ON THIS PLAT ADJUSTED SURVEY.

ALL PROPERTY CORNERS HAVE BEEN MONUMENTED WITH 5/8\"/>

CERTIFICATE OF ACCURACY

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

Jason D. Banks
 JASON D. BANKS LS #3948 #38

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DEPICT THE CITY OF NICHOLASVILLE. SAID PROPERTY TOTALING 128.43 ACRES AND BEING THE SUBJECT OF A DEVELOPMENT, LLC BY DEED OR RECORD IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.

RECORD SOURCE OF PROPERTY

SOURCE OF DEEDS:
 CB DEVELOPMENT, LLC
 DEED BOOK 799; PAGE 430 OF RECORD IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.

PVA #060-00-00-015.00
 CHRISTINE M. RILKI
 D.B. 521; P. 465

POB
 N:3830617.367
 E:5260784.574
 (KY. STATE PLANE - SINGLE ZONE)

PVA #060-00-00-016.00
 McHOLAN ENTERPRISES
 D.B. 792; P. 674

PVA #060-00-00-018.00
 JENNIE KURTZ ABNER
 D.B. 180; P. 516

PVA #060-00-00-010.00
 RONALD & WANDA LANE
 D.B. 204; P. 14
 D.B. 126; P. 560

PVA #060-00-00-021.00
 LUNSFORD PROPERTIES, LLC
 D.B. 823; P. 334
 P.C. 5; SL. 30

TRACT I
 274304.0 Sq. Ft.
 62.97 Acres

PVA #060-00-00-021.00
 LUNSFORD PROPERTIES, LLC
 D.B. 823; P. 334
 P.C. 5; SL. 30

PVA #060-00-00-017.00
 CB DEVELOPMENT, LLC
 D.B. 799; P. 430

PVA #060-00-00-021.00
 LUNSFORD PROPERTIES, LLC
 D.B. 823; P. 334

STATE OF KENTUCKY
JASON D. BANKS
 3848
 LICENSED PROFESSIONAL LAND SURVEYOR
 1-26-20

EXISTING CORPORATE LIMITS
(ORD. 926-2019)

PVA #048-00-00-036.06
RAMSEY REALTY, LLC
D.B. 712; P. 294
P.C. 11; SL. 363

PVA #048-00-00-036.07
RAMSEY REALTY, LLC
D.B. 712; P. 294
P.C. 11; SL. 363

EXISTING CORPORATE LIMITS
(ORD. 926-2019)

PVA #049-00-00-015.01
HOWARD & NANCY G.
DOWNING
D.B. 161; P. 518
P.C. 11; SL. 61

TRACT I
2743042.0 Sq. Ft.
62.97 Acres

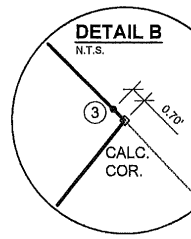
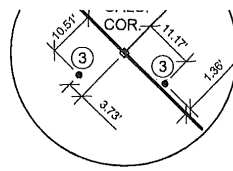
PVA #060-00-00-017.00
CB DEVELOPMENT, LLC
D.B. 799; P. 430

TRACT II
2851370.8 Sq. Ft.
65.46 Acres

PVA #060-00-00-021.00
LUNSFORD PROPERTIES, LLC
D.B. 823; P. 334
P.C. 5; SL. 30

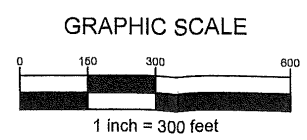
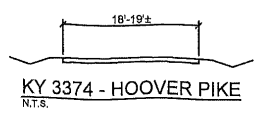
PVA #061-00-00-001.00
CHARLOTTE LOUIS &
DWIGHT BLAKEMAN
D.B. 649; P. 107

PVA #060-00-C
LUNSFORD PROP
D.B. 823; P.
P.C. 5; SL.



LEGEND

- ① IRON PIN SET
(5/8" DIA., 18" LONG)
WITH CAP #3848
- ② MAG NAIL SET
WITH WASHER STAMPED "3848"
- ③ REFERENCE IRON PIN SET
(5/8" DIA., 18" LONG)
WITH CAP #3848
- ④ FOUND IRON PIN
WITH CAP #3848

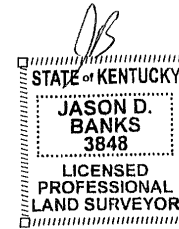


ALL PROPERTY CORNERS HAVE BEEN MONUMENTED WITH LENGTH, 5/8" DIAMETER) AND CAP STAMPED #3848 UNLESS HEREON.

CERTIFICATE OF ACCURACY

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

J.D.B.
JASON D. BANKS LS #3848 # 3848



1-26-24

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DEPICT THE PROPERTY THE CITY OF NICHOLASVILLE. SAID PROPERTY IS COMPRIS TOTALING 128.43 ACRES AND BEING THE SAME PROPERTY DEVELOPMENT, LLC BY DEED OR RECORD LODGED IN DEE IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.

RECORD SOURCE OF PROPERTY

SOURCE OF DEEDS:
CB DEVELOPMENT, LLC
DEED BOOK 799; PAGE 430 OF RECORD IN THE JESSAMINE COURTHOUSE.

**PLAT OF ANNEXATION BOUNDARY
CB DEVELOPMENT, LLC**

1450 HOOVER PIKE
Jessamine County, Kentucky
DEED BOOK 799; PAGE 430

Client and Property Owner of Record

CB DEVELOPMENT, LLC

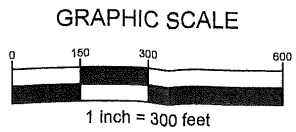
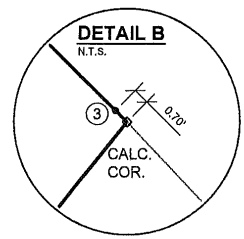
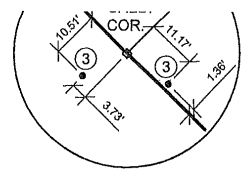
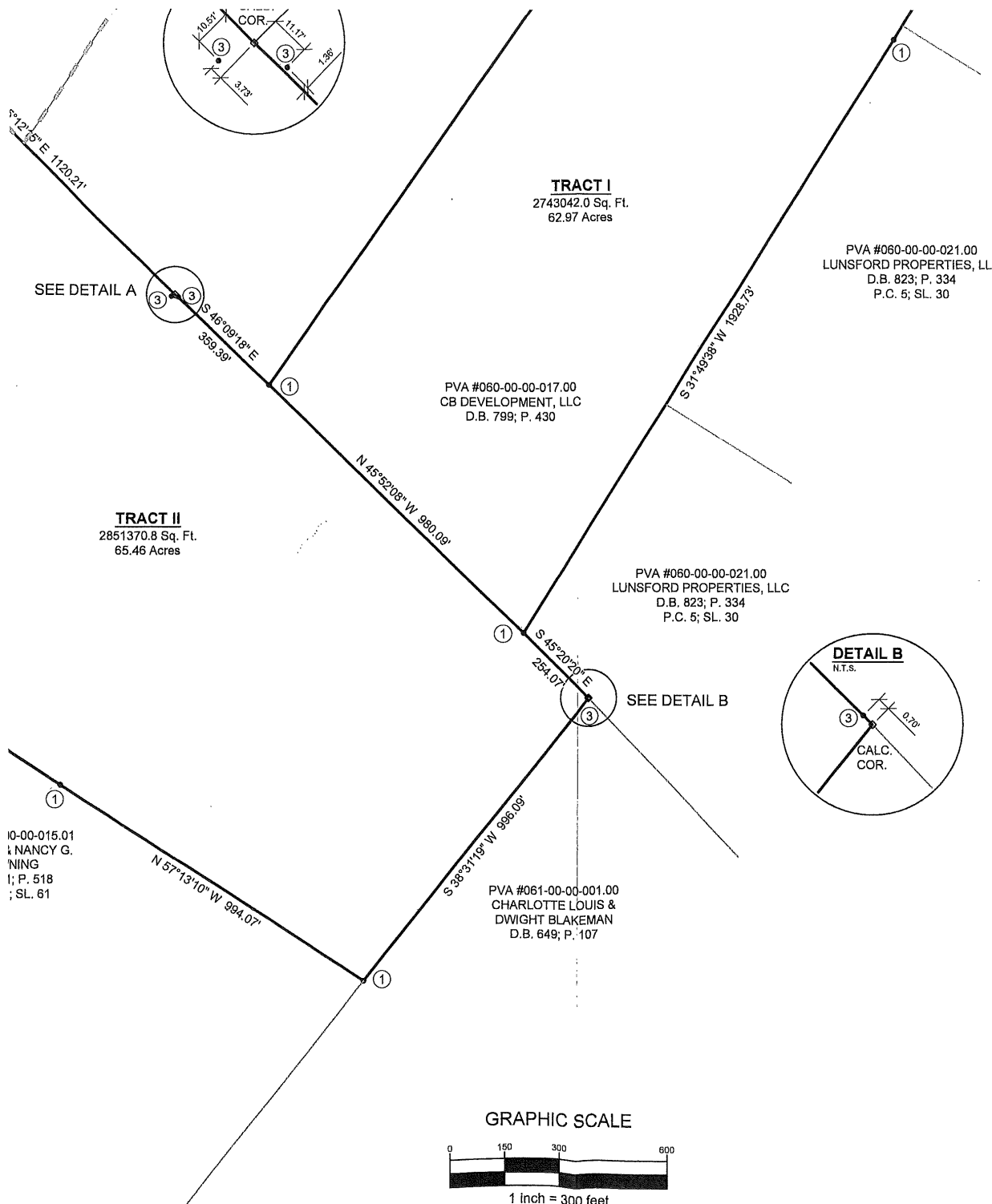
1151 Jessamine Station Pike
Nicholasville, KY 40356



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

Plat of survey represents a boundary survey and complies with 201 KAR 18:150

MARCH, 2023



TRACT I
2743042.0 Sq. Ft.
62.97 Acres

PVA #060-00-00-021.00
LUNSFORD PROPERTIES, LLC
D.B. 823; P. 334
P.C. 5; SL. 30

PVA #060-00-00-017.00
CB DEVELOPMENT, LLC
D.B. 799; P. 430

PVA #060-00-00-021.00
LUNSFORD PROPERTIES, LLC
D.B. 823; P. 334
P.C. 5; SL. 30

PVA #061-00-00-001.00
CHARLOTTE LOUIS &
DWIGHT BLAKEMAN
D.B. 649; P. 107

TRACT II
2851370.8 Sq. Ft.
65.46 Acres

10-00-015.01
NANCY G.
NING
I; P. 518
; SL. 61