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DEC 10 1986

SECRETARY OF STATE
COMMONWEALTH OF KY.

ORDINANCE 068-1986

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF
THE HEREINAFTER DESCRIBED PARCEL OF LAND INTO THE CITY
OF NICHOLASVILLE, KENTUCKY

WHEREAS, on October 22, 1985 the City of Nicholasville
by and through its Board of Commissioners passed an Ordinance of
Intent to annex all of the property known and described herein as
Exhibit "A";

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

WHEREAS, the City of Nicholasville is still desirous of
extending its corporate city limits by annexing the property known
and described herein as Exhibit "A";

NOW THEREFORE BE AND IT IS HEREBY ORDAINED that the property
described herein as Exhibit "A" is annexed into the City Limits of
the City of Nicholasville, Jessamine County, Kentucky.

FIRST READING

DATED:

January 14, 1986

James C. Mason
MAYOR

ATTEST:

Bonnie Dea
CITY CLERK

SECOND READING

DATED:

January 28, 1986

James C. Mason
MAYOR

ATTEST:

Bonnie Dea
CITY CLERK

Exhibit "A"

A parcel of land lying and being in Jessamine County, Kentucky and being a portion of the same tract of land conveyed to the part all of the first part by WILLIAM P. COULLEN ET AL by deed bearing date of 26.02 day of APRIL 1997 which is duly recorded in Deed Book No. 175 at page 327 in the office of the County Court Clerk of Jessamine County, Kentucky said parcel being described as follows:

PARCEL NO. 158

A certain tract or parcel of land lying and being in Jessamine County, Kentucky and being more particularly described as follows:

(a) BEGINNING at a point in the existing northeast right of way line of KY 169, said point being in the southwest property line 30.00 feet left of Relocated KY 169 Station 47+25.00; thence leaving the existing right of way line and the property line with Control of Access and Right of Way line for five (5) calls North 44 degrees 51 minutes 13 seconds East, 66.14 feet to a point 96.14 feet left of Relocated KY 169 Station 47+25.00, South 47 degrees 36 minutes 41 seconds East, 140.31 feet to a point 145.00 feet left of Nicholasville By Pass Station 657+35.00, North 57 degrees 40 minutes 34 seconds East, 487.29 feet to a point 135.00 feet left of By Pass Station 662+00.00, North 72 degrees 41 minutes 34 seconds East, 211.08 feet to a point 100.00 feet left of By Pass Station 664+00.00, North 65 degrees 20 minutes 40 seconds East, 316.73 feet to a point in the southeast property line 115.82 feet left of By Pass Station 667+05; thence with the property line South 37 degrees 28 minutes 09 seconds West, 455.35 feet to a point in the south Control of Access and Right of Way line 111.25 feet right of By Pass Station 663+10.00; thence with the Control of Access and Right of Way line for three (3) calls South 54 degrees 40 minutes 04 seconds West, 540.11 feet to a point 140.00 feet right of By Pass Station 657+45.00, South 46 degrees 55 minutes 06 seconds East, 100.82 feet to a point 80.00 feet left of Relocated KY 169 Station 52+50.00, and South 44 degrees 51 minutes 13 seconds West, 50.00 feet to a point in the existing northeast right of way of KY 169 and the southwest property line 30.00 feet left of Relocated KY 169 Station 52+50.00; thence with the existing right of way line and the property line North 45 degrees 08 minutes 47 seconds West, 525 feet to point of BEGINNING.

The above described parcel contains 5.219 acres.

It is understood between the parties hereto and made a covenant herein that the parcel (a) described above is conveyed in fee simple.

(b) BEGINNING at a point in the existing right of way line of KY 169, said point being in the west property line 30.00 feet left of Relocated KY 169 Station 52+50.00; thence leaving the existing right of way line and the west property line with the Control of Access and Right of Way line North 44 degrees 51 minutes 13 seconds East, 50.00 feet to a point 80.00 feet left of Station 52+50.00; thence with the proposed right of way line South 33 degrees 50 minutes 11 seconds East, 48.00 feet to a point in the southeast property line 70.59 feet left of Station 52+97.07; thence with the property line South 40 degrees 43 minutes 17 seconds West, 40.69 feet to a point in the existing right of way line of KY 169 and the south property corner 30.00 feet left of Station 53+00.00; thence with the existing right of way line of KY 169 and the southwest property line North 45 degrees 08 minutes 47 seconds West, 50.00 feet to point of BEGINNING.

The above described parcel contains 0.050 acres.

It is understood between the parties hereto and made a covenant herein that the parcel (b) described above is conveyed in fee simple.

(c) BEGINNING at a point in the existing northeast right of way line of KY 169 and being the west property line 30.00 feet left of Relocated KY 169 Station 41+75.00; thence leaving the existing right of way line of KY 169 and the property line with the proposed right of way line for two (2) calls South 61 degrees 05 minutes 30 seconds East, 182.00 feet to a point 80.00 feet left of Station 43+50.00, and South 47 degrees 36 minutes 41 seconds East, 375.35 feet to a point 96.14 feet left of Station 47+25.00; thence leaving the proposed right of way line with the Control of Access and right of way line South 44 degrees 51 minutes 13 seconds West, 66.14 feet to a point in the existing right of way line of KY 169 and being the southwest property line 30.00 feet left of Station 47+25.00; thence with the existing right of way of KY 169 and the property line North 45 degrees 08 minutes 47 seconds West, 550.00 feet to point of BEGINNING.

START TRACT NO. III:

(1) Situated in Jessamine County, Kentucky, on the north side of the Nicholasville and Versailles Pike corner to McDowell; thence with said pike for two lines, South 33 degrees 10 minutes east 82 feet; thence south 46 degrees 20 minutes east 1486 feet to a point in center of said pike, corner to Duncan, together with his line north 37 degrees 15 minutes east 1200 feet to a point, in north line of old Louisville and Nashville Railroad; thence with North line of said road north 57 degrees 05 minutes west 462½ feet and corner to Duncan; thence with Duncan's for three lines north 20 degrees 50 minutes east 1371½ feet; thence north 61 degrees 45 minutes west 294 feet; thence north 26 degrees 50 minutes east 839½ feet corner to William Duncan in Proctor Duncan's line; thence north 58 degrees 50 minutes west 1487 feet corner to Proctor Duncan in Baker's line; thence with Baker's line south 24 degrees 45 minutes west 37 feet; thence south 24 degrees 05 minutes west 925 feet and corner to Baker and McDowell; thence with McDowell for four lines south 63 degrees 45 minutes east 1031 feet; thence south 23 degrees 30 minutes west 1333 feet to a point in Southern edge of said Railroad right of way; thence with Southern edge of same north 57 degrees 05 minutes west 495 feet; thence leaving said railroad south 24 degrees 50 minutes west 830 feet to the place of beginning, containing 92.38 acres.

BUT there is excluded from above described land and not included herein the following described tract of land in Jessamine County, Kentucky, and being a part of the old abandoned Louisville and Nashville Railroad right of way: BEGINNING at corner of Bell and Jennings fence at a stake south side of the Railroad right of way; thence in a westerly direction a distance of 219½ feet to a stone on south side of right of way; thence northerly the width of the right of way 66 feet to a stake fence post; thence Easterly 219½ feet along the north side of the old Railroad right of way 66 feet to corner of the farms, Bell and Jennings - the place of beginning, containing 33/100 of an acre, more or less. Being the same land conveyed to Elbert Jennings by Deed of B. Duncal Bell, by deed dated April 9, 1941, and recorded in Deed Book 51, Page 276, in the Jessamine County Court Clerk's Office.

THERE IS ALSO excluded from the above described land and not included herein the following described tract of land in Jessamine County, Kentucky, a parcel of land lying and being in Jessamine County, Kentucky, and more fully described as follows, to-wit:

All that part of certain tract or tracts which lie within a distance of thirty feet from the East side of center line of said proposed public road between the south property line at approximately station 35+08 and northwest property line at approximately station 50+80.

It is further understood that there is also granted to Department of Highways a license for the use of any additional land required for the purpose of drainage and for the construction of slopes, drainage structure, channel changes and borrow pits as are deemed necessary by the Kentucky Department of Highways, and which property was conveyed to Department of Highways by deed of Duncan Bell

(same person as B. Duncan Bell) single, dated April 5, 1950, of record in Deed Book 61, Page 345, in the Jessamine County Court Clerk's Office.

Being the same property conveyed to C. V. Ethington, Jr. and Alma H. Ethington, husband and wife, by William F. Quillen and D. Wanda Quillen, his wife, and by Robert P. Seabolt and Doris R. Seabolt, his wife, by deed dated May 26, 1976, of record in Deed Book 139, Page 384, in the Jessamine County Court Clerk's Office.

THERE IS EXCEPTED from the above described property the following tract of land conveyed to Jessamine Creek Farm Company, Inc., in Deed Book 164, Page 111, in the Jessamine County Court Clerk's Office, and more fully described as follows, to-wit:

All of that certain lot or parcel of land located, lying and being near Nicholasville, Jessamine County, Kentucky, of the William M. Arvin and C. V. Ethington, Jr. Property, and being Parcel No. 3, as shown on map and plat recorded in Plat Cabinet No. 1, at Page 128, in the Office of the Jessamine County Court Clerk. For a more particular description of said parcel reference is hereby made to said Plat. Containing 30.18 acres.

ALSO, THERE IS EXCEPTED from the above described property, the following tract of land conveyed to Charles Jennings and Wilbert Jennings, by deed of record in Deed Book 175, Page 469, in the Jessamine County Court Clerk's Office; and more fully described as follows, to-wit:

All that tract or parcel of land situated northeast of Keene Road (S. R. 169) and west of the C. N. O. & T. P. Railroad approximately one mile northwest of Nicholasville in Jessamine County, Kentucky and more fully described and bounded as follows, to-wit:

Beginning at a point in the existing common fence line between the Elbert Jennings Estate and C. V. Ethington, Jr., said point being located N 37 deg. 21' E 582.82 feet from the northeast right of way line of Keene Road (S.R. 169) as measured along the common fence line between the Elbert Jennings Estate and C. V. Ethington, Jr.; thence with the record boundary line between the Elbert Jennings Estate and C. V. Ethington, Jr. N 37 deg. 21' E 552.58 feet to a point in the center line of the abandoned L & N Railroad right of way; thence with the center line of the abandoned L & N Railroad right of way N 57 deg. 12' W 247.79 feet to a point in an existing fence; thence with the existing fence S 34 deg. 04' W 32.34 feet to a point in the southwestern line of the abandoned L & N Railroad right of way; thence with the southwestern line of the abandoned L & N Railroad right of way and the existing fence S 57 deg. 20' E 226.85 feet to a fence corner; thence with the existing fence S 35 deg. 15' W 519.48 feet to the beginning and containing 0.296 acres and being subject to easements and rights of way of record and in existence.

(2) All of those two certain tracts or parcels of land located on the North side of Kentucky Highway No. 169 (Nicholasville and Versailles Pike), in Jessamine County, Kentucky, and being known and designated as Tract #2 and Tract #3 of the Robert P. Seabolt and William F. Quillen property as shown by map or plat thereof recorded in Plat Book No. 7, at page 7, in the Office of the Clerk of the Jessamine County Court and said Plat is incorporated by reference herein with a more particular description of said Tracts being set forth on said Plat and containing 34.21 acres.

(3) Beginning at a point in the northeast right of way of Kentucky Highway No. 169, corner to Lee Hardesty; thence with the northeast right of way of Kentucky Highway No. 169, for four calls, north 36 degrees 19 minutes west 189.4 feet; north 33 degrees 22 minutes West 299.7 feet; north 34 degrees 19 minutes west 201.05 feet and north 40 degrees 25 minutes west 101.29 feet to a new corner; thence for a new line north 28 degrees 37 minutes

east 1676.36 feet to a corner of Baker (now or formerly) and Lee Hardesty; thence with Lee Hardesty for six calls; south 64 degrees 07 minutes east 500 feet; south 63 degrees 44 minutes east 530 feet; south 23 degrees 29 minutes west 1000.0 feet; south 23 degrees 38 minutes west 333.2 feet; north 57 degrees 08 minutes west 492.6 feet; and south 24 degrees 41 minutes west 781.14 feet to the beginning and containing 41.24 acres.

Being the same property conveyed to C. V. Ethington, Jr. and Alma H. Ethington, husband and wife, by James H. Blakeman and Ruby Blakeman, his wife, by deed dated June 7, 1976, of record in Deed Book 139, Page 491, in the Jessamine County Court Clerk's Office.

THERE IS EXCEPTED from the above described property, the following tract of land conveyed to Jessamine Creek Farm Company, Inc., by deed of record in Deed Book 164, Page 111, in the Jessamine County Court Clerk's Office; and more fully described as follows, to-wit:

All of that certain lot or parcel of land located, lying and being near Nicholasville, Jessamine County, Kentucky of the William M. Arvin and C. V. Ethington, Jr., property and being Parcel No. 1, as shown on Map and Plat recorded in Plat Cabinet No. 1, at Page 128, in the Office of the Clerk of the Jessamine County Court. For a more particular description of said property reference is hereby made to said Plat. Containing 23.01 acres.

(4) All that certain tract or parcel of land located on Kentucky Highway No. 169 in Jessamine County, Kentucky, and more particularly described as follows: From the Northwest city limits of Nicholasville, Kentucky, along the state highway 169 approximately 1.4 miles in a northwest direction to the point of beginning, said point being an iron pin in the northeast right of way fence of State Highway 169; thence north 47 degrees 04 minutes 14 seconds East 602.00 feet to a 24 inch wild cherry tree and fence line; thence north 31 degrees 53 minutes 50 seconds west 293.00 feet to an angle point in the fence thence north 41 degrees 21 minutes 34 seconds west 52.72 feet to an iron pin in the fence line; thence south 47 degrees 36 minutes 50 seconds west 662.82 feet to an iron pin in the northeast right of way fence line of State Highway 169; thence along the northeast right of way fence south 43 degrees 29 minutes 00 seconds east 345.50 feet to the point of beginning containing 5.01 acres. See recorded plat in Plat Book 7, Page 7, in the Jessamine County Court Clerk's Office.

Being the same property conveyed to C. V. Ethington, Jr. and Alma H. Ethington, husband and wife, by William Gobel Scott, by deed dated June 7, 1976, of record in Deed Book 139, Page 479, in the Jessamine County Court Clerk's Office.

mkk

J.P.K.

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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