

Map 5

ORDINANCE 346-2000

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

WHEREAS, on November 18, 1999 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 and a map is
attached hereto and identified as Exhibit "B", in accordance with
KRS 81A.420.

FIRST READING

DATED: May 25, 2000

MAYOR

ATTEST: _____
CITY CLERK

SECOND READING

DATED: June 1, 2000

MAYOR

ATTEST: _____
CITY CLERK

Beginning at an iron pin with cap found (#1218) in the southerly right-of-way of Ky. Hwy. 169; said point being common with Keeneland Estates Subdivision, Unit 1, of record in Plat Cabinet 3, Slide 162 in the Office of the Jessamine County Clerk; thence following the boundary of aforementioned Keeneland Estates, Unit 1, the following two courses and distances: S 37°47'47" W for 946.76 feet to a P.K. Nail in fence post found; thence N 56°38'17" W for 325.35 feet to a post found; thence continuing with the boundary of Keeneland Estates Subdivision, Unit 1, and crossing points common to Keeneland Estates Subdivision, Units 2, 3 and 4, of record in Plat Cabinet 3, Slides 163, 164 and 165 respectively, in the aforementioned Clerk's Office, S 31°56'35" W for 2794.96 feet to a Concrete Nail in a fence post found; thence with the boundary of Lone Oak Subdivision, Units 4 and 7, of record in Plat Cabinet 1, Slides 50 and 134 respectively, the following three courses and distances: S 24°20'54" E for 88.59 feet to a Nail in fence post found; thence S 66°15'23" E for 1144.34 feet to a post in concrete found; thence S 66°01'00" for 650.87 feet to an iron pin with cap found in the westerly right-of-way of U.S. Highway 27; thence with the right-of-way of Highway 27 the following twelve courses and distances:

N 23°42'41" E for 649.77 feet to an iron pin with cap found; thence
N 24°11'43" E for 102.84 feet to an iron pin with cap found; thence
N 36°21'18" E for 102.84 feet to an iron pin with cap found; thence
N 37°20'28" E for 302.38 feet to an iron pin with cap found; thence
N 24°32'58" E for 201.56 feet to an iron pin with cap found; thence
N 40°12'19" E for 101.12 feet to an iron pin with cap found; thence
N 27°06'02" E for 250.80 feet to an iron pin with cap found; thence
N 36°14'54" E for 250.80 feet to an iron pin with cap found; thence
N 32°02'27" E for 328.78 feet to an iron pin with cap found; thence
N 37°14'49" E for 493.60 feet to an iron pin with cap found; thence
N 37°00'18" E for 211.52 feet to an iron pin with cap found; thence
N 40°57'33" E for 43.47 feet to an iron pin with cap found in the southerly right-of-way of Ky. Highway 169;

thence with the right-of-way of Ky. 169 the following seven courses and distances:

N 45°05'21" W for 262.23 feet to an iron pin with cap found; thence
N 40°04'00" W for 225.89 feet to a fence post found; thence
N 33°50'11" W for 101.98 feet to an iron pin with cap found; thence
N 23°20'42" W for 80.78 feet to an iron pin with cap found; thence
N 44°11'40" W for 51.17 feet to an iron pin with cap found; thence
with a curve to the right having a radius of 2960.79 feet and a chord of
N 38°45'07" W for 656.98 feet to an iron pin with cap found; thence
N 32°22'55" W for 129.83 feet to the point of beginning and containing 133.27 acres.

Also containing a tract across the right-of-way of U.S. Highway 27 having the following boundary; beginning at an iron pin with cap found in the easterly right-of-way of U.S. 27; said point being common with the Commonwealth of Kentucky, of record in Deed Book 160, Page 281 in the aforementioned Clerk's Office; thence with the Commonwealth of Kentucky for the following two courses and distances; S 66°01'00" E for 346.76 feet to an iron pin with cap found; thence S 23°31'42" W for 3.00 feet to an iron pin with cap found, said point being common with the City of Nicholasville, of record in Deed Book 162, Page 362 in the aforementioned Clerk's Office; thence with the City of Nicholasville S 66°28'18" E for 47.62 feet to an iron pin with cap found, said point being common with C.V. Ethington, of record in Deed Book 97, Page 519 in aforementioned Clerk's Office; thence with Ethington N 32°51'23" E for 839.57 feet to an iron pin with cap found, said point being common with

Elizabeth Teater, of record in Deed Book 91, Page 177 in the aforementioned Clerk's Office; thence with Teater N 55°58'57" W for 450.63 feet to an iron pin with cap found in the easterly right-of-way of U.S. Highway 27; thence with the right-of-way of U.S. 27 for the following two courses and distances; S 33°02'53 W for 281.30 feet to an iron pin with cap found; thence S 27°15'04" W for 628.65 feet to the point of beginning and containing 8.64 acres.

Sarah VonGrunigen Kanatzar, John S. Kanatzar
And Elizabeth Kanatzar Adams Annexation

Agreed Conditions of Annexation

1. Construction of duplexes, apartments or townhouses shall not be permitted on the property to be annexed.
2. All surface water generated by development of the property to be annexed shall be detained on site and thereafter released at the same rate of flow as that surface water currently emanating from the premises.
3. All sewage generated after development of the property shall flow by gravity feed to the City's sewer mains.
4. The Applicants agree to comply with all City requirements and regulations that may be applicable at the time of development pertaining to the water distribution system. The Applicants agree to meet at least the minimum design requirements before same.
5. The single family homes constructed immediately adjacent to Lone Oak Subdivision and Keene-Land Subdivision shall contain a minimum of 1,800 square feet of living space exclusive of garages, carports, patios and porches. In addition, the lot sizes of these homes shall be at least the same size as the adjoining lots in these subdivisions. The single family homes constructed immediately adjacent to KY 169, US 27 Bypass and the commercial area shall contain a minimum of 1,300 square feet of living space subject to the aforementioned exclusions. The balance of the property to be annexed, aside from the commercial areas, shall contain a mix of single family homes with minimum square footages varying from a minimum of 1,300 square feet to a minimum of 1,800 square feet.

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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