

RECEIVED AND FILED
DATE October 23, 2020

KRS 81A.470 FILINGS

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandice Adkinson

I certify I am the duly qualified City Clerk of the City of Pikeville, Kentucky,
and the foregoing pages of Ordinance O-2020-13 is a true, correct and complete copy duly
adopted by the City Commission at a duly convened meeting held on October 12, 2020, all as
appears in the official records of said City.

WITNESS, my hand and, this 21st day of October, 2020

Robbi Bentley
Robbi Bentley
City Clerk

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ORDINANCE FINALLY ANNEXING BY THE CITY
OF PIKEVILLE CERTAIN UNINCORPORATED
TERRITORY LYING ADJACENT TO THE PRESENT BY
CITY CORPORATE LIMITS AND COMPRISING
OF APPROXIMATELY ± 46.77 ACRES EXTENDING THE
CITY'S CORPORATE LIMITS SOUTH OF PIKEVILLE
ON THE WEST SIDE OF US 23 AND BEING ON THE
WATERSHED OF FORD'S BRANCH

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Handic Adkins

ORDINANCE NO. O-2020-13

WHEREAS, the entire land being annexed herein is owned by the City of Pikeville which does hereby consent to the annexation of their property pursuant to KRS 81A.412.

WHEREAS, the territory to be annexed is adjacent and contiguous to the City of Pikeville's existing corporate municipal boundaries and the City Commission has determined that no part of the area to be annexed shall be included in the boundary of another city; and

WHEREAS, the Pikeville City Commission has determined that by reason of the population density, commercial and/or industrial use of the surrounding land, the territory sought to be annexed by the City of Pikeville is urban in character and suitable for development for the urban purposes by the City of Pikeville without unreasonable delay;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PIKEVILLE that the tract or parcel of property described hereinafter, contiguous to the present city limits of the City of Pikeville, Kentucky is hereby declared to be annexed into the corporate limits of the City of Pikeville and shall be by the passage of this ordinance become part of the City for all purposes. The property annexed hereby is described as follows:

City of Pikeville

Annexation Area

**Description of Property
For the
U.S. 23 South / Sword Fork Annex**

A certain tract or parcel of land located on the watershed of Ford's Branch, a tributary of the Levisa Fork of the Big Sandy River, Pike County, Kentucky, the point of beginning lying on the west side of U.S. 23, being more particularly described as follows:

All bearings, distances and coordinate values herein are referred to the Kentucky State Plane Coordinate System, NAD 83 Single Zone. The Commonwealth of Kentucky Right of Way portion of this property is derived from the Project Plans for U.S. 23/U.S. 119, Jenkins to Pikeville, Project Number APD 23-1 (85). A boundary survey was not performed for this annexation. This Description of Property does not represent nor does it constitute a boundary survey of the described property and is not intended to locate the boundary lines on the ground or for the use of land transfer.

Unless stated otherwise, any monument referred to herein as an IPC found, is a 5/8" rebar, with a yellow plastic cap stamped EDC, INC. LS 4305.

Beginning at an IPC found on the western Right of Way line of US 23, said IPC having a state plane coordinate value of North 3,693,652.03 and East 5,859,707.59; said point being on the southern boundary line of the City of Pikeville (DB 1083, PG. 503); thence leaving the Right of Way line and with the southern boundary of said tract

S 75°39'20" W a distance of 411.50 feet

to an unmarked corner; thence

S 81°22'28" W a distance of 13.35 feet

to an IPC found; thence

S 81°22'28" W a distance of 205.66 feet

to an IPC found on the center of a point, being on the western boundary line of said tract and being a common corner to said tract and City of Pikeville (DB 1080, PG 476), said IPC also being on the existing City of Pikeville Corporate Limits (Annex Ordinance O-2008-026); thence following the common boundary line of said tracts and down the center of the point for the next four (4) calls, and continuing with the existing City of Pikeville Corporate Limits for the next fourteen (14) calls

N 23°16'56" E a distance of 465.78 feet to an unmarked corner; thence

N 37°19'05" E a distance of 234.73 feet to an unmarked corner; thence

N 38°42'08" E a distance of 217.78 feet to an unmarked corner; thence

N 38°41'07" E a distance of 169.03 feet

to a concrete Right of Way marker on the western Right of Way line of US 23, thence leaving the western boundary line of City of Pikeville (DB 1083, PG. 503), continuing with the eastern boundary line of City of Pikeville (DB 1080, PG. 476) and continuing with the Right of Way line

N 03°16'46" W a distance of 221.89 feet

to an unmarked corner on the eastern boundary line of said tract; thence leaving the Right of Way line and severing said tract

S 75°40'32" W a distance of 338.62 feet to a point; thence

S 86°17'33" W a distance of 208.63 feet

to an unmarked common corner of said tract and on the southern boundary line of the City of Pikeville (DB 1082, PG. 63); thence continuing with the boundary line of City of Pikeville (DB 1080, PG. 476) for the next four (4) calls, and with the southern boundary line of City of Pikeville (DB 1082, PG. 63)

S 82°25'46" W a distance of 171.20 feet

to an unmarked corner on the southern boundary line of the City of Pikeville (DB 1082, PG. 72); thence continuing with southern boundary line of said tract for the next two (2) calls

S 72°35'15" W a distance of 177.43 feet to an unmarked corner; thence

S 67°35'05" W a distance of 182.89 feet

to an unmarked corner on the southern boundary line of the City of Pikeville (DB 1082, PG. 48); thence continuing with the boundary line of said tract

S 66°43'27" W a distance of 151.11 feet

to an unmarked corner; thence leaving the boundary line of City of Pikeville (DB 1080, PG. 476) and continuing with the southern boundary line of City of Pikeville (DB 1082, PG. 48)

S 86°19'03" W a distance of 30.43 feet

to an unmarked corner on the southern boundary line of the City of Pikeville (DB 1088, PG. 205); thence continuing with said boundary line of said tract for the next three (3) calls

S 86°19'03" W a distance of 165.68 feet to an unmarked corner; thence

N 00°46'20" W a distance of 1283.88 feet

to an IPC found on the center of a point; thence leaving the existing City of Pikeville Corporate Limits and continuing down the center of the point for the next ten (10) calls

S 51°57'26" E a distance of 212.36 feet

to an IPC found on the northern boundary line of the City of Pikeville (DB 1082, PG. 48); thence

S 51°57'26" E a distance of 218.18 feet

to an IPC found on the northern boundary line of the City of Pikeville (DB 966, PG. 418); thence with the northern boundary line of said tract for the next four (4) calls

S 51°57'26" E a distance of 191.24 feet to an unmarked corner; thence

S 66°10'17" E a distance of 23.09 feet to an IPC found; thence

S 66°10'17" E a distance of 155.99 feet to an IPC found; thence

S 66°10'17" E a distance of 30.99 feet

to an IPC found on the northern boundary line of the City of Pikeville (DB 1082, PG. 63); thence with the northern boundary line of said tract

S 65°48'34" E a distance of 187.52 feet

to an IPC found on the northern boundary line of the City of Pikeville (DB 1080, PG. 476); thence with the northern boundary line of said tract for the next three (3) calls

S 65°39'41" E a distance of 12.04 feet to an unmarked corner; thence

S 77°26'45" E a distance of 232.37 feet to an IPC found; thence

S 53°14'41" E a distance of 345.84 feet

to an IPC found on the western Right of Way line of US 23; thence leaving the northern boundary line of said tract and crossing the Right of Way line and Longview Drive

S 68°32'22" E a distance of 59.11 feet

to a point on the controlled access line of U.S. 23; thence continuing with the controlled access line for the next five (5) calls

N 08°10'50" E a distance of 165.15 feet to a point; thence

N 21°30'12" E a distance of 97.60 feet to a point; thence

N 21°30'12" E a distance of 143.63 feet to a point; thence

N 22°40'30" E a distance of 375.82 feet to a point; thence

N 23°22'47" E a distance of 136.11 feet

to a point on the western Right of Way line of U.S. 23; thence continuing with the Right of Way and controlled access line for the next three (3) calls

N 23°22'47" E a distance of 291.72 feet to a point; thence

N 65°10'12" W a distance of 122.20 feet to a point; thence

N 28°53'51" E a distance of 183.28 feet

to a point; thence leaving the controlled access line and continuing with the Right of Way line for the next three (3) calls

N 65°23'58" W a distance of 35.26 feet to a point; thence

N 30°10'42" E a distance of 60.00 feet to a point; thence

S 65°33'58" E a distance of 34.92 feet

to a point on the controlled access line; thence continuing with Right of Way line and controlled access line for the next seven (7) calls

N 28°53'51" E a distance of 59.59 feet to a point; thence

N 26°43'02" E a distance of 21.51 feet to a point; thence
N 05°02'14" W a distance of 164.81 feet to a point; thence
N 20°47'59" E a distance of 352.94 feet to a point; thence
N 17°04'29" E a distance of 137.37 feet to a point; thence
N 06°32'07" W a distance of 162.05 feet to a point; thence
N 10°39'13" E a distance of 94.20 feet

to a point; thence leaving the Right of Way line and controlled access, crossing the Right of Way and Smiley Fork Road

N 06°15'45" W a distance of 272.80 feet

to a concrete Right of Way marker which is a common corner to Parcel D of City of Pikeville Annex Ordinance O-2017-001; thence with the existing City of Pikeville Corporate Limits and crossing U.S. 23

S 87°02'14" E a distance of 241.91 feet

to a point being 43 feet right of and opposite to US 23 centerline; thence leaving existing City of Pikeville Corporate Limits (Annex Ordinance O-2017-001) and following right of centerline for the next nine (9) calls, each point being 43 feet right of and opposite to US 23 centerline

S 02°24'09" W a distance of 560.42 feet to a point; thence

S 03°32'11" W a distance of 101.31 feet to a point; thence

with a curve turning to the right with an arc length of 562.55 feet, with a radius of 2334.89 feet, with a chord bearing of S 11°31'09" W, with a chord length of 561.19 feet to a point; thence

S 20°30'01" W a distance of 252.31 feet to a point; thence

S 21°32'48" W a distance of 466.82 feet to a point; thence

S 19°33'29" W a distance of 395.32 feet to a point; thence

with a curve turning to the left with an arc length of 478.18 feet, with a radius of 1,866.86 feet, with a chord bearing of S 08°12'30" W, with a chord length of 476.88 feet to a point; thence

S 03°08'29" E a distance of 395.32 feet to a point; thence

S 05°07'48" E a distance of 344.82 feet to a point; thence crossing US 23

S 84°52'12" W a distance of 279.97 feet

to an IPC found on the western Right of Way line of US 23, said point being on the eastern boundary line of City of Pikeville (DB 1083, PG. 503); thence with the eastern boundary line of said tract and the Right of Way line

S 06°02'02" E a distance of 255.60 feet to an IPC which is the POINT OF BEGINNING.

The above described parcel contains 46.77 acres more or less according to research, mapping and survey work conducted by persons under the direct supervision of Nathan Ryan Johnson, PLS #4305 with Environmental Design Consultants, Inc. completed on April 22, 2020 a copy of which is attached.

This ordinance shall be in full force and effect after it is passed and published as required by law.

The above ordinance was given a first reading this 23th day of Sept 2020.

This ordinance was given a second reading on the 12th day of Oct, 2020.

Passed this 12th day of October 2020.

Commissioner Hartsock moved for the adoption of the ordinance. Commissioner McNamee seconded the motion.

Upon roll call, the votes were as follows:

	Yes	No
JIMMY CARTER, MAYOR	<u>Y</u>	<u> </u>
ROBERT SHURTLEFF, COMMISSIONER	<u>Y</u>	<u> </u>
ALLISON POWERS, COMMISSIONER	<u>Y</u>	<u> </u>
STEVE HARTSOCK, COMMISSIONER	<u>Y</u>	<u> </u>
PATRICK MCNAMEE, COMMISSIONER	<u>Y</u>	<u> </u>

The Mayor declared the within ordinance adopted.



JIMMY CARTER MAYOR

ATTEST:



ROBBI BENTLEY, CITY CLERK

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For the
U.S. 23 South / Sword Fork Annex**

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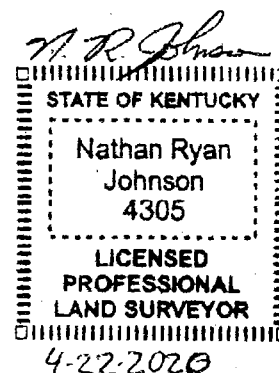
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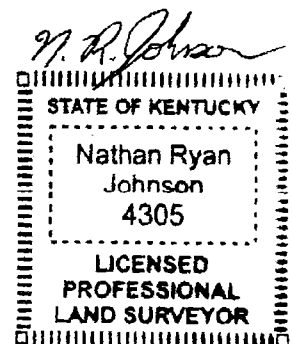
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4-22-2020

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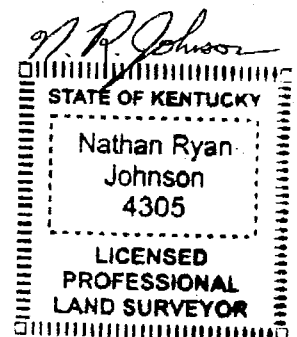
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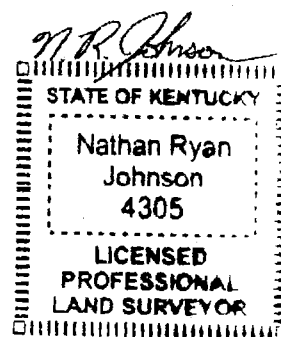
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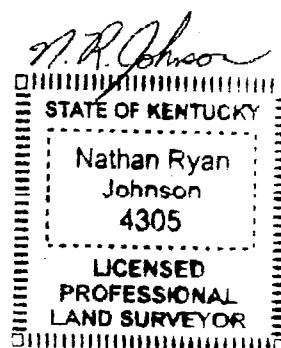
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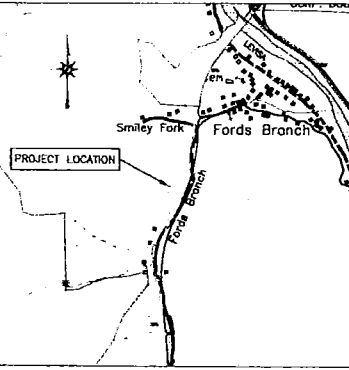
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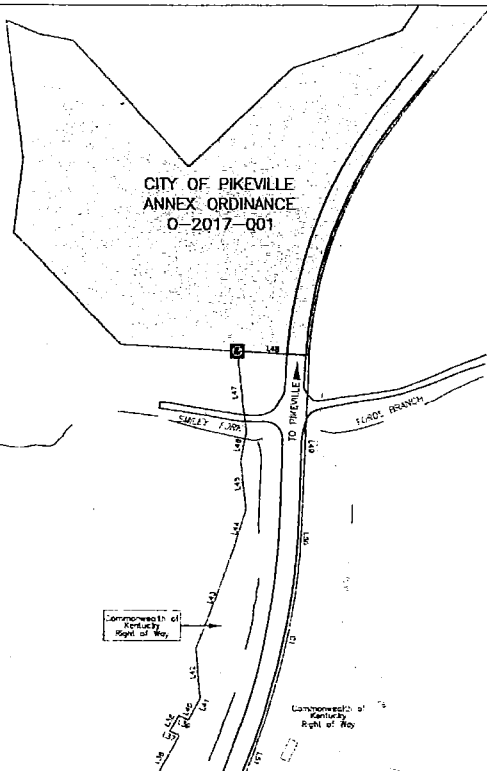




VICINITY MAP
1" = 2000'

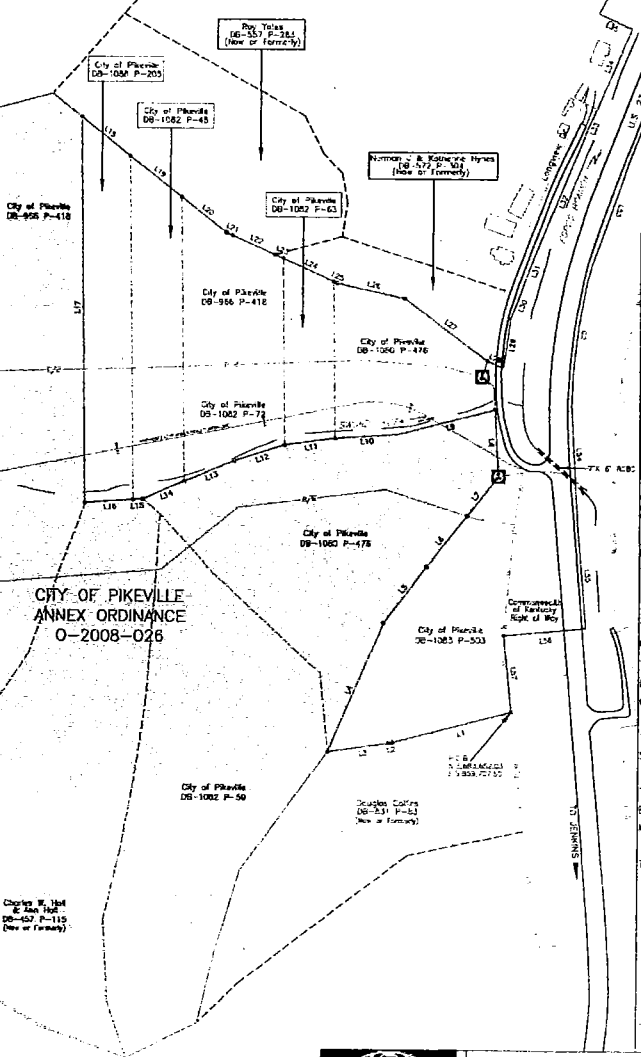
LEGEND

BOUNDARY LINE	---
ADJACENT PROPERTY LINE	---
PREVIOUS INTERIOR PROPERTY LINE	---
US 23 RIGHT OF WAY LINE	---
KEEP ACCESS ROAD RIGHT OF WAY LINE	---
5/8" RGN PIN (FOUND)	●
STAMPED EDC, INC. 15 4305	○
UNMARKED CORNER	○
KY ROW CONCRETE MONUMENT (FOUND)	⊕
PROPOSED U.S. 23 SOUTH/SW/40' OAK ANNEX	---
EXISTING CORPORATE LIMITS	---



LINE	BEARING	DISTANCE
L1	S 75°39'20"	W 411.50'
L2	S 81°22'28"	W 113.15'
L3	S 81°22'28"	W 205.66'
L4	N 23°16'56"	E 485.76'
L5	N 37°19'05"	E 234.73'
L6	N 36°42'08"	E 217.75'
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L21	S 66°10'17"	E 23.09'
L22	S 66°10'17"	E 155.99'
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L36	N 85°33'51"	W 183.28'
L37	N 85°33'51"	W 35.28'
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L39	S 65°33'58"	E 34.92'
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L41	N 28°43'02"	E 21.51'
L42	N 05°02'14"	W 164.61'
L43	N 20°47'59"	E 352.94'
L44	N 17°04'28"	E 137.37'
L45	N 08°32'57"	W 183.05'
L46	N 10°39'13"	E 94.20'
L47	N 05°15'45"	W 272.80'
L48	S 87°02'14"	E 241.91'
L49	S 02°24'09"	W 560.42'
L50	S 03°32'14"	W 103.31'
L51	E 20°32'01"	W 252.31'
L52	S 71°32'48"	W 466.82'
L53	S 19°33'29"	W 305.32'
L54	S 03°08'49"	E 185.32'
L55	S 05°07'48"	E 344.82'
L56	S 84°52'12"	W 279.97'
L57	S 06°02'02"	E 255.60'

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	DELTA ANGLE
C1	2334.89	562.55	561.19	S 11°31'09" W	13°48'16"
C2	1866.86	478.78	476.86	S 08°12'30" W	14°40'33"



ANNEX MAP
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED FOR THE CITY OF PIKEVILLE UNDER MY DIRECT SUPERVISION. THE PROPERTY BOUNDARY LINES SHOWN ON THIS MAP ARE BASED ON PREVIOUS BOUNDARY SURVEYS AS WELL AS THE PROJECT PLANS FOR U.S. 23/U.S. 119, JENKINS TO PIKEVILLE, PROJECT NUMBER APD 23-1 (85). ALL BEARINGS, DISTANCES AND COORDINATE VALUES ARE REFERRED TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NAD 83 SINGLE ZONE. THE BEARINGS OF THE RIGHT OF WAY PARCELS OF AFORESAID PROJECT HAVE BEEN ROTATED 3°45'31" TO THE LEFT TO MATCH GRID NORTH REFERENCE MERIDIAN OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NAD 83 SINGLE ZONE. FOR FURTHER REFERENCE SEE RIGHT OF WAY PLANS OF AFORESAID PROJECT FOR DETAILS OF PARCELS OWNED BY THE COMMONWEALTH OF KENTUCKY. A BOUNDARY SURVEY WAS NOT REQUIRED AND NOT PERFORMED. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE BOUNDARIES DEPICTED ON THE MAP ARE SUBJECT TO INACCURACIES AN ACTUAL BOUNDARY SURVEY MAY DISCLOSE. THIS MAP SHOULD NOT BE USED TO LOCATE BOUNDARIES. RESEARCH, SURVEY WORK, AND MAPPING ASSOCIATED WITH SUBJECT ANNEX WERE COMPLETED ON APRIL 15, 2020.

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THIS SURVEY WORK AND PLAN MEETS OR EXCEEDS 201 KAR 18:150, SECTIONS 1-3 AND SECTION 13 OF THE MINIMUM STANDARDS OF PRACTICE.

THIS PLAN DOES NOT CERTIFY THE LOCATION OF UNDERGROUND OR OVERHEAD UTILITY EASEMENTS THAT MAY BE REGARDED AS ENCUMBRANCES UPON THE PROPERTY. USERS OF THIS MAP SHOULD BE ALERT TO THE POSSIBLE EXISTENCE OF SUCH.

THE COMPLETION DATE OF THE SURVEY WORK WAS 4-7-2022

Nathan Ryan Johnson
NATHAN RYAN JOHNSON

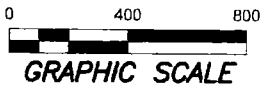
STATE OF KENTUCKY

Nathan Ryan Johnson
4305

LICENSED PROFESSIONAL LAND SURVEYOR

4305 4-22-20

LS NO. DATE



CITY OF PIKEVILLE
247 1/2 Main Street
Pikeville, KY 42101



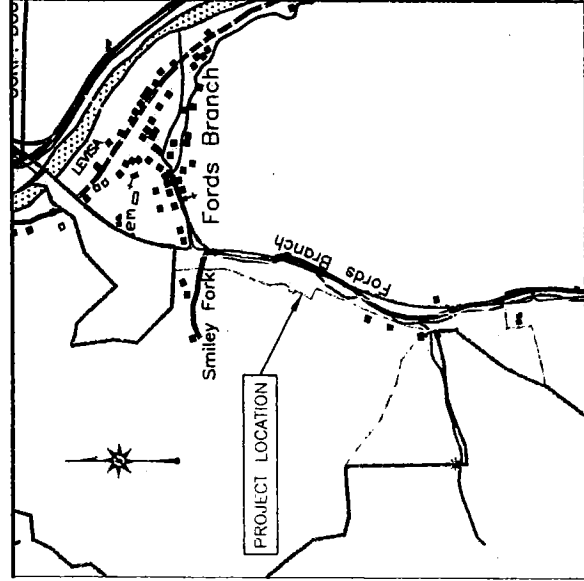
SCALE 1"=400'

DATE 4-22-22

ATTACHMENT

SHEET

OF



VICINITY MAP
1" = 2000'

LEGEND

- BOUNDARY LINE
- - - - - ADJOINER PROPERTY LINE
- PREVIOUS INTERIOR PROPERTY LINE
- U.S. 23 RIGHT OF WAY LINE
- KEEP ACROSS ROAD RIGHT OF WAY LINE
- 5/8" IRON PIN (FOUND)
- STAMPED EDC, INC. LS 4305
- ⊕ UNMARKED CORNER
- ⊠ KY ROW CONCRETE MONUMENT (FOUND)
- ▭ PROPOSED U.S. 23 SOUTH / SWORD FORK ANNEX
- ▭ EXISTING CORPORATE LIMITS

LINE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	S 75°39'20" W	411.50			
2	S 81°22'28" W	13.35			
3	S 81°22'28" W	205.66			
4	N 23°16'56" E	465.78			
5	N 37°19'05" E	234.73			
6	N 38°42'08" E	217.78			
7	N 38°41'07" E	169.03			
8	N 03°16'48" W	221.89			
9	S 75°40'39" W	338.62			
10	S 86°17'33" W	208.63			
11	S 82°25'46" W	171.20			
12	S 72°35'15" W	177.43			
13	S 67°35'05" W	182.89			
14	S 66°43'27" W	151.11			
15	S 86°19'03" W	30.43			
16	S 86°19'03" W	165.66			
17	N 00°46'20" W	1283.88			
18	S 51°57'26" E	212.36			
19	S 51°57'26" E	218.18			
20	S 51°57'26" E	191.24			
21	S 66°10'17" E	23.09			
22	S 66°10'17" E	155.99			
23	S 66°10'17" E	30.99			
24	S 65°48'34" E	187.52			
25	S 65°39'41" E	12.04			
26	S 77°26'45" E	232.37			
27	S 53°14'41" E	345.84			
28	S 68°32'22" E	59.11			
29	N 08°10'30" E	165.15			
30	N 21°30'12" E	97.60			
31	N 21°30'12" E	143.63			
32	N 2°40'30" E	375.82			
33	N 23°22'47" E	136.11			
34	N 23°22'47" E	291.72			
35	N 65°10'12" W	122.20			
36	N 28°53'51" E	183.28			
37	N 65°23'58" W	35.26			
38	N 30°10'42" E	60.00			
39	S 65°33'58" E	34.92			
40	N 28°53'51" E	59.59			
41	N 26°43'02" E	21.51			
42	N 05°02'14" W	164.81			
43	N 20°47'59" E	352.94			
44	N 17°04'28" E	137.37			
45	N 06°32'07" W	162.05			
46	N 10°39'13" E	94.20			
47	N 06°15'45" W	272.80			
48	S 87°02'14" E	241.91			
49	S 02°24'09" W	560.42			
50	S 03°52'11" W	101.31			
51	S 20°30'01" W	252.31			
52	S 21°32'48" W	466.82			
53	S 19°33'29" W	395.32			
54	S 03°08'23" E	395.32			
55	S 05°07'48" E	344.82			
56	S 84°52'12" W	279.97			
57	S 06°02'02" E	255.60			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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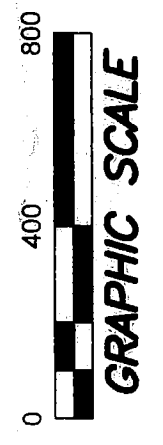
STATE OF KENTUCKY
Nathan Ryan Johnson
 4305
LICENSED PROFESSIONAL LAND SURVEYOR
 4305
 4-22-20
 LS NO. _____ DATE _____

Nathan Ryan Johnson
NATHAN RYAN JOHNSON

ENVIRONMENTAL DESIGN
EDC
CONSULTANTS, INC.
 CIVIL ENGINEERING
 MECHANICAL ENGINEERING
 ELECTRICAL ENGINEERING
 SURVEYING
 41 Valley Street,
 Pikeville, KY 41501
 (606) 437-0166

CITY OF PIKEVILLE
 243 Main Street
 Pikeville, KY 41501

PROPERTY ANNEXATION MAP
 U.S. 23 SOUTH / SWORD FORK ANNEX
 ON FORD'S BRANCH OF LEVISA FORK
 PIKE COUNTY, KENTUCKY



GRAPHIC SCALE