



City of PINEVILLE

Home of the Chained Rock

P.O.Box 688 • 300 Virginia Avenue
Pineville, KY 40977
606-337-2958

Scott Madon, Mayor
Callie Melton, City Clerk • Treasurer



RECEIVED AND FILED
DATE July 30, 2018

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Handie Adkinson

CLERK CERTIFICATION

CERTIFICATION PERSUANT TO KRS 81A.470

I CERTIFY THAT I AM THE DULY QUALIFIED CLERK OF THE CITY OF PINEVILLE, KENTUCKY AND THE FOLLOWING PAGES OF AN ORDINANCE ADOPTED JUNE 27, 2018 ARE A TRUE, CORRECT AND COMPLETE COPY DULY ADOPTED BY THE PINEVILLE CITY COUNCIL AT A DULY CONVENED MEETING HELD ON JUNE 27, 2018 AS ALL APPEARS IN THE OFFICIAL RECORDS OF THE CITY.

WITNESS MY HAND AND THE SEAL OF THE CITY, THIS THE 28TH DAY OF JUNE, 2018.


CALLIE MELTON, CLERK/TREASURER
CITY OF PINEVILLE, KENTUCKY

ORDINANCE NO. _____

**ORDINANCE TO ANNEX
PINEVILLE MART**

WHEREAS, Amit B. Patel and wife, Rita A. Patel and Rudreshkumar J. Patel and wife, Sweety R. Patel, of 985 Hwy 66, Pineville, Kentucky 40977 are the owners of real property located and lying in Bell County, Kentucky, and has consented to the annexation of the real property and the City of Pineville intends to annex this real property; and

WHEREAS, the City of Pineville deems the annexation of this certain real property to be desirable and in the best interest of the City of Pineville; and

WHEREAS, it is necessary from time to time to extend the boundaries of the City for the benefit of the City by providing an opportunity for growth and development of the City; and

WHEREAS, the real property to be annexed is adjacent to and contiguous with the City's boundaries at this time; and

WHEREAS, no part of the real property to be annexed is included within the boundary of another incorporated city; and

WHEREAS, that at this time this is the only area that the City is annexing; and

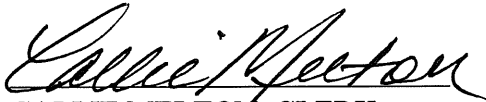
WHEREAS, that the title to the real property to be annexed is vested in the owners, Amit B. Patel and Rudreshkumar Patel as evidenced by deed of conveyance from Lee Warren, Jr. single, maria Annette Warren, single and Lee Warren, III, single dated April 6, 2018 and recorded in the Bell County Court Clerk's Office on April 6, 2018, in Deed Book 377, pages 747-752.

WHEREAS, all requirements of KRS 81A.410 have been met and all the real property owners of record have consented to the annexation in writing fulfilling the requirements of KRS 81A.412, which consent is attached hereto and made a part hereof as if fully set forth herein as Exhibit "A," and consequently in order to properly and legally annex the subject real property under the laws of the Commonwealth, the City must only enact this Ordinance; and

NOW THEREFORE, BE IT ORDAINED, that the City of Pineville hereby enacts by ordinance and adopts and establishes that the real property, which is more particularly described in Exhibit "B" is attached hereto and made a part hereof as if fully set forth herein, is hereby annexed and made a part of the City of Pineville, Kentucky.

ADOPTED this 27th day of June, 2018.

EXECUTED: 
SCOTT MADON, MAYOR


CALLIE MELTON, CLERK

FIRST READING

BY: Billy Robbins

DATE: June 25, 2018

SECOND READING

BY: Billy Robbins

DATE: June 27, 2018

EXHIBIT B

Bearings are referenced to Grid North-Kentucky SPC (South Zone-NAD 27) as obtained from GPS observations on March 23, 2018. All adjoining herein are "now or formerly". "IP" herein described being a 5/8" diameter X 18" long rebar with a blue plastic cap stamped "TITAN SURVEYING, PS 4138" (set this survey). All adjoining herein are "now or formerly".

Lying in Bell County, Kentucky, on the north side of Kentucky Highway 66, approximately 0.62 mile northeast from the junction of U.S. 25 E and Kentucky Highway 66 and approximately 0.75 mile northeast from the City of Pineville.

Being a part of the same property conveyed to Lee Warren, Jr. by Deed dated July 27, 2017 and recorded in Deed Book 375 on Page 182 and a part of the same property conveyed to Maria Annette Warren, trustee for Lee Warren, III by Deed dated May 30, 1991 and recorded in Deed Book 264 on Page 576, both in the Bell County Clerk's Office.

BEGINNING at an IP set on the north side of Kentucky Highway #66, approximately 2' northwest of the centerline, having Kentucky State Plane (South Zone-NAD 27) Coordinates of (N: 165001.88, E: 2604775.92), a corner to the City of Pineville Urban Renewal and Community Development Agency (Deed Book 219, Page 435);

THENCE leaving the north side of Kentucky Highway #66 and with the line of the City of Pineville the following 2 calls:

- 1) N 28°01'49" W, 207.70" to an IP set on the south bank of Straight Creek;
- 2) N28°01'49"W, 64.01' to a point (no monument set) in the center of Straight Creek, a corner to Sam Brock, ET. Al. (Deed Book 369, Page 610);

THENCE with the line of Brock and the centerline of Straight Creek the following 2 calls:

- 1) N75°57'04" E, 227.58' to a point (no monument set);
- 2) N 81°20'29" E, 74.53' to a point (no monument set) at the northwest corner of a perpetual easement conveyed to The United States of America (Deed Book 260, Page 232);

THENCE continuing with the centerline of Straight Creek the following 2 calls:

- 1) N 81°20'29" E, 75.14' to a point (no monument set);
- 2) N 86°48'02" E, 141.66' to a point (no monument set) at the northeast corner of the aforementioned easement and also the northwest corner of Lee Warren, Jr. (Deed Book 375, Page 182) (Deed Book 375, Page 170) (Parcel 4, Tract No. 714);

THENCE continuing with the centerline of Straight Creek and with the north line of Tract No. 714 the following call:

- 1) N 86°48'02" E, 124.85' to a point (no monument set) in the centerline of Straight Creek, a corner to Millard Rice Napier and Debra Lynn Napier (Deed Book 265, Page 749);

THENCE leaving the centerline of Straight Creek and with the line of Napier the following 2 calls:

- 1) S 27°35'55" E, 50.46' to an IP;
- 2) S 27°35'55" E, 68.37' to an IP set on the north side of Kentucky Highway #66, approximately 20' north of the centerline;

THENCE leaving the line of Napier and with the north side of Kentucky Highway #66 the following call:

- 1) S 77°09'22" W, 179.50' to an IP, the southeast corner of the aforementioned easement;

THENCE continuing with the north side of Kentucky Highway #66 the following 2 calls:

- 1) S 78°09'11" W, 98.76' to a point (no monument set);
- 2) A curve to the left, having a radius of 666.62', a chord bearing of S 73°13'14" W and a chord length of 66.85' to a point (no monument set) at the southwest corner of the aforementioned easement;

THENCE continuing with the north side of Kentucky Highway #66 the following 2 calls:

- 1) A curve to the left, having a radius of 666.62', a chord bearing of S 65°21'23" W and a chord length of 111.48' to a MAG nail with aluminum washer stamped "NEIL GRANDE, PLS 4138" (set this survey);
- 2) A curve to the left, having a radius of 666.62, a chord bearing of S 51°02'30" W and a chord length of 160.99' to the point of beginning, containing 2.48 acres as surveyed by and/or under the direct supervision of Neil A. Grande, PLS 4138, all field work completed as of March 27, 2018, all as shown on the attached Plat.

Being the same real property conveyed to the Grantors, Maria Annette Warren as Trustee for Lee Warren, Jr., dated the 30th day of May, 1991 filed of record in the Bell County Clerk's Office in Deed Book 264, Page 576.

Being the same real property conveyed to Amit Patel and Rudreshkumar Patel by deed of conveyance dated April 6, 2018, filed of record in the Bell County Clerk's Office in Deed Book 377, Pages 747-752.



Neil A. Grande, PLS
P.O. Box 2059
Corbin, Kentucky 40702
(606) 215-1396
titansurveying@gmail.com
www.titansurveying.com

**Description of the Consolidation of the Property of
Lee Warren, Jr. and Maria Annette Warren
2.48 Acre Tract**

Bearings are referenced to Grid North- Kentucky SPC (South Zone- NAD 27) as obtained from GPS observations on March 23, 2018. All adjoiners herein are "now or formerly". "IP" herein described being a 5/8" diameter X 18" long rebar with a blue plastic cap stamped "TITAN SURVEYING, PS 4138" (set this survey). All adjoiners herein are "now or formerly".

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Continued Next Page

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THENCE leaving the centerline of Straight Creek and with the line of Napier the following 2 calls:

- 1) S 27°35'55" E, 50.46' to an IP;
- 2) S 27°35'55" E, 68.37' to an IP set on the north side of Kentucky Highway #66, approximately 20' north of the centerline;

THENCE leaving the line of Napier and with the north side of Kentucky Highway #66 the following call:

- 1) S 77°09'22" W, 179.50' to an IP, the southeast corner of the aforementioned easement;

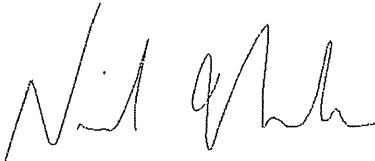
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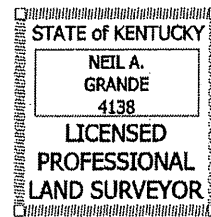
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2) A curve to the left, having a radius of 666.62', a chord bearing of S 51°02'30" W and a chord length of 160.99' to the point of beginning, containing 2.48 acres as surveyed by and/or under the direct supervision of Neil A. Grande, PLS 4138, all field work completed as of March 27, 2018, all as shown on the attached Plat.

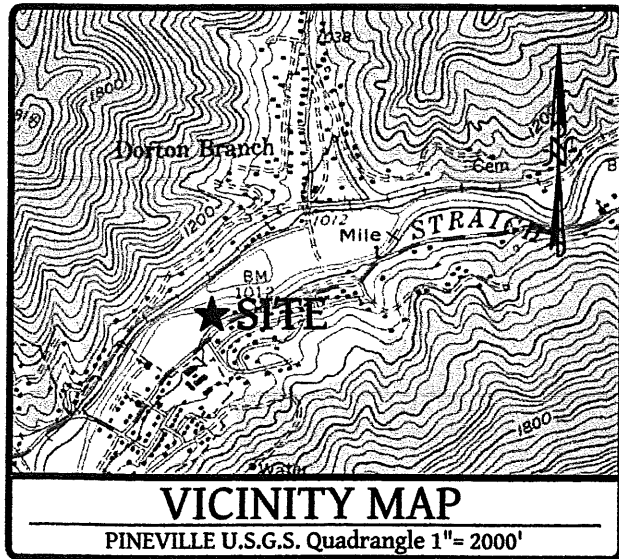


03/27/2018



Neil A. Grande, PLS 4138

Date



BOUNDARY SURVEY

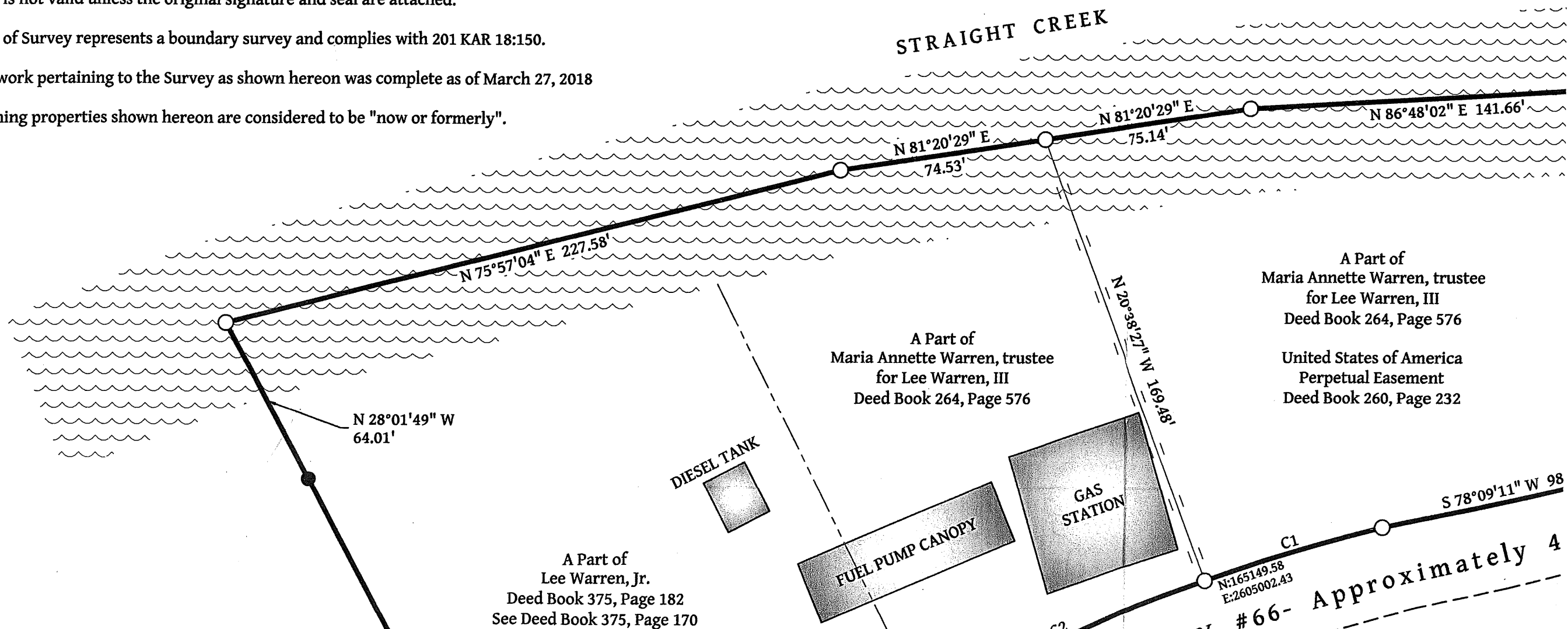
PLAT OF CONSOLIDATION

TOTAL ACRI

NOTES:

- 1) This Certification was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the Surveyor.
- 2) This Tract is subject to all rights-of-ways, easements, covenants and/or restrictions.
- 3) This Plat is not valid unless the original signature and seal are attached.
- 4) This Plat of Survey represents a boundary survey and complies with 201 KAR 18:150.
- 5) All field work pertaining to the Survey as shown hereon was complete as of March 27, 2018
- 6) All adjoining properties shown hereon are considered to be "now or formerly".

Sam Brock, Et. Al.
Deed Book 369, Page 610



UNDARY SURVEY

PLAT OF CONSOLIDATION

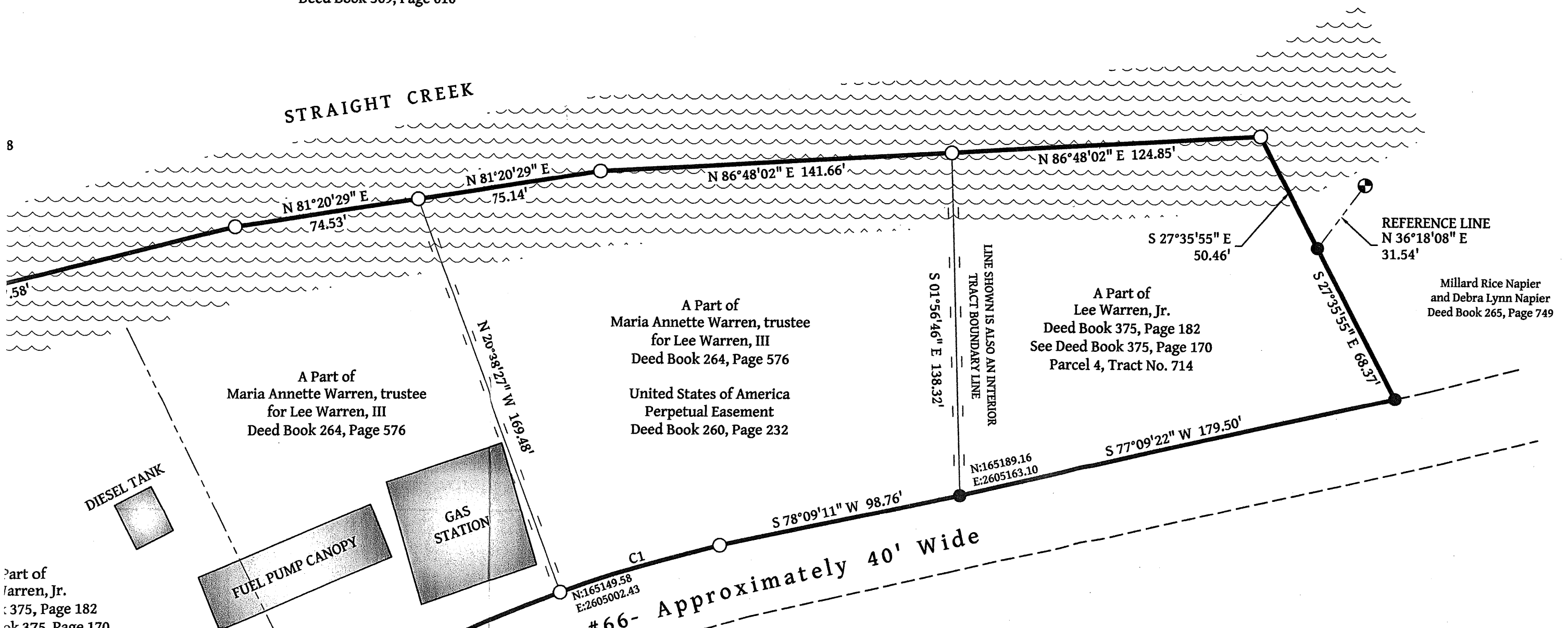
GRID NORTH
NAD 27- KENTUCKY SOUTH ZONE



TOTAL ACREAGE: 2.48 ACRES

Sam Brock, Et. Al.
Deed Book 369, Page 610

STRAIGHT CREEK



Part of
Warren, Jr.
Deed Book 375, Page 182
Deed Book 375, Page 170

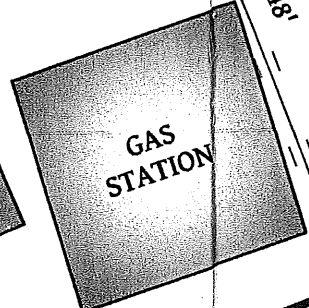
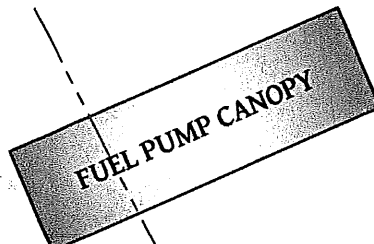
Millard Rice Napier
and Debra Lynn Napier
Deed Book 265, Page 749

A Part of
Lee Warren, Jr.
Deed Book 375, Page 182
See Deed Book 375, Page 170
Parcel 4, Tract No. 714

A Part of
Maria Annette Warren, trustee
for Lee Warren, III
Deed Book 264, Page 576

United States of America
Perpetual Easement
Deed Book 260, Page 232

A Part of
Maria Annette Warren, trustee
for Lee Warren, III
Deed Book 264, Page 576



182
Page 170
'13

KY SPC South Zone-
NAD 27 Coordinates
N:165103.10
E:2604901.11

KENTUCKY HIGHWAY #66- Approximately 40' Wide

AS SHOWN IS ALSO AN INTERIOR
TRACT BOUNDARY LINE
S 01°56'46" E 138.32'

N:165189.16
E:2605163.10

S 77°09'22" W 179.50'

S 78°09'11" W 98.76'

N:165149.58
E:2605002.43

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	666.62'	66.88'	66.85'	S 73°13'14" W
C2	666.62'	111.61'	111.48'	S 65°21'23" W
C3	666.62'	161.38'	160.99'	S 51°02'30" W

CERTIFICATE OF ACCURACY

I hereby certify that this Plat depicts a Survey made by me and/or under my direct supervision by the method of GPS observations as listed hereon. This is an "Urban" Survey which meets or exceeds all applicable requirements.

Neil A. Grande

03/27/2018

NEIL A. GRANDE, PLS # 4138

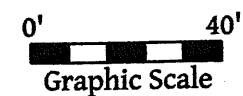
Date

SOURCE OF TITLE

The property shown hereon is a part of the same property conveyed to Lee Warren, Jr. by Deed dated July 27, 2017 and recorded in Deed Book 375 on Page 182 and a part of the same property conveyed to Maria Annette Warren, trustee for Lee Warren, III by Deed dated May 30, 1991 and recorded in Deed Book 264 on Page 576, both recorded in the Bell County Clerk's Office.

GPS DATA

Percent of Boundary Conducted w/ GPS: 100%
GPS Manufacturer and Model: Javad LS w/ Javad Triumph 2 Base
GPS Survey Type: RTK
Relative Positional Accuracy: Meets or Exceeds +/- 0.05'+100 PPM
DPOS Solution: 03/23/2018
Kentucky State Plane South Zone
NAD 27



A Consolidation of the Property of
**Lee Warren, Jr.
and Maria Warren**
115 Chestnut Hill Lane
Surveyed For
Amit Patel
6609 U.S. 25E
Flat Lick, Kentucky 40935
Project Site: 985 KY Highway 66
Pineville, Kentucky 40977

TITAN SURVEYING

P.O. Box 2059 Corbin, Kentucky 40702 (606) 215-1396
titansurveying@gmail.com
www.titansurveying.com

Date: 03/27/2018 Scale: 1"= 40'

Drawn By: N.G. Checked By: N.G.

SHEET 1 OF 1