

RECEIVED AND FILED
DATE August 17, 2020

ORDINANCE NO. 20 - 08

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

AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY ANNEXING PROPERTY INTO THE CITY
BOUNDARIES

WHEREAS, Monty Brock, the Owner of the property hereinafter described, has by letter dated September 24, 2019 requested that the property at 156 Skyline Drive, being the same property as is more fully described below, be annexed into City boundaries; and

WHEREAS, the property in question is contiguous to the City's boundaries, is urban in character, and is suitable for further development for urban purposes; and

WHEREAS, the Richmond Planning and Zoning Commission on November 21, 2019 conducted a public hearing so as to be able to make a recommendation to the Board of Commissioners as to the appropriate zoning classification to be assigned to the property should it be so annexed; and

WHEREAS, at the conclusion of the public hearing, the Planning and Zoning Commission voted to adopt the Findings of Fact attached to this Ordinance, here incorporated in full, and to recommend that the property, if annexed, be assigned a zoning classification of B-3; and

WHEREAS, the Board of Commissioners finds that it would be in the public interest that the property in question be annexed into the City boundaries and given a B-3 zoning classification;

NOW, THEREFORE, BE IT ORDAINED that:

SECTION I

The property to which this Ordinance applies (hereinafter, the "Property") consists of Lots 3, 4, 5, and 6 in the Green Hill Subdivision, a plat of which is of record in the office of the Madison County Court Clerk in PB 2, Page 76. A more particular description of the said Lots appears in Exhibits 1, 2, 3, and 4 attached to this Ordinance and here incorporated as though here set forth in full.

The Property is hereby annexed into City boundaries. In accordance with the Findings of Fact and recommendation of the Richmond Planning and Zoning Commission, which Findings of Fact the Board does adopt as its findings, the Property shall be, and is hereby, zoned B-3.

The Department of Planning and zoning, and the GIS Department, shall make the appropriate changes to the City's official map, and the city clerk shall forward this Ordinance, together with other necessary information and documentation, to the appropriate local and state authorities.

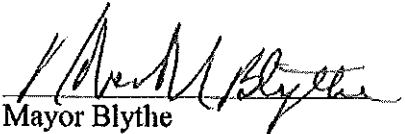
SECTION II

This Ordinance shall become effective immediately upon its enactment following second reading and publication in accordance with the provisions of applicable Kentucky law.

DATE OF FIRST READING: March 24, 2020
MOTION BY: Commissioner Brewer
SECONDED BY: Commissioner Grant

DATE OF SECOND READING: April 28, 2020
MOTION BY: Commissioner Brewer
SECONDED BY: Commissioner Grant

VOTE	YES	NO
Commissioner Brewer	x	
Commissioner Grant	x	
Commissioner McDaniel	x	
Commissioner Morgan	x	
Mayor Blythe	x	



Mayor Blythe

ATTEST:



City Clerk

APPROVED AS TO FORM:

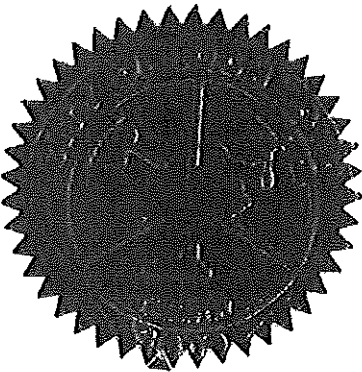


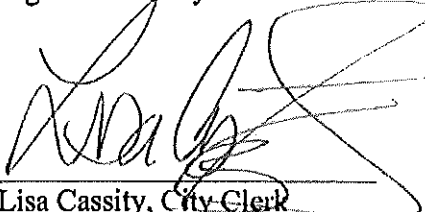
City Attorney

CERTIFICATE OF CITY CLERK

I, Lisa Cassity, hereby certify that I am duly qualified and acting City Clerk of the City of Richmond, Kentucky, and that **Ordinance 20-08** is a true and correct copy of this ordinance and was approved and adopted **April 28, 2020** at a duly held City Commission meeting in accordance with all applicable requirements of Kentucky law, including KRS 61.810, 61.815, 61.820 and 61.825, that a quorum was present for this meeting and that said ordinance has not been modified, amended, revoked, or repealed and that same is now in full force and effect.

IN TESTIMONY WHEREOF, witness my signature as City Clerk and the official Seal of said City this the April 28, 2020.




Lisa Cassity, City Clerk

Richmond Register

Madison County Advertiser

AFFIDAVIT

I, Pamela Bowlin (name), Classified ad rep (title)

of the Richmond Register and the Madison County Advertiser hereby state that the advertisement

concerning Public Notic. - Ordinance 20-08 City of Richmond did run in the

Richmond Register on the requested date(s),

Thursday, May 5, 2020 (dates).

Pamela Bowlin
(Signature)

5-29-2020
(Date)

M. Randolph Stewart
(Notary Public Signature)

Jan. 2021
(Expiration Date)

Classifieds

418 TUESDAY MAY 2, 2020

www.richmondregister.com

Check Your Ad The First Day

The Richmond Register makes every effort to avoid errors in advertisements. Please check your ad the first day it appears. We cannot be responsible for incorrect ads after the first day of publication. If you find an error, call our classified department @ 859-624-6691 or 859-624-6681 and it will be corrected as soon as possible.

Business Hours

Phone and walk-in 8:00am - 6:00pm Monday-Friday 380 Big Hill Ave. Richmond, Ky 859-624-6681 or 859-624-6691

Pre-Payment

The Richmond Register requires all private party ads be paid in advance. This policy is strictly enforced. Please contact our office with any questions. Cash, Check, Money Orders, or Credit Cards (all major).

Credits

The Richmond Register will not carry credit for ads stopped early.

Deadlines

Rundate Phone & Fax Deadlines
Tues.-Fri.....2PM Prior Day
Saturday.....11AM Friday

225 General Help Wanted

TRAINING
Key Oil Company is now hiring for B Licensee Truck Driver. Must have 2 years exp. Call 859-624-6691.

305 Agriculture

FOR SALE
Medison horses please 859-3590.

330 Books & Literature

WORLD BIBLE SCHOOL
Send request for BIBLE STUDY. P.O. Box 44 Science Hill KY 42533. Call 1-931-227-6764.

435 Livestock

LIVE FISH FOR FISHING PONDS
KEM MOORE BOATING QMMA, KY (270) 842-2555

630 Apartments

HAGER RENTAL
623-8482

745 Motorcycles/ATVs

For Sale 1990 Harley Motorcycle
859-408-3210

NEWSPRINT END ROLLS FOR SALE

501 per box
Rolls average from 10-20 lbs
GREAT for packing dishes and other fragile items, painting/drawing projects for kids, undercar leak absorption and many other uses.
Order rolls from The Richmond Register.
Next day pickup, 623-1669.

RICHMOND REGISTER Media
More than 1,650 papers are delivered to schools in Madison County for the Newspapers in Education program each week. If you want to make a donation to this program, call Pam. 623-1669

ORDINANCE NO. 20-08
AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY APPROVING LOTS 3 & 4 AT 156 Skyline Drive into the City Limits. The Board further adopted the recommendation of the Richmond Planning and Zoning Commission and assigned to the property a B0 zoning classification.

STATEWIDE CLASSIFIEDS

Part Kentucky Newspapers To Work For You
Reach More Than 1 Million Homes In 1 Easy Step

ADULT Looking for love or just a friendly chat? Contact with LANCE. 1000's in your area. Call 859-624-6691.	ADULT 1-111-411-9111 Looking for love or just a friendly chat? Contact with LANCE. 1000's in your area. Call 859-624-6691.	ADULT 1-111-411-9111 Looking for love or just a friendly chat? Contact with LANCE. 1000's in your area. Call 859-624-6691.	ADULT 1-111-411-9111 Looking for love or just a friendly chat? Contact with LANCE. 1000's in your area. Call 859-624-6691.	ADULT 1-111-411-9111 Looking for love or just a friendly chat? Contact with LANCE. 1000's in your area. Call 859-624-6691.	ADULT 1-111-411-9111 Looking for love or just a friendly chat? Contact with LANCE. 1000's in your area. Call 859-624-6691.
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Haynes Trucking LLC
NOW HIRING
TRI-AXLE DUMP TRUCK DRIVERS
For more info or to apply call 859-254-2385 or 800-514-2384
Apply online at haynestruckingllc.com
Lexington Area Competitive Wages & Benefits

Richmond Register
380 Big Hill Avenue | 859-623-1669 | www.richmondregister.com

ATTENTION

Due to increased cases of COVID-19 in the county. The Richmond Register's office will be closed to the public until further notice.

If you need to make a subscription payment, place an ad, or have any questions or concerns, please call (859) 623-1669; Monday - Friday 8:00 am - 5:00 pm.

COY GILBERT SHEPHERD & WILSON

James T. Gilbert *†
Jerry W. Gilbert
Charles R. Coy, 1926-2010

Mark A. Shepherd
Jason S. Wilson

Beverly A. Brewer
Robert L. Russell
of Counsel

212 North Second Street
P.O. Box 1178
Richmond, KY 40476
859-623-3877
Facsimile 859-624-5435

203 Main Street
P.O. Box 1520
Beattyville, KY 41311
606-464-3000

www.coygilbert.com

September 24, 2019

Jason Hart
Director of Planning & Zoning
City of Richmond
P.O. Box 250
Richmond, KY 40475

RECEIVED

SEP 26 2019

MAYORS OFFICE



COPY

RE: Consensual Annexation Request
156 Skyline Drive
Richmond, Kentucky

Dear Mr. Hart,

We represent Monty Brock, the owner of the property located at 156 Skyline Drive, Richmond, Madison County, Kentucky. Mr. Brock is requesting that the property be annexed into the City of Richmond. This request is made pursuant to the provisions of KRS 81A.410 and City Ordinance §151.01. The property is adjacent and contiguous to the City's boundaries. It is urban in character and by reason of population density and commercial use, suitable for development for urban purposes without unreasonable delay.

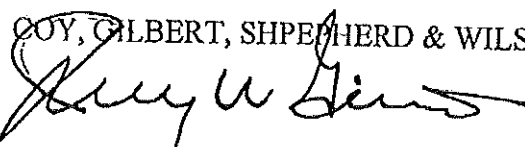
Attached hereto are the following documents:

- 1) Survey plat of the land certified by a land surveyor that contains a mettes and bounds description.
- 2) A list of the names and addresses of all owners of all properties adjacent to the land proposed for annexation.
- 3) The property is commercial in nature and no one resides within the land proposed for annexation.
- 4) Recorded plat of Green Hills Subdivision, Lots 3-6, Plat Book 2, page 76, Madison County Court Clerk's Office.
- 5) Color aerial photo of the property.

Mr. Brock respectfully requests an ordinance stating the City's passage of an affirmative intention to annex the property proposed for annexation and referral to the Planning and Zoning Commission for the determination of the appropriate zoning classification to be assigned to the property. The property is currently being used for car storage, and Mr. Brock requests the zoning classification of B-2.

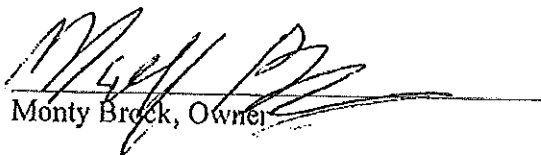
Thank you for your consideration in this matter.

Very truly yours,

COY, GILBERT, SHEPHERD & WILSON


Jerry W. Gilbert

Request authorized by:


Monty Brock, Owner

JWG/jsr

Enclosures

c: Mayor Robert Blythe

Rob Mincrich, City Manager



**CITY OF RICHMOND
RICHMOND POLICE DEPARTMENT
1721 LEXINGTON ROAD
RICHMOND, KENTUCKY 40475**

Col. James Ebert
Chief of Police

January 14, 2020

Lt. Col. Rodney
Richardson
Asst. Chief of Police

Ms. Janet Reynolds
Coy, Gilbert, Shepherd & Wilson
212 N. Third Street
Richmond, Kentucky 40475

Major William
O'Donnell
*Patrol Operations
Division*

RE: Annexation of 156 Skyline Drive

Major Rodney
Tudor
*Support Services
Division*

Dear Janet:

We are in receipt of your request today, regarding the annexation of the property located at 156 Skyline Drive, Richmond, Kentucky. Please let this letter serve as notification that the Richmond Police Department accepts any calls of service to the property of 156 Skyline Drive, Richmond, Madison County, Kentucky after the property has been officially annexed into the City.

Respectfully,

A handwritten signature in black ink, appearing to be "RDR", with a horizontal line extending to the right.

Lt. Col. Rodney Richardson

RR/swm

City of Richmond

Richmond Fire Department

Sam Kirby, Fire Chief



Station One
200 N. Madison Ave.
859-623-1164

Station Two

859-623-0430

Station Three
4401 Kit Carson Dr.
859-623-6470

Station Four
230 N. Keeneland Dr.
859-626-9911

Fire Training Center
255 Four Mile Rd.
859-623-0731

To Whom it may concern,

With the recent annexation of the property located at 156 Skyline Dr, Richmond, Kentucky, the Richmond Fire Department will be providing fire protection. Should you have any follow-up questions, please contact me at 859-623-1164.

Thank you

**RICHMOND PLANNING COMMISSION
CONSENTUAL ANNEXATION REQUEST**

156 SKYLINE DRIVE

Monty Brock is the owner of 156 Skyline Drive consisting of Lots 3, 4, 5 and 6 of the Greenhills Subdivision. The property is currently zoned UC-4 (General Commercial) by Madison County.

156 Skyline Drive is adjacent to 1898 Berea Road, which is currently in use as a liquor store. The store is to the east of the parcel and is in the Richmond city limits, zoned B-3 (Highway Business District). To the south of the parcel is more property in Richmond, also zoned B-3. The parcel adjacent to 156 Skyline Drive to the south is vacant, but the parcel to the east of the vacant parcel is currently in use as a convenience store and gas station. The parcel to the west of 156 Skyline Drive is vacant, is also in Richmond and is also zoned B-3. To the northwest of 156 Skyline Drive is an industrial parcel in Richmond zoned I-2. To the northeast of 156 Skyline Drive is a parcel zoned UC-5 in use as a residence.

Beginning with 156 Skyline Drive and continuing south along US Highway 25 to the split with US Highway 421, the parcels are generally utilized as commercial and are zoned either UC-4 or, in the case of the Richmond properties, B-3. A zone of B-3 for 156 Skyline Drive matches more closely the zoning of the parcels near it and their uses. A B-3 zoning classification is compatible with the surrounding area and the most appropriate classification and use of the property.

Based on the foregoing, the Planning Commission therefore recommends that the property to be annexed (156 Skyline Drive) be assigned the zoning classification of B-3 (Highway Business District).

Date: 11-21-19

By: 
Chairman
City Planning Commission

CITY OF RICHMOND, KENTUCKY
PLANNING COMMISSION

In Re: Monty L. Brock
156 Skyline Drive
Richmond, Kentucky 40475

**FINDINGS OF FACT AND RECOMMENDATION OF
ZONING CLASSIFICATION FOR ANNEXED PROPERTY**

This matter having been heard on November 21, 2019, at a public hearing before the Richmond Planning Commission, for the purpose of recommending the zoning classification to be assigned to the property to be annexed, and the Planning Commission having considered the consensual Annexation Request and Application for Zoning Map Amendment for a certain parcel of real property located at 156 Skyline Drive, owned Monty L. Brock, and the Commission considering the records of the City of Richmond, including the Zoning Map and Comprehensive Plan, the request of the owner that the property be assigned a classification of B-3 (Highway Business District), and the statements and testimony offered by members of the general public; the Planning Commission makes the following Recommendation:

1. That all legal and notice requirements of KRS 100.209 necessary to conduct the hearing have been met.
2. The property is adjacent and contiguous to the boundaries of the City of Richmond.
3. The property is urban in character and by reason of population density and commercial use, suitable for development for urban purposes without unreasonable delay.
4. The property is located in a historically commercial and industrial area and is currently zoned UC-4 (General Commercial) by Madison County. It is adjacent to the south, east and west by properties within the City's boundaries zoned B-3 (Highway Business District).

It is currently being utilized for car storage which is a permitted use in a B-3 (Highway Business District) zone.

5. The most appropriate zoning classification of the property proposed to be annexed is B-3 (Highway Business District).

Based on the foregoing, the Planning Commission therefore recommends that the property to be annexed (156 Skyline Drive) be assigned the zoning classification of B-3 (Highway Business District).

Dated: 1-6-20

By: 
Chairman
City Planning Commission

ADDITIONAL DOCUMENTS
INCLUDED WITH SUBMISSION.

To research the filing, contact the
Office of Secretary of State.

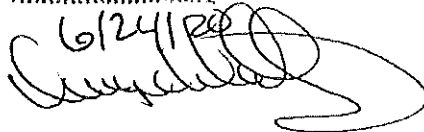
LOT 3
MONTY BROCK
DB 645 PG 581
"GREEN HILL SUBDIVISION"
PB 2 PG 76
0.44 ACRES +/-

NOTE: UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN AND CAP" IS A SET 1/2" DIAMETER, 18" IN LENGTH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "ABACUS LPLS #3265". THE BASIS OF BEARINGS WAS GPS NORTH, OBSERVED THE DATE OF THIS SURVEY.

A CERTAIN TRACT OF LAND ON THE NORTH SIDE OF SKYLINE DRIVE IN RICHMOND, MADISON COUNTY, KENTUCKY AND BEING BOUND BY SURVEY PERFORMED BY ABACUS ENGINEERING AND LAND SURVEYING, DATED AUGUST 15TH, 2017 UNDER PROFESSIONAL LAND SURVEYOR DWAYNE WHEATLEY, LICENSE #3265, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

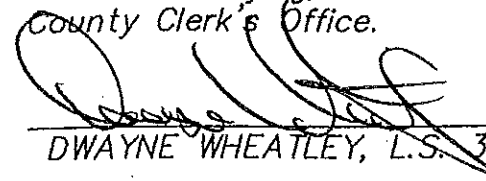
BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY OF SKYLINE DRIVE (25' FROM CENTER) AND COMMON CORNER TO TRACTS 1 AND 2 OF THE DALE AND SARAH KATHY COMBS PROPERTY (DB 399 PG 462) HAVING SPC KY-S COORDINATES N: 2,137,696.54, E: 2,071,419.33; THENCE LEAVING TRACTS 1 AND 2 WITH THE RIGHT OF WAY S 89°14'41" W 90.00' TO A POINT AND COMMON CORNER TO LOT 4 OF THE MONTY BROCK PROPERTY (DB 645 PG 581); THENCE LEAVING SKYLINE DRIVE WITH LOT 4 N 0°45'19" W 214.29' TO A POINT AND COMMON CORNER TO THE M. STRONG PROPERTY (DB 272 PG 043); THENCE LEAVING LOT 4 WITH THE LINE OF STRONG N 89°19'48" E 90.00' TO A POINT AND COMMON CORNER TO THE BEFORE MENTIONED COMBS PROPERTY; THENCE LEAVING STRONG WITH COMBS S 0°45'19" E 214.16' TO THE POINT OF BEGINNING (P.O.B.), CONTAINING 0.44 ACRES +/-.

STATE OF KENTUCKY
DWAYNE
WHEATLEY
3265
LICENSED
PROFESSIONAL
LAND SURVEYOR

6/24/20


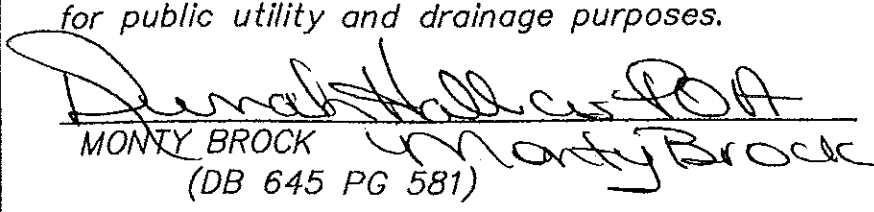
SURVEYOR'S CERTIFICATION STATEMENT

I hereby certify that this Plat has been drawn by me, or persons under my direct control and supervision, and reviewed by me. It is an accurate graphical representation delineating the limits of the subject property as per the ordinance listed. This plat is not intended to comply with 201 KAR 15:150 and as such shall not be used in connection with the sale or transfer of land. This plat does not represent a boundary survey as performed by Abacus Eng. & Land Surveying, Inc. and shall not be recorded in the Madison County Clerk's Office.


DWAYNE WHEATLEY, L.S. 3265
6/24/20
DATE

OWNER'S CERTIFICATION

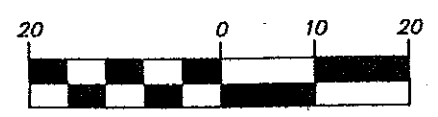
I (we) do hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon which is recorded in the deed books and pages shown below, in the Office of the Madison County Clerk; and do hereby adopt this plan of lots for this property; and do hereby dedicate the streets and any other spaces so indicated to public use; and do establish and reserve the easements indicated for public utility and drainage purposes.


MONTY BROCK
(DB 645 PG 581)
6/25/20
DATE

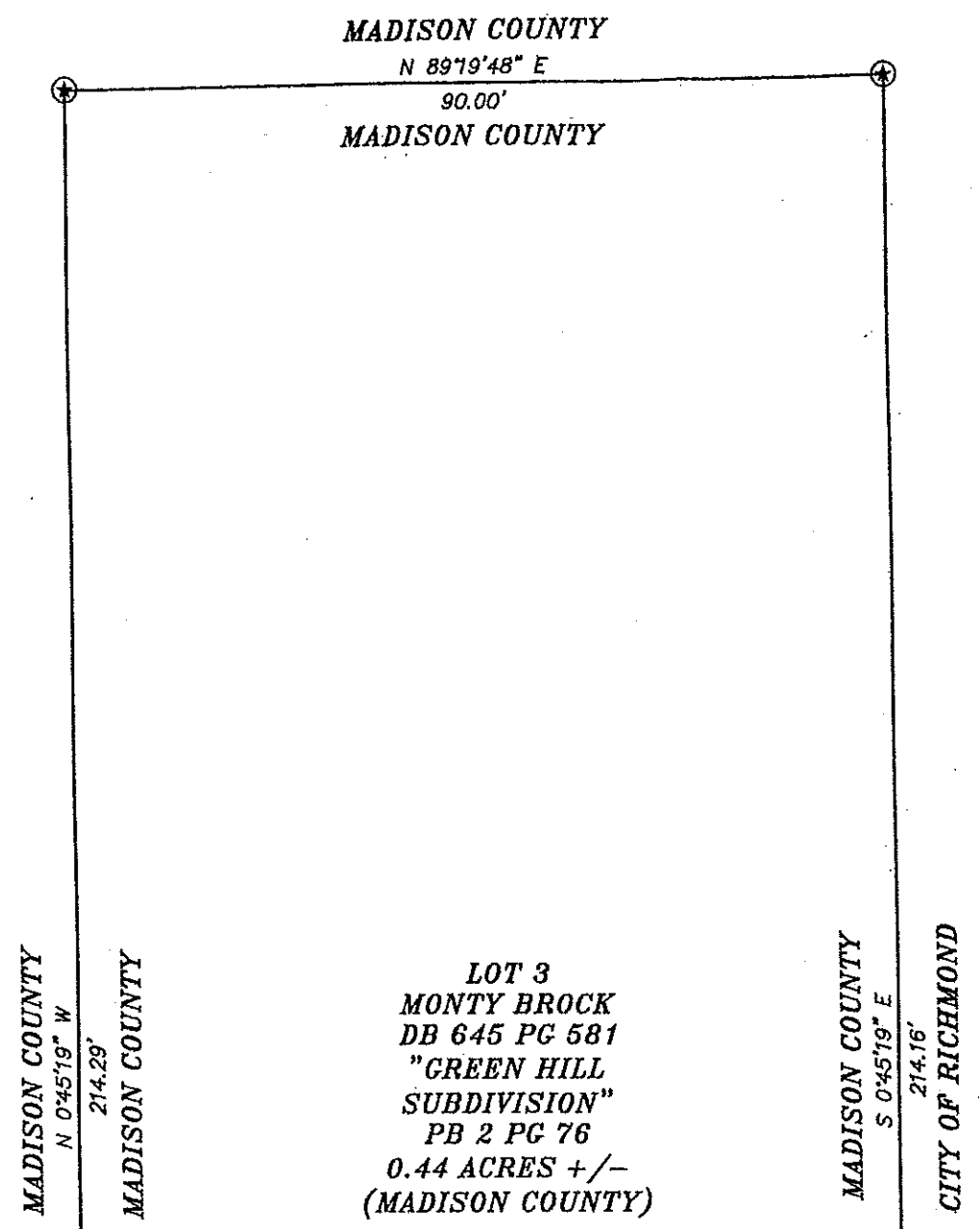
LEGEND

⊕ — NO MONUMENT SET

GRAPHIC SCALE



(IN FEET)
1 inch = 20 FT.

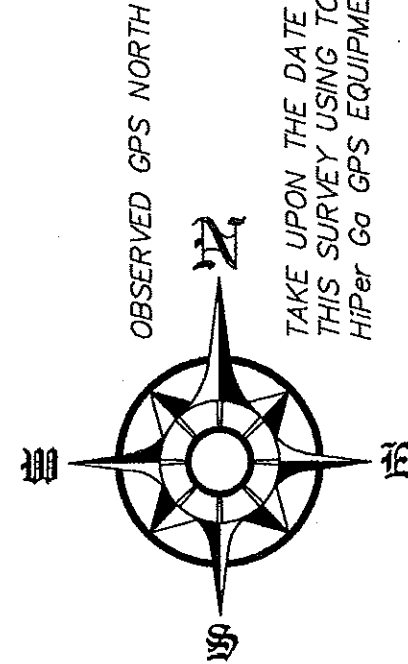


MADISON COUNTY
N 89°19'48" E
90.00'
MADISON COUNTY

MADISON COUNTY
N 0°45'19" W
214.29'
MADISON COUNTY

LOT 3
MONTY BROCK
DB 645 PG 581
"GREEN HILL
SUBDIVISION"
PB 2 PG 76
0.44 ACRES +/-
(MADISON COUNTY)

MADISON COUNTY
S 0°45'19" E
214.16'
CITY OF RICHMOND



LEGAL DESCRIPTION

NOTE: UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN AND CAP" IS A SET 1/2" DIAMETER, 18" IN LENGTH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "ABACUS LPLS #3265". THE BASIS OF BEARINGS WAS GPS NORTH, OBSERVED THE DATE OF THIS SURVEY.

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BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY OF SKYLINE DRIVE (25' FROM CENTER) AND COMMON CORNER TO TRACTS 1 AND 2 OF THE DALE AND SARAH KATHY COMBS PROPERTY (DB 399 PG 462) HAVING SPC KY-S COORDINATES N: 2,137,696.54,

**"SUBDIVISION"
PB 2 PG 76
0.44 ACRES +/-
(MADISON COUNTY)**

MADISON N 0°4' 21"

MADISON S 0° 2'

CITY OF

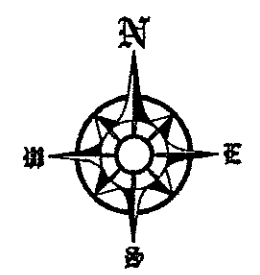
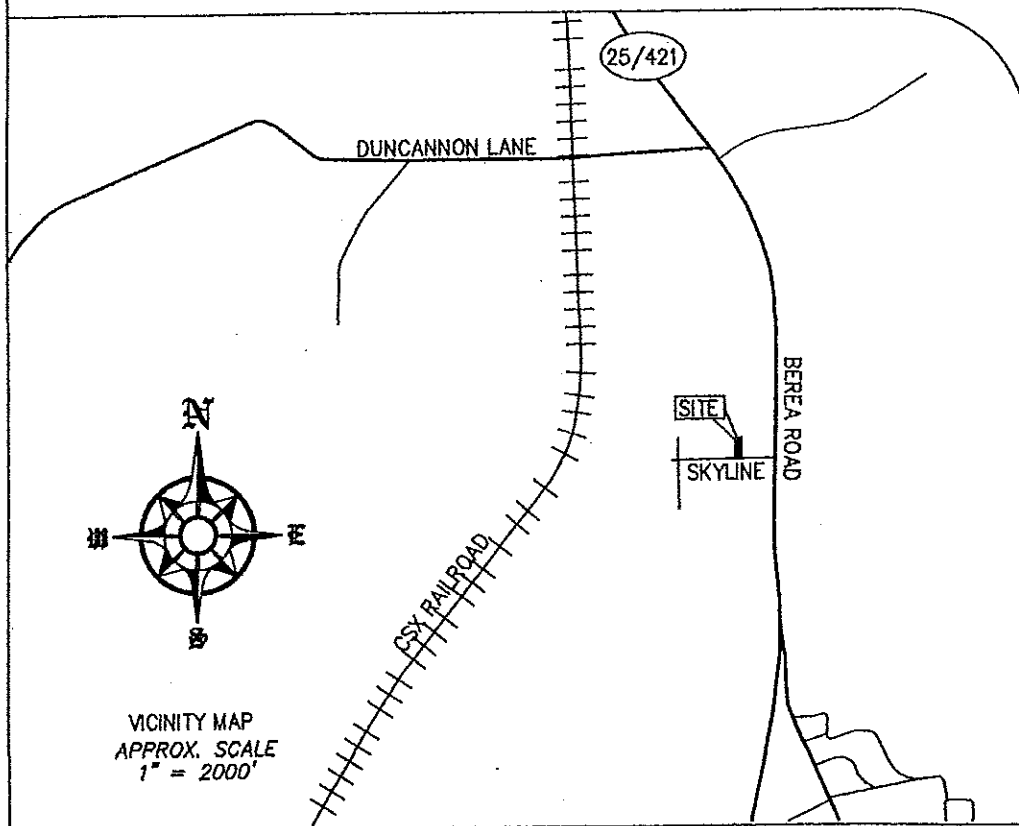
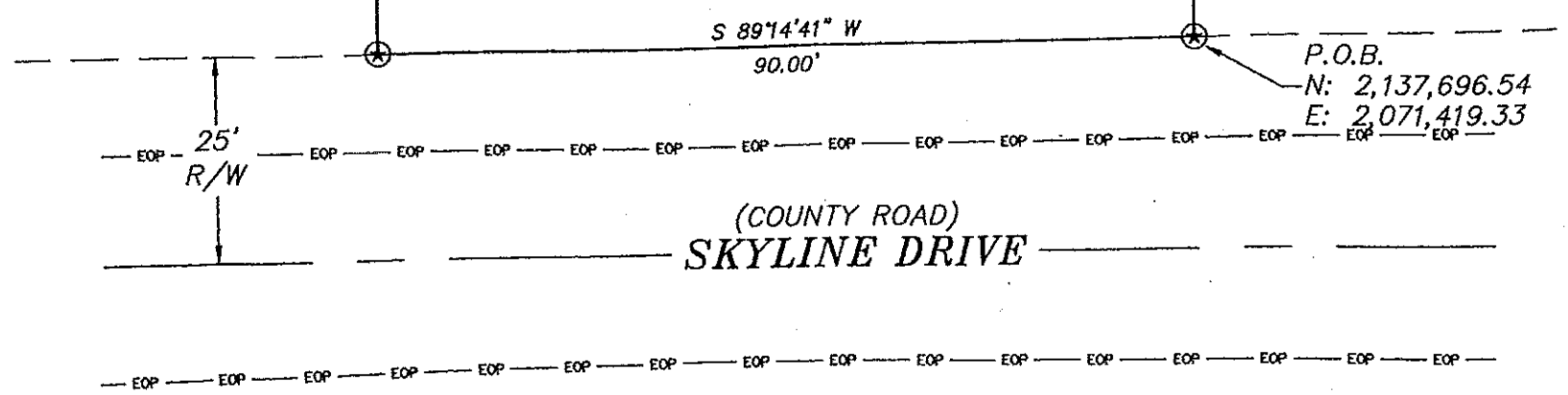
LEGEND

⊛ — NO MONUMENT SET

GRAPHIC SCALE



(IN FEET)
1 inch = 20 FT.



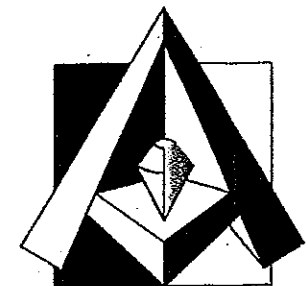
VICINITY MAP
APPROX. SCALE
1" = 2000'

Signed:

DWAYNE WHEATLEY
P.E. 19640

STATE OF KENTUCKY
DWAYNE WHEATLEY
L.S. 3265
LICENSED PROFESSIONAL LAND SURVEYOR

Signed: *[Signature]*
DWAYNE WHEATLEY
L.S. 3265



Abacus
Engineering & Land Surveying
236 Boggs Lane, Suite 4
Richmond, KY 40475
P: (859) 625-1200 ~ F: (859) 625-1207

Project No.:	17-078
Scale:	1" : 20'
Drawn by:	RT
Checked by:	DW
Date of Survey:	15AUG2017
Date of Plat:	03MAR2020
Date of Revision:	24JUN2020

RICH

MADISON
N 0°45' 21.4"
MADISON

SUBDIVISION"
PB 2 PG 76
0.44 ACRES +/-
(MADISON COUNTY)

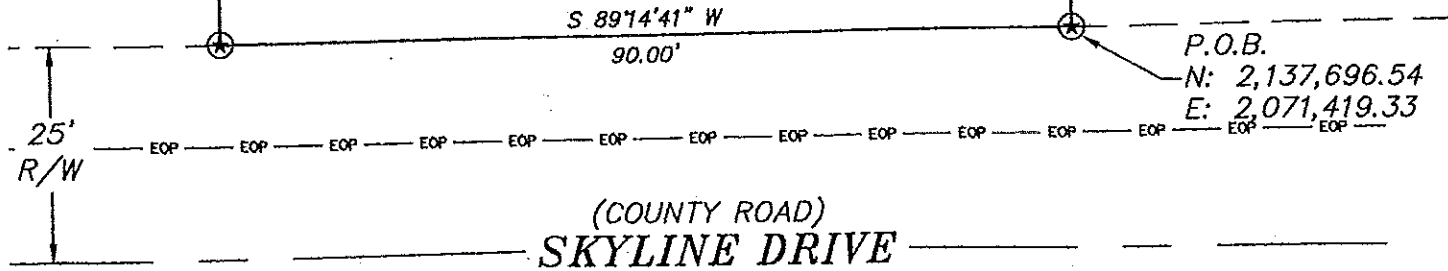
MADISON
S 0°4' 21.1"
CITY OF F

LEGAL DESCRIPTION

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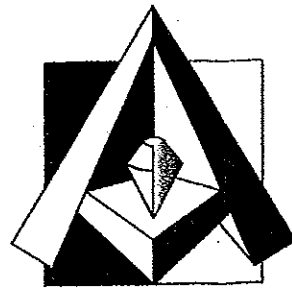


P.O.B.
N: 2,137,696.54
E: 2,071,419.33

OWNER(S)/CLIENT(S):
MONTY BROCK
113 SPIRIT DRIVE
RICHMOND, KY 40475

STATE OF KENTUCKY
DWAYNE WHEATLEY
3265
LICENSED PROFESSIONAL LAND SURVEYOR

Signed: *[Signature]*
DWAYNE WHEATLEY
L.S. 3265



Abacus
Engineering & Land Surveying
236 Boggs Lane, Suite 4
Richmond, KY 40475
P: (859) 625-1200 ~ F: (859) 625-1207

Project No.:	17-078
Scale:	1" : 20'
Drawn by:	RT
Checked by:	DW
Date of Survey:	15AUG2017
Date of Plat:	03MAR2020
Date of Revision:	24JUN2020

ANNEXATION EXHIBIT for

ORDINANCE ____

LOT 3 ~ MONTY BROCK

PROPERTY AT 156 SKYLINE DRIVE

RICHMOND, MADISON COUNTY, KENTUCKY

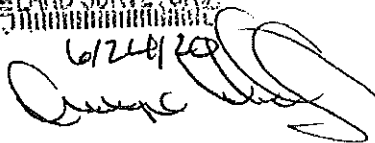
LOT 4
MONTY BROCK
DB 645 PG 581
"GREEN HILL SUBDIVISION"
PB 2 PG 76
0.44 ACRES +/-

NOTE: UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN AND CAP" IS A SET 1/2" DIAMETER, 18" IN LENGTH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "ABACUS LPLS #3265". THE BASIS OF BEARINGS WAS GPS NORTH, OBSERVED THE DATE OF THIS SURVEY.

A CERTAIN TRACT OF LAND ON THE NORTH SIDE OF SKYLINE DRIVE IN RICHMOND, MADISON COUNTY, KENTUCKY AND BEING BOUND BY SURVEY PERFORMED BY ABACUS ENGINEERING AND LAND SURVEYING, DATED AUGUST 15TH, 2017 UNDER PROFESSIONAL LAND SURVEYOR DWAYNE WHEATLEY, LICENSE #3265, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

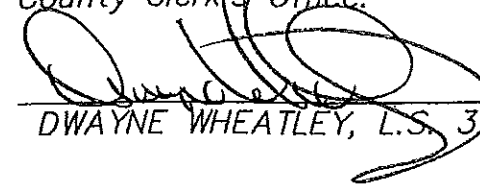
BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY OF SKYLINE DRIVE (25' FROM CENTER) AND COMMON CORNER TO LOT 3 OF THE MONTY BROCK PROPERTY (DB 645 PG 581) HAVING SPC KY-S COORDINATES N: 2,137,695.36, E: 2,071,329.34; THENCE LEAVING BROCK WITH THE RIGHT OF WAY S 89°14'41" W 90.00' TO A POINT AND COMMON CORNER TO LOT 5 OF THE MONTY BROCK PROPERTY (DB 645 PG 581); THENCE LEAVING SKYLINE DRIVE WITH LOT 5 N 0°45'19" W 214.43' TO A POINT AND COMMON CORNER TO PARCEL A OF THE ROBERT CORNELISON PROPERTY (DB 525 PG 514); THENCE LEAVING LOT 5 WITH PARCEL A AND THE M. STRONG PROPERTY (DB 272 PG 043) N 89°19'48" E 90.00' TO A POINT AND COMMON CORNER TO THE BEFORE MENTIONED LOT 3 OF THE BROCK PROPERTY; THENCE LEAVING STRONG WITH LOT 3 S 0°45'19" E 214.29' TO THE POINT OF BEGINNING (P.O.B.), CONTAINING 0.44 ACRES +/-.

STATE OF KENTUCKY
DWAYNE
WHEATLEY
3265
LICENSED
PROFESSIONAL
LAND SURVEYOR

6/24/20


SURVEYOR'S CERTIFICATION STATEMENT

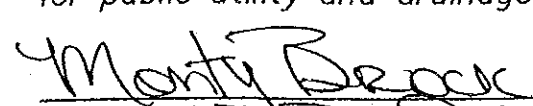
I hereby certify that this Plat has been drawn by me, or persons under my direct control and supervision, and reviewed by me. It is an accurate graphical representation delineating the limits of the subject property as per the ordinance listed. This plat is not intended to comply with 201 KAR 15:150 and as such shall not be used in connection with the sale or transfer of land. This plat does not represent a boundary survey as performed by Abacus Eng. & Land Surveying, Inc. and shall not be recorded in the Madison County Clerk's Office.


 DWAYNE WHEATLEY, L.S. 3265

6/24/20
 DATE

OWNER'S CERTIFICATION

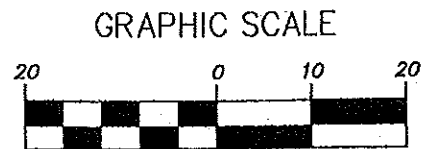
I (we) do hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon which is recorded in the deed books and pages shown below, in the Office of the Madison County Clerk; and do hereby adopt this plan of lots for this property; and do hereby dedicate the streets and any other spaces so indicated to public use; and do establish and reserve the easements indicated for public utility and drainage purposes.


 MONTY BROCK *By Debra Hall*
 (DB 645 PG 581)

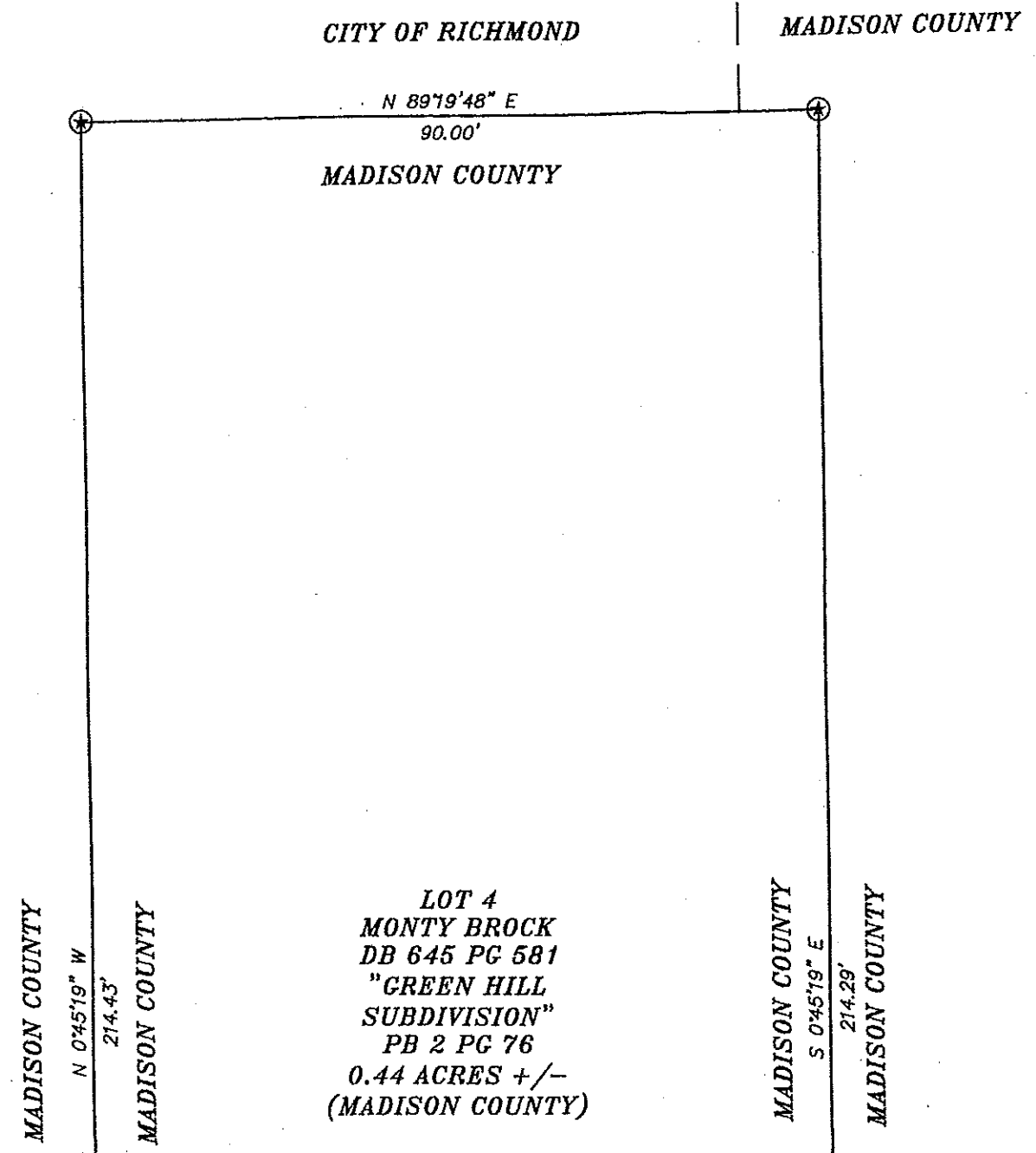
6/25/20
 DATE

LEGEND

⊛ — NO MONUMENT SET



(IN FEET)
 1 inch = 20 FT.



CITY OF RICHMOND

MADISON COUNTY

N 89°19'48" E
 90.00'

MADISON COUNTY

MADISON COUNTY

N 0°45'19" W
 214.43'

MADISON COUNTY

LOT 4
 MONTY BROCK
 DB 645 PG 581
 "GREEN HILL
 SUBDIVISION"
 PB 2 PG 76
 0.44 ACRES +/-
 (MADISON COUNTY)

MADISON COUNTY

S 0°45'19" E
 214.29'

MADISON COUNTY

CITY OF RICHMOND

MADISON COUNTY

N 89°19'48" E
90.00'

MADISON COUNTY

MADISON COUNTY

N 0°45'19" W
214.43'

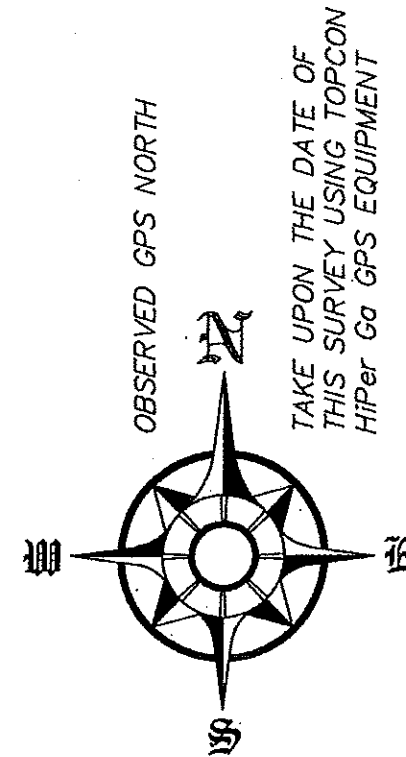
MADISON COUNTY

LOT 4
MONTY BROCK
DB 645 PG 581
"GREEN HILL
SUBDIVISION"
PB 2 PG 76
0.44 ACRES +/-
(MADISON COUNTY)

MADISON COUNTY

S 0°45'19" E
214.29'

MADISON COUNTY



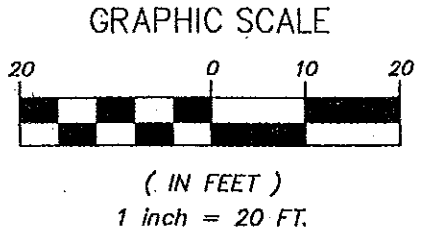
LEGAL DESCRIPTION

NOTE: UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN AND CAP" IS A SET 1/2" DIAMETER, 18" IN LENGTH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "ABACUS LPLS #3265". THE BASIS OF BEARINGS WAS GPS NORTH, OBSERVED THE DATE OF THIS SURVEY.

A CERTAIN TRACT OF LAND ON THE NORTH SIDE OF SKYLINE DRIVE IN RICHMOND, MADISON COUNTY, KENTUCKY AND BEING BOUND BY SURVEY PERFORMED BY ABACUS ENGINEERING AND LAND SURVEYING, DATED AUGUST 15TH, 2017 UNDER PROFESSIONAL LAND SURVEYOR DWAYNE WHEATLEY, LICENSE #3265, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY OF SKYLINE DRIVE (25' FROM CENTER) AND COMMON CORNER TO LOT 3 OF THE MONTY BROCK PROPERTY (DB 645 PG 581) HAVING SPC KY-S COORDINATES N: 2177.605 76 E: 2074.700 74 ELEVATION

LEGEND
 (⊕) — NO MONUMENT SET



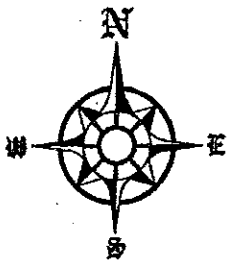
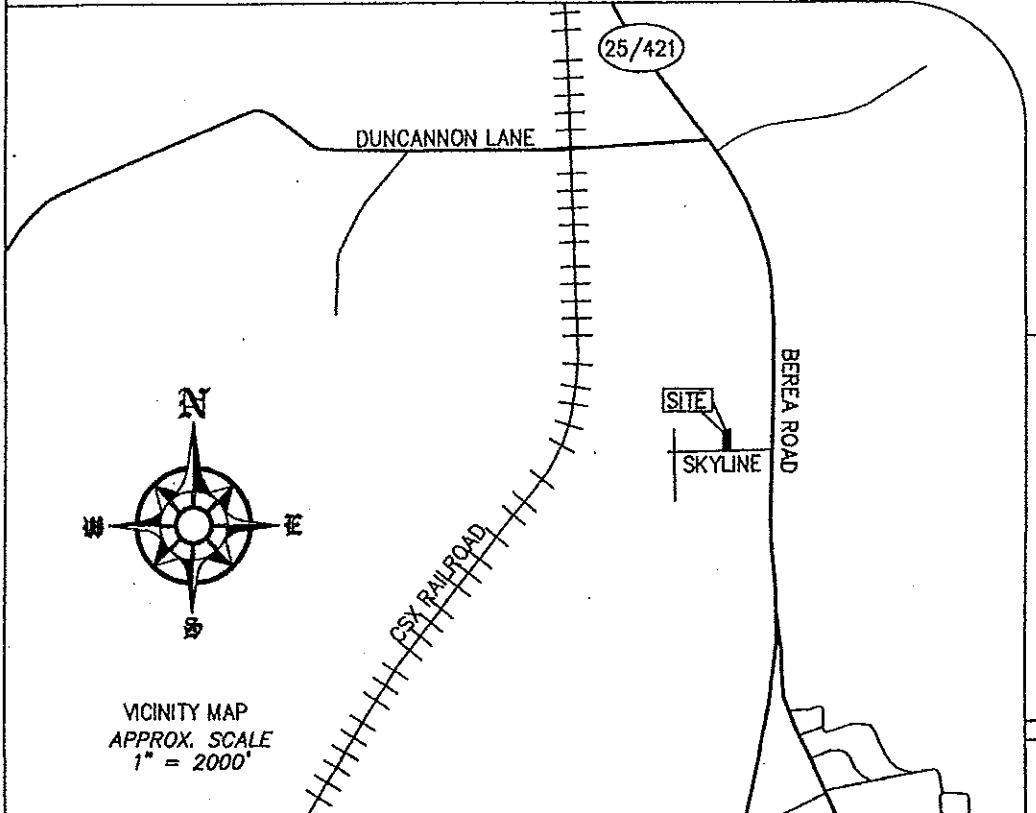
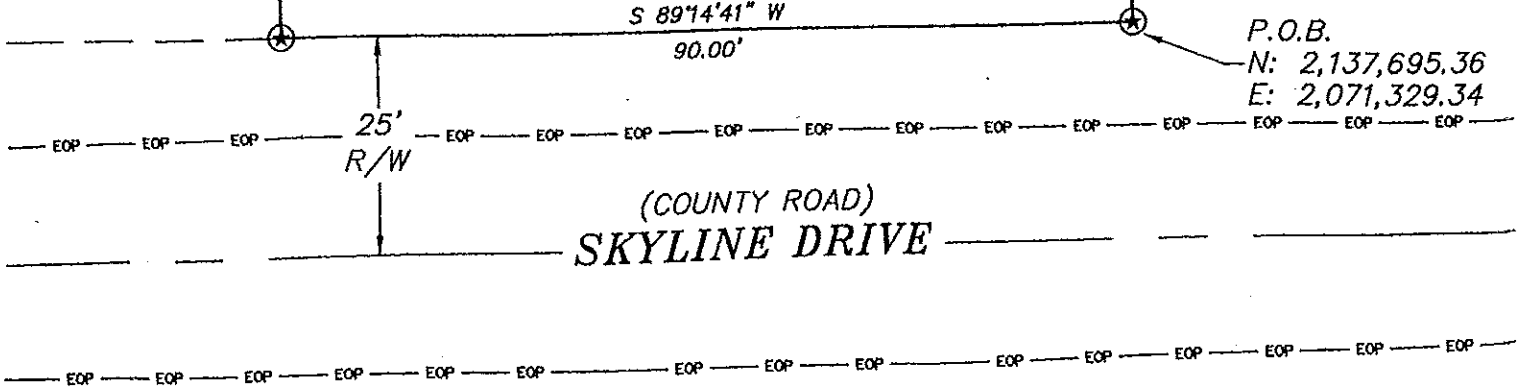
GREEN HILL
 SUBDIVISION"
 PB 2 PG 76
 0.44 ACRES +/-
 (MADISON COUNTY)

MADISON C

MADISON C

MADISON C

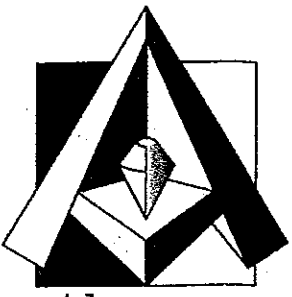
MADISON C



VICINITY MAP
 APPROX. SCALE
 1" = 2000'

Signed: DWAYNE WHEATLEY
 P.E. 19640

STATE OF KENTUCKY
 DWAYNE WHEATLEY
 3266
 LICENSED PROFESSIONAL LAND SURVEYOR
 Signed: 6/24/20



Abacus
 Engineering & Land Surveying
 236 Boggs Lane, Suite 4
 Richmond, KY 40475
 P: (859) 625-1200 ~ F: (859) 625-1207

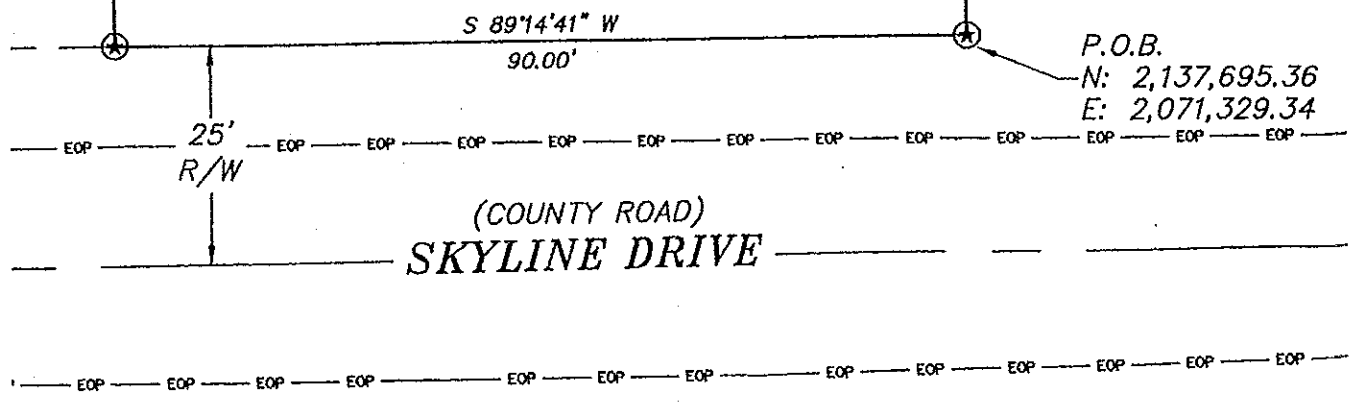
Project No.:	17-078
Scale:	1" : 20'
Drawn by:	RT
Checked by:	DW
Date of Survey:	15AUG2017
Date of Plat:	03MAR2020
Date of Revision:	24JUN2020

P
 RICH

GREEN HILL
SUBDIVISION"
PB 2 PG 76
0.44 ACRES +/-
(MADISON COUNTY)

MADISON C
N 0°45'19"
214.43'
MADISON C

MADISON C
S 0°45'19"
214.29'
MADISON C



LEGAL DESCRIPTION

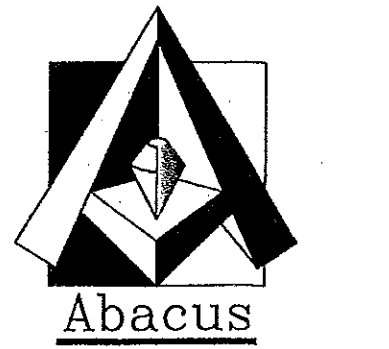
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A CERTAIN TRACT OF LAND ON THE NORTH SIDE OF SKYLINE DRIVE IN RICHMOND, MADISON COUNTY, KENTUCKY AND BEING BOUND BY SURVEY PERFORMED BY ABACUS ENGINEERING AND LAND SURVEYING, DATED AUGUST 15TH, 2017 UNDER PROFESSIONAL LAND SURVEYOR DWAYNE WHEATLEY, LICENSE #3265, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY OF SKYLINE DRIVE (25' FROM CENTER) AND COMMON CORNER TO LOT 3 OF THE MONTY BROCK PROPERTY (DB 645 PG 581) HAVING SPC KY-S COORDINATES N: 2,137,695.36, E: 2,071,329.34; THENCE LEAVING BROCK WITH THE RIGHT OF WAY S 89°14'41" W 90.00' TO A POINT AND COMMON CORNER TO LOT 5 OF THE MONTY BROCK PROPERTY (DB 645 PG 581); THENCE LEAVING SKYLINE DRIVE WITH LOT 5 N 0°45'19" W 214.43' TO A POINT AND COMMON CORNER TO PARCEL A OF THE ROBERT CORNELISON PROPERTY (DB 525 PG 514); THENCE LEAVING LOT 5 WITH PARCEL A AND THE M. STRONG PROPERTY (DB 272 PG 043) N 89°19'48" E 90.00' TO A POINT AND COMMON CORNER TO THE BEFORE MENTIONED LOT 3 OF THE BROCK PROPERTY; THENCE LEAVING STRONG WITH LOT 3 S 0°45'19" E 214.29' TO THE POINT OF BEGINNING (P.O.B.), CONTAINING 0.44 ACRES +/-.

OWNER(S)/CLIENT(S):
MONTY BROCK
113 SPIRIT DRIVE
RICHMOND, KY 40475

STATE OF KENTUCKY
DWAYNE WHEATLEY
#3265
LICENSED PROFESSIONAL LAND SURVEYOR
6/24/20
DWAYNE WHEATLEY
L.S. 3265



Abacus
Engineering & Land Surveying
236 Boggs Lane, Suite 4
Richmond, KY 40475
P: (859) 625-1200 ~ F: (859) 625-1207

Project No.:	17-078
Scale:	1" : 20'
Drawn by:	RT
Checked by:	DW
Date of Survey:	15AUG2017
Date of Plat:	03MAR2020
Date of Revision:	24JUN2020

ANNEXATION EXHIBIT for
ORDINANCE ____
LOT 4 ~ MONTY BROCK
PROPERTY AT 156 SKYLINE DRIVE
RICHMOND, MADISON COUNTY, KENTUCKY

LOT 5
MONTY BROCK
DB 645 PG 581
"GREEN HILL SUBDIVISION"
PB 2 PG 76
0.44 ACRES +/-

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BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY OF SKYLINE DRIVE (25' FROM CENTER) AND COMMON CORNER TO LOT 4 OF THE MONTY BROCK PROPERTY (DB 645 PG 581) HAVING SPC KY-S COORDINATES N: 2,137,694.17, E: 2,071,239.34; THENCE LEAVING BROCK WITH THE RIGHT OF WAY S 89°14'41" W 90.00' TO A POINT AND COMMON CORNER TO LOT 6 OF THE MONTY BROCK PROPERTY (DB 645 PG 581); THENCE LEAVING SKYLINE DRIVE WITH LOT 6 N 0°45'19" W 214.56' TO A POINT AND COMMON CORNER TO PARCEL A OF THE ROBERT CORNELISON PROPERTY (DB 525 PG 514); THENCE LEAVING LOT 6 WITH PARCEL A N 89°19'48" E 90.00' TO A POINT AND COMMON CORNER TO THE BEFORE MENTIONED LOT 4 OF THE BROCK PROPERTY; THENCE LEAVING PARCEL A WITH LOT 4 S 0°45'19" E 214.43' TO THE POINT OF BEGINNING (P.O.B.), CONTAINING 0.44 ACRES +/-.

STATE OF KENTUCKY
DWAYNE WHEATLEY
3265
LICENSED
PROFESSIONAL
LAND SURVEYOR
Dwayne Wheatley

SURVEYOR'S CERTIFICATION STATEMENT

I hereby certify that this Plat has been drawn by me, or persons under my direct control and supervision, and reviewed by me. It is an accurate graphical representation delineating the limits of the subject property as per the ordinance listed. This plat is not intended to comply with 201 KAR 15:150 and as such shall not be used in connection with the sale or transfer of land. This plat does not represent a boundary survey as performed by Abacus Eng. & Land Surveying, Inc. and shall not be recorded in the Madison County Clerk's Office.

Dwayne Wheatley
DWAYNE WHEATLEY, L.S. 3265

6/24/28
DATE

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon which is recorded in the deed books and pages shown below, in the Office of the Madison County Clerk; and do hereby adopt this plan of lots for this property; and do hereby dedicate the streets and any other spaces so indicated to public use; and do establish and reserve the easements indicated for public utility and drainage purposes.

Monty Brock
MONTY BROCK By Deed POA
(DB 645 PG 581)

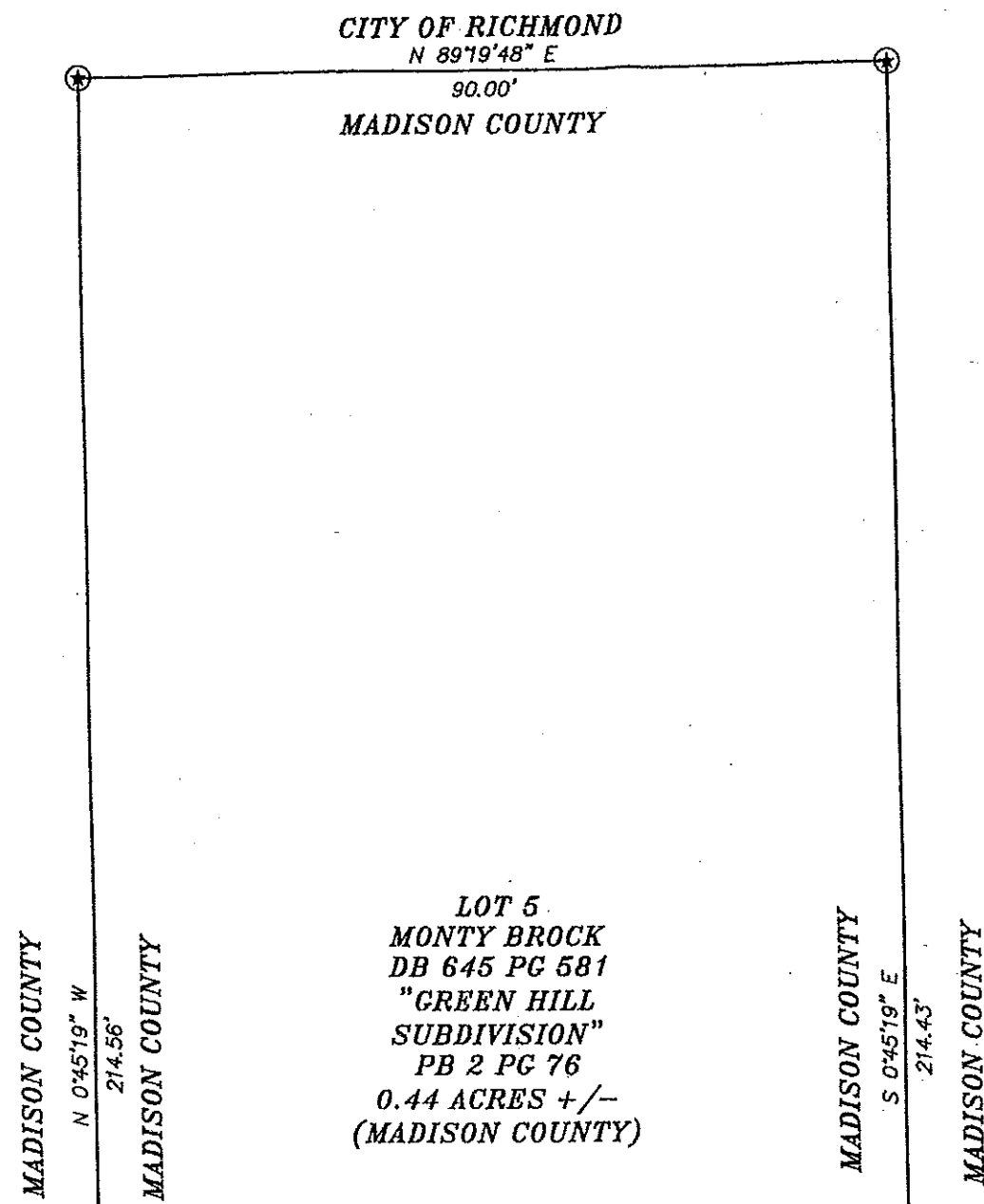
LEGEND

⊛ — NO MONUMENT SET

GRAPHIC SCALE



(IN FEET)
1 inch = 20 FT.



CITY OF RICHMOND
N 89°19'48" E
90.00'
MADISON COUNTY

MADISON COUNTY

N 0°45'19" W

214.56'

MADISON COUNTY

LOT 5
MONTY BROCK
DB 645 PG 581
"GREEN HILL
SUBDIVISION"
PB 2 PG 76
0.44 ACRES +/-
(MADISON COUNTY)

MADISON COUNTY

S 0°45'19" E

214.43'

MADISON COUNTY

CITY OF RICHMOND
N 89°19'48" E
90.00'
MADISON COUNTY

LOT 5
MONTY BROCK
DB 645 PG 581
"GREEN HILL
SUBDIVISION"
PB 2 PG 76
0.44 ACRES +/-
(MADISON COUNTY)

MADISON COUNTY

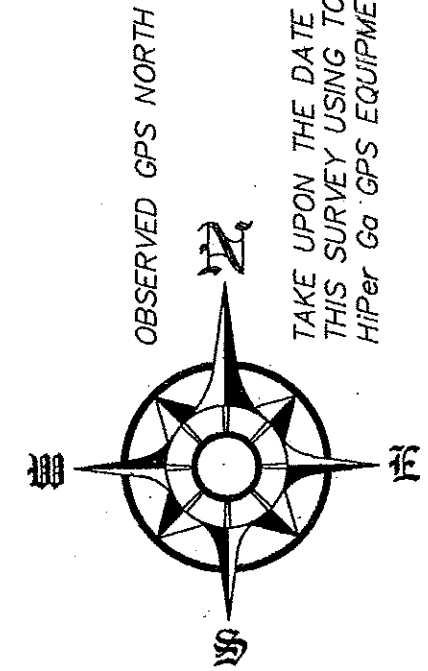
N 0°45'19" W
214.56'

MADISON COUNTY

MADISON COUNTY

S 0°45'19" E
214.43'

MADISON COUNTY

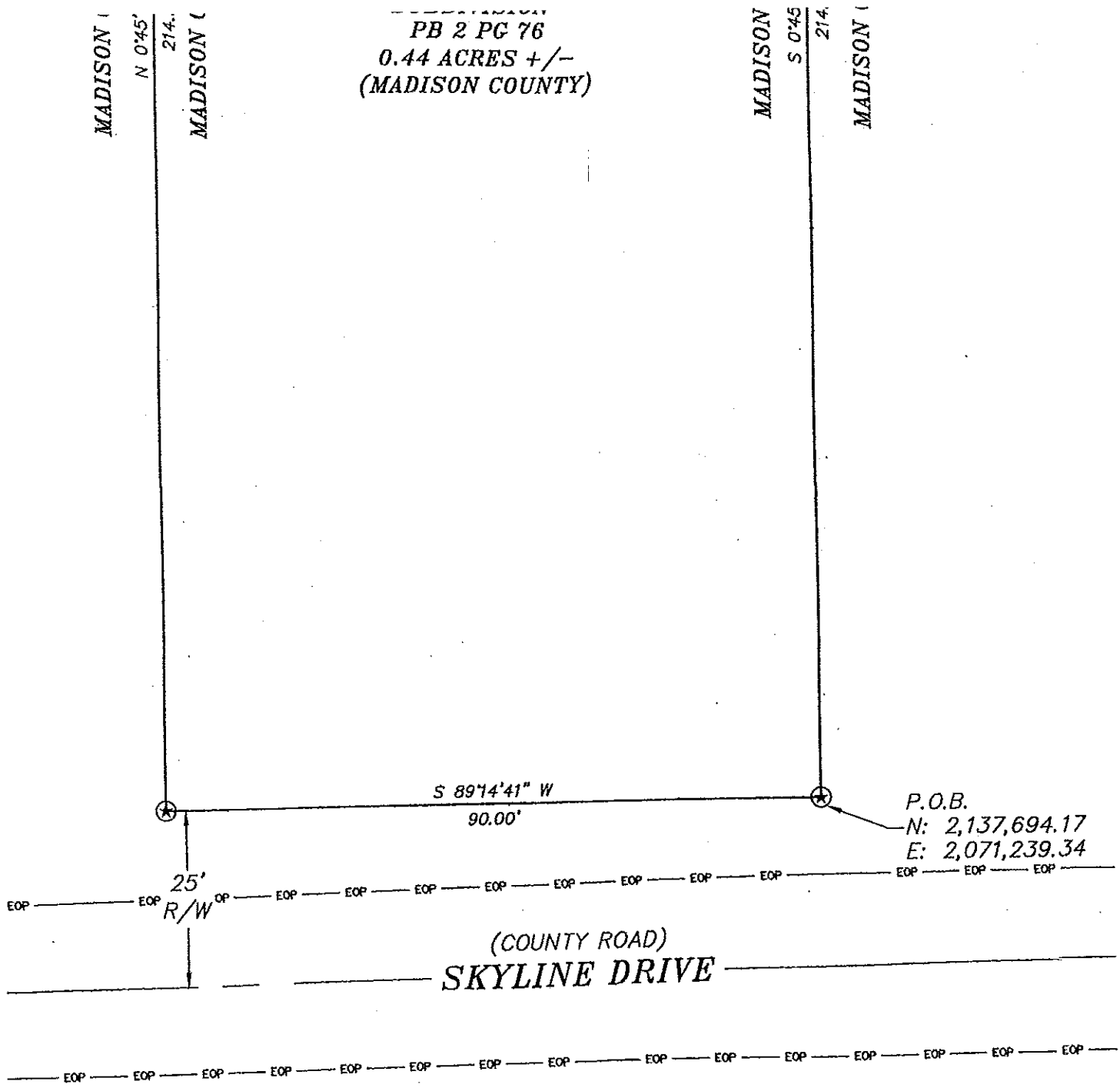


LEGAL DESCRIPTION

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BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY OF SKYLINE DRIVE (25' FROM CENTER) AND COMMON CORNER TO LOT 4 OF THE MONTY BROCK PROPERTY (DB 645 PG 581) HAVING SPC KY-S COORDINATES N: 2.137.694.17. E: 2.071.239.34: THENCE



LEGAL DESCRIPTION

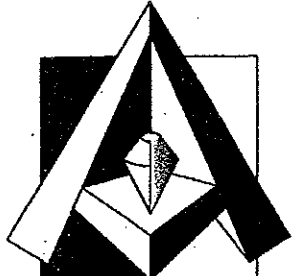
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OWNER(S)/CLIENT(S):
 MONTY BROCK
 113 SPIRIT DRIVE
 RICHMOND, KY 40475

STATE OF KENTUCKY
 DWAYNE WHEATLEY
 L.S. 3265
 Signed: *[Signature]*



Abacus
 Engineering & Land Surveying
 236 Boggs Lane, Suite 4
 Richmond, KY 40475
 P: (859) 625-1200 ~ F: (859) 625-1207

Project No.:	17-078
Scale:	1" : 20'
Drawn by:	RT
Checked by:	DW
Date of Survey:	15AUG2017
Date of Plat:	03MAR2020
Date of Revision:	24JUN2020

ANNEXATION EXHIBIT for
ORDINANCE _____
LOT 5 ~ MONTY BROCK
PROPERTY AT 156 SKYLINE DRIVE
RICHMOND, MADISON COUNTY, KENTUCKY

LOT 6
MONTY BROCK
DB 645 PG 581
"GREEN HILL SUBDIVISION"
PB 2 PG 76
0.44 ACRES +/-

NOTE: UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN AND CAP" IS A SET $\frac{1}{2}$ " DIAMETER, 18" IN LENGTH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "ABACUS LPLS #3265". THE BASIS OF BEARINGS WAS GPS NORTH, OBSERVED THE DATE OF THIS SURVEY.

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STATE OF KENTUCKY
DWAYNE
WHEATLEY
#3265
LICENSED
PROFESSIONAL
LAND SURVEYOR

12/24/20
Dwayne Wheatley

SURVEYOR'S CERTIFICATION STATEMENT

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Dwayne Wheatley
 DWAYNE WHEATLEY, L.S. 3265

6/24/28
 DATE

OWNER'S CERTIFICATION

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Monty Brock
 MONTY BROCK
 (DB 645 PG 581)

By Dennis Hall
 DCA

6/24/28
 DATE

LEGEND

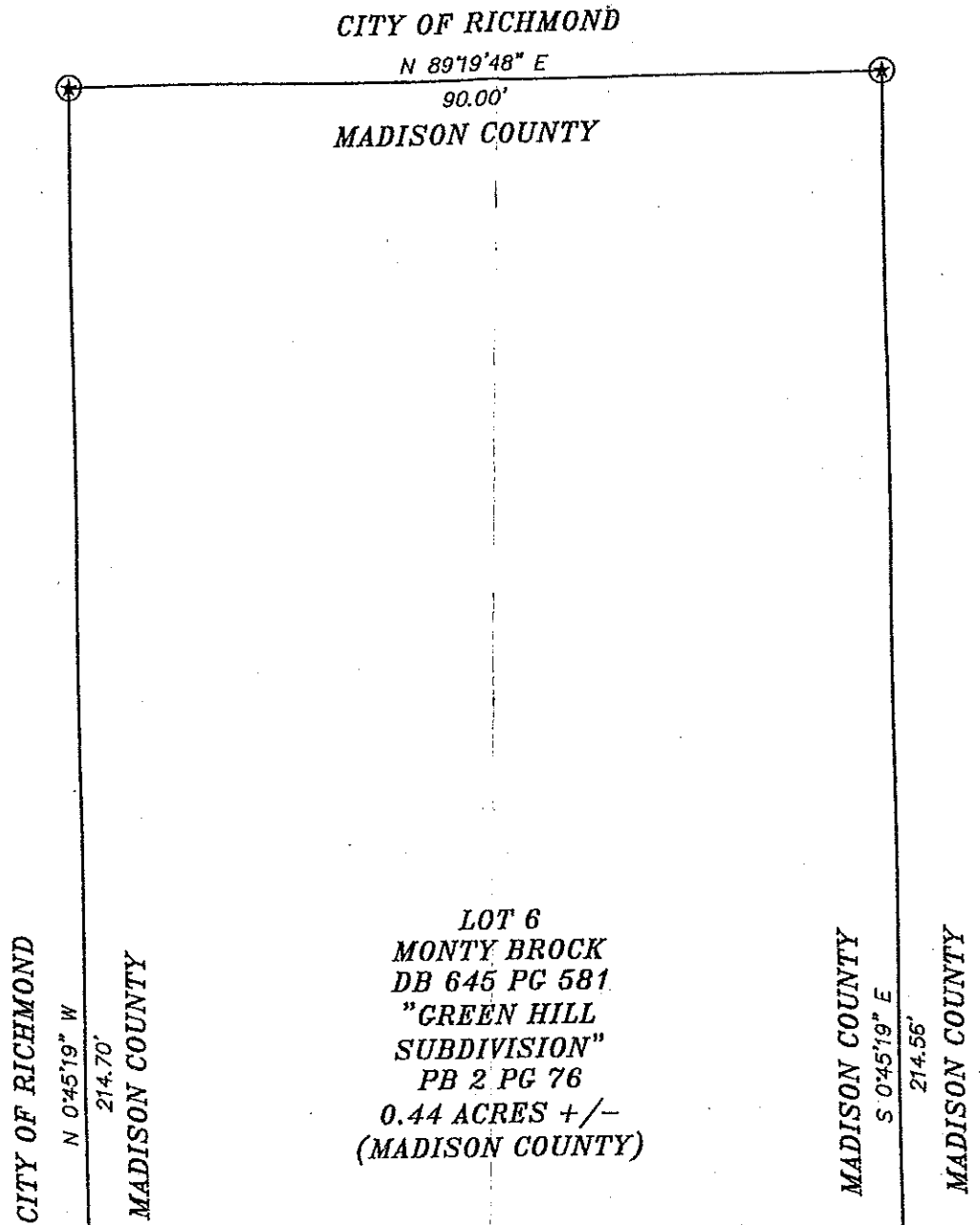
(*) — NO MONUMENT SET

GRAPHIC SCALE



(IN FEET)

1 inch = 20 FT.



CITY OF RICHMOND
 N 89°19'48" E
 90.00'
 MADISON COUNTY

CITY OF RICHMOND

N 0°45'19" W

214.70'

MADISON COUNTY

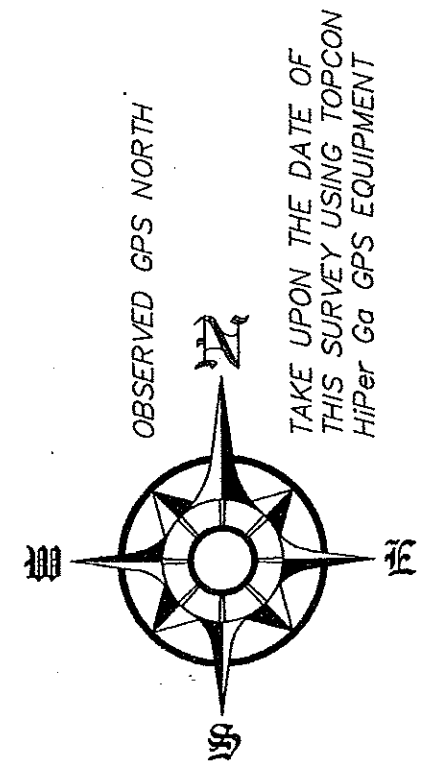
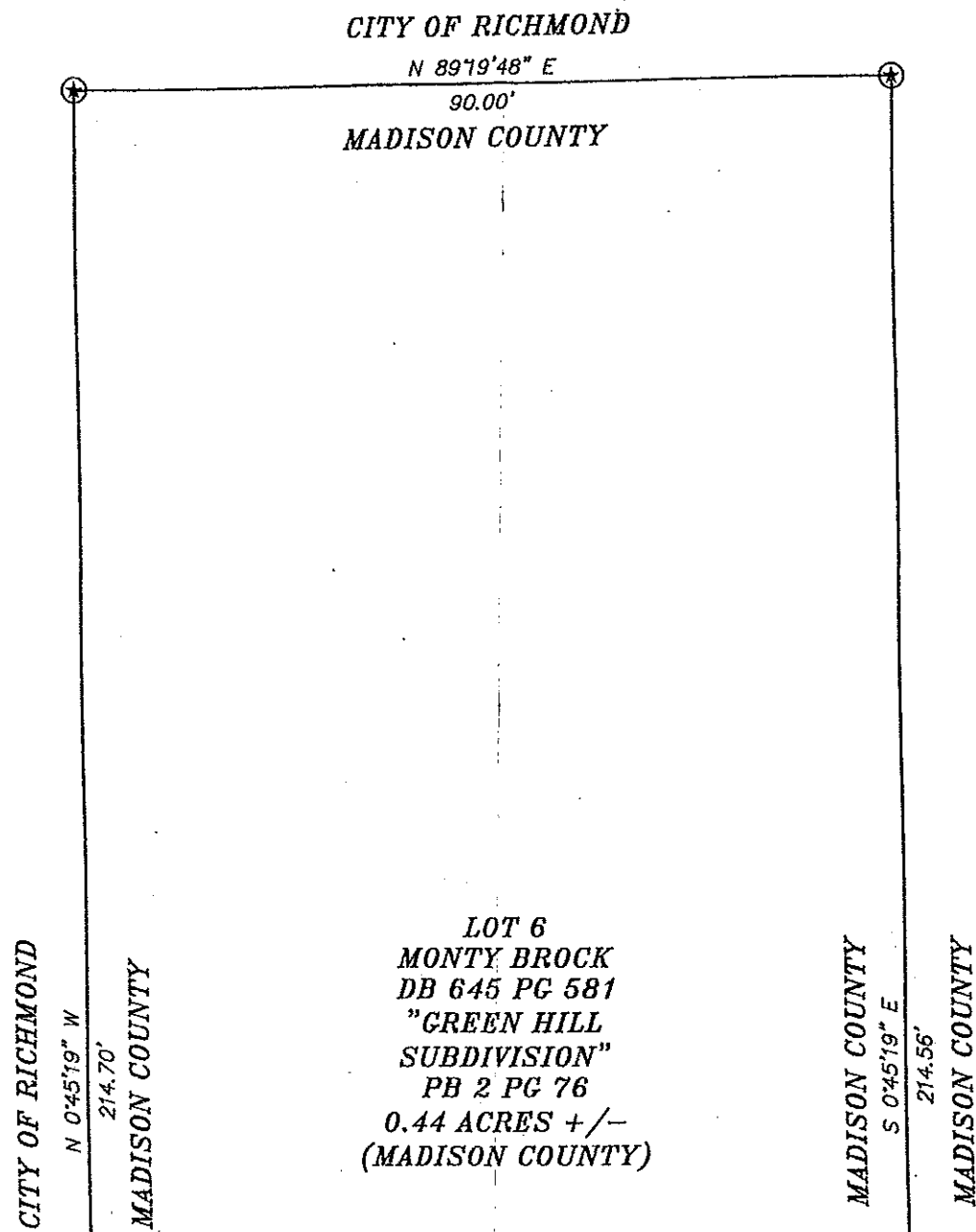
LOT 6
 MONTY BROCK
 DB 645 PG 581
 "GREEN HILL
 SUBDIVISION"
 PB 2 PG 76
 0.44 ACRES +/-
 (MADISON COUNTY)

MADISON COUNTY

S 0°45'19" E

214.56'

MADISON COUNTY



LEGAL DESCRIPTION

NOTE: UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN AND CAP" IS A SET 1/2" DIAMETER, 18" IN LENGTH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "ABACUS LPLS #3265". THE BASIS OF BEARINGS WAS GPS NORTH, OBSERVED THE DATE OF THIS SURVEY.

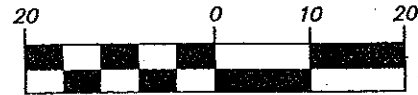
A CERTAIN TRACT OF LAND ON THE NORTH SIDE OF SKYLINE DRIVE IN RICHMOND, MADISON COUNTY, KENTUCKY AND BEING BOUND BY SURVEY PERFORMED BY ABACUS ENGINEERING AND LAND SURVEYING, DATED AUGUST 15TH, 2017 UNDER PROFESSIONAL LAND SURVEYOR DWAYNE WHEATLEY, LICENSE #3265, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY OF SKYLINE DRIVE (25' FROM CENTER) AND COMMON CORNER TO LOT 5 OF THE MONTY BROCK PROPERTY (DB 645 PG 581) HAVING SPC

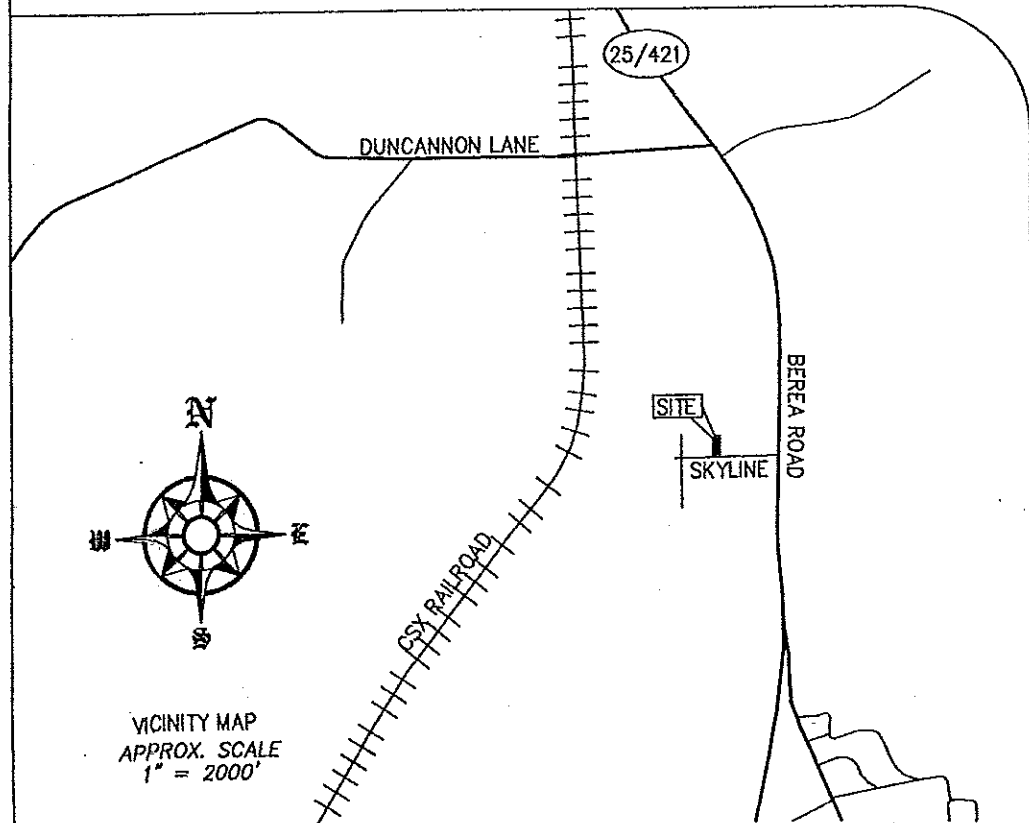
LEGEND

(*) — NO MONUMENT SET

GRAPHIC SCALE



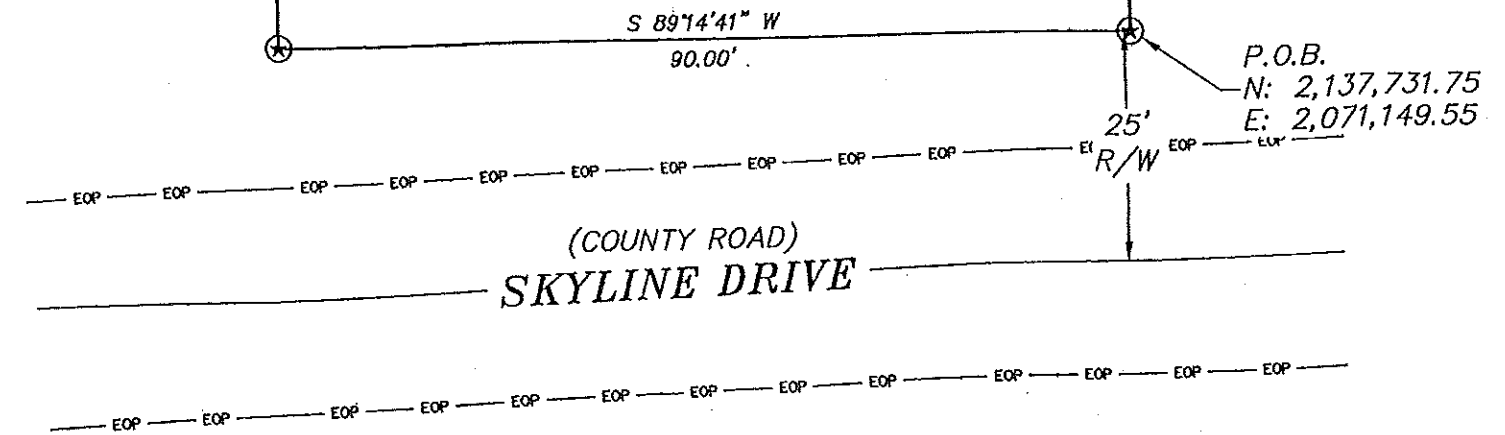
(IN FEET)
1 inch = 20 FT.



CITY OF RICHMOND
N 0°45'19" W 214.70'
MADISON COUNTY

GREEN HILL
SUBDIVISION
PB 2 PG 76
0.44 ACRES +/-
(MADISON COUNTY)

MADISON CO
S 0°45'19" W 214.56'
MADISON CO



Signed:
DWAYNE WHEATLEY
P.E. 19640

STATE OF KENTUCKY
DWAYNE WHEATLEY
LICENSED PROFESSIONAL SURVEYOR
No. 2286

Signed:
DWAYNE WHEATLEY
L.S. 3265

Abacus
Engineering & Land Surveying
236 Boggs Lane, Suite 4
Richmond, KY 40475
P: (859) 625-1200 ~ F: (859) 625-1207

Project No.:	17-078
Scale:	1" : 20'
Drawn by:	JMR
Checked by:	DW
Date of Survey:	15AUG2017
Date of Plat:	03MAR2020
Date of Revision:	24JUN2020

RICHMOND

CITY OF RICHMOND
 N 0°45'19" W
 214.70'
 MADISON COU

"GREEN HILL
 SUBDIVISION"
 PB 2 PG 76
 0.44 ACRES +/-
 (MADISON COUNTY)

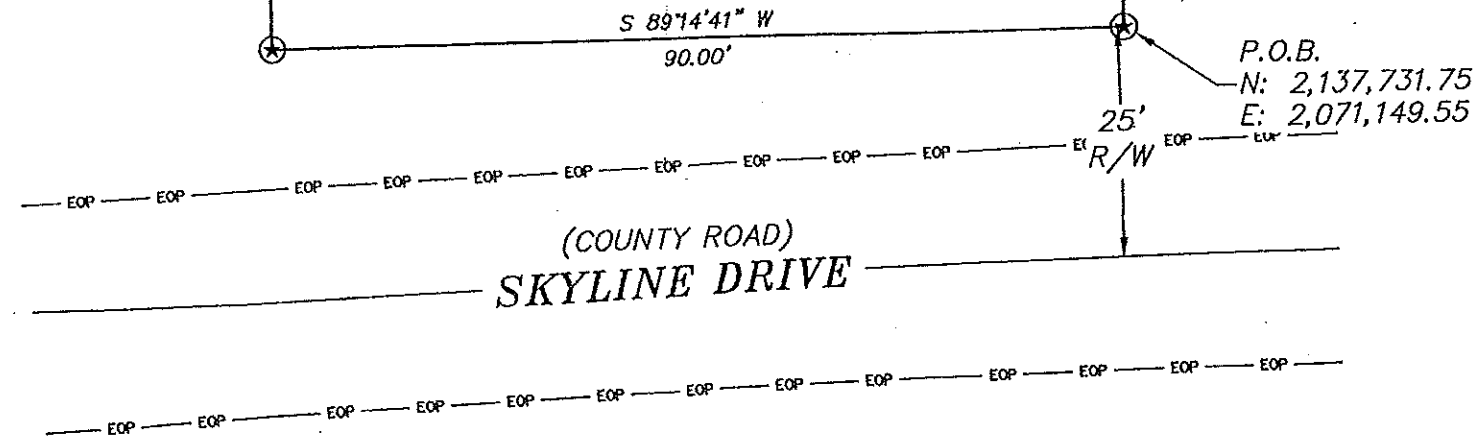
MADISON CO
 S 0°45'19" W
 214.56'
 MADISON CO

LEGAL DESCRIPTION

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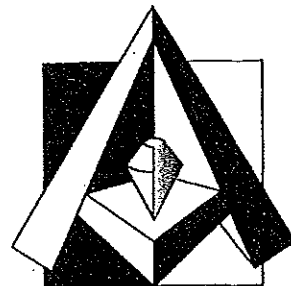
A CERTAIN TRACT OF LAND ON THE NORTH SIDE OF SKYLINE DRIVE IN RICHMOND, MADISON COUNTY, KENTUCKY AND BEING BOUND BY SURVEY PERFORMED BY ABACUS ENGINEERING AND LAND SURVEYING, DATED AUGUST 15TH, 2017 UNDER PROFESSIONAL LAND SURVEYOR DWAYNE WHEATLEY, LICENSE #3265, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY OF SKYLINE DRIVE (25' FROM CENTER) AND COMMON CORNER TO LOT 5 OF THE MONTY BROCK PROPERTY (DB 645 PG 581) HAVING SPC KY-S COORDINATES N: 2,137,731.75, E: 2,071,149.55; THENCE LEAVING BROCK WITH THE RIGHT OF WAY S 89°14'41" W 90.00' TO A POINT AND COMMON CORNER TO LOT 7 OF THE ROBERT CORNELISON PROPERTY (DB 525 PG 514); THENCE LEAVING SKYLINE DRIVE WITH LOT 7 N 0°45'19" W 214.70' TO A POINT AND COMMON CORNER TO PARCEL A OF THE ROBERT CORNELISON PROPERTY (DB 525 PG 514); THENCE LEAVING LOT 7 WITH PARCEL A N 89°19'48" E 90.00' TO A POINT AND COMMON CORNER TO THE BEFORE MENTIONED LOT 5 OF THE BROCK PROPERTY; THENCE LEAVING PARCEL A WITH LOT 5 S 0°45'19" E 214.56' TO THE POINT OF BEGINNING (P.O.B.), CONTAINING 0.44 ACRES +/-.



OWNER(S)/CLIENT(S):
 MONTY BROCK
 113 SPIRIT DRIVE
 RICHMOND, KY 40475

STATE OF KENTUCKY
 DWAYNE WHEATLEY
 3265
 LICENSED PROFESSIONAL SURVEYOR
 Signed: *[Signature]*
 DWAYNE WHEATLEY
 L.S. 3265



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ANNEXATION EXHIBIT for
ORDINANCE
LOT 6 ~ MONTY BROCK
PROPERTY AT 156 SKYLINE DRIVE
RICHMOND, MADISON COUNTY, KENTUCKY