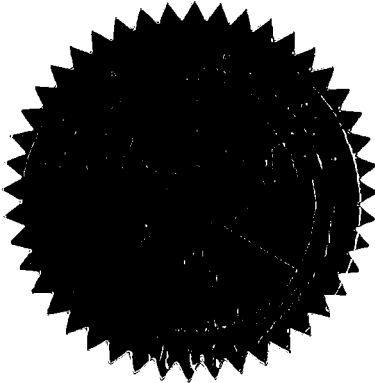
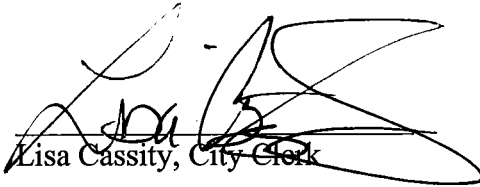


**CERTIFICATE OF CITY CLERK**

I, Lisa Cassity, hereby certify that I am duly qualified and acting City Clerk of the City of Richmond, Kentucky, and that Ordinance 20-21 is a true and correct copy according to the Legal Books of the City of Richmond According to the Ordinance Legal Book stored in the city vault, this ordinance was approved and adopted November 10, 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61.825, that a quorum was present for this meeting and that said ordinance has not been modified, amended, revoked, or repealed and that same is now in full force and effect.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 Nov 10, 2020.



  
Lisa Cassity, City Clerk

RECEIVED AND FILED  
DATE June 1, 2021

MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kandie Atkinson

**ORDINANCE NO. 20 - 21**

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY ANNEXING  
PROPERTY INTO THE CITY BOUNDARIES AND ASSIGNING ZONE  
CLASSIFICATION FOR 40.51 ACRES ON CONCORD ROAD**

**WHEREAS**, Curtis R. and Barbara Tate, Darrell E. and Rhonda Tate, and Patrick and Peggy Tate, the Owners of the property hereinafter described, has by letter dated August 06, 2020 requested that the 40.51 acre property at Concord Road, 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 September 24, 2020 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 R-2 (Two Family Residential); 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 R-2 zoning classification;

**NOW, THEREFORE, BE IT ORDAINED** that:

**SECTION I**

The Tate Family property to which this Ordinance applies (hereinafter, the "Property") consists of 40.51 acres off Concord Road, a Deed of which is of record in the office of the Madison County Court Clerk in Deed Book 679, Page 469. A more particular description of the said property appears in Exhibit A 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 R-2.

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.

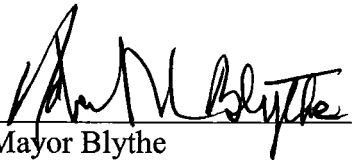
**SECTION II**

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

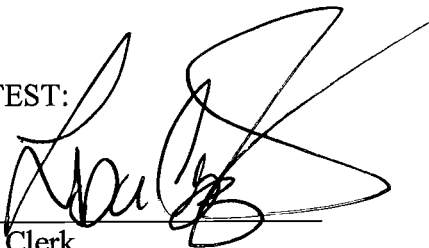
**DATE OF FIRST READING:** October 27, 2020  
**MOTION BY:** Commissioner Brewer  
**SECONDED BY:** Commissioner McDaniel

**DATE OF SECOND READING:** November 10, 2020  
**MOTION BY:** Commissioner Brewer  
**SECONDED BY:** Commissioner McDaniel


<b>VOTE</b>	<b>YES</b>	<b>NO</b>
Commissioner Brewer	x	
Commissioner Grant	abstained	
Commissioner McDaniel	x	
Commissioner Morgan		x
Mayor Blythe	x	

  
\_\_\_\_\_  
Mayor Blythe

ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**ORDINANCE NO. 20-20**

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY CHANGING THE ZONING CLASSIFICATION FOR PROPERTY LOCATED AT ANNA HUME BOULEVARD, OWNED BY TURNBERRY PARTNERS, LLC WITHIN CITY LIMITS**

By Ordinance No. 20-20, the Board of Commissioners for the City of Richmond, Kentucky adopted the recommendation of the Richmond Planning & Zoning Commission and changed the zone for the property on Anna Hume Blvd, Tract 3-A, which consists of 16.13 +/- acres, owned by Turnberry Partners, LLC. The zoning for this property was changed from R-1B (single family residential) to R-2 (two family residential), and the ordinance further directed that the Director of Planning & Zoning make the necessary change to the City's official map.

**ORDINANCE NO. 20-21**

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY ANNEXING PROPERTY INTO THE CITY BOUNDARIES AND ASSIGNING ZONE CLASSIFICATION FOR 40.51 ACRES ON CONCORD ROAD**


By Ordinance No. 20-21, the Board of Commissioners for the City of Richmond, Kentucky annexed into the City Limits the property located on Concord Road, which consists of 40.51 acres. The property is owned by Curtis R. and Barbara Tate, Darrell E. and Rhonda Tate, and Patrick and Peggy Tate, and the annexation was their request. The Ordinance further adopted the recommendation of the Richmond Planning and Zoning Commission and assigned a zoning classification of R-2 to the property.

**ATTORNEY'S CERTIFICATION AS TO SUMMARY OF ORDINANCE FOR  
PUBLICATION**

**COMES NOW the undersigned Tyler Frazier, who does certify as follows:**

1. That he is a licensed and practicing attorney in the Commonwealth of Kentucky.
2. That he has prepared, for purposes of publication in accordance with the requirements of Chapter 424 of the Kentucky Revised Statutes, the attached summary or summaries of Ordinance(s) duly enacted by the Board of Commissioners for the City of Richmond, Kentucky.

Dated this the 12 day of Nov, 2020.

  
\_\_\_\_\_  
Tyler Frazier

Ordinance: 20-20/20-21

**TAXWISE**  
in Richmond is hiring a **Tax Manager**  
Experience a **MUST!**  
Don't consider this a job, but an opportunity.  
Top pay, excellent bonuses  
established tax business for over 20 years with 4 locations  
To apply E-mail **taxmgr40475@yahoo.com**  
All replies confidential

**BEREA INDEPENDENT SCHOOLS**  
Job Vacancy

**Custodian**

This position is responsible for performing routine custodial duties as assigned.  
This position starts immediately.

Interested persons should submit applications online at **area.kyschools.us**

go to the Board of Education tab and click on Employment.  
Click on Apply for Position and complete the required information.

**HIRING**  
**Heavy Duty Truck Techs**  
Shop in Lexington seeking productive, reliable mechanics.  
No experience but will train.  
Holidays, Vacations, Profit sharing, 401-K, health pkg.  
Pay and benefits for the right people.  
18 to \$28 per hr.  
**Call Chuck at 359-264-9413**

**HIRING THE RIGHT PEOPLE**  
Richmond, KY

**Now Hiring:**  
We have opportunities to do part time or full time work.  
Full Time  
Call Ringers  
50 per hour.  
Time Shelter  
Monitors  
50 per hour.  
Time Store  
Clerks  
50 per hour  
Time Store  
house worker  
50 per hour

Send resume to **careers@chsofky.com**

**now hiring**

**Full-Time Chiropractic Assistant**  
position available.  
Make a difference in peoples' health and their quality of life by assisting our doctors with treatments and exams.  
Must be team-oriented and love working with people in a fast-paced environment.  
No experience necessary.  
Send resume to **careers@chsofky.com**

**HIRING**

**McCready Manor Now Hiring Support Service Staff (CAREGIVER)**  
1 full time 1 part time  
2nd shift  
**McCready Manor**  
300 Stocker Dr.  
Richmond  
**CALL Shelly at 859-625-1400 ext. 208**  
EOE

Job to fill? Hire here. Reach the best and the brightest with an ad in the Richmond Register print classifieds and online @ **richmondregister.com**  
Call 624-6681

Classifieds get RESULTS!  
Call 624-6681



**EKU**

**Telecommunicator**

The Telecommunicator will serve as the focal position for all communications within the University's Division of Public Safety using in depth knowledge of all university and division functions, operations and geography to assist in protecting the wellbeing of all University facilities, faculty, staff, students and visitors.

Applicant will be required to attend and successfully complete the Department of Criminal Justice Training Telecommunications Academy. Trainees are required to live in on-campus housing during the training period. High school diploma or GED required.

*Eastern Kentucky University is an EEO/AA institution that values diversity in its faculty, staff, and student body. In keeping with this commitment, the University welcomes applications from diverse candidates who support diversity.*

Apply Here! <https://apptkr.com/2040802>

**NOTICE OF FILING SETTLEMENT**  
Notice is hereby given to all persons that on the 15th day of December, 2020 at 11:30 a.m., the following fiduciary accounts will be read and confirmed in the Madison District Court. All objection must be filed on or before the above date.

Send resume to: **Red Hed Oil Co., Inc.**  
P.O. Box 787  
Richmond, Ky 40476  
or Fax 859-623-6550  
or Email resume to: **jobs@redhedoil.com**  
E.O.E.

insurance and 401-K.  
Apply in person at:  
100 White Hall Shrine  
Road, Richmond, Ky

**230 Job Wanted**

Will provide Private Sitting for elderly or disabled. Groc, office visit. Credentials: SRNA & CMA Call 606-308-3486

The life cycle of a Classified ad: Here today, gone tomorrow!

**155 CALEST HD. Richmond**  
All furnishings within main floor, basement, garage and barn.  
Furniture, lamps, rugs, china, crystal, Christmas, sewing & craft material & much more.  
**Masks AND Social Distancing**

Classifieds simplify your life! Get rid of your unneeded items - hold a Garage Sale. Call 624-6681 to place your ad.

Looking for a new career? Richmond Register Classified and richmondregister.com is the first place you should look to find great jobs with reputable companies.

**ORDINANCE NO. 20-20**

AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY CHANGING THE ZONING CLASSIFICATION FOR PROPERTY LOCATED AT ANNA HUME BOULEVARD, OWNED BY TURNBERRY PARTNERS, LLC WITHIN CITY LIMITS

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**ORDINANCE NO. 20-21**

AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY ANNEXING PROPERTY INTO THE CITY BOUNDARIES AND ASSIGNING ZONE CLASSIFICATION FOR 40.51 ACRES ON CONCORD ROAD

By Ordinance No. 20-21, the Board of Commissioners for the City of Richmond, Kentucky annexed into the City Limits the property located on Concord Road, which consists of 40.51 acres. The property is owned by Curtis R. and Barbara Tate, Darrell E. and Rhonda Tate, and Patrick and Peggy Tate, and the annexation was their request. The Ordinance further adopted the recommendation of the Richmond Planning and Zoning Commission and assigned a zoning classification of R-2 to the property.

**APPOINTMENTS**  
Pursuant to Section 424.120 and 420.340 of the Kentucky Statutes, Administration has been granted by the District Court

Estate	Fiduciary	Attorn
Michael E. Johnson 20-P-00402	Ken Clark	Steven PO Box Berea,
Richard Paul Steinhauser 20-P-00408	Karen Renee Steinhauser	Rodney PO Box Richm
Robert Stanifer 20-P-00390	Mary Martha McKenna	Peter B 709 Mil Lexington
Jayden Rivard 20-P-00401	Amanda Rivard	Nichola 1601 Bi Court Louisvil
Alvin York 20-P-00379	Roger Adams	William 232 We Richmor
Charles W. Beaver 20-P-00387	Thomas D. Beaver	Walter C 127 Sol Richmoi
Lois A. Beaver 20-P-00388	Thomas D. Beaver	Walter G 127 Sou Richmor
June A. Smith 20-P-00395	Evan Walter Smith	T. Renee 215 Eas Suite A Lexington
Mary N. Scott 20-P-00405	Leigh Ann Brinegar	Marc Ro 214 Nort Richmon
Matthew J. Preston 20-P-00381	Charles J. Preston	H. Vincer 114 Sout Danville,
James G. McNew 20-P-00338	Mark Frost 104 Jasmond Court Murfreesboro, TN 37128	
Joseph D. Cochran 20-P-00407	Josefina N. Cochran	David W. 400 S. M. Nicholas
Earl A. Jackson 20-P-00417	James M. Jackson	Walter G. 127 Soutl Richmond
Louis B. Thomas Jr. 20-P-00420	Laura E. Thomas Fritz Louis Bertrand Thomas III	Stuart Ok 218 W. M Richmond
Lenore Cahoon Robinson 20-P-00430	Laura E. Travis Leslie Susan Stapp	Marc Rob 214 North Richmond
Scott R. Saville 20-P-00432	Ginny C. Saville	T. Renee M 216 E Reyr Lexington,
Jerry M. Campbell 20-P-00368	Ruby Campbell 228 Stamper Lane Waco, KY 40385 Jerrri Barton 113 Rebecca Dr. Richmond, KY 40475 Gregory Campbell 228 Stamper Lane Waco, KY 40385	
Garnett David 20-P-00434	Joann Davis	Michael F. 225 West Richmond
Stephen Pulsford 20-P-00423	Brendan Pulsford	Charles F. 227 Jacks Berea, KY
Mary Carpenter 20-P-00406	Kelly Waters	Steven Co PO Box 1C Berea, KY
Donna L. Rose 20-P-00415	Greg C. Lainhart	Brian P. M PO Box 12 McKee, KY
Elaine Willis 20-P-00422	Donald E. Willis	

# ( MCBRAYER )

PRESTON C. WORLEY  
[PWORLEY@MCBRAYERFIRM.COM](mailto:PWORLEY@MCBRAYERFIRM.COM)

201 EAST MAIN STREET, SUITE 900  
LEXINGTON, KENTUCKY 40507  
(859) 231-8780  
FAX: (859) 231-1175

August 6, 2020

**RECEIVED**

AUG 07 2020

**MAYORS OFFICE**

City of Richmond  
Attn: Mayor Robert Blythe  
Rob Minerich  
Richmond City Hall  
239 West Main Street  
Richmond, Kentucky 40475

RE: *Annexation request for 40.51 +/- acres on Concord Road, Richmond, KY*

Gentlemen:

Curtis R. Tate and Barbara Tate, Darrell E. Tate and Rhonda Tate, and Patrick Tate and Peggy Tate, owners and sellers of a tract of land consisting of 40.51 acres, more or less, located at Concord Road, Richmond, Kentucky, and buyer Allen D. Grant request that their property be annexed into the city zoned as R-2. Buyer and sellers have requested that I speak for them concerning this request.

A survey of the property is attached to this letter along with the legal description of the subject property, and a zoning application is now being prepared.

The present request is made because the property is adjacent to the city's boundaries, is urban in character, and its location allows for the city to provide adequate services within a reasonable period of time.

For the reasons set forth above, we respectfully request that the 40.51 acres at the above address be annexed into the city limits and zones as R-2. Would you be kind enough to confirm with the agencies of City that there is adequate capacity to provide City services upon annexation, and advise me of the results of your inquiry.

Sincerely,



PRESTON C. WORLEY

PCW/lac

Enclosures

CC: Planning Commissioner, City of Richmond

Law Offices: Lexington : Louisville

Government Affairs: Frankfort : Washington, D.C.

[mcbayerfirm.com](http://mcbayerfirm.com)

# Richmond Utilities

300 Hallie Irvine St.  
PO BOX 700 – Richmond, KY 40476-0700  
(859) 623-2323 – Office  
(859) 624-0805 – Fax

August 12, 2020

City of Richmond  
Attn: Rob Minerich, City Manager  
PO Box 250  
Richmond, KY 40476-0250

Re: Concord Road – Annexation – Tate Farm

Dear Rob:

Following is the utility status for the subject property:

## **Water**

Richmond Utilities provides water for the adjoining properties, water main located on Anna Hume Drive. Assessment Fees will be applicable, Ordinance No. 15-24. Capacity will be determined based on development plans submitted.

## **Sanitary Sewer**

Richmond Utilities can provide service to this property, at owner's expense. Assessment fee(s) and developmental fee(s) will be applicable, Ordinance No. 15-25. Owner would be responsible for acquiring easements from mentioned property(s) to Richmond Utilities sanitary sewer trunk lines already active in the system. Capacity will be determined based on development plans submitted.

## **Natural Gas**

Natural Gas service isn't provided by Richmond Utilities.

If there are any questions or if more information is needed, please contact Richmond Utilities.

Sincerely,

s/

Scott Althausen  
General Manager



P.O. Box 1164, Richmond, Kentucky 40476  
236 Boggs Lane, Suite 4

---

*"Surveys you can count on."*

**"TRACT 1-A"**  
**DARRELL TATE &**  
**PATRICK TATE**  
**DB 679 PG 469**  
**40.51 ACRES +/-**  
**EX. COUNTY ZONE: UC-7**  
**PROP. CITY ZONE: R-2**

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 is State Plain Coordinates -- Kentucky South Zone taken upon the date of this survey using survey grade GPS equipment.

A certain tract of land located 830 feet eastward of Anna Hume Boulevard, 500 feet northeast of the intersection of Anna Hume Boulevard with Farris Parks Boulevard being more particularly described as follows:

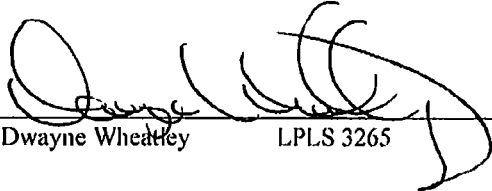
BEGINNING at a point in the south line of Lot 164 of "Ash Park Subdivision Final Record Plat" (PB 28 PG 374), henceforth "Ash Park," and a common corner to Tract 1 of "Minor Subdivision Plat for Turnberry Partners, LLC" (DB 768 PG 58/PB 28 PG 195), said point being referenced by a found 5/8" diameter, 18" in length iron pin with a yellow plastic cap stamped "HUPP LS #3623" located N 87°35'08" E, 6.39 feet therefrom; THENCE leaving the line of Tract 1 with the line of Lot 164 and passing the corners between Lots 164, 163, 162, 161, 160, and 159 S 86°50'41" E, 444.30 feet to a found 5/8" diameter, 18" in length iron pin with a yellow plastic cap stamped "VISION PLS #3674" being the southeast corner to Lot 159 of "Ash Park" and a common corner to proposed Tract 3-A of Turnberry Partners, LLC (DB 768 PG 72) a portion of Tract 3 of the same "Minor Subdivision Plat for Turnberry Partners, LLC" (PB 28 PG 195); THENCE leaving the line of Lot 159 with the line of proposed Tract 3-A S 86°50'41" E, 1,255.14 feet to a set iron pin and cap, being the southeast corner of proposed Tract 3-A and a common corner to the remainder of Tract 3, THENCE leaving the line of proposed Tract 3-A with the remainder of Tract 3 S 86°50'41" E, 243.86 feet to a point, being the southeast corner of the remainder of Tract 3 and a common corner of the remainder of Tract 1 & 2 OF Darrell Tate & Patrick Tate (DB 679 PG 469), said point being referenced by a found 5/8" diameter, 18" in length iron pin with a yellow plastic cap stamped "HUPP LS #3623" located N 70°27'19" E, 3.96 feet therefrom; THENCE leaving the line of the remainder of Tract 3 with the remainder of Tract 1 & 2, a new line crossing the lands of Tate the following three (3) calls: S 51°54'30" E, 770.63 feet to a set iron pin and cap, S 35°51'08" W, 698.94 feet to a set iron pin and cap, S 67°54'49" W, 454.48 feet to a found 5/8" diameter, 18" in length iron pin with yellow plastic cap stamped "LS #2374" being a point in the line of Tate and a common corner to Rose & Caldwell Investments, LLC (DB 747 PG 636) remaining acreage; THENCE leaving the line of Tate with the line of Rose & Caldwell and passing the corners between said remainder and those of Lots 168 and 167 of "Final Subdivision Plat for Hidden Hills Ph IIC" (PB 28 PG 105) N 40°41'45" W, 347.07 feet to a set iron pin and cap; THENCE continuing with the line of "Hidden Hills Ph IIC" and passing the corners between lots 167, 166, 159, 158, 157, and Tract A the following three (3) calls: N 38°58'17" W, 376.94 feet to a found 5/8" diameter, 18" in length iron pin with yellow plastic cap stamped "LS #2374," N 69°54'41" W, 66.75 feet to a

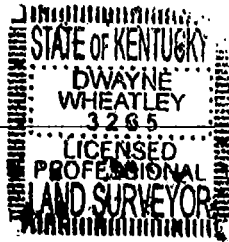


P.O. Box 1164, Richmond, Kentucky 40476  
236 Boggs Lane, Suite 4

*"Surveys you can count on."*

found 1/2" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS #3265," N 69°17'43" W, 44.17 feet to a found 5/8" diameter, 18" in length iron pin with yellow plastic cap stamped "LS #2374" being the common corner between Tract A of "Hidden Hills Ph IIC" and Lot 156 of "Hidden Hills Phase IIB - Final Plat" (PB 24 PG 274); THENCE leaving the line of "Hidden Hills Ph IIC" with the line of "Hidden Hills Ph IIB" and passing the corners of Lots 156, 155, 154, and 153 the following three (3) calls: N 68°35'09" W, 126.75 feet to a found 5/8" diameter, 18" in length iron pin with yellow plastic cap stamped "LS #2374," N 70°08'51" W, 92.73 feet to a found 5/8" diameter, 18" in length iron pin with yellow plastic cap stamped "LS #2374," N 75°59'35" W, 131.38 feet to a found 1/2" diameter, 18" in length iron pin with yellow plastic cap stamped "LS #3698" being the common corner between Lots 153 and 152 of "Hidden Hills Ph IIB;" THENCE continuing with the line of "Hidden Hill Ph IIB" and passing the corners of Lots 153, 152, and 151 of "Hidden Hills Ph IIB" and Lots 36, 35, 29, 28, and 27 of "Amended Record Plat for Kensington Place" (PB 23 PG 205) the following two (2) calls: N 75°59'19" W, 680.82 feet to a found 1/2" diameter, 18" in length iron pin with a yellow plastic cap stamped "LS 670," N 76°18'42" W, 163.22 feet to a set iron pin and cap being a point in the line of Lot 22 of "Kensington Place" and the perceived common corner to Tract 1 of Turnberry Partners, LLC (DB 768 PG 58); THENCE leaving the line of Lot 22 with the line of Turnberry N 0°23'50" E, 5.16 feet to a point, being the platted southeast corner to Tract 1 of the same as shown on "Minor Subdivision Plat for Turnberry Partners, LLC" (PB 28 PG 195), said point being referenced by a found 5/8" diameter, 18" in length iron pin with a yellow plastic cap stamped "HUPP LS #3623" located S 64°42'59" E, 4.47 feet therefrom; THENCE continuing with the line of Tract 1 N 0°23'50" E, 406.86 feet to the POINT OF BEGINNING, containing 40.51 acres +/- by survey performed August 4, 2020, by Abacus Engineering and Land Surveying Inc, Dwayne Wheatley LPLS #3265 and being part of the same property conveyed to Darrell Tate & Patrick Tate, May 30, 2012 by deed recorded in Deed Book 679, Page 469 of the Madison County, Kentucky Clerk's Office.

  
Dwayne Wheatley LPLS 3265



5/24/21  
Date

ADDITIONAL DOCUMENTS  
and  
OVERSIZE MAP

INCLUDED WITH SUBMISSION.

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