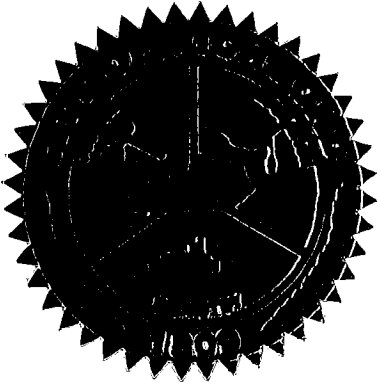


CERTIFICATE OF CITY CLERK

I, Lisa Cassity, hereby certify that I am duly qualified and acting City Clerk of the City of Richmond, Kentucky, and that Ordinance 21-16 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 July 13, 2021 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61.825, that a quorum was present for this meeting and that said ordinance has not been modified, amended, revoked, or repealed and that same is now in full force and effect.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 July 13th, 2021.




Lisa Cassity, City Clerk

RECEIVED AND FILED
DATE November 15, 2021

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

ORDINANCE NO. 21 - 16

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY ANNEXING
PROPERTY INTO THE CITY BOUNDARIES AND ASSIGNING ZONE
CLASSIFICATIONS FOR 422.82 ACRES OF LAND AT BARNES MILL ROAD AND
THE WEST SIDE OF GOGGINS LANE**

WHEREAS, 1326 Barnes Mill Road, LLC. And Ramsey Development Project, LLC, the owner of the property described below, has consented to the voluntary annexation into City limits of the said tract (hereinafter, the "Property"); 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 May 19, 2021 and June 8, 2021 conducted two public hearings 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 Tract 1A of 375.83 acres PUD (Planned Urban Development), and Tract 1B of 46.99 acres AG (Agriculture); 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 PUD and AG zoning classification;

NOW, THEREFORE, BE IT ORDAINED that:

SECTION I

In accordance with the provisions of Chapter 81A of the Kentucky Revised Statutes, the City of Richmond, Kentucky does hereby express its intention to annex into City limits those certain tracts of property more particularly described as follows, to wit:

**Tract 1A
375.83 Acres**

All that certain piece, parcel or tract of land located in Madison County, Kentucky, lying on the north side of Barnes Mill Road (KY Highway 876) and the west side of Goggins Lane, approximately 3,400 feet west of Interstate 75, and more particularly described as follows:

(All "rebar set" are 1/2" x 18" rebar with a red cap stamped "Spencer, PLS 4068")

(All "reference rebar set" are 1/2" x 18" rebar with a blue cap stamped "Ref Point, PLS 4068")

Beginning at a 5/8" rebar found (LS 3478) having KY State Plane Single Zone coordinates N 3,795,238.08 & E 5,330,300.92, said rebar being located in the westerly right-of-way line of Goggins Lane and being the northeasterly corner of White Oak Pond Church (DB 743, Pg 101); thence leaving Goggins Lane with the

line of White Oak Pond Church N 66°51'48" W a distance of 318.94' to a 5/8" rebar found (LS 3478); thence S 16°30'12" W a distance of 432.91' to a rebar set in the northerly right-of-way line of KY Highway 876, a.k.a. Barnes Mill Road (DB 345, Pg 472); thence with said right-of-way N 72°28'29" W a distance of 38.34' to a 1/2" rebar found no cap; thence S 82°12'18" W a distance of 167.84' to a 1/2" rebar found (LS 670), being a corner to Euzenith & Christine Sowers (DB 338, Pg 523); thence with the line of Sowers three (3) calls:

N 07°39'55" W a distance of 351.02' to a 1/2" rebar found (LS 670); thence

S 75°32'22" W a distance of 252.95' to a 5/8" rebar found (LS 3478); thence

S 05°33'35" E a distance of 327.48' to a 1/2" rebar found with no cap, found in the northerly right-of-way of line of Barnes Mill Road; thence continuing with said right-of-way sixteen (16) calls:

S 87°20'35" W a distance of 231.34' to a rebar set; thence

S 81°38'26" W a distance of 100.00' to a rebar set; thence

S 79°52'06" W a distance of 335.71' to a 5/8" rebar found (LS 3478); thence

S 79°20'55" W a distance of 191.56' to a 5/8" rebar found (no cap); thence

S 76°36'57" W a distance of 231.57' to a rebar set; thence S 67°30'04" W a distance of 135.19' to a rebar set; thence

S 67°58'26" W a distance of 252.91' to a rebar set; thence S 66°21'24" W a distance of 177.18' to a rebar set; thence

S 75°01'38" W a distance of 93.12' to a rebar set; thence S 58°20'33" W a distance of 105.10' to a rebar set; thence

S 46°51'45" W a distance of 90.17' to a rebar set; thence S 53°19'51" W a distance of 293.43' to a rebar set; thence

S 62°17'08" W a distance of 212.11' to a rebar set; thence S 76°11'14" W a distance of 160.40' to a rebar set; thence

S 77°40'26" W a distance of 331.77' to a rebar set; thence S 73°37'52" W a distance of 283.69' to a rebar set at the southeast corner of Deer Creek Subdivision (PB 9, Pg 247 & PB 9, Pg 365 & PB 10, Pg 137) ; thence leaving Barnes Mill Road with the line of the Deer Creek Subdivision, N 03°12'12" W a distance of 2,409.14' to a 1/2" rebar found with no cap; thence N 03°24'30" W a distance of 1,029.73' to a 5/8" rebar found LS 3103; thence N 03°43'09" W a distance of 1,212.07' to a rebar set; thence N 13°13'40" W a distance of 464.69' to a point in the center of an unnamed creek and being a corner to David & Rita McCord (DB 472, Pg 329); thence with the McCord line and the center of the creek eleven (11) calls:

N 65°25'36" E a distance of 141.39' to a point; thence N 48°42'13" E a distance of 222.73' to a point; thence

N 39°39'03" E a distance of 129.89' to a point; thence S 81°15'17" E a distance of 45.19' to a point; thence

N 43°43'49" E a distance of 79.47' to a point; thence N 28°40'46" W a distance of 31.76' to a point; thence

N 50°46'58" E a distance of 138.62' to a point; thence N 30°34'48" E a distance of 106.87' to a point; thence

S 81°08'12" W a distance of 75.41' to a point; thence N 21°58'20" E a distance of 191.55' to a point; thence

N 53°14'45" E a distance of 117.83' to a point at the intersection with Finney Fork, referenced by a 1/2" rebar found with no cap, bearing N 31°07'19" E a distance of 97.61', said point also being a corner to Wayne & Anna Winkler (DB 695, Pg 308); thence with the center of Finney Fork and the Winkler line eight (8) calls:

S 37°25'27" E a distance of 90.71' to a point; thence S 57°18'31" E a distance of 77.85' to a point; thence

S 19°03'55" E a distance of 94.62' to a point; thence S 32°05'56" E a distance of 102.44' to a point; thence

S 11°29'32" E a distance of 114.60' to a point; thence S 24°35'17" E a distance of 129.76' to a point; thence

S 07°23'41" E a distance of 112.84' to a point; thence S 13°55'27" E a distance of 231.61' to a point; thence

leaving the center of Finney Fork and continuing with the Winkler lines sixteen (16) calls:

N 65°58'18" E, passing a 5/8" rebar found (LS 3478) at 44.27', in all a distance of 169.41' to a rebar set; thence

N 72°27'45" E a distance of 272.03' to a rebar set; thence

N 60°08'02" E a distance of 133.00' to a 5/8" rebar found (LS 3478); thence

N 57°12'26" E a distance of 207.92' to a rebar set; thence

N 66°26'34" E a distance of 83.20' to a rebar set; thence

N 83°52'20" E a distance of 60.88' to a 5/8" rebar found (LS 3478); thence

N 85°45'00" E a distance of 85.13' to a 5/8" rebar found (LS 3478); thence

S 72°34'43" E a distance of 503.67' to a rebar set; thence

S 18°45'08" W a distance of 458.16' to a 5/8" rebar found (LS 3478); thence
S 16°48'57" W a distance of 81.62' to a 5/8" rebar found (LS 3478); thence
S 59°14'45" E a distance of 226.20' to a rebar set; thence
S 61°29'12" E a distance of 256.58' to a 5/8" rebar found (LS 3478); thence
S 64°10'50" E a distance of 393.00' to a rebar set; thence
S 71°14'26" E a distance of 754.82' to a 5/8" rebar found (LS 3478); thence
S 71°24'46" E a distance of 931.11' to a 5/8" rebar found (LS 3478) in the south line of a 12' lane; thence
crossing the lane N 66°59'16" E a distance of 24.37' to a 5/8" rebar found with no cap at a fence corner and
corner to Evelyn Ross Welanetz (DB 416, Pg 741; PB 24, Pg 124) ; thence with the north line of the lane and
the line of Wealanetz, S 52°28'30" E a distance of 936.31' to a rebar set in the westerly right-of-way of
Goggins Lane (DB 528, Pg 120); thence with the right-of-way of Goggins Lane S 32°18'13" W a distance of
25.10' to a rebar set at the northeast corner of Annexation Tract 1B (a.k.a. Tract A, PB 29, Pg 293) ; thence
leaving the right-of-way of Goggins Lane with the line of Tract 1B, eleven (11) calls:
N 52°28'30" W a distance of 884.57' a rebar set; thence
N 71°24'46" W a distance of 992.37' to a rebar set; thence
N 71°14'26" W a distance of 221.70' to a rebar set; thence
S 30°50'23" W a distance of 667.93' to a rebar set; thence
S 11°18'49" E a distance of 37.07' to a rebar set; thence
94.78' along the arc of a curve turning to the right, having a radius of 126.00', a chord bearing S 26°13'25"
E, and a chord length of 92.56', to a rebar set; thence
44.40' along the arc of a curve turning to the left, having a radius of 50.00', a chord bearing S 30°06'46" E,
and a chord length of 42.96', to a rebar set; thence
1,031.62' along the arc of a curve turning to the left, having a radius of 2,296.92', a chord bearing S 68°25'08"
E, and a chord length of 1,022.97', to a rebar set; thence
441.23' along the arc of a curve turning to the right, having a radius of 1,856.75', a chord bearing S 74°28'30"
E, and a chord length of 440.19', to a point; thence
S 28°51'05" W a distance of 927.31' to a rebar set; thence
S 59°28'44" E a distance of 428.66' to a rebar set in the westerly right-of-way of Goggins Lane; thence with
the right-of-way of Goggins Lane (6) calls:
S 32°18'13" W a distance of 159.31' to a rebar set; thence S 58°52'07" W a distance of 67.08' to a rebar set;
thence
S 32°18'13" W a distance of 50.00' to a rebar set; thence S 05°44'19" W a distance of 67.08' to a rebar set;
thence
S 32°18'13" W a distance of 95.25' to a rebar set; thence S 26°14'17" W a distance of 219.67' to the Point of
Beginning, having an area of 375.83 Acres as surveyed by Spencer Land Surveying (Job No. 1821) on April
11, 2021, Stuart W. Spencer, PLS #4068, as depicted on a plat recorded in PB _____, Pg _____, in the office
of the Madison County Clerk.

Being a portion of the lands conveyed to 1326 Barnes Mill, LLC and to Ramsey Development Project, LLC,
by deeds recorded in DB 802, Pg 1 & DB 783, Pg 365, in the office of the Madison County Clerk.

Tract 1B

46.99 Acres

All that certain piece, parcel or tract of land located in Madison County, Kentucky, lying on the north side
of Barnes Mill Road (KY Highway 876) and the west side of Goggins Lane, approximately 3,400 feet west
of Interstate 75, and more particularly described as follows:

(All "rebar set" are 1/2" x 18" rebar with a red cap stamped "Spencer, PLS 4068")

(All "reference rebar set" are 1/2" x 18" rebar with a blue cap stamped "Ref Point, PLS 4068")

Commencing at a rebar set having Kentucky State Plane Single Zone coordinates N 3,797,142.78 &
E 5,331,465.90, said rebar being located in the westerly right-of-way line of Goggins Lane (Deed Book 528,
Page 120), being the southeasterly corner of Evelyn Ross Welanetz (Deed Book 416, Page 741 & Plat Book

24, Page 124) and a corner to Annexation Tract 1A; thence leaving Evelyn Ross Welanetz with Tract 1A and the right-of-way of Goggins Lane S 32°18'13" W a distance of 25.10' to a rebar set which is the **Point of Beginning**; thence leaving Goggins Lane and continuing with the line of Tract 1A, eleven (11) calls: N 52°28'30" W a distance of 884.57' to a rebar set; thence N 71°24'46" W a distance of 992.37' to a rebar set; thence N 71°14'26" W a distance of 221.70' to a rebar set; thence S 30°50'23" W a distance of 667.93' to a rebar set; thence S 11°18'49" E a distance of 37.07' to a rebar set; thence 94.78' along the arc of a curve turning to the right, having a radius of 126.00', a chord bearing S 26°13'25" E, and a chord length of 92.56', to a rebar set; thence 44.40' along the arc of a curve turning to the left, having a radius of 50.00', a chord bearing S 30°06'46" E, and a chord length of 42.96', to a rebar set; thence 1,031.62' along the arc of a curve turning to the left, having a radius of 2,296.92', a chord bearing S 68°25'08" E, and a chord length of 1,022.97', to a rebar set; thence 441.23' along the arc of a curve turning to the right, having a radius of 1,856.75', a chord bearing S 74°28'30" E, and a chord length of 440.19', to a rebar set; thence S 28°51'05" W a distance of 927.31' to a rebar set; thence S 59°28'44" E a distance of 428.66' to a rebar set in the westerly right of way line of Goggins Lane; thence with said right of way, seven (7) calls: N 32°18'13" E a distance of 990.69' to a rebar set; thence N 20°59'37" E a distance of 50.99' to a rebar set; thence N 32°18'13" E a distance of 310.00' to a rebar set; thence N 10°30'08" E a distance of 26.93' to a rebar set; thence N 32°18'13" E a distance of 50.00' to a rebar set; thence N 54°06'18" E a distance of 26.93' to a rebar set; thence N 32°18'13" E a distance of 113.68' to the Point of Beginning, having an area of 46.99 acres as surveyed by Spencer Land Surveying (Job No. 1821) on April 11, 2021, Stuart W. Spencer, PLS 4068, as depicted on a plat recorded in Plat Book _____, Page _____, in the office of the Madison County Clerk.

Being a portion of the lands conveyed to 1326 Barnes Mill, LLC, and to Ramsey Development Project, LLC, by deeds recorded in Deed Book 802, Page 1 and Deed Book 783, Page 365, respectively, in the office of the Madison County Clerk.

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 **Tract 1A of 375.83 acres PUD (Planned Urban Development)**, and **Tract 1B of 46.99 acres AG (Agriculture)**.

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:
MOTION BY:
SECONDED BY:

June 22, 2021
Commissioner McDaniel
Commissioner Brewer

DATE OF SECOND READING:
MOTION BY:
SECONDED BY:

July 13, 2021
Commissioner McDaniel
Commissioner Brewer

VOTE


Commissioner Arnold
Commissioner Brewer
Commissioner McDaniel
Commissioner Newby
Mayor Blythe

YES	NO
x	
x	
x	
	x
	x




Mayor Blythe

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

**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 15 day of July, 2021.



Tyler Frazier

Ordinance: 21-16 / 21-17

ORDINANCE NO. 21 - 16

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY ANNEXING
PROPERTY INTO THE CITY BOUNDARIES AND ASSIGNING ZONE
CLASSIFICATIONS FOR 422.82 ACRES OF LAND AT BARNES MILL ROAD AND
THE WEST SIDE OF GOGGINS LANE**

By Ordinance No. 21-16, the Board of Commissioners for the City of Richmond, Kentucky annexed into the City Limits the property located on the corner of Barnes Mill Road and the West Side of Goggins Lane, which consists of 422.82 acres. The property is owned by 1326 Barnes Mill Road, LLC. And Ramsey Development Project, LLC, 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 Tract 1A of 375.83 acres PUD (Planned Urban Development), and Tract 1B of 46.99 acres AG (Agriculture) to the property.

ORDINANCE NO. 21-17

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY DECLARING THE
CITY'S INTENT TO ANNEX A TRACT OF PROPERTY INTO CITY LIMITS AND
REFERRING THE ANNEXATION TO THE RICHMOND PLANNING AND ZONING
COMMISSION FOR A ZONING RECOMMENDATION**

By Ordinance 21-17, the Board of Commissioners for the City of Richmond, Kentucky adopted on July 13, 2021 an Intent to Annex 649 Caleast Road consisting of 153.77 Acres +/- into the city limits. The property owners Cecil and Renee Thomas have consented to the voluntary annexation at their request. The Ordinance further adopted the matter be referred to the Richmond Planning and Zoning Commissioner for that body's recommendation as to the appropriate zoning classification.

Classifieds

Hours: 8 am - 5 p.m.
Mon - Fri

ORDINANCE NO. 21 - 16

AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY ANNEXING PROPERTY INTO THE CITY BOUNDARIES AND ASSIGNING ZONE CLASSIFICATIONS FOR 422.82 ACRES OF LAND AT BARNES MILL ROAD AND THE WEST SIDE OF GOGGINS LANE

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ORDINANCE NO. 21-17

AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY DECLARING THE CITY'S INTENT TO ANNEX A TRACT OF PROPERTY INTO CITY LIMITS AND REFERRING THE ANNEXATION TO THE RICHMOND PLANNING AND ZONING COMMISSION FOR A ZONING RECOMMENDATION

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NEWSPRINT END ROLLS FOR SALE

- 50¢ per pound
- Rolls average from 10 - 20 lbs.
- GREAT for packing dishes and other fragile items, painting/drawing projects for kids, under-car leak absorption and many other uses.



BLEVINS LAW
ATTORNEYS AT LAW

400 RICHMOND ROAD NORTH, SUITE C
BEREA, KENTUCKY 40403

Tracy Todd Blevins

Telephone 859.985.5410
Facsimile 859.985.5482
www.BlevinsLaw.net

May 12, 2021

City of Richmond
Planning Commission
Attn: Philip Williams

RE: Ramsey Farms at Barnes Mill

Mr. Williams,

Blevins Law represents Ramsey Development Project, LLC and 1326 Barnes Mill, LLC ("Applicant") who filed an Application for Zoning Map Amendment with the City of Richmond requesting a Planning Unit Development.

Please accept this as the required signed statement that the Applicant has reviewed copies of the City's Land Use Map, the Zoning Map, and the Planned Unit Development Sections of this Ordinance at the time the Planned Unit Development zone change application was submitted for approval dated with said Application being dated May 3, 2021.

Sincerely,




Tracy Todd Blevins

Seen and Affirmed:

1326 Barnes Mill LLC

By:


William Brian Ramsey, its Member

Ramsey Development Project, LLC

By:


William Brian Ramsey, its Member

BLEVINS LAW
ATTORNEYS AT LAW

400 RICHMOND ROAD NORTH, SUITE C
BEREA, KENTUCKY 40403

Tracy Todd Blevins

Telephone 859.985.5410
Facsimile 859.985.5482
www.BlevinsLaw.net

April 5, 2021

Philip Williams
Planning Director
City of Richmond Planning and Zoning
239 West Main Street
Richmond, KY 40475

Re: Request for Annexation

Dear Mr. Williams:

I represent 1326 Barnes Mill Road, LLC and Ramsey Development Project, LLC (the "Applicants"), the property owners for approximately 430 acres located on or about the intersections of Goggins Lane and Barnes Mill Road, Richmond, Madison County, Kentucky. The properties ("Annexation Properties") are more specifically described by the Madison County Property Valuation Administrator as follows:

1. #0042-0000-0013 (104.64 acres),
2. #0042-0000-0015 (96.08 acres),
3. #0042-0000-0016 (233.42 acres),
4. and #0042-0000-0016-A (4.95 acres)

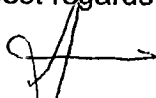
The Annexation Properties are urban in character and available to be developed without unreasonable delay as all necessary utilities and municipal services are available to serve the Annexation Properties. As such, this letter represents a formal request for the Annexation Properties to be annexed into the corporate limits of the City of Richmond.

The Applicants propose to develop the Annexation Properties with a mix of residential, commercial, and public/semi-public uses under the Planned Unit Development zoning category. It is expected that approximately 211 acres will be dedicated to residential uses, 64 acres to commercial uses, and up to 100 acres to public/semi-public uses. Attached to this letter are the filing requirements listed in Richmond Ordinance § 151.01 along with a Concept Plan generally describing the proposed project. This Concept Plan will be updated with more detailed information during the Planning Commission phase of the annexation process.

Philip Williams
April 5, 2021
Page 2

Please advise if there are additional items of information requested at this time.

Best regards,

A handwritten signature in black ink, appearing to be 'Tracy Todd Blevins'. The signature is stylized with a large loop at the top and a horizontal line extending to the right.

Tracy Todd Blevins



NICK NICHOLSON
DIRECT DIAL: (859) 231-3950
Nick.Nicholson@skofirm.com

300 WEST VINE STREET
SUITE 2100
LEXINGTON, KY 40507-1801
MAIN: (859) 231-3000
FAX: (859) 253-1093

May 3, 2021

City of Richmond Planning and Zoning Commission
City of Richmond
239 West Main Street
Richmond, KY 40475

RE: Request for Annexation and Zone Change

Dear Members of the Planning & Zoning Commission:

I, along with Tracy Blevins with Blevins Law Office, represent 1326 Barnes Mill, LLC and Ramsey Development Project, LLC (the "Applicants"), the property owners for approximately 422.82 acres located on or about the intersections of Goggins Lane and Barnes Mill Road, Richmond, Madison County Kentucky. The properties ("Annexation Properties") are more specifically described by the Madison County Property Valuation Administrator as follows:

1. #0042-0000-0013,
2. #0042-0000-0015,
3. #0042-0000-0016, and
4. #0042-0000-0016-A.

The Annexation Properties are urban in character and available to be developed without unreasonable delay as all necessary utilities and municipal services are available to serve the Annexation Properties. As such, this letter represents a formal request for the Annexation Properties to be annexed into the corporate limits of the City of Richmond and assigned the zoning categories of Planned Unit Development (PUD) for approximately 375 acres and Agricultural for approximately 47 acres.

The Applicants propose to develop the Annexation Properties with a mix of residential, commercial, and public/semi-public uses. It is expected that approximately 288 acres will be dedicated to residential uses, 67 acres to commercial uses, 47 acres to public/semi-public uses in the Agricultural zone, with the balance of the acreage taken up by supporting infrastructure. Attached to this letter are the filing requirements listed in Richmond Ordinance § 151.01 along with a Concept Plan generally describing the proposed project. This Concept Plan will be updated with more detailed information during the Planning Commission phase of the annexation process.

Due to the size of the acreage involved with this request, it is difficult at this time to provide an exact figure for the number of the individual residential or commercial lots. However, it is

expected that the development will consist of approximately 30 single family estate lots within 37 acres, 54 single family executive lots within 18 acres, 127 single family village lots within 23 acres, 83 single family garden style lots within 29 acres, 80 single family patio homes within 11 acres, 266 units of various types of single-family attached units such as townhouses and 2 & 4-family clusters within 39 acres, and 484 apartment units within 34 acres. This results in a total density of under 4 units per gross acre (3.9 units/gross acre) of the residential portion of the Concept Plan. It is adjoined by complementary single-family residential neighborhoods to the west; commercial, multi-family residential, and single family residential to the south across Barnes Mill Road; commercial, institutional, and single family residential to the east across Goggins Lane; and, agricultural use to the north. The proposed development is consistent with the surrounding commercial, institutional, and residential types and mix of dwelling units that is encouraged by the City of Richmond's Comprehensive Plan as further expanded upon below. Approving this annexation and rezoning will ensure that much needed mixed-use development on underutilized land surrounded by existing development will be installed in a consistent and planned manner that the community can rely on as the development comes online.

This request is in agreement with the Comprehensive Plan for the multitude of reasons outline below. Primarily, the Zone Map Amendment Request offers a chance to develop longtime underutilized agricultural land for much needed residential uses, public and semi-public uses, and commercial uses in a planned and contained neighborhood setting. This is an ideal property for the proposed neighborhood consisting of a majority of single-family residential, while mixing in different sizes of lots, houses, and levels of attached single-family units such as townhomes, two-family attached, and four-family attached to ensure home ownership can become a reality for all Richmond citizens. The proposal contains two multi-family residential complexes to provide the full spectrum of residential uses that the City of Richmond's Comprehensive Plan encourages. This development also complements the residential portion of the development with: as estimated 75 acres of useable open space connected through pedestrian infrastructure and greenway trails throughout the development ensuring every use is truly connected and 47 acres of agricultural zoned land set aside for possible churches, schools, or community gathering places. Finally, we are proposing a village concept of designed commercial space to complete out the mix of uses and ensure the proper connectivity and transition of zoning categories from the intensity of Richmond Center back towards the estate lots adjacent to the existing single-family neighborhood to the west. This well-designed project is surrounded by land that is urban in character, is appropriate density, and provides varied housing choices which meet several community needs, encourages community interaction through neighborhood focal points, pedestrian connectivity and greenway trails – all while respecting its neighbors with the proposed transition in zoning and existing landscaping buffers and greenspace.

As noted in the Comprehensive Plan, Richmond will need about 2,000 additional acres for single-family residential, 400 additional acres for multi-family residential, and 1,200 additional acres for commercial to adequately accommodate the 2030 projected population. The proposed development clearly helps fill this need. This project aligns with the aspects of the Comprehensive Plan's themes of creating a desirable community for the citizens of Richmond. The proposed Concept Plan follows many of the modern planning principals in growing successful neighborhoods while protecting the environment as we are expanding the housing types in the area; providing a well-designed and connected neighborhood that furthers the commitment to mixed-type housing with locations for safe and positive social interactions including easy access to open space and greenway trails. Also, by increasing the residential land along Barnes Mill it

potentially can lead to an expansion of mass transit to better serve this area. The development will not put undue strain on the surrounding infrastructure by minimizing the necessary access points to collectors, while ensuring excellent connectivity throughout the acreage of the Property allowing the residents to meet many of their needs entirely on site.

In summary, this well-designed project upholds the Goals of the Comprehensive Plan, is appropriate development of an underutilized parcel, provides additional housing units with a mix of housing types, encourages community interaction through pedestrian connectivity, encourages a more comprehensive transportation system, all while respecting its neighbors and protecting the environment with landscaping buffers and protected greenspace. As such, it is quite clear that the proposed zone change is in compliance with Richmond's Comprehensive Plan. More specifically, the proposed project meets the following Goals and Objectives of the Comprehensive Plan:

Goal 1: Promote Economic and Downtown Development

4. Develop and provide incentives to attract key businesses and industries.
5. Support tourism attractions, including enhancing and expanding programming and marketing for unique local resources such as Ann L. Durham Lake Reba Recreational Complex.
6. Strengthen community partnerships.

Goal 2: Provide a Functional Transportation Network

1. Develop a holistic, long-range transportation plan to alleviate traffic problems and accommodate future transportation needs.
2. Expand upon the access management practices that provide functional roadways.
3. Utilize a complete streets program to encourage pedestrian accommodations, multi-modal linkages, and an enhanced street network with universal accessibility as listed in the Access Management Manual.
4. Employ traffic calming features to increase safety for all roadway users.
5. Provide multi-modal transportation options within Richmond.
6. Maintain and improve infrastructure systems.
7. Integrate new technology advancements into infrastructure upgrades.
8. Develop a wayfinding system for major destinations in Richmond for motorists, bicyclists, and pedestrians.
9. Ensure all residents, including seniors, have viable transportation opportunities.

Goal 3: Increase Quality of Life and Promote Stable and Sustainable Neighborhoods

1. Manage and monitor issues specific to multi-family and student housing, especially density, location, recreational amenities and buffering.
2. Encourage beautification and upkeep of all neighborhoods.
3. Increase homeownership rates while providing affordable housing options for all residents.
4. Encourage a diversity of housing types, including options for seniors, students, and young professionals.
5. Increase support for neighborhood organizations which promote housing and business development.
6. Strengthen human, community and health services that serve the neighborhoods,

- including training, support and collaboration for human service providers.
- 7. Cultivate on-going relationships between the City and neighborhood groups to maintain and improve neighborhoods, leverage limited resources, and facilitate assistance to residents in need.
- 8. Provide strong physical and visual connections within neighborhoods to community facilities and destinations.

Goal 4: Support Continuing Life-Long Education

- 2. Continue to provide a strong educational foundation for Richmond's youth (grades K-12, pre-kindergarten, head start and day care).

Goal 5: Advocate for a Sustainable Community

- 1. Encourage the use of sustainable materials and best practices in public and private development projects.
- 2. Promote holistic community development that supports society, the environment and fiscal benefits.
- 3. Provide for future growth where current and adequate infrastructure exists in order to limit the negative effects of urban sprawl.
- 4. Preserve the existing community fabric, while increasing and enhancing opportunities for future generations.
- 6. Enhance water quality measures and stormwater management practices.

Goal 6: Reinforce Richmond's Distinctive Character & Sense of Place

- 3. Create a trail and bicycle system that connects destinations within Richmond and surrounding communities.
- 5. Advocate for quality design, unique places, and historic preservation as a way to enhance the distinctive character and local flavor of Richmond.
- 6. Encourage beautification of key gateways, destinations and corridors that reinforces Richmond's character.

The proposed development also meets a majority of the Location Criteria listed in the Comprehensive Plan:

General:

- New development should avoid areas in the floodplain, environmentally sensitive areas or sites that are unsuitable for development; it should also protect prim natural areas, such as streams and riparian corridors.
- New development should avoid the creation of multiple curb cuts along major highways by incorporating access management practices and encouraging cross-development connections (the ability to drive between developments without accessing the primary roadway).
- New development should ... be located adjacent to compatible land uses.
- Transitions in densities and land use types should be used to avoid land use conflicts.

Residential:

- Subdivisions should avoid designs with only one entry /exit point and connectivity between subdivisions should be encouraged.

- Residential areas should be buffered from non-compatible land uses, such as industrial areas.
- A transition in housing density should be provided between single-family and multi-family housing.
- New subdivisions should allow for expansion and/or connection to adjacent developments with stubbed-out streets or by granting right-of-way.
- New subdivisions should provide a form of greenspace or shared public space for both residents of the subdivision and citizens of Richmond.

Commercial

- Access management measures, including minimizing curb cuts, should be incorporated into all new commercial development.
- Frontage roads and cross-development access roads should be used on all major highways, especially along the Eastern Bypass and the Robert Martin Bypass.
- Commercial development should gain access from a collector or arterial roadway.

Suburban Mixed Use:

- Areas with adequate access and site conditions should be considered for a mix of suburban uses, such as commercial, multi-family housing and single-family housing. Appropriate uses, densities and layout should be considered.
- The density of this land use will not reflect a downtown density or feel but rather provide the ability to locate more than one land use in close proximity.
- Neighborhood commercial uses should be allowed in appropriate places to provide the daily needs of residents.

In addition to compliance with the Comprehensive Plan, the request is justified because the existing zoning is inappropriate and improper and the proposed zoning scheme is appropriate. The current zoning is Urban-Agricultural (UC-7) zone and any type of agricultural use on the Property has become increasingly difficult as most of the surrounding area has developed as residential subdivisions, multi-family developments, commercial uses, and the interstate system. The Property already has sewer available and is able to be seamlessly tied into the surrounding transportation system. It is adjacent to major commercial centers, institutional uses, single family and multi-family residential developments, and a short distance to the I-75 onramp. Simply put, it is prime land to be developed; as such the Urban-Agricultural zoning is clearly inappropriate.

On the other hand, the proposed Planned Unit Development zoning is clearly appropriate as the proposed development meets the objectives listed for Planned Unit Development in the Development Ordinance:

1. To allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning and subdivision controls.
2. To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affective flooding, soil, drainage, and other natural ecologic conditions.
3. To combine and coordinate architectural styles, building forms, and structural/visual

relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

4. To provide for abundant, accessible, and properly located public open and recreation space, private open and recreation space, schools, and other public and private facilities.
5. To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.
6. To enable land developments to be completely compatible and congruous with adjacent and nearby land developments.
7. To ensure that development occurs at proper locations, away from environmentally sensitive areas, and on land physically suited to construction.
8. To allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community.
9. To create a method for the permanent preservation of historic buildings and/or landmarks.

Whenever a municipality looks at developing the size of acreage at discussion, it is best to be able to lay out a large-scale Concept Plan to guide the overall development, but that is flexible enough to make small adjustments to the location of infrastructure and the type of uses on individual parcels. This makes the Planned Unit Development zone absolutely perfect for the Annexation Properties, while still allowing part of the acreage to remain agricultural to allow for uses such as a school or church sites that aren't currently specifically permitted in the PUD zone in Chapter 400 of the Development Ordinance, but are discussed and encouraged in the PUD Ordinance. This zoning category will allow us to put forth a full range of institutional, commercial, and residential housing types as described above: estate lots, village style single-family detached, various single family attached units, and a small offering of multi-family units all within the same zoning category with set density restrictions to ensure it is appropriately sized. The proposed mix of development types also ensures the continuity in neighborhood character preservation to respect the existing atmosphere of the area while we transition from the commercial intensity of Richmond Center to the existing single-family neighborhoods. As displayed in the Concept Plan, there will be substantial connectivity not just within these various land uses for vehicular traffic, but also through pedestrian infrastructure and greenway trails connecting all of the various uses. The multi-family parcels are located entirely in the interior of the development and adjacent to the more institutional and commercial uses to allow for a transition moving from the most intense of the surrounding existing commercial use, to the multi-family uses, and then varying styles of single-family units. This proposed zoning transition allows the development to ensure minimal disruption to the surrounding area while capturing much needed residential acreage. This further justifies the use of the proposed Planned Unit Development zone to ensure appropriate consistency between the different types of residential uses, street patterns, greenspace, floodplains, and integrating the institutional and commercial uses to create a true planned community for the entirety of the Annexation Properties. Finally, it should be noted that this particular zone gives the Planning Commission built in controls to ensure that the Annexation

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Properties develops as promised. There are several additional steps that must occur that will involve additional Planning Commission public hearings and required approvals. This ensures that the Planning Commission remains in control of this development to ensure there is no negative impact to the surrounding area. As such, it is without question that the proposed zone is appropriate for the Property.

We will be at the May public hearing in order to make a complete presentation of this application and request your favorable consideration.

Sincerely,

Stoll Keenon Ogden PLLC



Nick Nicholson

NN:NN

125765.169755/8516713.1

Tract 1A
375.83 Acres

All that certain piece, parcel or tract of land located in Madison County, Kentucky, lying on the north side of Barnes Mill Road (KY Highway 876) and the west side of Goggins Lane, approximately 3,400 feet west of Interstate 75, and more particularly described as follows:

(All "rebar set" are 1/2" x 18" rebar with a red cap stamped "Spencer, PLS 4068")

(All "reference rebar set" are 1/2" x 18" rebar with a blue cap stamped "Ref Point, PLS 4068")

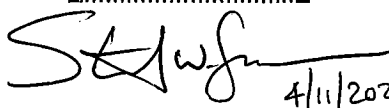
Beginning at a 5/8" rebar found (LS 3478) having KY State Plane Single Zone coordinates N 3,795,238.08 & E 5,330,300.92, said rebar being located in the westerly right-of-way line of Goggins Lane and being the northeasterly corner of White Oak Pond Church (DB 743, Pg 101); thence leaving Goggins Lane with the line of White Oak Pond Church N 66°51'48" W a distance of 318.94' to a 5/8" rebar found (LS 3478); thence S 16°30'12" W a distance of 432.91' to a rebar set in the northerly right-of-way line of KY Highway 876, a.k.a. Barnes Mill Road (DB 345, Pg 472); thence with said right-of-way N 72°28'29" W a distance of 38.34' to a 1/2" rebar found no cap; thence S 82°12'18" W a distance of 167.84' to a 1/2" rebar found (LS 670), being a corner to Euzenith & Christine Sowers (DB 338, Pg 523); thence with the line of Sowers three (3) calls: N 07°39'55" W a distance of 351.02' to a 1/2" rebar found (LS 670); thence S 75°32'22" W a distance of 252.95' to a 5/8" rebar found (LS 3478); thence S 05°33'35" E a distance of 327.48' to a 1/2" rebar found with no cap, found in the northerly right-of-way of line of Barnes Mill Road; thence continuing with said right-of-way sixteen (16) calls: S 87°20'35" W a distance of 231.34' to a rebar set; thence S 81°38'26" W a distance of 100.00' to a rebar set; thence S 79°52'06" W a distance of 335.71' to a 5/8" rebar found (LS 3478); thence S 79°20'55" W a distance of 191.56' to a 5/8" rebar found (no cap); thence S 76°36'57" W a distance of 231.57' to a rebar set; thence S 67°30'04" W a distance of 135.19' to a rebar set; thence S 67°58'26" W a distance of 252.91' to a rebar set; thence S 66°21'24" W a distance of 177.18' to a rebar set; thence S 75°01'38" W a distance of 93.12' to a rebar set; thence S 58°20'33" W a distance of 105.10' to a rebar set; thence S 46°51'45" W a distance of 90.17' to a rebar set; thence S 53°19'51" W a distance of 293.43' to a rebar set; thence S 62°17'08" W a distance of 212.11' to a rebar set; thence S 76°11'14" W a distance of 160.40' to a rebar set; thence S 77°40'26" W a distance of 331.77' to a rebar set; thence S 73°37'52" W a distance of 283.69' to a rebar set at the southeast corner of Deer Creek Subdivision (PB 9, Pg 247 & PB 9, Pg 365 & PB 10, Pg 137); thence leaving Barnes Mill Road with the line of the Deer Creek Subdivision, N 03°12'12" W a distance of 2,409.14' to a 1/2" rebar found with no cap; thence N 03°24'30" W a distance of 1,029.73' to a 5/8" rebar found LS 3103; thence N 03°43'09" W a distance of 1,212.07' to a rebar set; thence N 13°13'40" W a distance of 464.69' to a point in the center of an unnamed creek and being a corner to David & Rita McCord (DB 472, Pg 329); thence with the McCord line and the center of the creek eleven (11) calls: N 65°25'36" E a distance of 141.39' to a point; thence N 48°42'13" E a distance of 222.73' to a point; thence N 39°39'03" E a distance of 129.89' to a point; thence S 81°15'17" E a distance of 45.19' to a point; thence N 43°43'49" E a distance of 79.47' to a point; thence N 28°40'46" W a distance of 31.76' to a point; thence N 50°46'58" E a distance of 138.62' to a point; thence N 30°34'48" E a distance of 106.87' to a point; thence S 81°08'12" W a distance of 75.41' to a point; thence N 21°58'20" E a distance of 191.55' to a point; thence N 53°14'45" E a distance of 117.83' to a point at the intersection with Finney Fork, referenced by a 1/2" rebar found with no cap, bearing N 31°07'19" E a distance of 97.61', said point also being a corner to Wayne & Anna Winkler (DB 695, Pg 308); thence with the center of Finney Fork and the Winkler line eight (8) calls: S 37°25'27" E a distance of 90.71' to a point; thence S 57°18'31" E a distance of 77.85' to a point; thence S 19°03'55" E a distance of 94.62' to a point; thence S 32°05'56" E a distance of 102.44' to a point; thence S 11°29'32" E a distance of 114.60' to a point; thence S 24°35'17" E a distance of 129.76' to a point; thence S 07°23'41" E a distance of 112.84' to a point; thence S 13°55'27" E a distance of 231.61' to a point; thence leaving the center of Finney Fork and continuing with the Winkler lines sixteen (16) calls: N 65°58'18" E, passing a 5/8" rebar found (LS 3478) at 44.27', in all a distance of 169.41' to a rebar set; thence N 72°27'45" E a distance of 272.03' to a rebar set; thence N 60°08'02" E a distance of 133.00' to a 5/8" rebar found (LS 3478); thence N 57°12'26" E a distance of 207.92' to a rebar set; thence

N 66°26'34" E a distance of 83.20' to a rebar set; thence
 N 83°52'20" E a distance of 60.88' to a 5/8" rebar found (LS 3478); thence
 N 85°45'00" E a distance of 85.13' to a 5/8" rebar found (LS 3478); thence
 S 72°34'43" E a distance of 503.67' to a rebar set; thence
 S 18°45'08" W a distance of 458.16' to a 5/8" rebar found (LS 3478); thence
 S 16°48'57" W a distance of 81.62' to a 5/8" rebar found (LS 3478); thence
 S 59°14'45" E a distance of 226.20' to a rebar set; thence
 S 61°29'12" E a distance of 256.58' to a 5/8" rebar found (LS 3478); thence
 S 64°10'50" E a distance of 393.00' to a rebar set; thence
 S 71°14'26" E a distance of 754.82' to a 5/8" rebar found (LS 3478); thence
 S 71°24'46" E a distance of 931.11' to a 5/8" rebar found (LS 3478) in the south line of a 12' lane; thence crossing
 the lane N 66°59'16" E a distance of 24.37' to a 5/8" rebar found with no cap at a fence corner and corner to
 Evelyn Ross Welanetz (DB 416, Pg 741; PB 24, Pg 124) ; thence with the north line of the lane and the line of
 Welanetz, S 52°28'30" E a distance of 936.31' to a rebar set in the westerly right-of-way of Goggins Lane (DB 528,
 Pg 120); thence with the right-of-way of Goggins Lane S 32°18'13" W a distance of 25.10' to a rebar set at the
 northeast corner of Annexation Tract 1B (a.k.a. Tract A, PB 29, Pg 293) ; thence leaving the right-of-way of
 Goggins Lane with the line of Tract 1B, eleven (11) calls:
 N 52°28'30" W a distance of 884.57' a rebar set; thence
 N 71°24'46" W a distance of 992.37' to a rebar set; thence
 N 71°14'26" W a distance of 221.70' to a rebar set; thence
 S 30°50'23" W a distance of 667.93' to a rebar set; thence
 S 11°18'49" E a distance of 37.07' to a rebar set; thence
 94.78' along the arc of a curve turning to the right, having a radius of 126.00', a chord bearing S 26°13'25" E, and
 a chord length of 92.56', to a rebar set; thence
 44.40' along the arc of a curve turning to the left, having a radius of 50.00', a chord bearing S 30°06'46" E, and a
 chord length of 42.96', to a rebar set; thence
 1,031.62' along the arc of a curve turning to the left, having a radius of 2,296.92', a chord bearing S 68°25'08" E,
 and a chord length of 1,022.97', to a rebar set; thence
 441.23' along the arc of a curve turning to the right, having a radius of 1,856.75', a chord bearing S 74°28'30" E,
 and a chord length of 440.19', to a point; thence
 S 28°51'05" W a distance of 927.31' to a rebar set; thence
 S 59°28'44" E a distance of 428.66' to a rebar set in the westerly right-of-way of Goggins Lane; thence with the
 right-of-way of Goggins Lane (6) calls:
 S 32°18'13" W a distance of 159.31' to a rebar set; thence S 58°52'07" W a distance of 67.08' to a rebar set; thence
 S 32°18'13" W a distance of 50.00' to a rebar set; thence S 05°44'19" W a distance of 67.08' to a rebar set; thence
 S 32°18'13" W a distance of 95.25' to a rebar set; thence S 26°14'17" W a distance of 219.67' to the Point of
 Beginning, having an area of 375.83 Acres as surveyed by Spencer Land Surveying (Job No. 1821) on April 11,
 2021, Stuart W. Spencer, PLS #4068, as depicted on a plat recorded in PB _____, Pg _____, in the office of the
 Madison County Clerk.

Being a portion of the lands conveyed to 1326 Barnes Mill, LLC and to Ramsey Development Project, LLC, by deeds recorded in DB 802, Pg 1 & DB 783, Pg 365, in the office of the Madison County Clerk.



Stuart W. Spencer, PLS 4068
 Spencer Land Surveying
 311 N 3rd Street
 Richmond, KY 40475


 4/11/2021

Tract 1B
46.99 Acres

All that certain piece, parcel or tract of land located in Madison County, Kentucky, lying on the north side of Barnes Mill Road (KY Highway 876) and the west side of Goggins Lane, approximately 3,400 feet west of Interstate 75, and more particularly described as follows:

(All "rebar set" are 1/2" x 18" rebar with a red cap stamped "Spencer, PLS 4068")

(All "reference rebar set" are 1/2" x 18" rebar with a blue cap stamped "Ref Point, PLS 4068")

Commencing at a rebar set having Kentucky State Plane Single Zone coordinates N 3,797,142.78 & E 5,331,465.90, said rebar being located in the westerly right-of-way line of Goggins Lane (Deed Book 528, Page 120), being the southeasterly corner of Evelyn Ross Welanetz (Deed Book 416, Page 741 & Plat Book 24, Page 124) and a corner to Annexation Tract 1A; thence leaving Evelyn Ross Welanetz with Tract 1A and the right-of-way of Goggins Lane S 32°18'13" W a distance of 25.10' to a rebar set which is the **Point of Beginning**; thence leaving Goggins Lane and continuing with the line of Tract 1A, eleven (11) calls:

N 52°28'30" W a distance of 884.57' to a rebar set; thence

N 71°24'46" W a distance of 992.37' to a rebar set; thence

N 71°14'26" W a distance of 221.70' to a rebar set; thence

S 30°50'23" W a distance of 667.93' to a rebar set; thence

S 11°18'49" E a distance of 37.07' to a rebar set; thence

94.78' along the arc of a curve turning to the right, having a radius of 126.00', a chord bearing S 26°13'25" E, and a chord length of 92.56', to a rebar set; thence

44.40' along the arc of a curve turning to the left, having a radius of 50.00', a chord bearing S 30°06'46" E, and a chord length of 42.96', to a rebar set; thence

1,031.62' along the arc of a curve turning to the left, having a radius of 2,296.92', a chord bearing S 68°25'08" E, and a chord length of 1,022.97', to a rebar set; thence

441.23' along the arc of a curve turning to the right, having a radius of 1,856.75', a chord bearing S 74°28'30" E, and a chord length of 440.19', to a rebar set; thence

S 28°51'05" W a distance of 927.31' to a rebar set; thence

S 59°28'44" E a distance of 428.66' to a rebar set in the westerly right of way line of Goggins Lane; thence with said right of way, seven (7) calls:

N 32°18'13" E a distance of 990.69' to a rebar set; thence

N 20°59'37" E a distance of 50.99' to a rebar set; thence

N 32°18'13" E a distance of 310.00' to a rebar set; thence

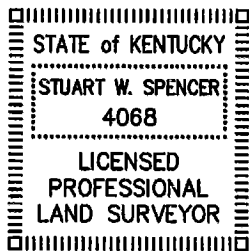
N 10°30'08" E a distance of 26.93' to a rebar set; thence

N 32°18'13" E a distance of 50.00' to a rebar set; thence

N 54°06'18" E a distance of 26.93' to a rebar set; thence

N 32°18'13" E a distance of 113.68' to the Point of Beginning, having an area of 46.99 acres as surveyed by Spencer Land Surveying (Job No. 1821) on April 11, 2021, Stuart W. Spencer, PLS 4068, as depicted on a plat recorded in Plat Book _____, Page _____, in the office of the Madison County Clerk.

Being a portion of the lands conveyed to 1326 Barnes Mill, LLC, and to Ramsey Development Project, LLC, by deeds recorded in Deed Book 802, Page 1 and Deed Book 783, Page 365, respectively, in the office of the Madison County Clerk.



Stuart W. Spencer, PLS 4068
Spencer Land Surveying
311 N 3rd Street
Richmond, KY 40475

A handwritten signature in black ink, appearing to read "Stuart W. Spencer", with the date "4/11/2021" written below it.

**ADDITIONAL DOCUMENTS
INCLUDED WITH SUBMISSION.**

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