
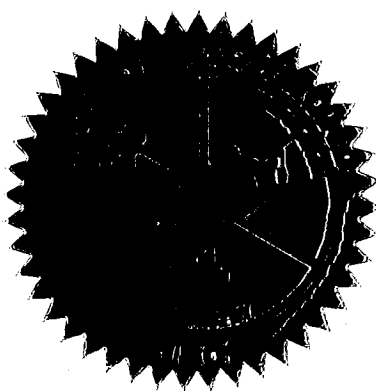


**CERTIFICATE OF CITY CLERK**

I, Lisa Cassity, hereby certify that I am duly qualified and acting City Clerk of the City of Richmond, Kentucky, and that Ordinance 22-04 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 February 22, 2022 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61.825, that a quorum was present for this meeting and that said ordinance has not been modified, amended, revoked, or repealed and that same is now in full force and effect.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 2.22, 2022.

  
\_\_\_\_\_  
Lisa Cassity, City Clerk



RECEIVED AND FILED  
DATE March 1, 2022  
\_\_\_\_\_  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kandice Adkinson

**ORDINANCE NO. 22 - 04**

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

**WHEREAS**, Hanger Heirs and the City of Richmond, the Owners of the property hereinafter described, requested that the property at Tates Creek Road and Goggins Lane, 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 Jan. 19, 2022 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 approve the requested annexation and initial zoning of PSP, and to recommend that the property, if annexed, be assigned a zoning classification of PSP; and

**WHEREAS**, the Board of Commissioners finds that it would be in the public interest that the property in question be annexed and adopts its own findings of fact attached to this ordinance, and herein incorporated in full, into the City boundaries and given a PSP zoning classification;

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

**SECTION I**

The property to which this Ordinance applies (hereinafter, the "Property") consists 289 acres +/- . The tracts are shown in attached survey and reflected in PARCEL I & PARCEL II and recorded in Deed Book 289, Page 431 amongst others. A more particular description of the said Lots appears in Exhibits 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 recommendation of the Richmond Planning and Zoning Commission, and the Findings of Fact here in included, does adopt as its these findings, the Property shall be, and is hereby, annexed into the City limits and zoned PSP.

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.

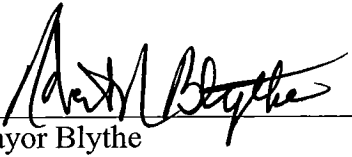
**SECTION II**

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

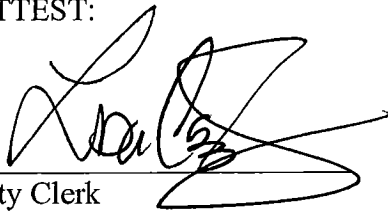
**DATE OF FIRST READING:** February 8, 2022  
**MOTION BY:** Commissioner Arnold  
**SECONDED BY:** Commissioner Newby

**DATE OF SECOND READING:** February 22, 2022  
**MOTION BY:** Commissioner Brewer  
**SECONDED BY:** Commissioner McDaniel

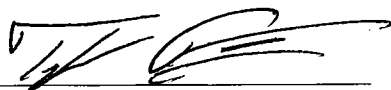
<b>VOTE</b>	<b>YES</b>	<b>NO</b>
Commissioner Arnold	x	
Commissioner Brewer	x	
Commissioner McDaniel	x	
Commissioner Newby	absent	
Mayor Blythe	x	

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

ATTEST:

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

APPROVED AS TO FORM:

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

**ORDINANCE NO. 22-04**

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

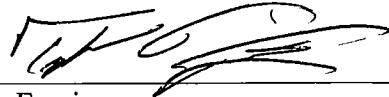
By Ordinance No. 22-04, the Board of Commissioners for the City of Richmond, Kentucky annexed into the City Limits the property located on Tates Creek Road and Goggins Lane, which consists of 289 acres. The property is owned by Hanger Heirs, and the annexation was their request. The Ordinance further adopted the recommendation of the Richmond Planning and Zoning Commission and assigned a zoning classification of Parcel I and Parcel II PSP (Public-Semi Public) 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 22 day of February, 2022.



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

Ordinance: 22-04



# CITY OF RICHMOND

## *Division of Codes, Planning, Safety & Risk Management*

Wednesday, January 5, 2022

To Whom It May Concern:

By means of this courtesy letter, the Planning and Zoning Commission of Richmond, Kentucky, would like to inform you of a request made by a property owner as to a tract of property, which adjoins a tract of property owned by you. The location of the property, the applicant for the change, and the general nature of the change are indicated below.

The Hanger Heirs have requested their property located at along Goggins Lane across from Sundae Drive be annexed into the city. As such, a zone change is required. This property is currently zoned UC-7, Urban Corridor Agricultural. The applicant has requested the Planning and Zoning Commission recommend a zoning of PSP, Public Semi-Public to facilitate park area.

In order to provide any concerned person with an opportunity to support or object to the requested change, **the Richmond Planning and Zoning Commission will hold a public hearing** to which you are cordially invited. This public hearing will be held on **Wednesday, January 19<sup>th</sup> 2022 at 5:30 pm**. This public meeting will be held in the Commission Chambers of City Hall, 239 West Main Street, Richmond, Kentucky.

If you should desire any additional information in regards to this zone change request, please feel free to contact the Planning & Zoning Office at (859) 623-1000.

Sincerely,

Tyler Stone  
Codes and Planning Coordinator  
(859) 623-1000 x 1305  
tstone@richmond.ky.us

**Gordon Lunceford**  
**Assistant Director**

**Philip Williams**  
**Director**

**Garrett Fowles**  
**Legal Council**

Building Inspection

Codes Enforcement

Planning & Zoning

Safety & Risk Management

239 West Main Street, Richmond, KY 40475 • 859-625-6404 • codes@richmond.ky.us • www.richmond.ky.us

Lein holder:  
Mariner Finance

## 165 Public Notices

### Public Hearing Notice

Richmond  
Planning and  
Zoning  
Commission will  
hold a public  
hearing at 239  
W. Main Street,  
Richmond,  
Kentucky on  
Wednesday  
January 19th,  
2022 at 5:30 pm  
to determine  
the correct  
zoning for  
potential  
annexation of  
280 acres at  
291 Tate's  
Creek Road  
from County  
UC-7 to City  
PSP.

Here today, Gone  
tomorrow! When you  
let Richmond Register  
Classifieds do the  
work, you won't get it  
through around.

### Farm Labor Wanted

Aggressive cattle farm  
near Richmond needs a  
daily employee with cattle  
and equipment  
experience.

Probation period w/ full  
time employment  
available. Employee  
must be reliable and able  
to take directions.

Contact  
**Bob Minerich**  
859-582-6888

sales@foxaia.com  
Commercial Property  
Available

## HAGER RENTALS 623-8482

1, 2, & 3 bedroom  
some w/garages  
some furnished  
Houses for rent a

### East Ridge APARTMENTS

Now Leasing  
1 & 2 bdrms  
Come visit us  
410 Jason Dr.,  
across from Gibbst  
Golf Course  
CALL 859-353-  
No Pets, No Sec

## 630 Apartments

### Morrow Rentals



Shade  
Tree  
Apartments  
623-9156,

582-3304, 582-9104  
1 & 2 bedroom Apartments  
range refrigerator, No pets  
\$495 + deposit

### Richmond Green Apartments

859-624-4006  
108 Richmond Green Dr.  
Richmond Ky

One and two bedrooms  
Starting at \$610-\$725  
Accepting applications

Mon-Friday  
10:00 am to 4:00 pm  
65+ disabled or 62+  
Community  
Small Pets w/restrictions  
Income restrictions apply

## 645 Mobile Homes

Stone Creek Co  
Restructured, 1,  
Mobile Homes.  
Will work w/  
Security Pat  
625-571

Stone Creek Co  
Restructured, 1,  
Mobile Homes.  
Will work w/  
Security Pat  
625-571

# There Treasures

Legal Description  
Hanger Tract  
280.00 Acres

All that certain piece, parcel or tract of land located in Madison County, Kentucky, bounded on the north by Bates Creek Rd (KY 169), the east by Interstate 75, and the west by Goggins Lane, and more particularly described as follows:

("Mag Nail set" is a Mag Nail with washer stamped "Spencer, PLS 4068")

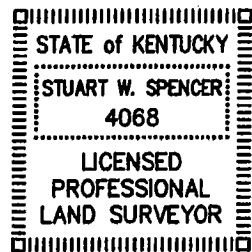
("Rebar set" are 1/2" x 18" rebar with a red cap stamped "Spencer, PLS 4068", or aluminum cap with same stamp, if so noted)

Beginning at a concrete r/w monument found at the southeasterly intersection of Bates Creek Road (KY 169) and Goggins Lane, having Kentucky State Plane, Single Zone Coordinates North 3,805,515.91 and East 5,331,000.32; thence with the southerly right of way of Bates Creek Road (DB 555, Pg 688), ten (10) calls:  
S 76°08'10" E a distance of 259.77' to a concrete r/w monument found; thence  
S 77°38'20" E a distance of 399.91' to a concrete r/w monument found; thence  
S 76°17'22" E a distance of 249.09' to a rebar set; thence  
S 70°05'09" E a distance of 50.74' to a concrete r/w monument found; thence  
S 76°17'27" E a distance of 299.55' to a rebar set; thence  
S 78°38'12" E a distance of 100.68' to a concrete r/w monument found; thence  
S 76°22'54" E a distance of 249.42' to a rebar set; thence  
S 74°41'47" E a distance of 201.08' to a concrete r/w monument found; thence  
S 76°09'00" E a distance of 199.61' to a concrete r/w monument found; thence  
S 82°25'16" E a distance of 137.69' to a rebar set, a corner to the City of Richmond wastewater treatment plant (DB 335, Pg 328); thence with said line, nine (9) calls:  
S 13°36'26" W a distance of 259.48' to a rebar set; thence  
S 76°10'47" E a distance of 279.89' to a rebar set; thence  
N 50°44'02" E a distance of 40.90' to a rebar set; thence  
S 78°54'10" E a distance of 306.23' to a rebar set; thence  
S 74°34'39" E a distance of 120.25' to a rebar set; thence  
S 66°02'00" E a distance of 29.70' to a rebar set; thence  
S 59°26'36" E a distance of 101.26' to a rebar set; thence  
S 86°05'25" E a distance of 355.27' to a rebar set; thence  
N 13°22'09" E a distance of 71.63' to a concrete r/w monument found in the southerly right of line of Bates Creek Rd; thence with said road, five (5) calls:  
S 64°20'44" E a distance of 81.19' to a rebar set; thence  
S 57°04'23" E a distance of 196.82' to a rebar set; thence  
S 52°04'24" E a distance of 295.15' to a rebar set; thence  
S 45°23'57" E a distance of 212.00' to a concrete r/w monument found; thence  
S 44°38'31" E a distance of 183.94' to a rebar set in the westerly right of way line of Interstate 75; thence with said right of way, six (6) calls:  
S 05°30'41" W a distance of 282.80' to a rebar set; thence  
S 08°38'35" W a distance of 564.64' to a rebar set; thence  
S 07°48'38" W a distance of 145.05' to a Mag Nail set; thence  
S 08°37'56" W a distance of 740.77' to a Mag Nail set; thence  
S 08°29'32" W a distance of 987.80' to a Mag Nail set; thence  
S 11°09'58" W a distance of 583.35' to a 1/2" rebar found (LS 3265), a corner to Covington Woods Subdivision (PB 18, Pg 232 & PB 23, Pg 92); thence with Covington Woods Subdivision  
N 86°57'15" W a distance of 382.65' to a 1/2" rebar found (LS 3265); thence  
N 05°30'17" E a distance of 1,055.40' to a rebar set; thence

N 89°25'10" W, passing a corner to, and thence with the line of Martha & Larry Dorman (DB 220, Pg 522), in all a distance of 2,869.57', to a rebar set w/ aluminum cap in the easterly right of way line of Goggins Lane (DB 529, Pg 122, & DB 411, Pg 754); thence with said right of way  
N 20°46'00" W a distance of 36.07' to a rebar set with aluminum cap; thence  
N 16°05'20" W a distance of 196.70' to a rebar set with aluminum cap; thence  
N 11°53'24" W a distance of 156.48' to a rebar set with aluminum cap; thence  
N 10°04'29" W a distance of 1,296.67' to a rebar set with aluminum cap; thence  
N 07°53'01" W a distance of 141.27' to a rebar set with aluminum cap; thence  
N 03°49'10" W a distance of 136.74' to a rebar set with aluminum cap; thence  
N 01°47'19" W a distance of 306.85' to a rebar set with aluminum cap; thence  
N 01°01'37" W a distance of 152.29' to a rebar set with aluminum cap; thence  
N 00°48'55" E a distance of 111.06' to a rebar set with aluminum cap; thence  
N 01°19'55" E a distance of 213.46' to a rebar set with aluminum cap; thence  
N 00°06'33" W a distance of 176.54' to a rebar set with aluminum cap; thence  
N 02°53'49" W a distance of 167.93' to a rebar set with aluminum cap; thence  
N 04°14'04" W a distance of 30.32' to a rebar set with aluminum cap; thence  
N 00°17'13" W a distance of 150.00' to a rebar set with aluminum cap; thence  
N 04°37'27" W a distance of 145.35' to a rebar set with aluminum cap; thence  
N 08°39'43" E a distance of 145.25' to a concrete r/w monument found; thence  
N 12°11'33" E a distance of 141.26' to the Point of Beginning, having an area of 280.00 acres, as surveyed by Spencer Land Surveying (Job No. 2616), November 2021, Stuart W. Spencer, PLS 4068, as depicted on a plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, in the office of the Madison County Clerk.

Said property being subject to the following easements:

- Gas Line Easement - DB 126, Pg 567 & DB 257, Pg 323 (Tennessee Gas Pipeline, f.k.a. Hope Natural Gas)
- Electric Transmission Line Easement - DB 178, Pg 16 & DB 412, Pg 522 (East Kentucky Power)
- Sewer Line Easement - DB 646, Pg 466 (City of Richmond)
- Sewer Line Easement - DB 455, Pg 649 (City of Richmond)



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

*Stuart W. Spencer*  
11/20/2021

ADDITIONAL DOCUMENTS  
and  
OVERSIZE MAP

INCLUDED WITH SUBMISSION.

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