
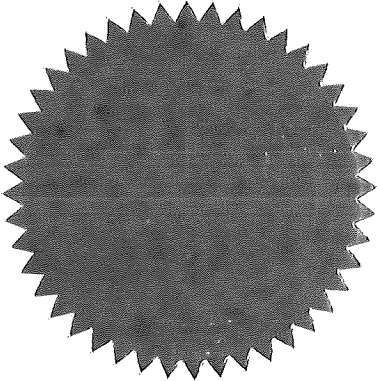


**CERTIFICATE OF CITY CLERK**

I, Lisa Cassity, hereby certify that I am duly qualified and acting City Clerk of the City of Richmond, Kentucky, and that Ordinance 24-03 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 15, 2024 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61.825, that a quorum was present for this meeting and that said ordinance has not been modified, amended, revoked, or repealed and that same is now in full force and effect.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 Feb 15, 2024.

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



RECEIVED AND FILED  
DATE August 5, 2024

\_\_\_\_\_  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Tim A

**ORDINANCE NO. 24-03**

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY ANNEXING  
PROPERTY INTO THE CITY BOUNDARIES AND ASSIGNING ZONE  
CLASSIFICATION FOR 0.45 ACRES OF LAND AT 2038 AND 2040 IRVINE  
ROAD**

**WHEREAS, Paul and Bobbie Taylor**, 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 November 15, 2023 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 total 0.45 acres as R1C (Single Family); 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 R1C zoning classification;

**NOW, THEREFORE, BE IT ORDAINED** as follows:

**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:

2038 and 2040 Irvine Road

Total 0.45 Acres +/-

Parcels C-2 (0.22 acres) and C-2 (0.23 acres) by Minor Subdivision Plat Cabinet 28, Slide 179 and Deed Book 770 and Page 26.

**SECTION II**

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 total 0.45 acres as R1C (Single Family); and

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 III

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

**DATE OF FIRST READING: January 23, 2024**

**MOTION BY: Commissioner Newby**

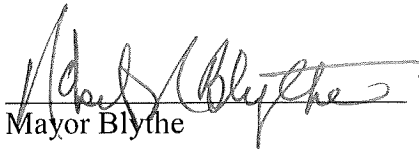
**SECONDED BY: Commissioner Brewer**

**DATE OF SECOND READING: February 15, 2024**

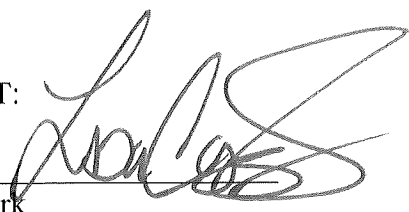
**MOTION BY: Commissioner Cole**

**SECONDED BY: Commissioner Goble**

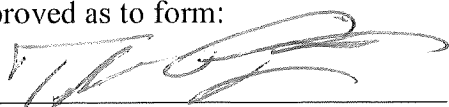
VOTE	YES	NO
Commissioner Brewer	x	
Commissioner Cole	x	
Commissioner Goble	x	
Commissioner Newby	x	
Mayor Blythe	x	

  
Mayor Blythe

ATTEST:

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

Approved as to form:

  
\_\_\_\_\_  
City Attorney, Tyler Frazier

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

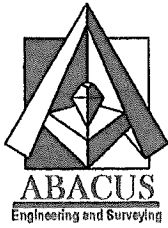
**COMES NOW the undersigned Tyler Frazier, who does certify as follows:**

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 27 day of Feb, 2024.

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

Ordinance: 24-03 Annex



P.O. Box 1164, Richmond, Kentucky 40476  
500 Recycle Drive

*"Surveys you can count on."*

**"Parcel C-1"**  
**PAUL & BOBBIE TAYLOR**  
**DB 770 PG 26**  
**2038 Irvine Road (Hwy 52)**  
**Richmond, Madison County, KY**  
**0.22 ACRES +/-**

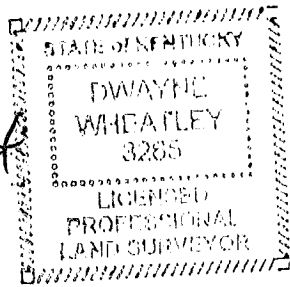
**ANNEXATION/ZONE CHANGE: UC-1 (County) to R-1C (City)**

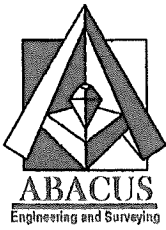
NOTE: Unless stated otherwise, any monument referred to herein as a "set iron pin and cap" is a set 1/2" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265". The basis of bearings is State Plane Coordinates – Kentucky South Zone taken upon the date of this survey using survey grade GPS equipment.

A certain tract of land known as 2038 Irvine Road (Hwy 52) "Parcel C-1" as shown on the "Minor Subdivision Plat for David Taylor and Paul Taylor" (PB 28 PG 179) and further described as follows:

Beginning at a found 1/2 inch diameter iron pin with yellow plastic cap stamped LS 670 in the south right of way of Irvine Road (Hwy 52) and corner common to Big Red Investments (DB 341 PG 669); THENCE with the south right of way of Irvine Road (Hwy 52) S 84°58'53" E, 65.67 feet to a set iron pin and cap a new corner to "Parcel C-2" of Paul & Bobbie Taylor (DB 770 PG 26) as shown on the "Minor Subdivision Plat for David Taylor and Paul Taylor" (PB 28 PG 179); THENCE with the line of Taylor "Parcel C-2" S 4°06'50" W, 134.30 feet to a set iron pin and cap, being a common corner with "Parcel 2" and being a point in the line of "Parcel C-3" of David Taylor (DB 577 PG 705) as shown on the "Minor Subdivision Plat for David Taylor and Paul Taylor" (PB 28 PG 179); THENCE leaving the line of "Parcel C-2" with the line of "Parcel C-3" N 81°23'31" W, 81.04 feet to a set iron pin and cap, being a common corner to "Parcel C-3" and a point in the line of Big Red Investments (DB 341 PG 669); THENCE leaving the line of "Parcel C-3" with the line of Big Red Investments N 10°48'11" E, 129.87 feet to the POINT OF BEGINNING and containing 0.22 acres more or less by survey dated October 1, 2018 by Abacus Engineering and Land Surveying, Inc.; Dwayne Wheatley, LS 3265 and being a portion of the property conveyed to Paul Thomas Taylor and Bobbie A. Taylor from David Allen Taylor and Deborah Lynn W. Taylor by deed dated February 18, 2019 of record in DB 770 PG 26 of record in the Madison County Clerk's Office.

  
DWAYNE WHEATLEY, LS 3265





P.O. Box 1164, Richmond, Kentucky 40476  
500 Recycle Drive

*"Surveys you can count on."*

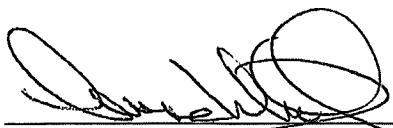
**"Parcel C-2"**  
**PAUL & BOBBIE TAYLOR**  
**DB 770 PG 26**  
**2038 Irvine Road (Hwy 52)**  
**Richmond, Madison County, KY**  
**0.23 ACRES +/-**

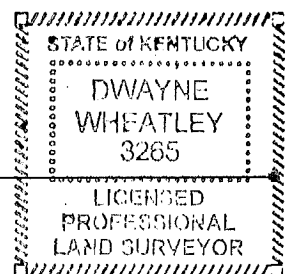
**ANNEXATION/ZONE CHANGE: UC-1 (County) to R-1C (City)**

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 Plane Coordinates – Kentucky South Zone taken upon the date of this survey using survey grade GPS equipment.

A certain tract of land known as 2040 Irvine Road (Hwy 52) "Parcel C-2" as shown on the "Minor Subdivision Plat for David Taylor and Paul Taylor" (PB 28 PG 179) and further described as follows:

Beginning at a set iron pin and cap in the south right-of-way of Irvine Road (Hwy 52), being a common corner to "Parcel C-1" of Paul & Bobbie Taylor (DB 770 PG 26) as shown on the "Minor Subdivision Plat for David Taylor and Paul Taylor" (PB 28 PG 179); THENCE leaving the line of "Parcel C-1" with the south right-of-way of Irvine Road (Hwy 52) S 84°58'53" E, 81.04 feet to a found 3/8 inch diameter iron pin with yellow plastic cap stamped LS 2582 being a point in the south right-of-way of Irvine Road (Hwy 52) and a common corner to "Tract A-1" of Masters Properties, LLC (DB 774 PG 665) as shown on the "D. Hacker Lot Division" (PB 12 PG 195); THENCE leaving the right-of-way of Irvine Road (Hwy 52) with the line of "Tract A-1" S 10°15'12" W, 139.02 feet to a found 3/8 inch diameter iron pin with yellow plastic cap stamped LS 2582 being a common corner to "Tract A-1" and "W.D. Hacker 0.81 ac Remaining" of Jeanette Hacker Chaney (DB 827 PG 489) as shown on the "D. Hacker Lot Division" (PB 12 PG 195) and a common corner to "Parcel C-3" of David Taylor (DB 577 PG 705) as shown on the "Minor Subdivision Plat for David Taylor and Paul Taylor" (PB 28 PG 179); THENCE leaving the line of "Tract A-1" with the line of "Parcel C-3" N 81°23'31" W, 66.37 to a set iron pin and cap, being a point in the line of "Parcel C-3" and a common corner to "Parcel C-2" (as described above); THENCE leaving the line of "Parcel C-3" with "Parcel C-2" N 4°06'50" E, 134.30 feet to the POINT OF BEGINNING and containing 0.23 acres more or less by survey dated October 1, 2018 by Abacus Engineering and Land Surveying, Inc.; Dwayne Wheatley, LS 3265 and being a portion of the property conveyed to Paul Thomas Taylor and Bobbie A. Taylor from David Allen Taylor and Deborah Lynn W. Taylor by deed dated February 18, 2019 of record in DB 770 PG 26 of record in the Madison County Clerk's Office.

  
DWAYNE WHEATLEY, LS 3265



OVERSIZE MAP INCLUDED WITH  
SUBMISSION.

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