

**CITY OF SHELBYVILLE
ORDINANCE NO. 2017-08-24**

**AN ORDINANCE ANNEXING PROPERTY
TO THE CITY OF SHELBYVILLE**

BE IT ORDAINED BY THE CITY OF SHELBYVILLE, KENTUCKY:


SECTION ONE: The Shelbyville City Council finds that certain property owned by John T. McGinnis III and Heritage Legacy III, LLC, and more particularly described herein, is contiguous to the City of Shelbyville, and is suitable for development for urban purposes without unreasonable delay. The Shelbyville City Council further finds that said property is not included within the bounds of any other incorporated city, and that the owner of said property has executed a written consent to be annexed within the limits of the City of Shelbyville (**Appendix A** to this Ordinance), and that it is desirable that said property be annexed into the City of Shelbyville.

SECTION TWO: Based upon the aforementioned findings, there is hereby annexed to the City of Shelbyville, and its boundary line is extended so as to include within the limits of the City of Shelbyville, the property described as follows:


Property owned by John T. McGinnis III and Heritage Legacy III, LLC, which is more particularly described in **Appendix B** to this Ordinance, which Appendix is incorporated by reference herein as if set forth in its entirety.

Introduced, seconded and given first reading at a duly convened meeting of the City Council of the City of Shelbyville on the 10th day of August, 2017.

Given a second reading and enacted at a duly convened meeting of the City Council of the City of Shelbyville on the 24th day of August, 2017.



Thomas L. Hardesty, Mayor

ATTEST:


Carla Wainscott, City Clerk

RECEIVED AND FILED
DATE Sept 11, 2017

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Handwritten Signature

I certify that the foregoing is a true and accurate copy of the City of Shelbyville Ordinance No. 2017-08-24.

Handwritten signature of Carla Wainscott in cursive script.

**Carla Wainscott
City Clerk**

APPENDIX A



HERITAGE FARM
TOM MCGINNIS
1024 HERRICK LANE • SHELBYVILLE KY 40065
Phone: 502-611-1634 • Work: 502-611-5100
Cell: 502-655-0164

May 9, 2017

Dear Mayor Hardesty,

I would like to request that the following properties designated in the PVA office as parcels

No. 1 – 040-00-062

No. 2 – 040-00-062

No. 3 – 040-00-062 A

No. 4 – 040-00-062 A

No. 5 – 040-00-0066 A

No. 6 – 040AB-00-031

be annexed into the city of Shelbyville, Kentucky.

These properties comprise approximately 100 acres and lie in both the southeast and northeast quadrants of KY 53 and the bypass. The attached photo map indicates more specifically these locations.

Please let me know if you need any additional information in order to consider this annexation request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tom McGinnis". The signature is written in dark ink and is positioned above the printed name.

Tom McGinnis



BURKS BRANCH ROAD

040-00-066A
2.0± ACRES

040-00-062A
28.0± ACRES

040-00-062A
15.7± ACRES

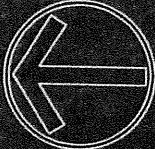
FREEDOM'S WAY

040-00-062
9.5± ACRES

040-00-062
43.3± ACRES

040AB-00-031
5± ACRES

LAGRANGE ROAD



Office

Project

26 July 2017

INPUT

State Plane, NAD83
1601 - Kentucky North, U.S. Feet

OUTPUT

State Plane, NAD83
1600 - Kentucky Single Zone, U.S. Feet

Point of Beginning

1/1

Northing/Y: 271979.4006

Northing/Y: 3976514.662

Easting/X: 1359632.0211

Easting/X: 5071256.236

Convergence: -0 36 29.44122

Convergence: 0 19 14.47856

Scale Factor: 0.999969715

Scale Factor: 0.999925329

Grid Shift (U.S. ft.): X/Easting = 3711624.2, Y/Northing = 3704535.3

Remark: North R/W Freedoms Way corner to Jorge Cantu

Corpscon v6.0.1, U.S. Army Corps of Engineers

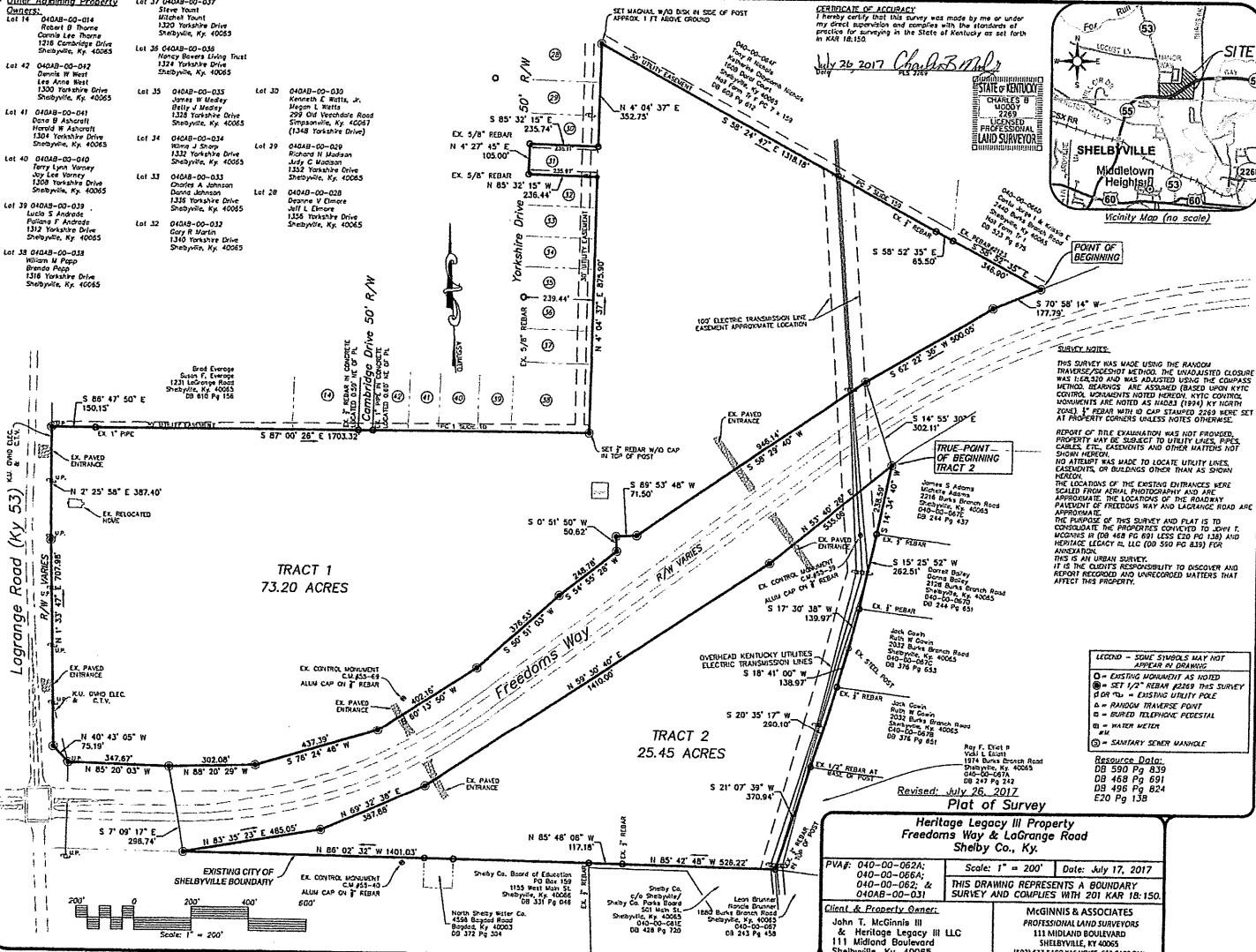
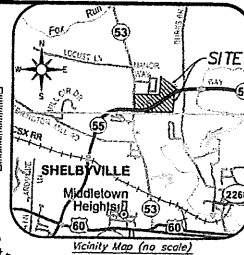
NOTES:

The descriptions of tract 1 and tract 2 start at the same point. Coordinates of that starting point are noted hereon.

Other Adjoining Property Owners:

- Let 37 040A-00-017 Steve Young
- Let 14 040A-00-014 Robert B. Thorne
- Let 28 040A-00-038 Nancy Beers Living Trust
- Let 42 040A-00-042 Dennis W. West
- Let 41 040A-00-041 Steve B. Alexander
- Let 40 040A-00-010 Terry Lynn Harvey
- Let 39 040A-00-039 Lucie S. Andrews
- Let 38 040A-00-038 William M. Rapp
- Let 30 040A-00-030 Kenneth E. Wells, Jr.
- Let 29 040A-00-029 Richard H. Madson
- Let 28 040A-00-028 Deanne V. Elmore
- Let 35 040A-00-035 James W. Madley
- Let 34 040A-00-034 Betty J. Madley
- Let 33 040A-00-033 Charles A. Johnson
- Let 32 040A-00-032 Gary R. Martin
- Let 31 040A-00-031 Wanda J. Sharp
- Let 30 040A-00-030 Judy C. Madson
- Let 29 040A-00-029 Julie E. Elmore
- Let 28 040A-00-028 Deanne V. Elmore
- Let 27 040A-00-027 James W. Madley
- Let 26 040A-00-026 James W. Madley
- Let 25 040A-00-025 James W. Madley
- Let 24 040A-00-024 James W. Madley
- Let 23 040A-00-023 James W. Madley
- Let 22 040A-00-022 James W. Madley
- Let 21 040A-00-021 James W. Madley
- Let 20 040A-00-020 James W. Madley
- Let 19 040A-00-019 James W. Madley
- Let 18 040A-00-018 James W. Madley
- Let 17 040A-00-017 James W. Madley
- Let 16 040A-00-016 James W. Madley
- Let 15 040A-00-015 James W. Madley
- Let 14 040A-00-014 Robert B. Thorne
- Let 13 040A-00-013 Robert B. Thorne
- Let 12 040A-00-012 Robert B. Thorne
- Let 11 040A-00-011 Robert B. Thorne
- Let 10 040A-00-010 Robert B. Thorne
- Let 9 040A-00-009 Robert B. Thorne
- Let 8 040A-00-008 Robert B. Thorne
- Let 7 040A-00-007 Robert B. Thorne
- Let 6 040A-00-006 Robert B. Thorne
- Let 5 040A-00-005 Robert B. Thorne
- Let 4 040A-00-004 Robert B. Thorne
- Let 3 040A-00-003 Robert B. Thorne
- Let 2 040A-00-002 Robert B. Thorne
- Let 1 040A-00-001 Robert B. Thorne

CERTIFICATE OF ACCURACY
 I hereby certify that this survey was made by me or under my direct supervision and complies with the standards of practice for surveying in the State of Kentucky as set forth in KAR 18.150.
 July 26, 2017 *Charles E. Miller*
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 2289
 EXPIRES 07/26/2021



SURVEY NOTES:
 THIS SURVEY WAS MADE USING THE RANDOM TRVERSE METHOD. THE UNADJUSTED CLOSURE WAS 1/8" AND WAS ADJUSTED USING THE COMPASS METHOD. BEARINGS AND DISTANCES ARE AS SHOWN. MONUMENTS ARE NOTED AS SHOWN (1894) BY NORTH CORNER. 1" REBAR WITH SO CAP STAMPED 2289 WERE SET AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
 REPORT OF RISE EXAMINATION WAS NOT PROVIDED. PROPERTY MAY BE SUBJECT TO UTILITY LINES, PIPES, CABLES, ETC. CASING AND OTHER MATTERS NOT SHOWN HEREON.
 NO ATTEMPT WAS MADE TO LOCATE UTILITY LINES, CASING OR BUILINGS OTHER THAN AS SHOWN HEREON.
 THE LOCATIONS OF THE EXISTING ENTRANCES WERE SCALED FROM AERIAL PHOTOGRAPHS AND ARE APPROXIMATE. THE LOCATIONS OF THE ROADWAY PAVEMENT FREEDOMS WAY AND LAGRANGE ROAD ARE APPROXIMATE.
 THE PURPOSE OF THIS SURVEY AND PLAT IS TO CONSOLIDATE THE PROPERTIES CONVEYED TO JOHN T. MCGINNIS III (DB 468 PG 691 LESS DB PG 136) AND HERITAGE LEGACY III, LLC (DB 510 PG 433) FOR ANDEXTION.
 THIS IS AN URBAN SURVEY.
 IT IS THE CLIENT'S RESPONSIBILITY TO DISCOVER AND REPORT RECORD AND UNRECORDED MATTERS THAT AFFECT THIS PROPERTY.

- LEGEND - SOME SYMBOLS MAY NOT APPEAR IN DRAWING**
- ⊙ = EXISTING MONUMENT AS NOTED
 - ⊕ = SET 1/2" REBAR AT THIS SURVEY
 - ⊗ = EXISTING UTILITY POLE
 - ⊖ = RANDOM TRVERSE POINT
 - ⊚ = SURVEYED TELEPHONE PESTHOLE
 - ⊛ = WATER METER
 - ⊜ = SANITARY SINKER HANDLE

Plat of Survey
Heritage Legacy III Property
Freedoms Way & Lagrange Road
Shelby Co., Ky.

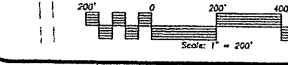
PVA# 040-00-062A; 040-00-066A; 040-00-062; & 040A-00-031

Scale: 1" = 200' Date: July 17, 2017

THIS DRAWING REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.

Client & Property Owner:
 John T. McGinnis III & Heritage Legacy III LLC
 111 Midland Boulevard
 Shelbyville, Ky. 40065

McGinnis & Associates
 PROFESSIONAL LAND SURVEYORS
 111 MIDLAND BOULEVARD
 SHELBYVILLE, KY 40065
 (502) 633-3300 FAX: 502-633-5165



This document is a reproduction of a survey plat. It is not a legal document and should not be used for legal purposes.

Other Adjoining Property Owners:

- Lot 14 040AB-00-014 Robert B Thorne, Connie Lee Thorne, 1216 Cambridge Drive, Shelbyville, Ky. 40065
- Lot 42 040AB-00-042 Dennis W West, Lee Anne West, 1300 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 41 040AB-00-041 Dana B Ashcraft, Harold W Ashcraft, 1304 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 40 040AB-00-040 Terry Lynn Varney, Joy Lee Varney, 1308 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 39 040AB-00-039 Lucio S Andrade, Poliana F Andrade, 1312 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 38 040AB-00-038 William M Popp, Brenda Popp, 1316 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 37 040AB-00-037 Steve Yount, Mitchell Yount, 1320 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 36 040AB-00-036 Nancy Bowers Living Trust, 1324 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 35 040AB-00-035 James W Medley, Betty J Medley, 1328 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 34 040AB-00-034 Wilma J Sharp, 1332 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 33 040AB-00-033 Charles A Johnson, Danna Johnson, 1336 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 32 040AB-00-032 Gary R Martin, 1340 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 30 040AB-00-030 Kenneth E Watts, Jr., Megan L Watts, 299 Old Veechdale Road, Simpsonville, Ky. 40067 (1348 Yorkshire Drive)
- Lot 29 040AB-00-029 Richard N Madison, Judy C Madison, 1352 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 28 040AB-00-028 Deanne V Elmore, Jeff L Elmore, 1356 Yorkshire Drive, Shelbyville, Ky. 40065

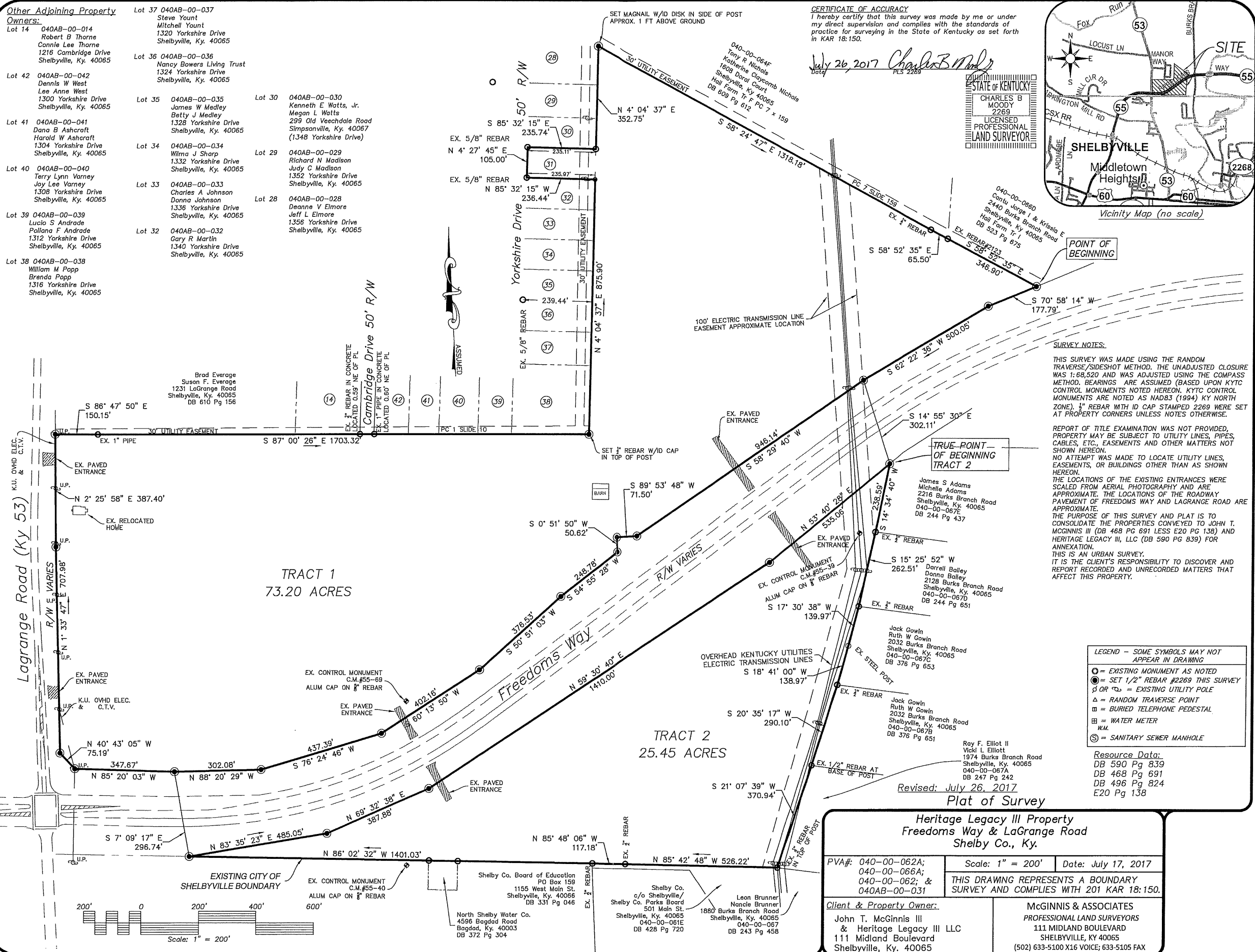
- Lot 37 040AB-00-037 Steve Yount, Mitchell Yount, 1320 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 36 040AB-00-036 Nancy Bowers Living Trust, 1324 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 35 040AB-00-035 James W Medley, Betty J Medley, 1328 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 34 040AB-00-034 Wilma J Sharp, 1332 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 33 040AB-00-033 Charles A Johnson, Danna Johnson, 1336 Yorkshire Drive, Shelbyville, Ky. 40065
- Lot 32 040AB-00-032 Gary R Martin, 1340 Yorkshire Drive, Shelbyville, Ky. 40065

Brad Everoge
Susan F. Everoge
1231 LaGrange Road
Shelbyville, Ky. 40065
DB 610 Pg 156

Lagrange Road (Ky 53)

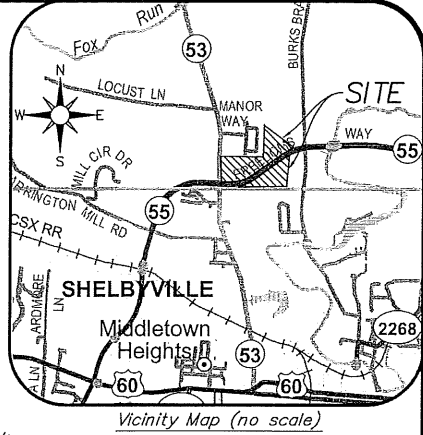
TRACT 1
73.20 ACRES

TRACT 2
25.45 ACRES



CERTIFICATE OF ACCURACY
I hereby certify that this survey was made by me or under my direct supervision and complies with the standards of practice for surveying in the State of Kentucky as set forth in KAR 18:150.
July 26, 2017
Charles B. Moore
PLS 2269

STATE OF KENTUCKY
CHARLES B. MOORE
2269
LICENSED PROFESSIONAL LAND SURVEYOR



SURVEY NOTES:
THIS SURVEY WAS MADE USING THE RANDOM TRAVERSE/SIDESHOT METHOD. THE UNADJUSTED CLOSURE WAS 1:68,520 AND WAS ADJUSTED USING THE COMPASS METHOD. BEARINGS ARE ASSUMED (BASED UPON KYTC CONTROL MONUMENTS NOTED HEREON. KYTC CONTROL MONUMENTS ARE NOTED AS NAD83 (1994) KY NORTH ZONE). 1/2" REBAR WITH ID CAP STAMPED 2269 WERE SET AT PROPERTY CORNERS UNLESS NOTES OTHERWISE.
REPORT OF TITLE EXAMINATION WAS NOT PROVIDED. PROPERTY MAY BE SUBJECT TO UTILITY LINES, PIPES, CABLES, ETC., EASEMENTS AND OTHER MATTERS NOT SHOWN HEREON.
NO ATTEMPT WAS MADE TO LOCATE UTILITY LINES, EASEMENTS, OR BUILDINGS OTHER THAN AS SHOWN HEREON.
THE LOCATIONS OF THE EXISTING ENTRANCES WERE SCALED FROM AERIAL PHOTOGRAPHY AND ARE APPROXIMATE. THE LOCATIONS OF THE ROADWAY PAVEMENT OF FREEDOMS WAY AND LAGRANGE ROAD ARE APPROXIMATE.
THE PURPOSE OF THIS SURVEY AND PLAT IS TO CONSOLIDATE THE PROPERTIES CONVEYED TO JOHN T. MCGINNIS III (DB 468 PG 691 LESS E20 PG 138) AND HERITAGE LEGACY III, LLC (DB 590 PG 839) FOR ANNEXATION.
THIS IS AN URBAN SURVEY.
IT IS THE CLIENT'S RESPONSIBILITY TO DISCOVER AND REPORT RECORDED AND UNRECORDED MATTERS THAT AFFECT THIS PROPERTY.

LEGEND - SOME SYMBOLS MAY NOT APPEAR IN DRAWING
 ○ = EXISTING MONUMENT AS NOTED
 ⊙ = SET 1/2" REBAR #2269 THIS SURVEY
 ○ or ⊙ = EXISTING UTILITY POLE
 △ = RANDOM TRAVERSE POINT
 □ = BURIED TELEPHONE PEDESTAL
 ⊞ = WATER METER
 W.M.
 ⊙ = SANITARY SEWER MANHOLE

Resource Data:
DB 590 Pg 839
DB 468 Pg 691
DB 496 Pg 824
E20 Pg 138

Heritage Legacy III Property
Freedoms Way & LaGrange Road
Shelby Co., Ky.

PVA#: 040-00-062A; 040-00-066A; 040-00-062; & 040AB-00-031	Scale: 1" = 200'	Date: July 17, 2017
THIS DRAWING REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.		
Client & Property Owner: John T. McGinnis III & Heritage Legacy III LLC 111 Midland Boulevard Shelbyville, Ky. 40065		McGINNIS & ASSOCIATES PROFESSIONAL LAND SURVEYORS 111 MIDLAND BOULEVARD SHELBYVILLE, KY 40065 (502) 633-5100 X16 VOICE; 633-5105 FAX

APPENDIX B

McGinnis & Associates
Professional Land Surveyors
111 Midland Boulevard – P.O. Box 624
Shelbyville, Ky. 40066-0624
(502) 633-5100 x16

July 14, 2017
Revised July 26, 2017

**Property Boundary Description for Annexation
Tract 1 McGinnis Farm
Lagrange Road & Freedoms Way
Shelby County, Kentucky**

Beginning at a 1/2" rebar with ID cap stamped 2269 set this survey in the north right of way of Freedoms Way corner to the Jorge and Krissia Cantu property (DB 523 Pg 675). Thence with the north right of way of Freedoms Way the following courses, all courses terminating at a 1/2" rebar with ID cap stamped 2269 set this survey:

South 70 degrees 58 minutes 14 seconds West 177.79 feet,
South 62 degrees 22 minutes 36 seconds West 500.05 feet,
South 58 degrees 29 minutes 40 seconds West 946.14 feet,
South 89 degrees 53 minutes 48 seconds West 71.50 feet,
South 00 degrees 51 minutes 50 seconds West 50.62 feet,
South 54 degrees 55 minutes 28 seconds West 248.78 feet,
South 50 degrees 51 minutes 03 seconds West 376.53 feet,
South 60 degrees 13 minutes 50 seconds West 402.16 feet,
South 76 degrees 24 minutes 46 seconds West 437.39 feet,
North 88 degrees 20 minutes 29 seconds West 302.08 feet, and
North 85 degrees 20 minutes 03 seconds West 347.67 feet. Thence
North 40 degrees 43 minutes 05 seconds West 75.19 feet to a 1/2" rebar with ID cap
stamped 2269 set this survey in the east right of way of Lagrange Road (Ky. Hwy. 53). Thence with the
line of the east right of way of Lagrange Road
North 01 degrees 33 minutes 47 seconds East 707.98 feet to a 1/2" rebar with ID cap
stamped 2269 set this survey and North 02 degrees 25 minutes 58 seconds East 387.40 feet to a 1/2"
rebar with ID cap stamped 2269 set this survey corner to the Brad and Susan Everage property.
Thence leaving said road and with the line of the Brad & Susan Everage property (DB 610 Pg 156),
South 86 degrees 47 minutes 50 seconds East 150.15 feet to a existing 1" pipe. Thence continuing with
the line of the Everage property, also being the south line of County Manor Addition (see Plat Cab. 1
Slide 10) South 87 degrees 00 minutes 26 seconds East 1703.32 feet to a 1/2" rebar with ID cap
stamped 2269 set this survey in the top of a post. Thence continuing with the east line of
Country Manor Addition North 04 degrees 04 minutes 37 seconds East 875.90 feet corner to
lot 32 Country Manor Addition. Thence with the line of lot 32
North 85 degrees 32 minutes 15 seconds West passing through an existing 1/2" rebar at 0.47 feet -in
all 236.44 feet to an existing 5/8" rebar located in the east right of way of Yorkshire Drive. Thence with

McGinnis & Associates
Professional Land Surveyors
111 Midland Boulevard – P.O. Box 624
Shelbyville, Ky. 40066-0624
(502) 633-5100 x16

July 14, 2017
Revised July 26, 2017

Property Boundary Description for Annexation
Tract 1 McGinnis Farm
Lagrange Road & Freedoms Way
Shelby County, Kentucky
page 2

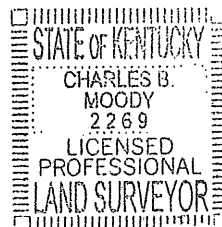
the east right of way of Yorkshire Drive (25 feet from and parallel to the center thereof)
North 04 degrees 27 minutes 45 seconds East 105.00 feet to an existing 5/8" rebar corner to lot 30.
Thence leaving Yorkshire Drive with the line of lot 30
South 85 degrees 32 minutes 15 seconds East passing through an existing 1/2" rebar at 235.11 feet -in
all 235.74 feet. Thence continuing with the east line of Country Manor Addition
North 04 degrees 04 minutes 37 East 352.75 feet to a magnail with ID disk stamped 2269 set this
survey in the side of a post corner to lot 28 and in the line of the Tony R. Nichols and Katherine
Claycomb Nichols property. Thence with same (DB 609 Pg 612)
South 58 degrees 24 minutes 47 seconds East 1318.18 feet to an existing 1/2" rebar and
South 58 degrees 52 minutes 35 seconds East 65.50 feet to an existing rebar #2123 corner to the Jorge
Cantu & Krissia E Cantu property. Thence continuing with same (DB 523 Pg 675)
South 58 degrees 52 minutes 35 seconds East 346.90 feet to the point of beginning and
containing 73.20 acres, according to a survey made in July 2017 by Charles B. Moody, PLS 2269, with
McGinnis and Associates.

Bearings are based upon published KYTC road plan data and are assumed.
The above described property is a part of the property conveyed to John T. McGinnis III by deed dated
December 16, 2004 recorded in deed book 468 page 691 and a part of the property conveyed to Heritage
Legacy III, LLC by deed dated November 19, 2014 recorded in deed book 590 page 839 in the office of the
Shelby County Clerk.
See plat of survey for additional information and notes.

I hereby certify that this survey was prepared by me or under my direct supervision
and complies with the standards of practice for surveying in the state of Kentucky
as set forth in KAR 18:150.

July 26, 2017
date

Charles B. Moody
PLS 2269



McGinnis & Associates
Professional Land Surveyors
111 Midland Boulevard – P.O. Box 624
Shelbyville, Ky. 40066-0624
(502) 633-5100 x16

July 14, 2017
Revised July 26, 2017

Property Boundary Description for Annexation
Tract 2 McGinnis Farm
Freedoms Way
Shelby County, Kentucky

Beginning at a 1/2" rebar with ID cap stamped 2269 set this survey in the north right of way of Freedoms Way corner to the Jorge and Krissia Cantu property (DB 523 Pg 675). Thence with the north right of way of Freedoms Way the following courses, all courses terminating at a 1/2" rebar with ID cap stamped 2269 set this survey:

South 70 degrees 58 minutes 14 seconds West 177.79 feet,
South 62 degrees 22 minutes 36 seconds West 500.05 feet. Thence crossing over Freedoms Way
South 14 degrees 55 minutes 30 seconds East 302.11 feet to a 1/2" rebar with ID cap stamped 2269 set this survey in the south right of way of Freedoms Way, said point being located in an abandoned railroad bed corner to the James and Michelle Adams property, also being the **TRUE POINT OF BEGINNING FOR THE TRACT DESCRIBED HEREON**. Thence leaving Freedoms Way and with the line of the James and Michelle Adams property (DB 244 Pg 437)
South 14 degrees 34 minutes 40 seconds West 238.59 feet to an existing 1/2" rebar (no ID cap) corner to the Darrell & Donna Bailey property. Thence with same (DB 244 Pg 651)
South 15 degrees 25 minutes 52 seconds West 262.51 feet to an existing 1/2" rebar (no ID cap) corner to the Jack & Ruth Gowin property. Thence with same (DB 376 Pg 653)
South 17 degrees 30 minutes 38 seconds West 139.97 feet to a steel post and
South 18 degrees 41 minutes 00 seconds West 138.97 feet to an existing 1/2" rebar (no ID cap). Thence continuing with other property owned by Jack & Ruth Gowin (DB 376 Pg 651)
South 20 degrees 35 minutes 17 seconds West 290.10 feet to an existing 1/2" rebar located at the base of a post corner to the Ray & Vicki Elliott property. Thence with same (DB 247 Pg 242)
South 21 degrees 07 minutes 39 seconds West 370.94 feet to an existing 1/2" rebar located in the top of a post corner to the Leon & Nancy Brunner property (DB 243 Pg 458) and to the property conveyed to Shelby County in DB 428 Pg 720 and to the existing city of Shelbyville boundary. Thence leaving the abandoned railroad bed and with the line of the property conveyed to Shelby County and along the existing city of Shelbyville boundary North 85 degrees 42 minutes 48 seconds West 526.22 feet to an existing 1/2" rebar (no ID cap) and North 85 degrees 48 minutes 06 seconds West 117.18 feet to an existing 1/2" rebar (no ID cap) corner to the Shelby County Board of Education property. Thence continuing with the city of Shelbyville boundary, the Shelby County Board of Education property (DB 331 Pg 046) and the North Shelby Water Co. property (DB 372 Pg 304)

McGinnis & Associates
Professional Land Surveyors
111 Midland Boulevard – P.O. Box 624
Shelbyville, Ky. 40066-0624
(502) 633-5100 x16

July 14, 2017
Revised July 26, 2017

Property Boundary Description for Annexation
Tract 2 McGinnis Farm
Freedoms Way
Shelby County, Kentucky
page 2

North 86 degrees 02 minutes 32 seconds West 1401.03 feet to a 1/2" rebar with ID stamped 2269 set this survey in the south right of way of Freedoms Way.

Thence leaving the Shelbyville city boundary and along the south right of way of Freedoms Way the following courses, all courses terminating at 1/2" rebar with ID cap stamped 2269 set this survey:

North 83 degrees 35 minutes 23 seconds East 485.05 feet,

North 69 degrees 32 minutes 38 seconds East 387.88 feet,

North 59 degrees 30 minutes 40 seconds East 1410.00 feet, and

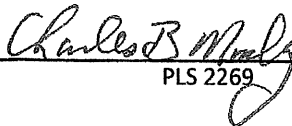
North 53 degrees 40 minutes 28 seconds East 535.06 feet to the true point of beginning and containing 25.45 acres, according to a survey made in July 2017 by Charles B. Moody, PLS 2269, with McGinnis & Associates.

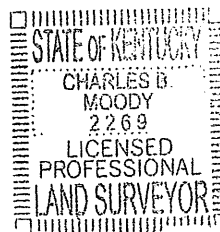
Bearings are based upon published KYTC road plan data and are assumed.

The above described property is a part of the property conveyed to John T. McGinnis III by deed dated December 16, 2004 recorded in deed book 468 page 691 and a part of the property conveyed to Heritage Legacy III, LLC by deed dated November 19, 2014 recorded in deed book 590 page 839 in the office of the Shelby County Clerk.

See plat of survey for additional information and notes.

I hereby certify that this survey was prepared by me or under my direct supervision and complies with the standards of practice for surveying in the state of Kentucky as set forth in KAR 18:150.

July 26, 2017 
date PLS 2269



Other Adjoining Property

Owners:

Lot 14 040AB-00-014
Robert B Thorne
Connie Lee Thorne
1216 Cambridge Drive
Shelbyville, Ky. 40065

Lot 42 040AB-00-042
Dennis W West
Lee Anne West
1300 Yorkshire Drive
Shelbyville, Ky. 40065

Lot 41 040AB-00-041
Dana B Ashcraft
Harold W Ashcraft
1304 Yorkshire Drive
Shelbyville, Ky. 40065

Lot 40 040AB-00-040
Terry Lynn Varney
Joy Lee Varney
1308 Yorkshire Drive
Shelbyville, Ky. 40065

Lot 39 040AB-00-039
Lucio S Andrade
Poliana F Andrade
1312 Yorkshire Drive
Shelbyville, Ky. 40065

Lot 38 040AB-00-038
William M Popp
Brenda Popp
1316 Yorkshire Drive
Shelbyville, Ky. 40065

Lot 37 040AB-00-037
Steve Yount
Mitchell Yount
1320 Yorkshire Drive
Shelbyville, Ky. 40065

Lot 36 040AB-00-036
Nancy Bowers Living Trust
1324 Yorkshire Drive
Shelbyville, Ky. 40065

Lot 35 040AB-00-035
James W Medley
Betty J Medley
1328 Yorkshire Drive
Shelbyville, Ky. 40065

Lot 34 040AB-00-034
Wilma J Sharp
1332 Yorkshire Drive
Shelbyville, Ky. 40065

Lot 33 040AB-00-033
Charles A Johnson
Donna Johnson
1336 Yorkshire Drive
Shelbyville, Ky. 40065

Lot 32 040AB-00-032
Gary R Martin
1340 Yorkshire Drive
Shelbyville, Ky. 40065

Lot 30 040AB-00-030
Kenneth E Watts, Jr.
Megan L Watts
299 Old Veechdale Road
Simpsonville, Ky. 40067
(1348 Yorkshire Drive)

Lot 29 040AB-00-029
Richard N Madison
Judy C Madison
1352 Yorkshire Drive
Shelbyville, Ky. 40065

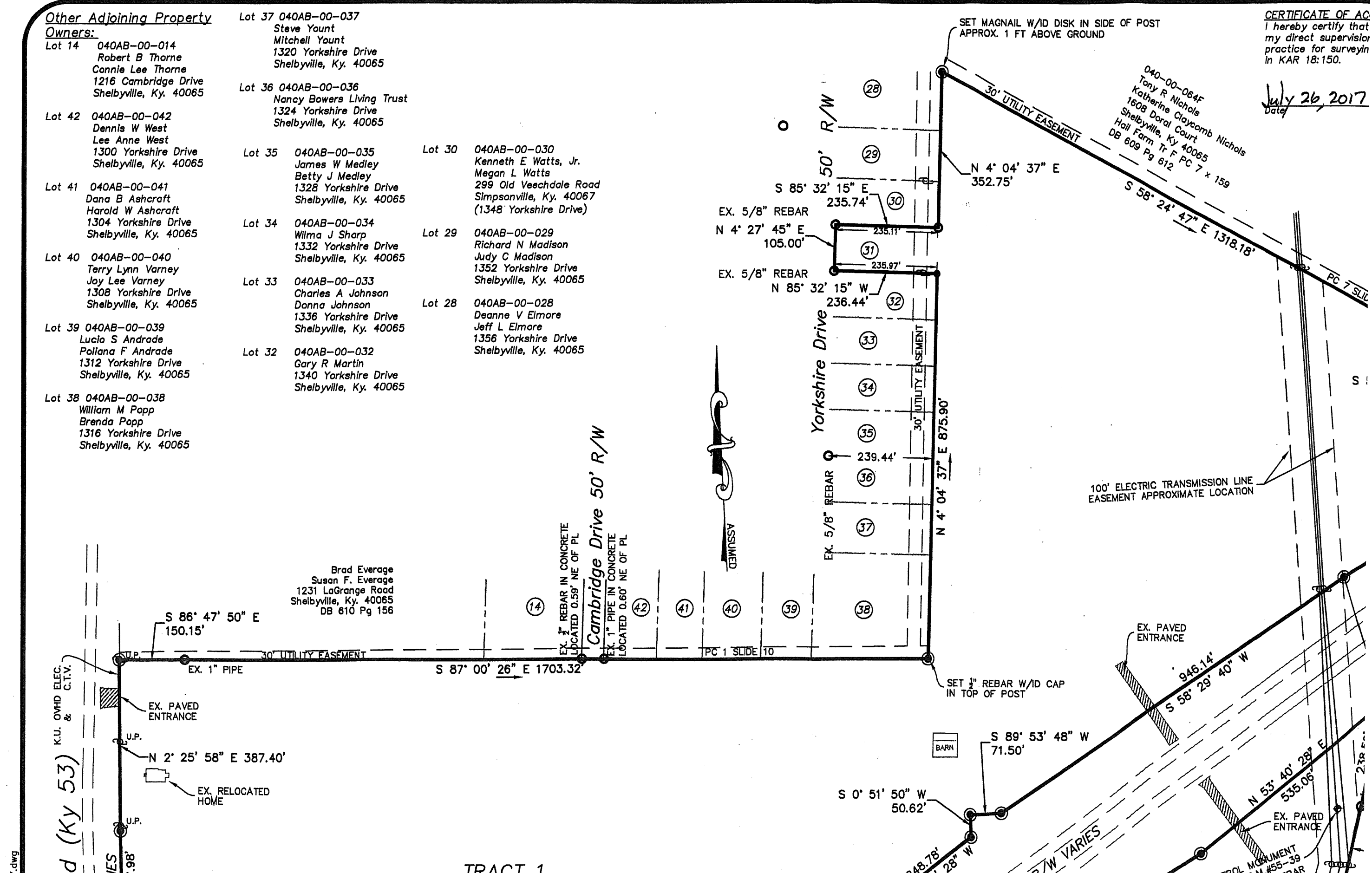
Lot 28 040AB-00-028
Deanne V Elmore
Jeff L Elmore
1356 Yorkshire Drive
Shelbyville, Ky. 40065

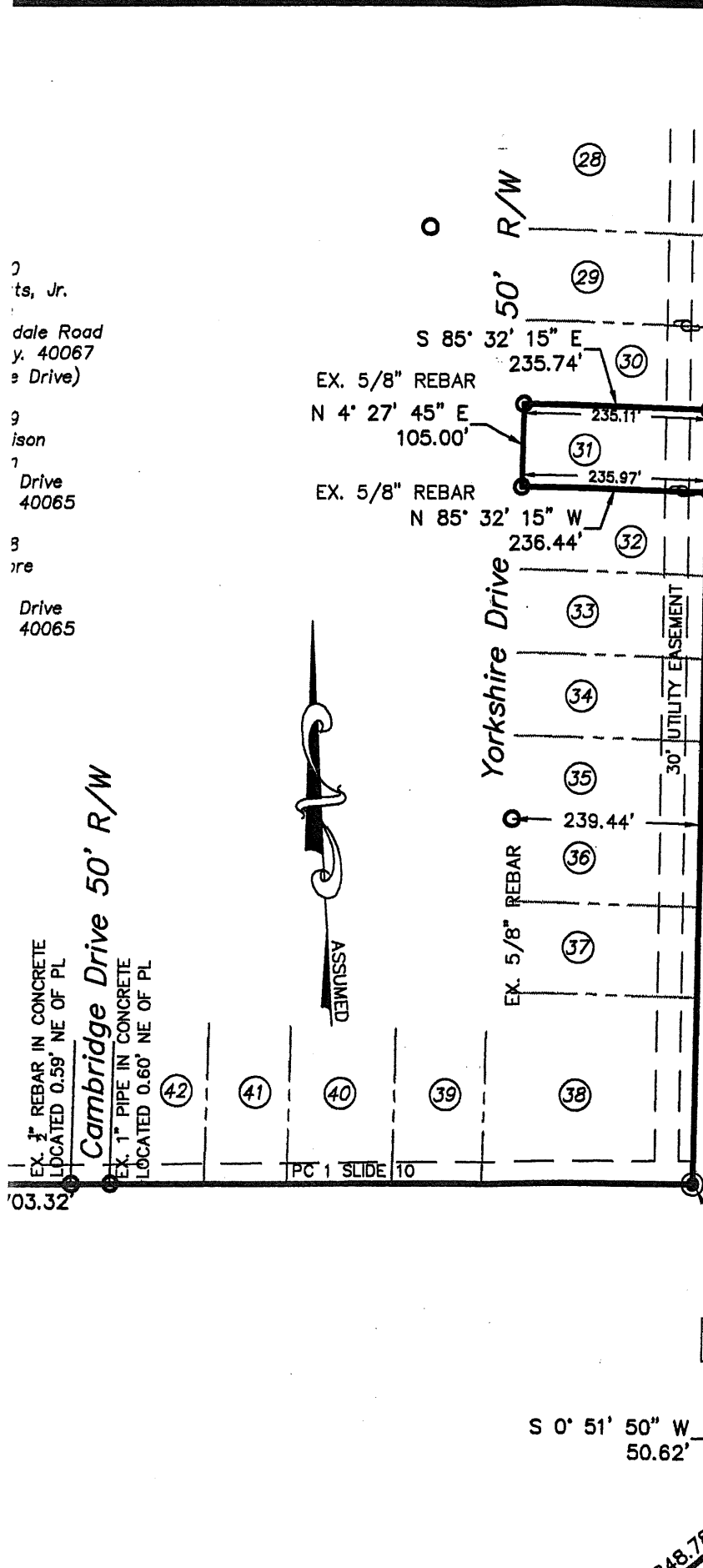
Brad Everage
Susan F. Everage
1231 LaGrange Road
Shelbyville, Ky. 40065
DB 610 Pg 156

CERTIFICATE OF AC
I hereby certify that
my direct supervisor
practice for surveying
in KAR 18:150.

July 26, 2017
Date

040-00-064F
Tony R Nichols
Katherine Claycomb Nichols
1608 Doral Court
Shelbyville, Ky 40065
Hail Farm Tr F PC 7 x 159
DB 609 Pg 612



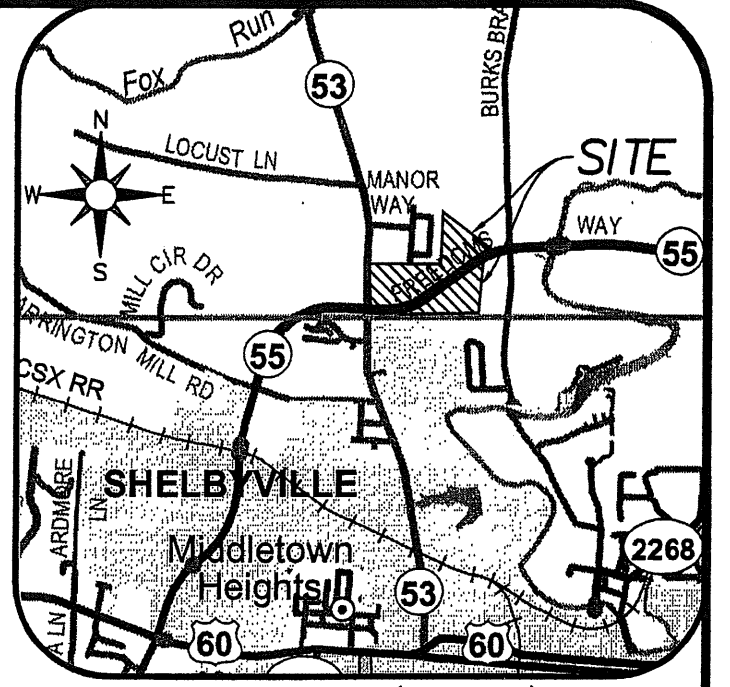


SET MAGNAIL W/ID DISK IN SIDE OF POST
APPROX. 1 FT ABOVE GROUND

CERTIFICATE OF ACCURACY
I hereby certify that this survey was made by me or under my direct supervision and complies with the standards of practice for surveying in the State of Kentucky as set forth in KAR 18:150.

July 26, 2017 *Charles B Moody*
Date PLS 2269

STATE OF KENTUCKY
CHARLES B MOODY
2269
LICENSED PROFESSIONAL LAND SURVEYOR



Vicinity Map (no scale)

040-00-064F
Tony R Nichols
Katherine Claycomb Nichols
1608 Doral Court
Shelbyville, Ky 40065
Hail Farm Tr F PC 7 x 159
DB 609 Pg 612

040-00-066D
Cantu Jorge I & Krissia E
2440 Burks Branch Road
Shelbyville, Ky 40065
Hail Farm Tr I
DB 523 Pg 675

James S Adams
Michelle Adams
2216 Burks Branch Road
Shelbyville, Ky. 40065
040-00-067E
DB 244 Pg 437

Darrell Bailey
Donna Bailey

POINT OF BEGINNING

TRUE POINT OF BEGINNING TRACT 2

SURVEY NOTES:

THIS SURVEY WAS MADE USING THE RANDOM TRAVERSE/SIDESHOT METHOD. THE UNADJUSTED CLOSURE WAS 1:68,520 AND WAS ADJUSTED USING THE COMPASS METHOD. BEARINGS ARE ASSUMED (BASED UPON KYTC CONTROL MONUMENTS NOTED HEREON. KYTC CONTROL MONUMENTS ARE NOTED AS NAD83 (1994) KY NORTH ZONE). 1/8" REBAR WITH ID CAP STAMPED 2269 WERE SET AT PROPERTY CORNERS UNLESS NOTES OTHERWISE.

REPORT OF TITLE EXAMINATION WAS NOT PROVIDED, PROPERTY MAY BE SUBJECT TO UTILITY LINES, PIPES, CABLES, ETC., EASEMENTS AND OTHER MATTERS NOT SHOWN HEREON. NO ATTEMPT WAS MADE TO LOCATE UTILITY LINES, EASEMENTS, OR BUILDINGS OTHER THAN AS SHOWN HEREON.

THE LOCATIONS OF THE EXISTING ENTRANCES WERE SCALED FROM AERIAL PHOTOGRAPHY AND ARE APPROXIMATE. THE LOCATIONS OF THE ROADWAY PAVEMENT OF FREEDOMS WAY AND LAGRANGE ROAD ARE APPROXIMATE. THE PURPOSE OF THIS SURVEY AND PLAT IS TO CONSOLIDATE THE PROPERTIES CONVEYED TO JOHN T. MCGINNIS III (DB 468 PG 691 LESS E20 PG 138) AND HERITAGE LEGACY III, LLC (DB 590 PG 839) FOR ANNEXATION. THIS IS AN URBAN SURVEY. IT IS THE CLIENT'S RESPONSIBILITY TO DISCOVER AND REPORT RECORDED AND UNRECORDED MATTERS THAT AFFECT THIS PROPERTY

100' ELECTRIC TRANSMISSION LINE EASEMENT APPROXIMATE LOCATION

EX. PAVED ENTRANCE

EX. PAVED ENTRANCE

CONTROL MONUMENT C.M.#55-39 REBAR

SET 1/8" REBAR W/ID CAP IN TOP OF POST



ts, Jr.
dale Road y. 40067 e Drive)
g
ison
1
Drive 40065
3
re
Drive 40065

EX. 1/8" REBAR IN CONCRETE LOCATED 0.59' NE OF PL
Cambridge Drive 50' R/W
EX. 1" PIPE IN CONCRETE LOCATED 0.60' NE OF PL

03.32

248.78'

S 0° 51' 50" W 50.62'

S 89° 53' 48" W 71.50'

S 14° 34' 40" W 238.59'

S 15° 25' 52" W 262.51'

S 14° 55' 30" E 302.11'

S 62° 22' 36" W 500.05'

S 70° 58' 14" W 177.79'

S 58° 52' 35" E 346.90'

S 58° 52' 35" E 65.50'

EX. 1/8" REBAR

PC 7 SLIDE 159

S 58° 24' 47" E 1318.18'

S 58° 24' 47" E 1318.18'

N 4° 04' 37" E 875.90'

N 4° 04' 37" E 352.75'

N 4° 04' 37" E 352.75'

S 85° 32' 15" E 235.74'

S 85° 32' 15" E 235.74'

N 4° 27' 45" E 105.00'

N 4° 27' 45" E 105.00'

EX. 5/8" REBAR

EX. 5/8" REBAR

235.11'

235.97'

236.44'

239.44'

239.44'

239.44'

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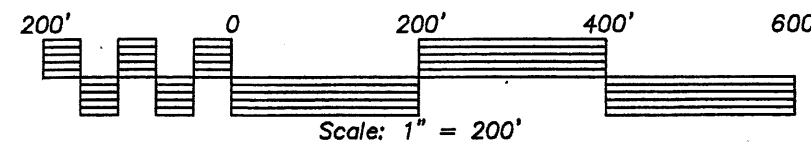
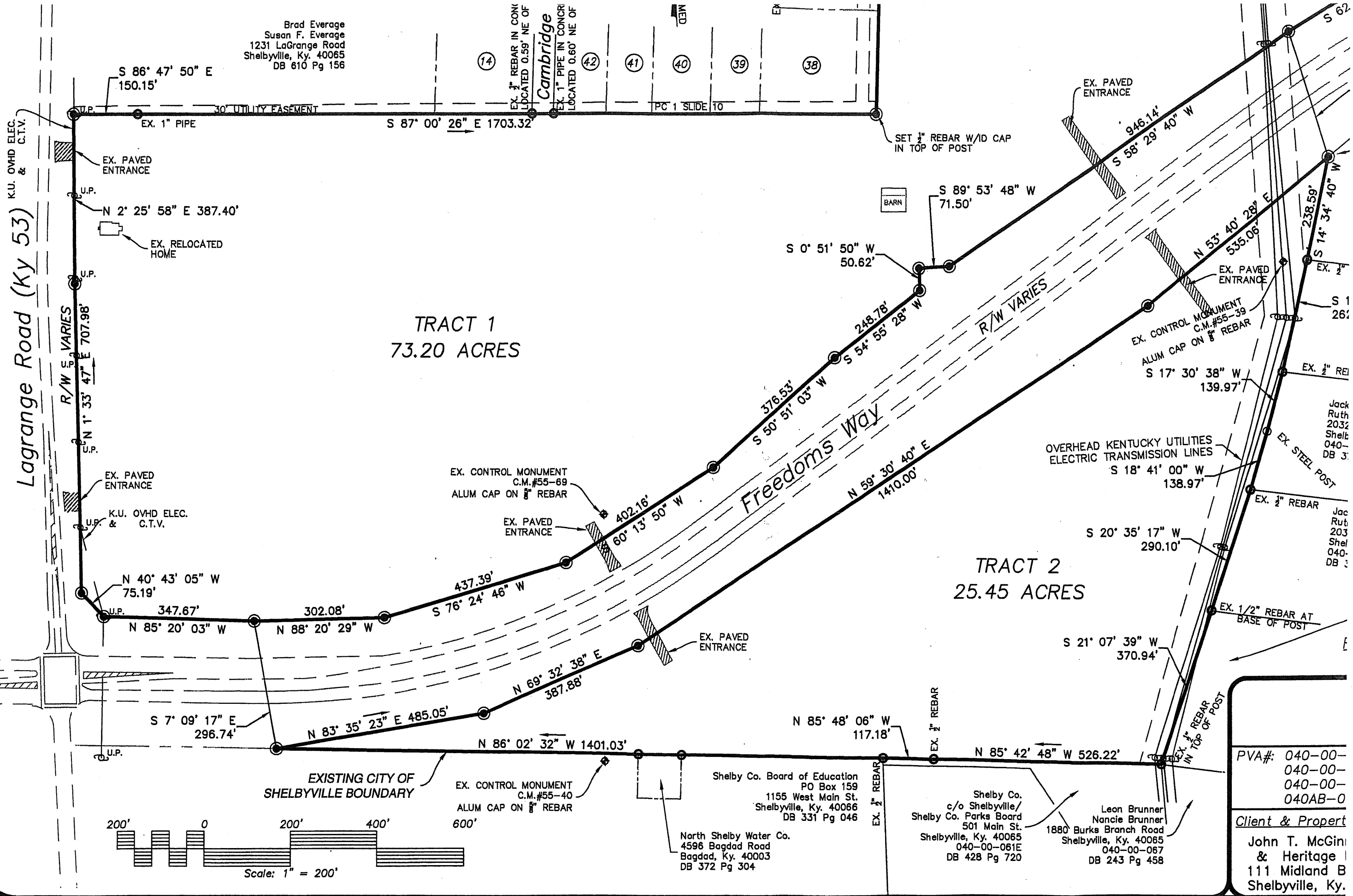
239.44'

239.44'

239.44'

Brad Everage
Susan F. Everage
1231 LaGrange Road
Shelbyville, Ky. 40065
DB 610 Pg 156

C:\Job Drawings\DWG\McGinnis Ky 53 Farm Annexation 2017\McGinnis Farm Ky 53 NAD83 North zone 2017.dwg



EXISTING CITY OF
SHELBYVILLE BOUNDARY

EX. CONTROL MONUMENT
C.M.#55-40
ALUM CAP ON 1/2" REBAR

Shelby Co. Board of Education
PO Box 159
1155 West Main St.
Shelbyville, Ky. 40066
DB 331 Pg 046

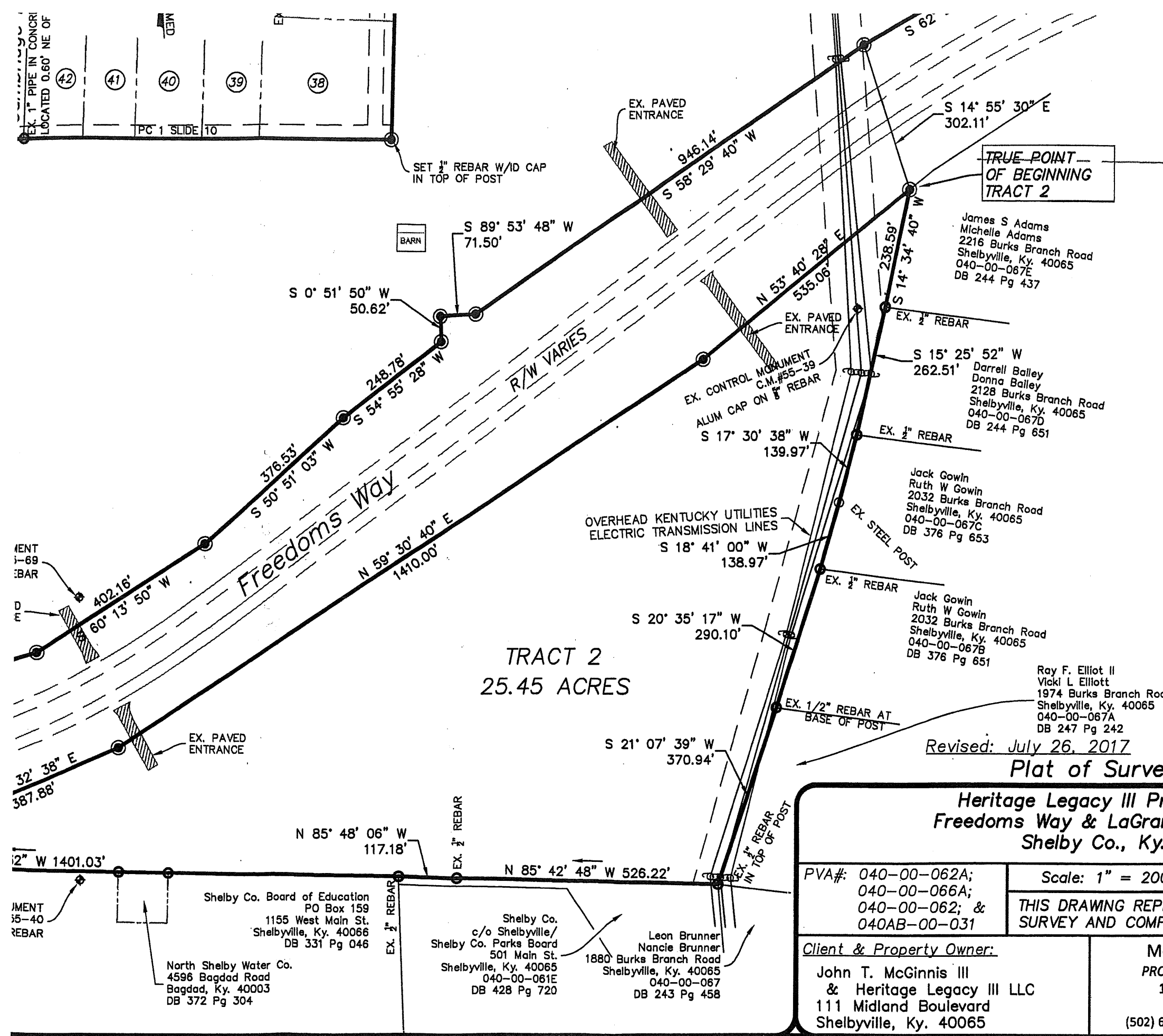
North Shelby Water Co.
4596 Bagdad Road
Bagdad, Ky. 40003
DB 372 Pg 304

Shelby Co.
c/o Shelbyville/
Shelby Co. Parks Board
501 Main St.
Shelbyville, Ky. 40065
040-00-061E
DB 428 Pg 720

Leon Brunner
Nancie Brunner
1880 Burks Branch Road
Shelbyville, Ky. 40065
040-00-067
DB 243 Pg 458

PVA#: 040-00-
040-00-
040-00-
040AB-0

Client & Propert
John T. McGin
& Heritage
111 Midland B
Shelbyville, Ky.



TRAVERSE/SIDESHOT METHOD. THE UNADJUSTED CLOSURE WAS 1:68,520 AND WAS ADJUSTED USING THE COMPASS METHOD. BEARINGS ARE ASSUMED (BASED UPON KYTC CONTROL MONUMENTS NOTED HEREON. KYTC CONTROL MONUMENTS ARE NOTED AS NAD83 (1994) KY NORTH ZONE). 1/2" REBAR WITH ID CAP STAMPED 2269 WERE SET AT PROPERTY CORNERS UNLESS NOTES OTHERWISE.

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- LEGEND - SOME SYMBOLS MAY NOT APPEAR IN DRAWING**
- = EXISTING MONUMENT AS NOTED
 - ⊙ = SET 1/2" REBAR #2269 THIS SURVEY
 - ⊕ OR ⊖ = EXISTING UTILITY POLE
 - △ = RANDOM TRAVERSE POINT
 - ⊞ = BURIED TELEPHONE PEDESTAL
 - ⊞ = WATER METER. W.M.
 - ⊙ = SANITARY SEWER MANHOLE

Resource Data:
 DB 590 Pg 839
 DB 468 Pg 691
 DB 496 Pg 824
 E20 Pg 138

Revised: July 26, 2017
Plat of Survey

Heritage Legacy III Property Freedoms Way & LaGrange Road Shelby Co., Ky.		
PVA#: 040-00-062A; 040-00-066A; 040-00-062; & 040AB-00-031	Scale: 1" = 200'	Date: July 17, 2017
THIS DRAWING REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.		
Client & Property Owner: John T. McGinnis III & Heritage Legacy III LLC 111 Midland Boulevard Shelbyville, Ky. 40065		McGINNIS & ASSOCIATES PROFESSIONAL LAND SURVEYORS 111 MIDLAND BOULEVARD SHELBYVILLE, KY 40065 (502) 633-5100 X16 VOICE; 633-5105 FAX

Shelby Co. Board of Education
 PO Box 159
 1155 West Main St.
 Shelbyville, Ky. 40066
 DB 331 Pg 046

North Shelby Water Co.
 4596 Bagdad Road
 Bagdad, Ky. 40003
 DB 372 Pg 304

Shelby Co.
 c/o Shelbyville/
 Shelby Co. Parks Board
 501 Main St.
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 Nancie Brunner
 1880 Burks Branch Road
 Shelbyville, Ky. 40065
 040-00-067
 DB 243 Pg 458