

**CITY OF SHELBYVILLE  
ORDINANCE NO. 2022-09-01(B)**

**AN ORDINANCE ANNEXING REAL PROPERTY TO THE  
CITY OF SHELBYVILLE AND ADOPTING A ZONE CHANGE**

BE IT ORDAINED BY THE CITY OF SHELBYVILLE, KENTUCKY:

SECTION ONE: The City of Shelbyville finds that certain real property owned by RCW Properties, LLC, and located at 784 Ardmore Lane in Shelby County, Kentucky, which is 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, that the owners of said property have executed a written consent to be annexed within the limits of the City of Shelbyville, and that it is desirable that said property be annexed into the City of Shelbyville and be zoned in accordance with a recommendation from the Triple S Planning and Zoning Commission.

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 RCW Properties, LLC, and located at 784 Ardmore Lane in Shelby County, Kentucky, which is more particularly described in **Appendix A** (which includes a Request and Consent to Annex letter from the property owners) to this Ordinance, and which Appendix is incorporated by reference herein as if set forth in its entirety.


Further, this Ordinance adopts the Findings of Fact approved and the Recommendation made by the Triple S Planning and Zoning Commission with regards to the zoning of said property, as set forth in **Appendix B** to this Ordinance, and which Appendix is incorporated by reference herein as if set forth in its entirety.

This ordinance may be published in summary.

Introduced, seconded and given first reading at a duly convened meeting of the City Council of the City of Shelbyville on the 18th day of August, 2022.

Given a second reading and enacted at a duly convened meeting of the City Council of the City of Shelbyville on the 1st day of September, 2022.

  
\_\_\_\_\_  
David B. Eaton, Mayor

ATTEST:  
  
\_\_\_\_\_  
Carla Wainscott, City Clerk

**RECEIVED AND FILED**  
DATE Sept. 17, 2022

\_\_\_\_\_  
**MICHAEL G. ADAMS**  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kande Adkins

**I, Carla Wainscott, City Clerk, City of Shelbyville, Kentucky, do hereby certify that the foregoing is a true and accurate copy of City of Shelbyville Ordinance No. 2022-09-01(B).**

*Carla Wainscott*

\_\_\_\_\_  
**Carla Wainscott, City Clerk**

**Date:** 14 Sept. 2022

**APPENDIX A**

June 21, 2022

Mayor David B. Eaton  
Mayor of Shelbyville  
315 Washington St.  
Shelbyville, Kentucky 40065

Sent via email


RE: Request and Consent to Annex

Dear Mayor Eaton:

Pursuant to KRS 81A.412, we are requesting that our property (PARCEL NO. 040-00-005A), be annexed into the City of Shelbyville. This request and consent to annex is made conditional upon and subject to approval of the zoning change and preliminary plan which will be submitted in conjunction to the annexation request pursuant to KRS 100.209.

We appreciate your consideration of this request and initiating the process for annexation.

Sincerely,

  
Name/Title: Chris Perry, owner  
RCW Properties, LLC

**WRITTEN DESCRIPTION  
FOR  
ANNEXATION  
AT  
784 ARDMORE LANE, SHELBYVILLE, KY 40065**

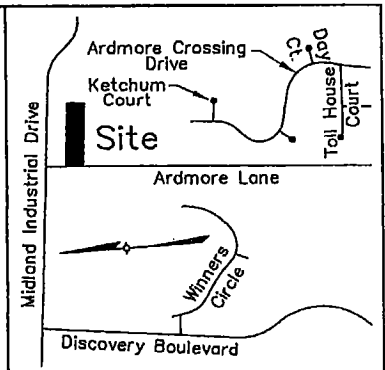
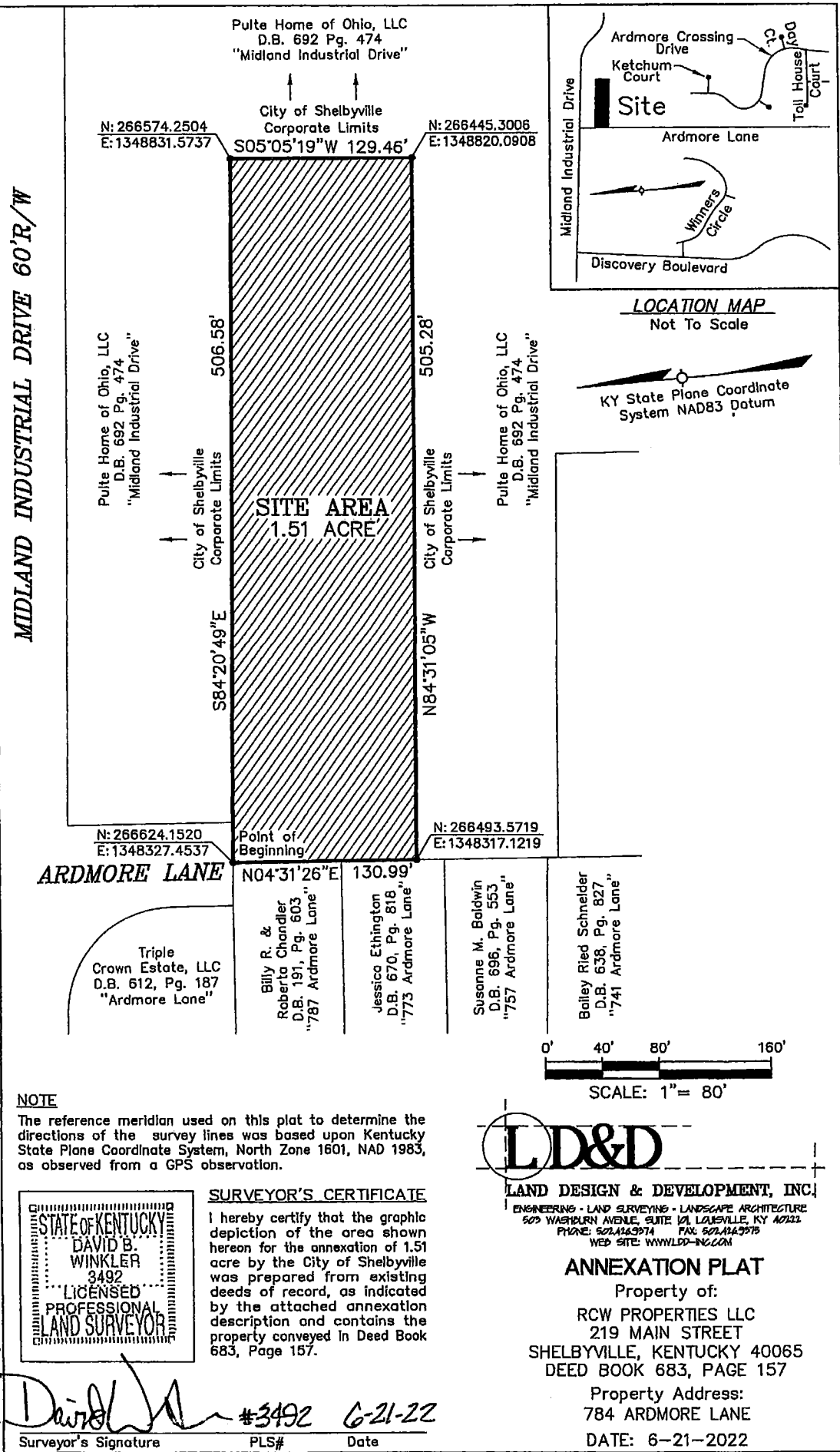
**BEGINNING** at a point in the centerline of Ardmore Lane. Said point being a common corner with the northeast corner of the property conveyed to Billy R. and Roberta Chandler by Deed of record in Deed Book 191, Page 603, in the Office of the Clerk of Shelby County, Kentucky; thence leaving said centerline **S84°20'49"E, 506.58'** to a point; thence **S05°05'19"W, 129.46'** to a point; thence **N84°31'05"W, 505.28'** to a point in the aforesaid centerline of Ardmore Lane; thence with said centerline **N04°31'26"E, 130.99'** to the point of **BEGINNING**, containing 1.51 acre.

*6-21-22*

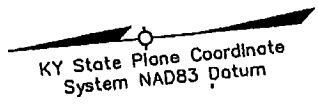
STATE OF KENTUCKY  
DAVID B.  
WINKLER  
3492  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

*David B. Winkler*

G:\Current Projects\18062.dwg \survey\18062annex.dwg 6/21/2022



LOCATION MAP  
Not To Scale



**ARDMORE LANE**  
 N: 266624.1520 E: 1348327.4537  
 N: 266445.3006 E: 1348820.0908  
 N: 266493.5719 E: 1348317.1219

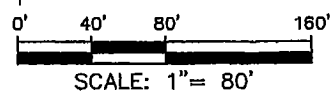
Triple Crown Estate, LLC  
 D.B. 612, Pg. 187  
 "Ardmore Lane"

Billy R. & Roberta Chandler  
 D.B. 191, Pg. 603  
 "787 Ardmore Lane"

Jessica Ethington  
 D.B. 670, Pg. 818  
 "773 Ardmore Lane"

Susanne M. Baldwin  
 D.B. 696, Pg. 553  
 "757 Ardmore Lane"

Bailey Ried Schmeider  
 D.B. 638, Pg. 827  
 "741 Ardmore Lane"



**NOTE**  
 The reference meridian used on this plat to determine the directions of the survey lines was based upon Kentucky State Plane Coordinate System, North Zone 1601, NAD 1983, as observed from a GPS observation.



**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the graphic depiction of the area shown hereon for the annexation of 1.51 acre by the City of Shelbyville was prepared from existing deeds of record, as indicated by the attached annexation description and contains the property conveyed in Deed Book 683, Page 157.

**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 503 WASHINGTON AVENUE, SUITE 101, LEXINGTON, KY 40522  
 PHONE: 502.434.3974 FAX: 502.434.3975  
 WEB SITE: WWW.LDD-INC.COM

**ANNEXATION PLAT**  
 Property of:  
 RCW PROPERTIES LLC  
 219 MAIN STREET  
 SHELBYVILLE, KENTUCKY 40065  
 DEED BOOK 683, PAGE 157  
 Property Address:  
 784 ARDMORE LANE  
 DATE: 6-21-2022

*David B. Winkler* #3492 6-21-22  
 Surveyor's Signature PLS# Date