

CITY OF SHELBYVILLE
ORDINANCE NO. 2024-04-18

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 ("City") finds that two (2) separate and adjoining parcels of real property owned by IJW Whiskey Company, LLC ("IJW"), which are located between Zaring Mill Road and Old Finchville Road in Shelby County, Kentucky, and which are more particularly described herein, are contiguous to the City and are suitable for development for urban purposes without unreasonable delay. The Shelbyville City Council further finds that said parcels are not included within the bounds of any other incorporated city, that IJW has executed a written consent for the parcels to be annexed into the limits of the City, and that it is desirable that said parcels be annexed into the City and be zoned in accordance with Findings of Fact approved by the City Council.

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

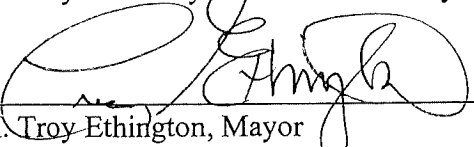
Property owned by IJW which is comprised of two (2) separate and adjoining parcels, the first being identified as PVA parcel number 041-00-015, which is located on the west side of Zaring Mill Road and consists of approximately 108.45 acres, and the second being identified as PVA parcel number 041-00-055B, which is located on the west side of Zaring Mill Road and consists of approximately 20.08 acres, both of which are more particularly described in **Exhibit A** (which includes a Request and Consent to Annex letter from IJW, property descriptions, and a plat of the parcels) to this Ordinance, said Exhibit being incorporated by reference herein as if set forth in its entirety.

Further, this Ordinance adopts the Findings of Fact approved by the Shelbyville City Council with regards to the zoning of said property, as set forth in **Exhibit B** to this Ordinance, said Exhibit being 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 21st day of March, 2024.


Given a second reading and enacted at a duly convened meeting of the City Council of the City of Shelbyville on the 18th day of April, 2024.


H. Troy Ethington, Mayor

ATTEST:


Meagan Whitacre, Deputy City Clerk

RECEIVED AND FILED
DATE June 6, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY 

**IJW
WHISKEY**

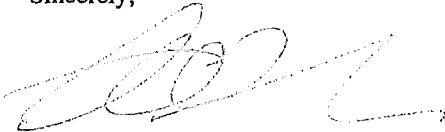
October 13, 2023

Troy Ethington
City of Shelbyville
315 Washington Street
Shelbyville, Kentucky 40065

Re: Request and Consent to Annex
Dear Mayor Ethington:

Pursuant to KRS 81A.412, on behalf of IJW Whiskey Company, LLC ("IJW"), IJW requests that the property owned by IJW, located south of the CSX Railroad and west of Zaring Mill Road in Shelby County, Kentucky, being PVA tax lots 041-00-015 and 041-00-055B, identified more specifically in the attached property description and plat, be annexed into the City of Shelbyville. Please consider this letter to be IJW's official Request and Consent to Annex.

I appreciate your consideration of this request and initiating the process for annexation.
Sincerely,



IJW Whiskey Company, LLC
Aaron Wolochatiuk, General Counsel

LEGAL DESCRIPTION for ANNEXATION to the CITY OF SHELBYVILLE

IJW WHISKEY COMPANY, LLC PROPERTY (20.08 Acres)

Being a tract of land situated on the south side of the Clear Creek and on the west side of Zaring Mill Road (KY 2861) in Shelby County, Kentucky and being more particularly described as follows:

Beginning at a found ½" rebar and cap (PLS 2123) in the west right of way of Zaring Mill Road and being the northeast corner of Michael Lentini as recorded in Deed Book 614 Page 723; thence with Lentini North 85°47'49" West a distance of 597.67 feet to a found ½" rebar and cap (PLS 2123) and being the northeast corner of Michael Lentini as recorded in Deed Book 632 Page 734; thence with Lentini North 85°44'17" West a distance of 310.64 feet to a found ½" rebar and cap (PLS 2123) in the east line of IJW Whiskey Company, LLC as recorded in Deed Book 714 Page 490; thence with IJW Whiskey Company, LLC North 04°42'57" East a distance of 1,059.64 feet to a found ½" rebar and cap (PLS 2123); thence continuing with IJW Whiskey Company, LLC North 04°40'55" East a distance of 50.43 feet to the center of Clear Creek; thence with the center of Clear Creek for the following three calls: North 52°09'32" East a distance of 290.78 feet to a point, North 63°58'16" East a distance of 248.15 feet to a point, and North 75°34'51" East a distance of 61.03 feet to a point in the west right of way of Zaring Mill Road; thence with the west right of way for the following eight calls: South 14°25'11" West a distance of 23.57 feet to a point, South 02°57'38" East a distance of 86.76 feet to a set iron pin (1/2" rebar with ID Cap PLS 4113 and typical for all set irons pins this survey), South 02°57'48" East a distance of 410.55 feet to a set iron pin, South 15°33'45" East a distance of 392.34 feet to a set iron pin, South 19°51'04" East a distance of 250.80 feet to a set iron pin, South 15°16'38" East a distance of 250.00 feet to a set iron pin, and thence South 14°48'37" East a distance of 104.67 feet to the Point of Beginning and containing 20.08 Acres as surveyed by Hagan Engineering, PLLC and William H. Hagan in March of 2023.

Being the property conveyed to IJW Whiskey Company, LLC as recorded in Deed Book 714 Page 691 in the office of the Shelby County Clerk.

This survey is subject to all easements apparent or of record.

SURVEYORS CERTIFICATE

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 201 KAR 18:150.



1/23/24

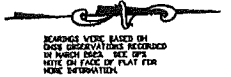
William H. Hagan III PLS 4113

Date

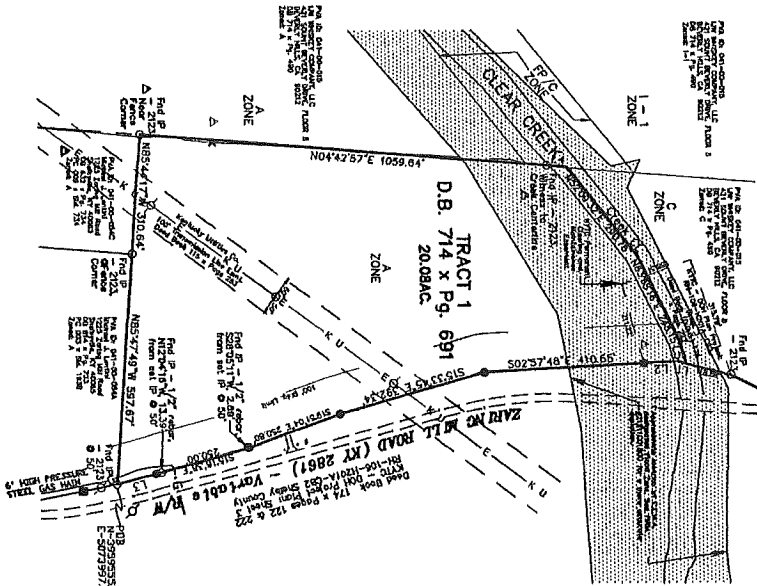
STATE of KENTUCKY
WILLIAM H.
HAGAN III
4113
LICENSED
PROFESSIONAL
LAND SURVEYOR

LOCATION MAP
NOT TO SCALE

SITE



LINE	BEARING	DISTANCE
1	S12°22'11" W	23.57'
2	S57°07'58" E	80.37'
3	S12°48'57" E	104.87'
4	N40°40'55" E	50.42'
5	N72°52'31" E	13.82'



GENERAL NOTES

- 1.) The word "Verify" or "Verification" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- 2.) Surveyor has made no investigation or independent search for ownership title evidence, encumbrances, restrictive covenants, easements of record, or any other facts that a current and accurate title map should include.
- 3.) This survey is made to original purchaser of the survey. It is not transferable to any additional purchasers or subsequent owners.
- 4.) This survey is in accordance with 201 KAR 18:150.
- 5.) KY 811 was called and participating utilities located lines on-site.
- 6.) Boundary dispute exists or exceeds 1:20,000.

ZONING STATISTICS (SHELBY COUNTY)
 AGRICULTURAL DISTRICT (A) 5 acres (108 acres by production of certain crops)
 Residential Single-Family (R1S) 1.58 acres
 Residential Medium-Density (RM) 2.75 acres
 Residential Single-Family (RS) 2.19 acres
 Medium Density (MD) 3.72 (by production of certain crops)

UTILITY CONTACTS
 Louisville Gas & Electric Co. (502)422-1974
 Kentucky Water Resources Authority (502)325-5147
 Kentucky Electric Co. (502)523-2200
 Kentucky Electric Co. (502)523-2200
 Kentucky Electric Co. (502)523-2200
 Kentucky Electric Co. (502)523-2200

GLOBAL POSITIONING SYSTEM NOTE

This Survey was performed using a Trimble R7000 RTK GPS receiver. The type of GPS survey employed was REAL-TIME (RTK). Horizontal Accuracy = 3mm + 1.1 ppm RMS x D
 Vertical Accuracy = 1.5cm + 0.5 ppm RMS x D
 RTK UTM Zone 18Q Horizontal Accuracy = 3mm + 1.0 ppm RMS x D
 Vertical Accuracy = 1.5cm + 0.5 ppm RMS x D
 Vertical Datum: NAVD 83
 Horizontal Datum: NAD 83
 Date: 11/20/23

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DEPICTS A SURVEY MADE BY OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF RTK GPS MEASUREMENT WITH THE PRECISION INDICATED EXCEPT AS OTHERWISE SPECIFIED HEREON. THIS PRECISION INDICATED EXCEEDS 4-1/10 IN (100 PPM). SEE GPS NOTE ON THE FACE OF PLAT FOR ADDITIONAL GPS INFORMATION. THE SURVEY SHOWN HEREON IS A RURAL CLASS SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THE CLASS WITHIN THE MEANING OF THE SURVEYING ACT, KRS 201.090-201.095, AND THE SECRETARY OF STATE ANNETTATION REQUIREMENTS.
 WILDAK H. HARKIN, PLS 4113
 DATE 11/20/23



LEGEND

○	ROUND MONUMENT AS SHOWN SET IN PLACE W/PA 4113
●	1/2" IRON NAIL
▬	BUILDING STRUCTURE LINE
▬	EXISTING STORM SEWER
▬	EXISTING SANITARY SEWER
▬	EXISTING POWER BUNKER
▬	EXISTING POWER WAREHOUSE
▬	EXISTING OVERHEAD ELECTRIC
▬	EXISTING OVERHEAD ELECTRIC
▬	EXISTING GAS MAIN
▬	EXISTING WATER MAIN
▬	EXISTING UTILITY POLE
▬	EXISTING GUY ANCHOR
▬	EXISTING LIGHT POLE
▬	EXISTING WATER VALVE
▬	EXISTING GAS VALVE
○	WATER METERS
○	GAS METERS
○	EXISTING PERMANENT
○	EXISTING ROUND
□	ELECTRIC PAD
□	TELEPHONE PAD/BOX

ANNEXATION PLAT

I JW WHISKEY COMPANY, LLC PROPERTY
 ZARING MILL ROAD
 SHELBYVILLE, KENTUCKY 40065
 PVA ID: 041-00-055B

HAGAN ENGINEERING, PLLC
 508 MAIN STREET
 SHELBYVILLE, KY 40065
 (502) 693-4365

DATE 11/20/23
 REV: 1
 SCALE 1"=200'

CLIENT: I JW Whiskey Company, LLC
 1550 Main Street, Floor 2
 Shelbyville, KY 40065
 Beverly Hills, CA 90212

LEGAL DESCRIPTION for ANNEXATION to CITY OF SHELBYVILLE

IJW WHISKEY COMPANY, LLC PROPERTY (108.45 Acres)

Being a tract of land situated on the south side of the CSX Railroad and on the west side of Zaring Mill Road in Shelby County, Kentucky and being more particularly described as follows:

Beginning at a found ½" rebar and cap (PLS 2123) in the south right of way of the CSX Railroad and lying in the west right of way of Zaring Mill road; thence with west right of way of Zaring Mill road South 35°14'51" East, a distance of 101.98 feet to a set ½" rebar and cap stamped PLS 4113; thence South 03°28'36" West, a distance of 350.04 feet to a set ½" rebar and cap stamped PLS 4113; thence South 26°08'04" West, a distance of 107.80 feet to a found ½" rebar and cap (PLS 2123); thence South 14°22'34" West, a distance of 118.56 feet to a point in the center of Clear Creek, said point being the northeast corner of the IJW Whiskey Company, LLC parcel (Db. 714 Pg. 691); thence with IJW Whiskey Company, LLC and the center of creek South 75°34'51" West, a distance of 61.03 feet; thence South 63°58'16" West, a distance of 248.15 feet; thence South 52°09'32" West, a distance of 290.78 feet; thence South 04°40'55" West, a distance of 50.43 feet to a found ½" rebar and cap (PLS 2123) on the south bank of said creek; thence South 04°42'57" West, a distance of 1573.95 feet to a found ½" rebar and cap (PLS 2123) at the base of a fence post, said rebar being a corner to Michael Lentini (Db. 632 Pg. 734); thence with the line of Lentini North 86°32'16" West, a distance of 164.81 feet to a found ½" rebar (PLS 4113), said point being a north corner of IJW Whiskey Company, LLC (Db.705 Pg.278); thence with the line of IJW Whiskey Company, LLC North 86°28'10" West, a distance of 1611.19 feet to a found ½" rebar (PLS 2123) at the base of a wooden post in the southeast corner of Lewiston, Inc. (Db. 376 Pg. 149); thence with the line of Lewiston, Inc. North 03°41'13" East, a distance of 681.79 feet to a found ½" rebar and cap (PLS 2123) on the south bank of Clear Creek; thence North 33°12'35" West, a distance of 850.69 feet to a found ½" rebar and cap (PLS 2123) on the north bank of Clear Creek; thence continuing with Lewiston, Inc. property North 41°43'25" East, a distance of 728.18 feet to a found ½" rebar and cap (PLS 2123) in the south right of way of the CSX Railroad; thence with said right of way along a curve concave to the north having a radius of 1934.62 feet and being subtended by a chord which bears North 79°56'06" East 674.32 feet; thence easterly along said curve, a distance of 677.78 feet to a found ½" rebar and cap (PLS 2123); thence North 69°55'44" East tangent to said curve, a distance of 533.58 feet to the corner at a 12 inch tree and passing a witness pin, a set ½" rebar and cap stamped PLS 2123 at a distance of 532.58', said corner also at the beginning of a curve tangent to said line; thence with the curve concave to the south, having a radius of 2893.17 feet and a chord bearing of North 77°00'77" East a chord distance of 716.92 feet, thence easterly along said curve 718.77 feet to a found 1/2" rebar and cap (PLS

2123); thence North 83°40'46" East, a distance of 534.17 feet to the Point of Beginning and containing 108.59 Acres less 0.14 Acres conveyed to the City of Shelbyville in Db. 482 Pg. 661 as surveyed by Hagan Engineering, PLLC and William H. Hagan in March of 2023.

Being the property conveyed to IJW Whiskey Company, LLC as recorded in Deed Book 714 Page 490 in the office of the Shelby County Clerk.

This survey is subject to all easements apparent or of record.

SURVEYORS CERTIFICATE

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 201 KAR 18:150.




1/23/24

William H. Hagan III PLS 4113

Date



I, Meagan Whitacre, Deputy City Clerk, City of Shelbyville, Kentucky, do hereby certify that the foregoing is a true and accurate copy of City of Shelbyville Ordinance No. 2024-04-18.



Meagan Whitacre, Deputy City Clerk

Date: April 19, 2024

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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