

**CITY OF SHELBYVILLE  
ORDINANCE NO. 2024-06-20(C)**

**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 real property, consisting of approximately 432.579 acres located in nine (9) separate and adjoining parcels in Shelby County, Kentucky, and owned by four (4) separate business entities, namely 1) Big Four Star Properties LLC, 2) Langley Land Company LLC, 3) WMC Land LLC, and 4) TDA Properties, Inc., which is more particularly described in Section Two 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.

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:


Real property consisting of approximately 432.579 acres located in nine (9) separate and adjoining parcels in Shelby County, Kentucky, and owned by four (4) separate business entities, namely 1) Big Four Star Properties LLC, 2) Langley Land Company LLC, 3) WMC Land LLC, and 4) TDA Properties, Inc. Said property is listed under Shelby County PVA Map Nos. 032-00-033J, 032-00-033H, 032-00-034, 032-00-044C, 032-00-044G, 032-00-044B, 032-00-044E, 032-00-044, and 032-00-044F, and is more particularly described in Exhibit A to this Ordinance (which includes a property description and plat that includes all nine parcels, as well as a Request and Consent to Annex letter from the property owners' legal counsel). The above-mentioned Appendix A 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 6th day of June, 2024.

Given a second reading and enacted at a duly convened meeting of the City Council of the City of Shelbyville on the 20th day of June, 2024.

  
\_\_\_\_\_  
H. Troy Ethington, Mayor

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

RECEIVED AND FILED  
DATE July 9, 2024  
\_\_\_\_\_  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Thina

**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. 2024-06-20(C).**



**Meagan Whitacre, Deputy City Clerk**

**Date: July 3, 2024**

**Exhibit A**  
**Annexation Description**  
**432.579 Acre Tract**  
**18,843,156 Square Feet**

A certain tract of land lying and being in Shelby Co., Ky. on the south side of Interstate 64, on the east and west sides of Brunerstown Road, the east and west sides of Ky. Hwy. 55 (Taylorsville Road), the south and west sides of Logan Station Road and being more particularly bounded and described as follows:

Beginning at a city boundary point in the existing city limits of Shelbyville. Said point having a Ky. State Plane Single Zone Coordinate of: Northing: 3956752.26 - Easting:5055508.87. Said point being on the north side of Brunerstown Road.

Thence with the north side of said road: N 86°44'29" W a distance of 74.17' to a city boundary point;

Thence with a curve turning to the right with an arc length of 253.47', with a radius of 317.25', with a chord bearing of N 42°19'23" W, with a chord length of 246.78' to a city boundary point;

Thence crossing Brunerstown Road; S 70°33'57" W a distance of 60.00' to a city boundary point;

Thence leaving the road; with a curve turning to the left with an arc length of 285.30', with a radius of 359.99', with a chord bearing of S 38°49'03" W, with a chord length of 277.89' to a city boundary point;

Thence S 67°24'28" W a distance of 664.33' to a city boundary point;

Thence S 02°11'21" E a distance of 858.20' to a city boundary point;

Thence S 83°49'56" E a distance of 479.27' to a city boundary point;

Thence S 09°11'39" E a distance of 1192.67' to a city boundary point on the west side of Ky. hwy. 55 (Taylorsville Road).

Thence crossing the road; S 50°14'05" E a distance of 49.89' to a city boundary point on the east side of said road.

Thence with the east side of Ky. Hwy. 55; N 40°58'24" E a distance of 435.86' to a city boundary point in the center of Logan Station Road;

Thence with the center of the road; S 85°52'15" E a distance of 413.45' to a city boundary point;

Thence leaving the center of the road; S 53°32'33" W a distance of 45.73' to a city boundary point on the south side of said road;

Thence with the south side of the road as follows: S 86°44'04" E a distance of 123.20' to a city boundary point;

Thence S 87°59'34" E a distance of 285.95' to a city boundary point;

Thence S 87°45'08" E a distance of 608.23' to a city boundary point;

Thence leaving the road; S 05°11'45" W a distance of 355.35' to a city boundary point;

Thence S 05°02'34" W a distance of 101.88' to a city boundary point;

Thence N 85°41'14" W a distance of 39.69' to a city boundary point;

Thence N 88°29'14" W a distance of 70.31' to a city boundary point;

Thence S 13°52'40" E a distance of 298.67' to a city boundary point;

Thence S 86°40'03" E a distance of 246.85' to a city boundary point on the west side of Logan Station Road.

Thence with the west side of said road as follows: S 04°09'04" W a distance of 382.00' to a city boundary point;

Thence S 03°48'53" W a distance of 214.56' to a city boundary point;  
Thence S 03°43'10" W a distance of 166.72' to a city boundary point;  
Thence S 04°23'32" W a distance of 432.76' to a city boundary point;  
Thence S 04°12'52" W a distance of 253.84' to a city boundary point;  
Thence S 03°22'01" W a distance of 401.72' to a city boundary point;  
Thence S 04°16'51" W a distance of 598.24' to a city boundary point;  
Thence leaving the road; N 87°52'18" W a distance of 663.39' to a city boundary point;  
Thence S 18°38'52" W a distance of 64.16' to a city boundary point;  
Thence S 11°23'00" W a distance of 133.39' to a city boundary point;  
Thence S 04°32'56" W a distance of 133.02' to a city boundary point;  
Thence N 88°58'02" W a distance of 202.22' to a city boundary point;  
Thence N 88°52'55" W a distance of 659.26' to a city boundary point;  
Thence N 88°39'42" W a distance of 1264.99' to a city boundary point;  
Thence N 02°08'53" E a distance of 543.20' to a city boundary point;  
Thence N 02°06'26" E a distance of 1400.90' to a city boundary point on the south side of Ky.

Hwy. 55.

Thence with the south side of said road as follows: N 48°50'33" E a distance of 69.88' to a city boundary point;

Thence N 44°49'53" E a distance of 233.93' to a city boundary point;  
Thence N 40°22'51" E a distance of 102.65' to a city boundary point;  
Thence N 39°41'18" E a distance of 342.78' to a city boundary point;  
Thence crossing the road; N 50°18'42" W a distance of 56.60' to a city boundary point;  
Thence leaving the road; S 53°40'59" W a distance of 527.69' to a city boundary point;  
Thence N 33°17'43" W a distance of 268.45' to a city boundary point;  
Thence S 65°12'17" W a distance of 463.70' to a city boundary point;  
Thence S 65°41'29" W a distance of 458.32' to a city boundary point;  
Thence N 08°28'44" W a distance of 933.25' to a city boundary point;  
Thence N 17°13'25" W a distance of 1622.59' to a city boundary point;  
Thence N 17°13'53" W a distance of 785.25' to a city boundary point;  
Thence N 59°45'30" E a distance of 2264.61' to a city boundary point;  
Thence N 02°00'21" E a distance of 281.07' to a city boundary point;  
Thence S 87°57'55" E a distance of 404.55' to a city boundary point;  
Thence N 04°38'56" E a distance of 241.34' to a city boundary point;  
Thence N 01°33'55" E a distance of 231.53' to a city boundary point;  
Thence N 87°12'07" W a distance of 63.72' to a city boundary point;  
Thence N 02°02'05" E a distance of 100.00' to a city boundary point;  
Thence S 80°11'35" W a distance of 156.58' to a city boundary point;  
Thence N 00°28'10" E a distance of 224.41' to a city boundary point on the south side of Old

Brunerstown Road;

Thence with the south side of said road; N 65°32'57" E a distance of 213.94' to a city boundary point;

Thence N 24°27'03" W a distance of 30.00' to a city boundary point in the center of Old Brunerstown Road;

Thence with the center of said road as follows: N 65°32'57" E a distance of 153.03' to a city boundary point;

Thence N 64°42'32" E a distance of 148.90' to a city boundary point;

Thence N 65°31'39" E a distance of 596.32' to a city boundary point on the south side of Interstate 64.

Thence with the south side of the Interstate; S 70°39'39" E a distance of 207.09' to a city boundary point;

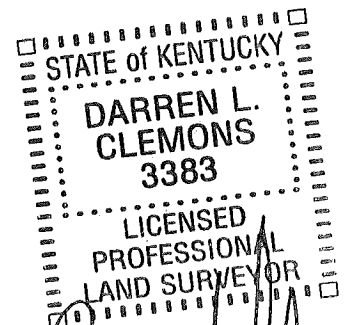
Thence leaving the Interstate; S 00°06'09" E a distance of 1173.00' to a city boundary point in the existing city limits of Shelbyville.

Thence with the existing city limits as follows: S 00°06'09" E a distance of 493.57' to a city boundary point;

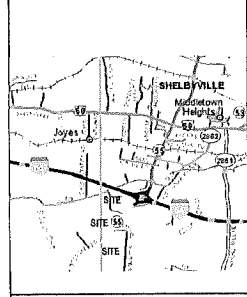
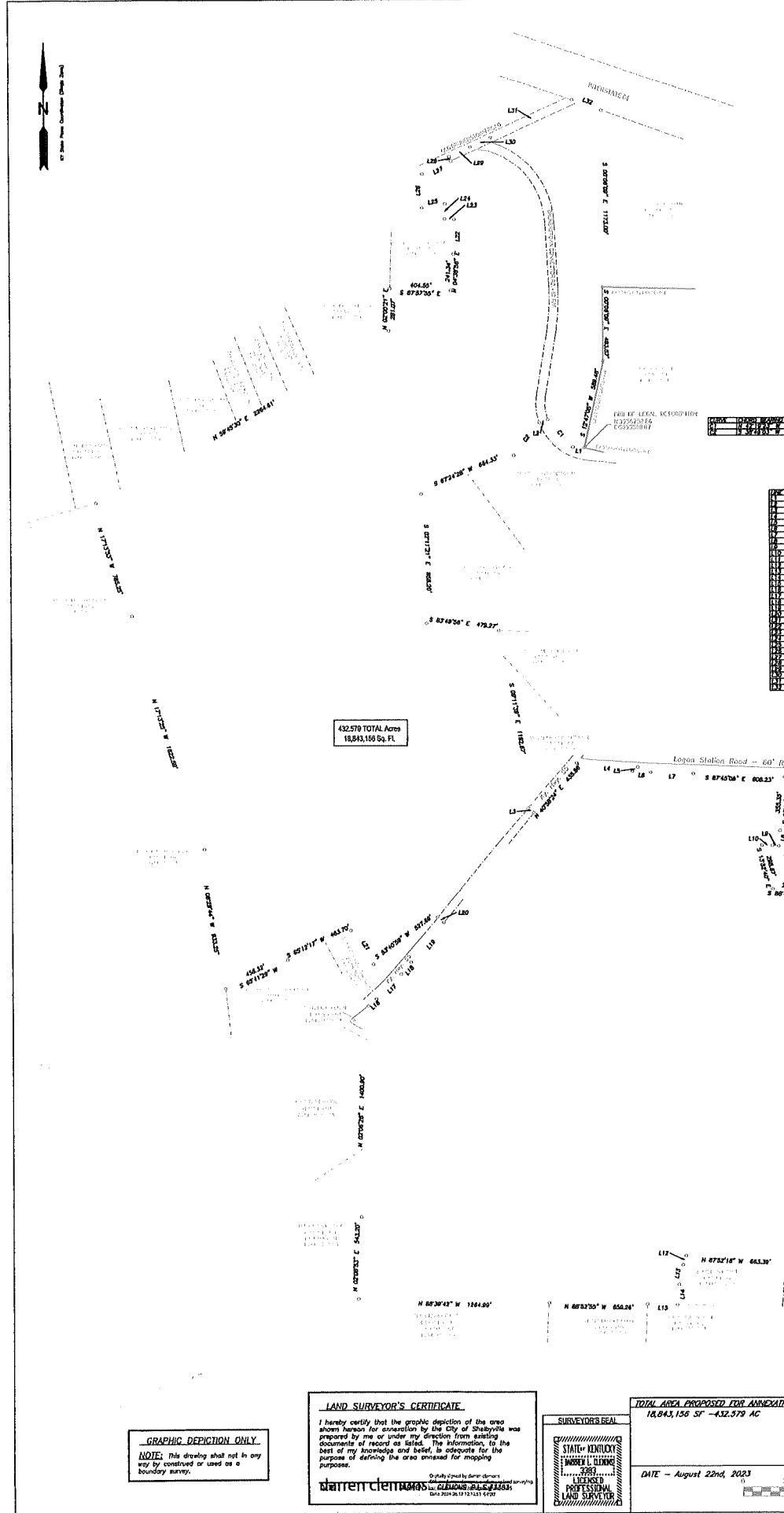
Thence S 12°47'05" W a distance of 589.48' to the point of beginning.

CONTAINING: 432.579 ACRES (18,843,156 SF) more or less according to a survey made by Clemons & Associates Land Surveying on the 22<sup>nd</sup> day of August, 2023. Darren Clemons Ky. P.L.S. 3383. Subject to any and all rights-of-way, appurtenances, restrictions, and/or easements in effect to date.

SOURCES OF TITLE: D.B.714, Pg.634; D.B.714, PG. 637; D.B.714, PG.640; D.B.715, PG.221; D.B.715, PG.224; D.B.699, PG.588; D.B.640, PG.460 & D.B.694, PG. 152.



*Handwritten signature of Darren L. Clemons*  
5-2-24



1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAY, APPURTENANCES, RESTRICTIONS AND OR EASEMENTS IN EFFECT TO DATE.  
 2. ALL SET CORNERS ARE 1/2" X 18" STEEL REINFORCED WITH EXTERIOR COR STAIRS.  
 3. ADJOINING PROPERTY OWNERS ARE SHOWN ACCORDING TO PROPERTY VALUATION OFFICE.  
 4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LINE	BEARING	LENGTH	AREA	PERIMETER
1	S 87°42'00" E	778.26	178.37	1788.92
2	N 72°15'00" W	778.26	178.37	1788.92

LINE	BEARING	LENGTH	AREA	PERIMETER
1	S 87°42'00" E	778.26	178.37	1788.92
2	N 72°15'00" W	778.26	178.37	1788.92
3	S 87°42'00" E	778.26	178.37	1788.92
4	N 72°15'00" W	778.26	178.37	1788.92
5	S 87°42'00" E	778.26	178.37	1788.92
6	N 72°15'00" W	778.26	178.37	1788.92
7	S 87°42'00" E	778.26	178.37	1788.92
8	N 72°15'00" W	778.26	178.37	1788.92
9	S 87°42'00" E	778.26	178.37	1788.92
10	N 72°15'00" W	778.26	178.37	1788.92
11	S 87°42'00" E	778.26	178.37	1788.92
12	N 72°15'00" W	778.26	178.37	1788.92
13	S 87°42'00" E	778.26	178.37	1788.92
14	N 72°15'00" W	778.26	178.37	1788.92
15	S 87°42'00" E	778.26	178.37	1788.92
16	N 72°15'00" W	778.26	178.37	1788.92
17	S 87°42'00" E	778.26	178.37	1788.92
18	N 72°15'00" W	778.26	178.37	1788.92
19	S 87°42'00" E	778.26	178.37	1788.92
20	N 72°15'00" W	778.26	178.37	1788.92
21	S 87°42'00" E	778.26	178.37	1788.92
22	N 72°15'00" W	778.26	178.37	1788.92
23	S 87°42'00" E	778.26	178.37	1788.92
24	N 72°15'00" W	778.26	178.37	1788.92
25	S 87°42'00" E	778.26	178.37	1788.92

432,579 TOTAL Acres  
18,843,156 Sq. Ft.

**GRAPHIC DEPICTION ONLY**  
 NOTE: This drawing shall not in any way be construed or used as a boundary survey.

**LAND SURVEYOR'S CERTIFICATE**  
 I hereby certify that the graphic depiction of the area shown herein for annexation by the City of Shelbyville was prepared by me or under my direction from existing documents of record as believed. The information, to the best of my knowledge and belief, is adequate for the purpose of defining the area proposed for annexation purposes.

Darren Clemens  
 License # 13663  
 Date: 2023.08.22 11:11:51 AM

**SURVEYOR'S SEAL**  
 STATE OF TENNESSEE  
 DARREN CLEMENS  
 LICENSED PROFESSIONAL LAND SURVEYOR

TOTAL AREA PROPOSED FOR ANNEXATION:	
18,843,156 SF	432,579 AC
DATE - August 22nd, 2023	OWNER SIGNATURE

EXHIBIT B  
 ANNEXATION DRAWING  
 CITY OF SHELBYVILLE

CLERMENS & ASSOCIATES  
 LAND SURVEYING, INC.  
 1111 S. GUYTON ST.  
 MEMPHIS, TN 38119  
 901.981.1111

OVERSIZE MAP INCLUDED WITH  
SUBMISSION.

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