

**CITY OF SHEPHERDSVILLE**  
**P.O. BOX 400**  
**634 CONESTOGA PARKWAY**  
**SHEPHERDSVILLE, KY 40165**  
**502/543-2923**  
**FAX 502/543-6201**

**MAYOR**  
**BRIAN JAMES**

**CITY COUNCIL**

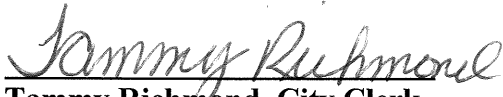
***“UNITED WE STAND”***

**CITY CLERK**  
**TAMMY RICHMOND**

**ASHLEY B RATCHER**  
**BERNARD BROWN**  
**RANDY HAMMOND**  
**LARRY HATFIELD**  
**DANA BISCHOFF JAMES**  
**GLORIA TAFT**

I, Tammy Richmond, certify that I am City Clerk of the City of Shepherdsville, Bullitt County, Kentucky, and I do hereby certify that Ordinance 016-212 and attachments are true, correct and complete as they appear in the official records of the City of Shepherdsville.

Witness my hand and seal of the City of Shepherdsville, Kentucky this 13<sup>th</sup> day of June 2016.

  
Tammy Richmond, City Clerk

City Seal:

RECEIVED AND FILED  
DATE July 18, 2016  
\_\_\_\_\_  
ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Hannah Anderson

ORDINANCE NO. 016-212

AN ORDINANCE PURSUANT TO KRS 81A.412 CONFIRMING ANNEXATION OF UNINCORPORATED TERRITORY OF 33,462.38 square feet BY WRITTEN CONSENT OF ALL PROPERTY OWNERS (ESTES) OF RECORD OF THIS PROPERTY INTO THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY.

BE IT ORDAINED by the City Council of the City of Shepherdsville, Bullitt County, Kentucky, as follows:

**SECTION I:** The City Council of the City of Shepherdsville, Bullitt County, Kentucky, does hereby ordain that it confirms the annexation of certain unincorporated territory to the City of Shepherdsville, Bullitt County, Kentucky, and such territory shall become a part of the City of Shepherdsville; and further, such territory annexed is described as follows:

Description (Attached)

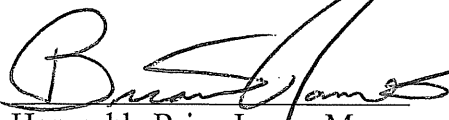
A total area of 33,462.38 square feet to be annexed into the City of Shepherdsville Corporate City Limits: survey and description attached

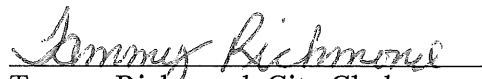
**SECTION II:** The City Clerk is hereby directed to publish this ordinance in accordance with the Kentucky Revised Statutes.

**SECTION III:** The City Clerk finds that each owner of record of land of the subject property has given prior consent to the annexation and the Clerk is directed to file with the Secretary of State, Commonwealth of Kentucky a certified copy of ordinance with the attached plat and legal description with original signature of surveyor. The City Council further directs the City Clerk to file a certified copy of this ordinance with plat and description with the Bullitt County Court Clerk (with names of all occupants), Department of Local Government, and the Bullitt County Property Valuation Administrator. The Clerk is directed to file with this ordinance the attached map being a survey plat of the subject property prepared by Land Design and Development dated March 16, 2016. The City Council makes a finding the annexation will promote the development and establishment of uniform sanitary sewer facilities and otherwise promote the development of positive infrastructure along the corridor of Highway 480 to present and future citizens residing in this area.

First Reading: May 10, 2016

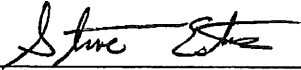
Second Reading: June 7, 2016

  
Honorable Brian James, Mayor

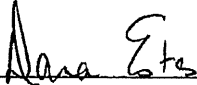
  
Tammy Richmond, City Clerk

	Votes For: 3;	Votes Against: 0;	Not Voting: 1.
Bernard Brown			x
Ashley Bratcher	x		
Dana Bischoff James	x		
Larry Hatfield			
Gloria Taft	x		
Randy Hammond			

The undersigned are the owners of the real property referred as a 33,462.38 sq. ft. tract shown by survey dated March 16, 2016, more or less. The undersigned state they are the only owners of said tract. The undersigned state that there are no registered voters residing on this tract, and the following are the only occupants of this property. The undersigned request this property be annexed into the corporate boundaries of the City of Shepherdsville and hereby waive any notice required by KRS 81A., et seq.



\_\_\_\_\_  
STEVE ESTES, owner

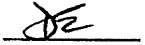


\_\_\_\_\_  
DANA ESTES, owner

The registered voters are: NONE



\_\_\_\_\_  
STEVE ESTES



\_\_\_\_\_  
DANA ESTES

The occupants are:



\_\_\_\_\_  
STEVE ESTES

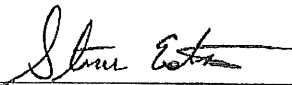


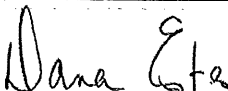
\_\_\_\_\_  
DANA ESTES

EXECUTED THIS 9<sup>th</sup> DAY OF MAY, 2016

PERMISSION AND LIMITED POWER OF ATTORNEY  
TO ANNEX AND REZONE DESIGNATED PROPERTY

Consistent with the terms of Paragraph (E) of that Agreement dated March 14, 2016 between STEVE ESTES and DANA ESTES and BROWNING REAL ESTATE PROPERTIES LLC, the undersigned do hereby give Eric G. Farris and/or Joe M. Mills, of Buckman & Farris, PSC, and its agents or representatives, permission and authority to represent us and our interest in the annexation and rezoning of the property described in the plat attached hereto as Exhibit A, located off KY 480 in Bullitt County, KY, in the preparation of applications for annexation and zoning and at any public hearing before the Bullitt County Planning Commission and the City of Shepherdsville, as needed to annex the attached tract into the City of Shepherdsville and rezone same from Agricultural to Light Industrial. This permission includes the right to agree to restrictions that may be imposed by the Bullitt County Planning Commission and/or the City of Shepherdsville, upon consultation with the undersigned.

  
\_\_\_\_\_  
STEVE ESTES  
DATE: 03-22-16

  
\_\_\_\_\_  
DANA ESTES  
DATE: 3/22/16

STATE OF KENTUCKY  
COUNTY OF Jefferson

Subscribed, sworn to and acknowledged before me this 22<sup>nd</sup> day of March, 2016 by STEVE ESTES and DANA ESTES to be their true act and deed.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE AT LARGE  
My commission expires: May 17, 2019

**WRITTEN DESCRIPTION  
FOR  
ZONING CHANGE (AG to IL)  
AT  
504 BUFFALO RUN ROAD, SHEPHERDSVILLE, KY 40165**

**BEGINNING** at the northeast corner of the property conveyed to Arthur and Gladys M. Estes by Deed of record in Deed Book 222, Page 671, in the Office of the Clerk of Bullitt County, Kentucky. Said point being a common corner with the southeast corner of the property conveyed to Jo Ann and Jerry M. Thomas, Jr. by Deed of record in Deed Book 158, Page 104, in the aforesaid Clerks Office; thence **S04°36'05"W, 421.99'** to a point; thence **S84°37'01"W, 107.90'** to a point; thence **N00°58'01"W, 148.65'** to a point; thence **N27°00'23"E, 316.66'** to the point of **BEGINNING**, containing 33,462.38 square feet.



*David B. Winkler*

*6-9-16*

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

*David B. Winkler*  
 7-13-16

Jo Ann & Jerry M. Thomas, Jr.  
 D.B. 158, Pg. 104

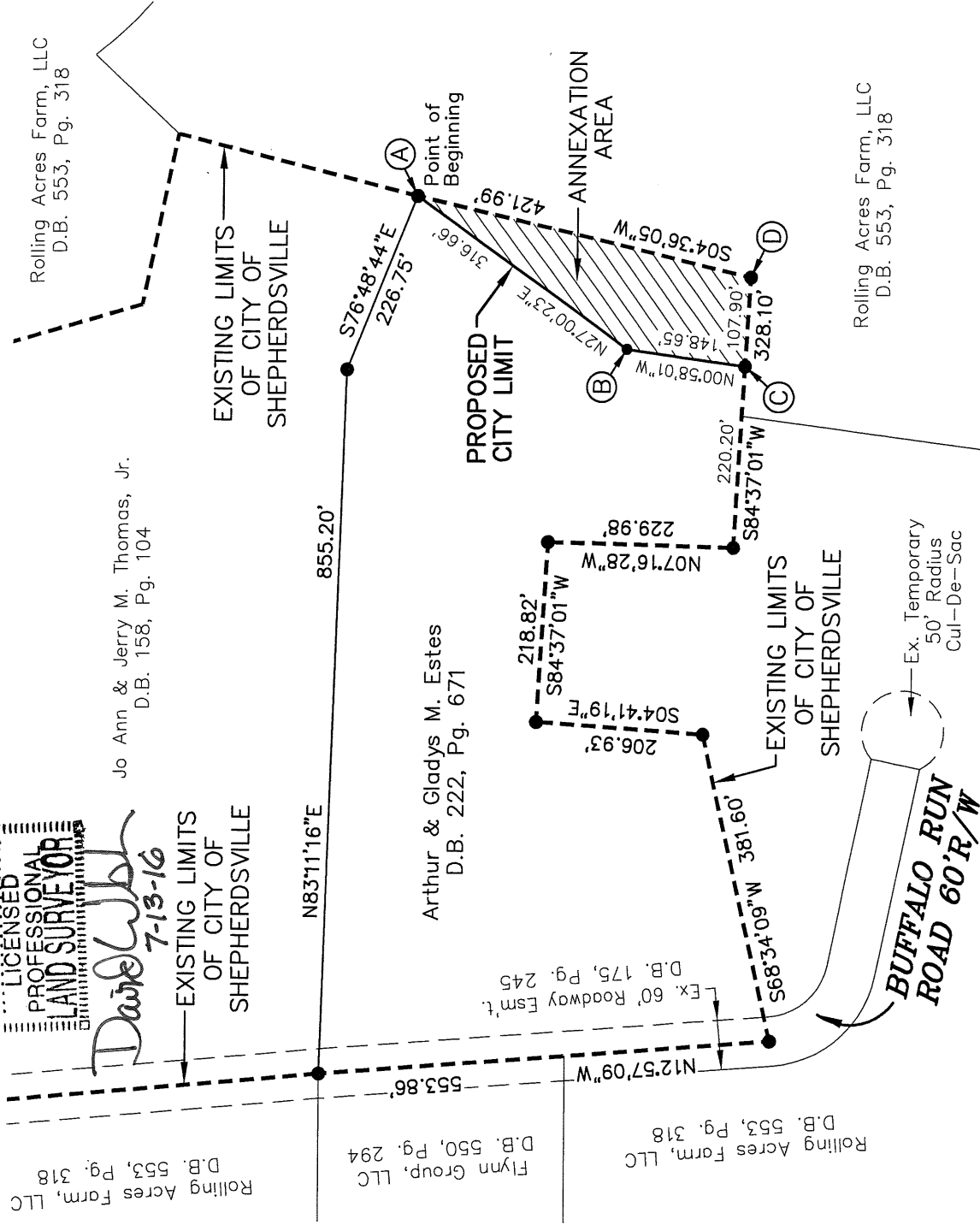
Rolling Acres Farm, LLC  
 D.B. 553, Pg. 318

Flynn Group, LLC  
 D.B. 550, Pg. 294

Arthur & Gladys M. Estes  
 D.B. 222, Pg. 671

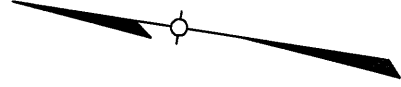
Rolling Acres Farm, LLC  
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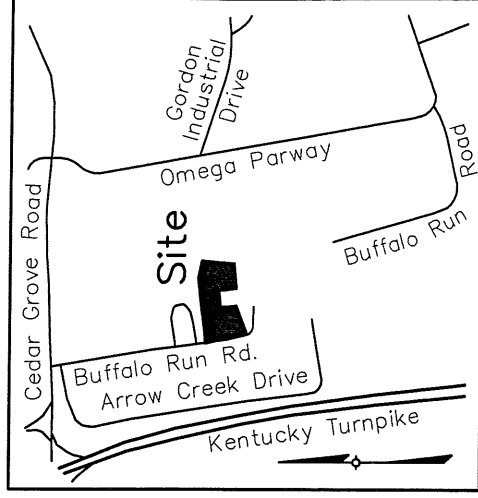


**STATE PLANE COORDINATES**

- (A) N=175528.2724  
E=1225671.7701
- (B) N=175107.6384  
E=1225637.9170
- (C) N=175097.5154  
E=1225530.4878
- (D) N=175246.1441  
E=1225527.9794



SCALE: 1"=200'



**LOCATION MAP**

Not To Scale

**NOTES:**

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.

**ANNEXATION PLAT**

Owners:

ARTHUR & GLADYS M. ESTES  
 PO BOX 6676  
 SHEPHERDSVILLE KENTUCKY 40165  
 DEED BOOK 222, PAGE 671  
 TAX MAP NO: 046-000-00-013

Site Address: 504 BUFFALO RUN ROAD

**LAND DESIGN & DEVELOPMENT, INC.**

Engineering Land Surveying Landscape Architecture  
 503 Washburn Avenue, Suite 101, Louisville, Ky 40222  
 Phone (502) 426-9374 Fax (502) 426-9375

PLAT DATE: JULY 13, 2016