


# CITY OF SHEPHERDSVILLE

PO BOX 400  
634 Conestoga Parkway  
Shepherdsville KY 40165

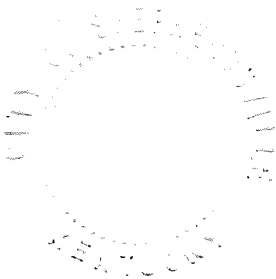
## CERTIFICATION: KRS 81A.470 FILINGS

I, Brenda Weidekamp, certify that I am City Clerk of the City of Shepherdsville, Bullitt County, Kentucky, and I do hereby certify that Ordinance 022-050 is a true, correct and complete copy properly adopted by the City Council at a duly convened meeting held on the 25<sup>th</sup> day of April 2022 as it appears in the official records of the City of Shepherdsville.

Witness my hand and seal of the City of Shepherdsville, Kentucky this 12 day of July 2022.

  
Brenda Weidekamp, City Clerk

City Seal:



Phone: 502-543-2923  
Fax: 502-543-6201

RECEIVED AND FILED  
DATE July 14, 2022

MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kandice Adkinson

Mayor: chockenbury@shepcity.com  
City Clerk: bweidekamp@shepcity.com

ORDINANCE NO. 022-050

AN ORDINANCE PURSUANT TO KRS 81A.412 ANNEXING INTO THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, 24.23 ACRES OF UNINCORPORATED TERRITORY OF PROPERTY LOCATED AT EAST OF BUFFALO RUN ROAD SOUTH OF CEDAR GROVE ROAD AND OWNED OF RECORD BY ZONETON DEVELOPERS, INC., KEVIN L. MCGRUDER, AND GARY L. MCGRUDER, BY CONSENT OF ALL PROPERTY OWNERS OF RECORD OF THE PROPERTIES.

WHEREAS Kentucky Revised Statute 81A.412 provides that a city may annex any area meeting the requirements of Kentucky Revised Statute 81A.410 if each of the owners of record of the land to be annexed gives prior consent in writing to the annexation,

BE IT ORDAINED BY THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY:

SECTION ONE: The City of Shepherdsville, Bullitt County, Kentucky finds that the areas to be annexed, described in and depicted on the attached Exhibit A and incorporated herein by reference as if set out in full, were adjacent or contiguous to the City's boundaries at the time the annexation proceeding was begun.

SECTION TWO: The City of Shepherdsville, Bullitt County, Kentucky finds that, by reason of population density, commercial, industrial, institutional, or governmental use of land, or subdivision of land, the areas to be annexed, described in and depicted on the attached Exhibit A, are urban in character or suitable for development for urban purposes without unreasonable delay.

SECTION THREE: The City of Shepherdsville, Bullitt County, Kentucky finds that each of the owners of record of the land to be annexed, described hereinbelow, has given consent in writing to the annexation.

SECTION FOUR: The City of Shepherdsville, Bullitt County, Kentucky does hereby annex the territory described in and depicted on the attached Exhibit A.

SECTION FIVE: This Ordinance shall take effect upon publication.

SECTION SIX: Should any section, clause, line, paragraph, or part of this Ordinance be held unconstitutional or invalid for any reason, the same shall not affect the remainder of this Ordinance.

SECTION SEVEN: Parts of any ordinances in conflict with this Ordinance are hereby repealed.

Given first reading at a regular meeting of the City Council of the City of Shepherdsville, Bullitt County, Kentucky, on the 11<sup>th</sup> day of April, 2022.

Given second reading, voted upon, and passed at a regular meeting of the City Council of the City of Shepherdsville, Bullitt County, Kentucky, on the 25<sup>th</sup> day of April, 2022.

Votes For: 5;            Votes Against: 1;            Abstentions:0.

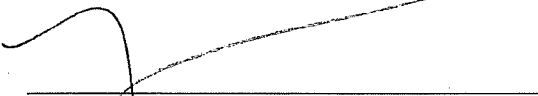
Lisa Carter	x	
Stacey Cline	x	
Bonnie Enlow		x
Deb Huffman	x	
Mike Hibbard	x	
Kenny Newton	x	

  
\_\_\_\_\_  
CURTIS HOCKENBURY, MAYOR

ATTEST:

  
\_\_\_\_\_  
TAMMY RICHMOND, CITY CLERK

APPROVED AS TO FORM AND LEGALITY:

  
\_\_\_\_\_  
TAMMY R. BAKER  
City Attorney, City of Shepherdsville

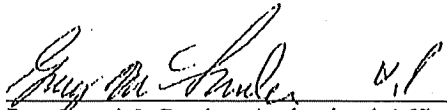
**CONSENT TO ANNEXATION BY  
THE CITY OF SHEPHERDSVILLE**

Comes now the undersigned and states as follows:

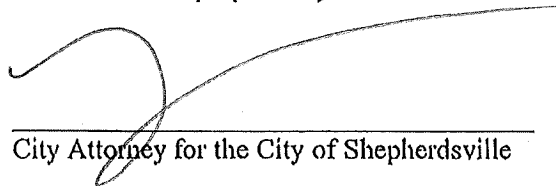
1. The undersigned is/are the owner(s) of the land sought to be annexed by the City of Shepherdsville and are the only owner(s) of said land.
2. The description of said land, from the deed and by metes and bounds, if applicable are attached hereto and made a part hereof.
3. The undersigned specifically consents to the annexation of the above described land in and to the City of Shepherdsville, Kentucky.
4. The undersigned has/have been advised and fully understand that by signing this consent they are relieving the City of any obligation to enact a notification ordinance required by KRS 81A.420 or to publicize any proposed annexation.
5. The undersigned by signing this document further acknowledges that it has been explained and they understand that the City shall not be required to wait sixty (60) days before enacting an ordinance actually annexing the property into the City of Shepherdsville and that the City may adopt a final annexation ordinance in a single ordinance.
6. The undersigned owners of the above described property further acknowledge that upon the enactment of the above referenced ordinance the territory shall become a part of the City pursuant to KRS 81A.412.

IN TESTIMONY WHEREOF, the undersigned has/have executed this document on the  
4TH day of APRIL, 2022.

ZONETON DEVELOPERS, INC.

  
By: Gary McGruder, Authorized Officer

This instrument prepared by:

  
City Attorney for the City of Shepherdsville

**ANNEXATION DESCRIPTION  
460 BUFFALO RUN ROAD  
SHEPHERDSVILLE, KENTUCKY**

Being a certain tract of land in Bullitt County, Kentucky, located east of Buffalo Run Road, south of Cedar Grove Road and being more particularly described as follows:

Beginning at the southwest corner of Tract A as shown on Minor Subdivision Plat recorded in Plat Cabinet 4, Slide 24 in the Clerk's office of Bullitt County, Kentucky,

thence with the west line N 12°57'09" W, 553.86 feet; thence N 13°34'47" W, 464.17 feet; thence N 20°24'26" E, 229.83 feet; thence N 83°10'24" E, 741.62 feet; thence S 24°39'09" E, 433.42 feet; thence S 87°02'53" E, 211.20 feet; thence S 5°34'16" W, 301.68 feet; thence S 27°00'23" W, 316.66 feet; thence S 0°58'01" E, 148.65 feet; thence S 84°37'01" W, 220.20 feet; thence N 7°16'28" W, 229.98 feet; thence S 84°38'00" W, 218.83 feet; thence S 4°28'03" E, 206.92 feet; thence S 68°31'25" W, 380.84 to the point of beginning.

Being shown on the attached annexation plat containing 24.23 acres.

Being the same property conveyed to Zoneton Developers Inc. in Deed Book 1020, Page 457 and Kevin L. & Gary L. McGruder in Deed Book 1036, Page 290 in the office aforesaid.

STATE OF KENTUCKY  
TIMOTHY L.  
GEHLHAUSEN  
3005  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

19 APR 22  
*Timothy L. Gehlhausen*

Annexation section  
area includes:

Deed Book 1020, Page 457  
Deed Book 1036, Page 290

Total Area 24.23 Acres

N:176144.73  
E:1224572.51

LOUISVILLE VELOCITY LLC  
D.B. 988, PG. 713

N:176232.89  
E:1225308.67

EXISTING LIMITS OF  
CITY OF SHEPHERDSVILLE

N 83°10'24" E 741.62'

S 24°36'09" E 433.42'

N 20°24'26" E 229.83'

N:175928.33  
E:1224489.37

N 13°34'47" W 464.17'

N 12°57'09" W 553.86'

N 04°28'03" E 206.92'

S 68°31'25" W 380.84'

S 84°37'01" W 220.20'

S 00°58'01" E 148.65'

S 27°00'23" W 316.66'

N 07°16'28" W 229.98'

N 76°48'44" W 226.75'

S 83°11'16" W 855.20'

S 87°02'53" E 211.20'

S 05°34'16" W 301.68'

N 175527.84  
E:1225671.29

N 175284.09  
E:1225063.78

N 175077.80  
E:1225079.90

N 175076.43  
E:1225310.78

N 175304.55  
E:1225281.66

N 175245.71  
E:1225527.90

N 175097.26  
E:1225529.39

N 175828.10  
E:1225700.58

N 174938.36  
E:1224725.50

ZONETON DEVELOPERS INC  
DEED BOOK 1020, PAGE 457  
15.01 Acres

N:175838.97  
E:1225489.69

KEVIN L & GARY L. MCGRUDER  
DEED BOOK 1036, PAGE 290  
9.22 Acres

N:176304.55  
E:1225281.66

GRANITE I (1200 VELOCITY) LLC  
D.B. 959, PG. 699

NOTES  
The bearing datum is based on NAD 83  
Kentucky State Plane  
North Zone, US Survey  
Feet by GPS observation.

The lines shown on this survey were developed from the recorded deeds in D.B. 657, PG. 555, D.B. 732, PG. 799, CAB 1, SLIDE 775 and by the existing monuments which were field located by GNSS GPS on March 18, 2022.



GRAPHIC SCALE IN FEET

CITY OF SHEPHERDSVILLE, KENTUCKY  
ORDINANCE # SERIES 2022



**MINDEL SCOTT**

ENGINEERING ► SURVEYING ►  
PLANNING ► LANDSCAPE ARCHITECTURE  
5151 Jefferson Blvd. Louisville, KY 40219  
502-485-1508 ► MindelScott.com

LAND SURVEYOR'S CERTIFICATE

This plat does not represent a property survey and the monuments shown if any are to be used as reference ties for the annexation to the City of Shepherdsville boundary by Ordinance No. 2022-01 Series 2022.

This plat was prepared to the standards of KRS 81A.470. I hereby certify that this plat was made under my supervision and is correct to the best of my knowledge and belief.

*Timothy L. Gehlhausen*  
19 APR 22

STATE OF KENTUCKY  
TIMOTHY L. GEHLHAUSEN  
3005  
LICENSED PROFESSIONAL LAND SURVEYOR

SCALE 1"=200' | PROJ. NO. 3914 | DATE: 3/22/22

TIMOTHY L. GEHLHAUSEN PLS #3005