

RECEIVED AND FILED  
DATE February 30, 2012

ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Alison Lundergan Grimes

CITY OF SIMPSONVILLE  
CERTIFICATION OF ANNEXATION ORDINANCE

I certify that I am the duly qualified City Clerk of the City of Simpsonville, and the attached City of Simpsonville Ordinance No. 2012-001, is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on February 7, 2012, all as appears in the official records of said City, and was published in accordance with KRS 424.

Witness my hand, this 15 day of February, 2012.

CITY OF SIMPSONVILLE

BY: Debbie Batliner  
DEBBIE BATLINER, CITY CLERK

ATTEST:

James Hite Hays  
JAMES HITE HAYS, CITY ATTORNEY

**CITY OF SIMPSONVILLE  
ORDINANCE NO. 2012-001**

ORDINANCE ANNEXING 82.356 ACRES OF PROPERTY LOCATED SOUTH OF INTERSTATE 64 AND EAST OF KENTUCKY HIGHWAY 1848.

BE IT HEREBY ORDAINED BY THE CITY COMMISSION OF THE CITY OF SIMPSONVILLE, KENTUCKY AS FOLLOWS:

Pursuant to KRS 81A.412, the Simpsonville City Commission finds that a 82.356 acre tract of property located south of Interstate 64 and east of Kentucky Highway 1848 is suitable for development for urban purposes without unreasonable delay. Said property is contiguous to the present Simpsonville city limits at the time this Ordinance is it be effective. The Simpsonville City Commission further finds that said property is not included within the bounds of any other incorporated city and the owner of said property is Trio Realty Company by the following deeds of record in the Shelby County Clerk's Office:

- Deed dated November 18, 2011 in Deed Book 552 Page 873
- Deed dated November 28, 2011 in Deed Book 552 Page 852
- Deed dated November 28, 2011 in Deed Book 552 Page 855
- Deed dated November 28, 2011 in Deed Book 552 Page 858
- Deed dated November 28, 2011 in Deed Book 552 Page 861
- Deed dated November 28, 2011 in Deed Book 552 Page 864
- Deed dated November 28, 2011 in Deed Book 552 Page 867
- Deed dated November 28, 2011 in Deed Book 552 Page 870
- Deed dated November 28, 2011 in Deed Book 552 Page 876
- Deed dated November 28, 2011 in Deed Book 553 Page 1
- Deed dated November 28, 2011 in Deed Book 553 Page 4,
- Deed dated November 28, 2011 in Deed Book 553 Page 7, and

further with said property owner having executed a written consent to be annexed within the city limits of Simpsonville – see Exhibit “A” attached. See copy of legal description attached as Exhibit “B” and copy of survey drawing attached hereto as Exhibit “C”.

Based upon the aforementioned findings, the Simpsonville City Commission declares that it is desirable to annex this unincorporated territory described in the attached Exhibits, and it hereby annexes to the City of Simpsonville and its boundary line is extended as to include within the city limits of Simpsonville the property described in the attached Exhibit “B” and further described in the survey drawing which is attached to Exhibit “C” to this Ordinance.

This ordinance shall be effective upon the adoption by the Simpsonville City Commission and publication in accordance with Chapter 424 of the Kentucky Revised Statutes.

  
\_\_\_\_\_  
**STEVE EDEN, MAYOR**

ATTEST:

  
\_\_\_\_\_  
**DEBBIE BATLINER, City Clerk**

First Reading: JAN 18, 2012

Second Reading: FEB 7, 2012

Published: \_\_\_\_\_

January 12, 2012

Honorable Steve Eden, Mayor  
City of Simpsonville  
P.O. Box 378  
Simpsonville, KY 40067

IN RE: Request for Annexation

Dear Mayor Eden,

Trio Realty Company, a Kentucky General Partnership, owns a tract of land consisting of approximately 82.356 acres. This parcel is located south of Interstate 64 and east of Kentucky Highway 1848—see attached diagram description.

The sources of title which consists of 100% ownership of this property are as follows:

- Deed Book 552 Page 852 dated November 28, 2011
- Deed Book 552 Page 855 dated November 28, 2011
- Deed Book 552 Page 858 dated November 28, 2011
- Deed Book 552 Page 861 dated November 28, 2011
- Deed Book 552 Page 864 dated November 28, 2011
- Deed Book 552 Page 867 dated November 28, 2011
- Deed Book 552 Page 873 dated November 18, 2011
- Deed Book 552 Page 870 dated November 28, 2011
- Deed Book 552 Page 876 dated November 28, 2011
- Deed Book 553 Page 1 dated November 28, 2011
- Deed Book 553 Page 4 dated November 28, 2011, and
- Deed Book 553 Page 7 dated November 28, 2011.

On behalf of Trio Realty Company, a Kentucky General Partnership, and the 100% owner of said property, it is hereby requested that the City of Simpsonville annex said property into its corporate limits as a result of this letter.

Sincerely,

**TRIO REALTY COMPANY**  
a Kentucky General Partnership

By: Stuart M. Flowers  
Stuart M. Flowers, Manager

James A. Hays  
Witness

EXHIBIT "A"

McGinnis & Associates  
Professional Land Surveyors  
111 Midland Boulevard - P.O. Box 624  
Shelbyville, Ky. 40066-0624  
(502) 633-5100 x16

September 14, 2011 (Field survey)  
January 11, 2012 (Annexation - new source deeds)

Property Boundary Description  
National Growth and Investment Company, Inc. and others Property  
Veechdale Road (Ky. 1848)  
Shelby County, Kentucky

Beginning at a 1/2" rebar with ID cap stamped 2269 set this survey in the east right of way of Veechdale Road (Ky. Hwy 1848) corner to the James Robert Walters and others property. Thence leaving Veechdale Road and with the line of the James Robert Walters and others property (see DB 353 Pg 456), also being the southern line of the property annexed by the City of Simpsonville (Ordinance #2008-007-date filed 2008-05-12)  
North 78 deg 54 min 36 sec East passing through a post at 1607.3 feet-in all 1821.39 feet to a 1/2" rebar with ID cap stamped 2269 set this survey in the south right of way of Interstate Highway 64. Thence with the south right of way of I-64  
South 77 deg 50 min 30 sec East 1904.63 feet to a 1/2" rebar with ID cap stamped 2269 set this survey, South 67 deg 50 min 48 sec East 777.81 feet to a 1/2" rebar with ID cap stamped 2269 set this survey and South 17 deg 29 min 10 sec East 106.99 feet to a 1/2" rebar with ID cap stamped 2269 set this survey corner to the David F Ray property. Thence with the line of the David F Ray property (see DB 236 Pg 506) South 57 deg 40 min 06 sec West 1127.01 feet to an existing rebar #221 corner to tract #12 of Hunters Pointe (see Plat Cab. 3 slide 109B). Thence with the east and north lines of Hunters Pointe the following courses: North 00 deg 49 min 31 sec West 41.32 feet to an existing rebar #221, North 06 deg 19 min 11 sec East 206.25 feet to an existing rebar #221, North 03 deg 18 min 32 sec East 413.22 feet to an existing rebar #221, South 77 deg 04 min 04 sec West 958.65 feet to an existing rebar #221, South 76 deg 43 min 06 sec West 487.09 feet to an existing rebar #221, South 77 deg 04 min 20 sec West 245.66 feet to an existing rebar #221, South 76 deg 03 min 00 sec West 278.70 feet to an existing rebar #221, South 76 deg 55 min 05 sec West 397.09 feet to a 1/2" rebar with ID cap stamped 2269 set this survey and South 77 deg 21 min 10 sec West 384.36 foot to a PK nail set in concrete base near a wood post corner to the Jerry and Susan Gribbins property.

**McGinnis & Associates**  
*Professional Land Surveyors*  
111 Midland Boulevard - P.O. Box 624  
Shelbyville, Ky. 40066-0624  
(502) 633-5100 x16

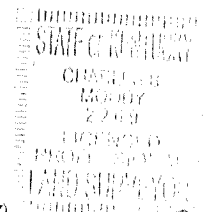
September 14, 2011 (Field survey)  
January 11, 2012 (Annexation - new source deeds)

Property Boundary Description  
National Growth and Investment Company, Inc. and others Property  
Page 2

Thence with the Jerry and Susan Gribbins property (see DB 314 Pg 696)  
North 14 deg 25 min 48 sec West 443.62 feet to a 1/2" rebar with ID cap stamped 2269 set this survey  
near a post and South 80 deg 39 min 12 sec West 852.98 feet to an  
existing 1" pipe located in the south right of way of Veechdale Road (Ky Hwy 1848). Thence with said  
right of way along an arc having a radius of 2054.57 feet in a clockwise direction for a distance  
of 249.59 feet (chord = North 07 deg 43 min 12 sec East 249.44 feet) to an existing concrete  
monument and North 12 deg 17 min 17 sec East 485.51 feet to the point of beginning and containing  
82.356 acres according to a survey made in Sept. 2011 by Charles B. Moody with McGinnis and  
Associates.

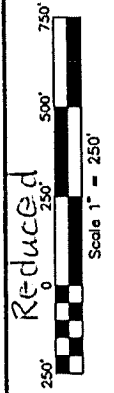
The above described is a part of the property conveyed to National Growth and Investment Company,  
Inc. and others (now Trio Realty Company - see current sources listed below) by deed dated  
September 26, 1974 recorded in deed book 185 page 565 and by deed dated December 29, 2005  
recorded in deed book 480 page 292. Bearings are assumed. The above described property is all the  
property remaining after sell-off to the KTC (see DB 313 Pg 339).  
Simpsonville city limits and annexation information taken from the Kentucky Secretary of State web  
site.

Current sources: DB 552 Pg 852; DB 552 Pg 855; DB 552 Pg 858; DB 552 Pg 861; DB 552 Pg 864;  
DB 552 Pg 867; DB 552 Pg 873; DB 552 Pg 870; DB 552 Pg 876; DB 553 Pg 001;  
DB 553 Pg 004; DB 553 Pg 007.



*Charles B. Moody*  
Jan. 11, 2012

# EXHIBIT C



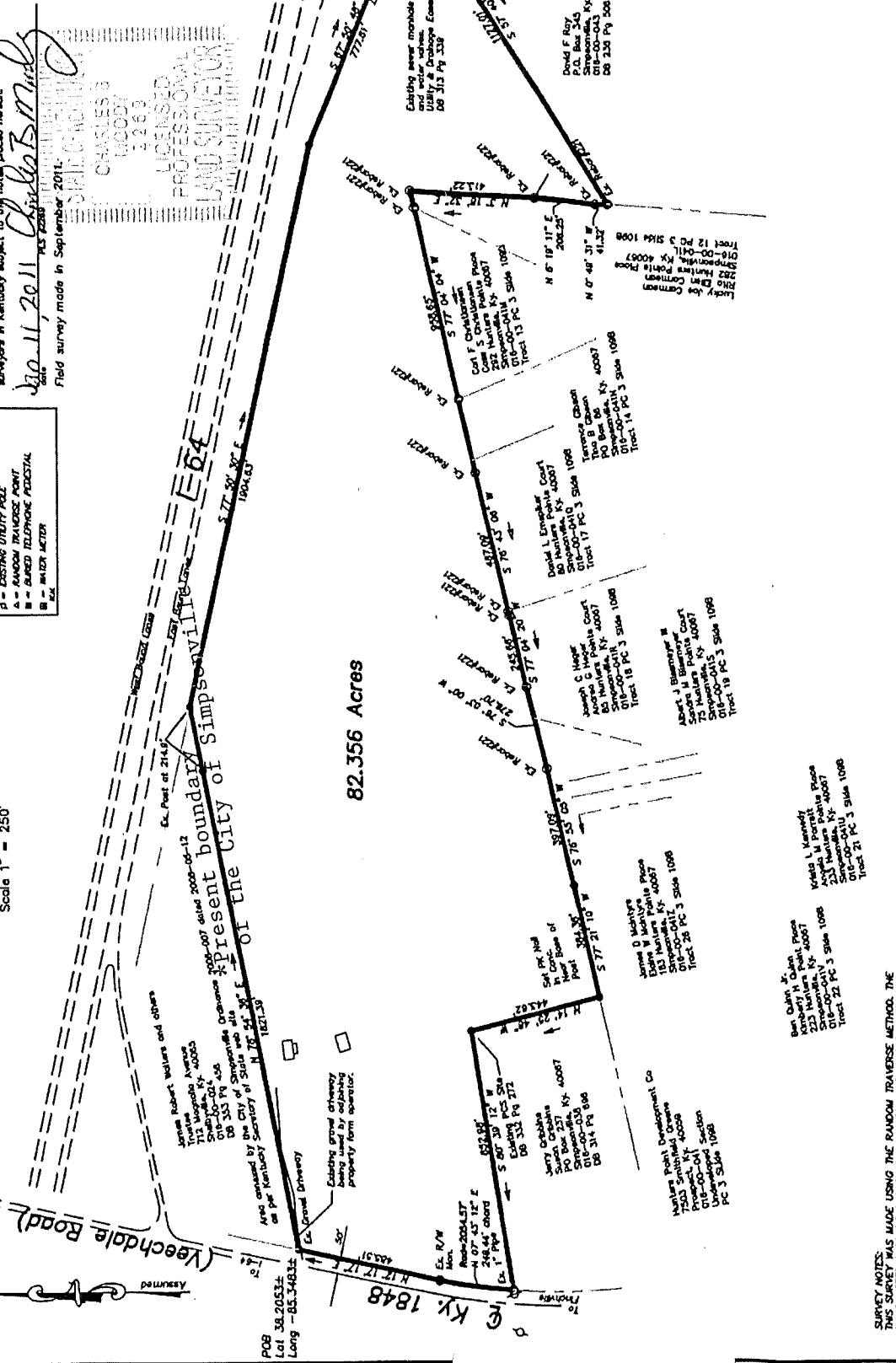
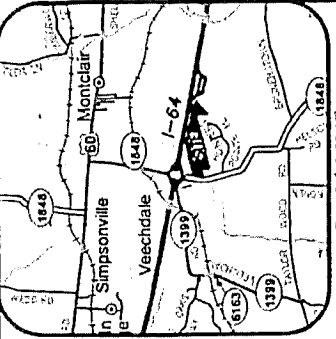
- LEGEND - SOME SYMBOLS MAY NOT APPEAR IN DRAWING**
- O = EXISTING MONUMENT AS NOTED
  - = SET 1/2" REBAR 2259 THIS SURVEY
  - β = EXISTING UTILITY POLE
  - ▲ = RANDOM TRIANGULAR POINT
  - = SURED REDPHONE PEDIMENTAL
  - = WILDER LETTER
  - =

**LAND SURVEYOR'S CERTIFICATE**

I hereby certify that this survey and plot were prepared under my direct supervision and that the linear and angular measurements as reflected by monuments shown herein substantially meet requirements for land surveys in Kentucky subject to any notes placed herein.

*Charles B. Wood*  
 Date: 10.11.2011 PLS 2259  
 Field survey made in September, 2011.

CHASLES B. WOOD  
 2259  
 PROFESSIONAL LAND SURVEYOR



82.356 Acres

present boundary of the City of Simpsonville

**SURVEY NOTES:** THIS WAS MADE USING THE RANDOM TRIANGLE METHOD. THE UNADJUSTED CLOSURE SUBSTANTIALLY MEETS REQUIREMENTS FOR LAND SURVEYORS. BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE. BEARINGS ARE ASSIGNED. REBAR WITH ID CAP STAMPED 2269 SET AT NEW DIVISION CORNERS THIS SURVEY.

TITLE EXAM NOT FURNISHED. PROPERTY MAY BE SUBJECT TO UTILITIES, EASEMENTS AND OTHER MATTERS NOT SHOWN HEREON. NO ATTEMPT WAS MADE TO LOCATE UTILITY LINES AND EASEMENTS OTHER THAN AS SHOWN HEREON. ALL LOCATIONS OF EXISTING UTILITIES, EASEMENTS, UTILITY POLES AND EASEMENTS ARE SHOWN AS APPROXIMATE. CONTACT THE APPROPRIATE UTILITY COMPANY AND BLDG. AT 1-800-735-6007, TOLL FREE, OR 811 FOR LOCATIONS OF UTILITY LINES AND EASEMENT LIMITS.

THE PURPOSE OF THIS SURVEY PLAT IS TO DESCRIBE THE PROPERTY BOUNDARY AND AREA FOR ANNEXATION.

THE LOCATIONS OF SEWAGE DISPOSAL SYSTEMS ARE NOT KNOWN. IT IS THE CLIENT'S RESPONSIBILITY TO DISCOVER AND REPORT RECORDED AND UNRECORDED MATTERS THAT AFFECT THIS PROPERTY. PWB LAT. AND LONG. SCALED FROM SIMPSONVILLE QUAD AND ARE APPROXIMATE.

**Current Property Owners Listed in Deed Book 185 Page 565**

**Current Property Deeds:**

D.B. 552 PG. 852	D.B. 552 PG. 873
D.B. 552 PG. 855	D.B. 552 PG. 870
D.B. 552 PG. 858	D.B. 552 PG. 876
D.B. 552 PG. 861	D.B. 552 PG. 801
D.B. 552 PG. 864	D.B. 552 PG. 804
D.B. 552 PG. 867	D.B. 552 PG. 807

Current source deeds dated Nov. 28, 2011

**PLAT FOR ANNEXATION**

**BOUNDARY SURVEY PLAT**

**National Growth & Investment Co**  
 & Others Property  
 Veechdale Road (Ky 1848)  
 Shelby County, Ky.

Date: Sept. 8, 2011    Scale: 1" = 250'    PWB Map #016-00-037

Client:  
 C/O Short Ebanes  
 189 Westwood Road  
 Louisville, KY 40007  
 Telephone: 502-497-9282  
 F. 502-497-503

ENGINEER & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 111 MELROD BOLLIVARD  
 SHELBYVILLE, KY 40067  
 (502) 633-3100 PWB Deed: 63-1105 PWB

**Walter J. Wilby**  
 Water District  
 7101 Shelbyville Road  
 Simpsonville, Ky. 40067  
 (502) 722-8944

**Steve Wilby**  
 Sewer Board  
 7109 Old Veechdale Road  
 Simpsonville, Ky. 40067  
 (502) 722-5634

Paul F. Day  
 P.O. Box 345  
 Simpsonville, KY 40067  
 502-313-3338  
 De 238 Pg. 508

Existing sewer mainline  
 and water mainline  
 in place  
 De 313 Pg. 338

Tract 12