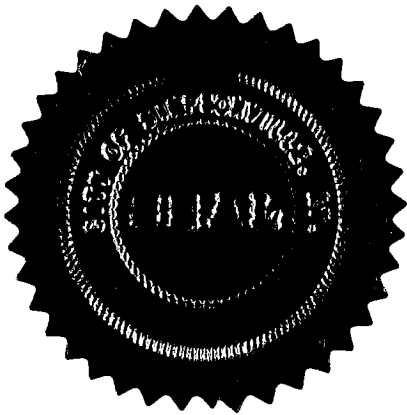


## CERTIFICATION: KRS 81A.470 FILINGS

I certify I am the duly qualified City Clerk of the City of Simpsonville, Kentucky, and the following eleven (11) pages of Ordinance No. 2022-006 is a true, correct, and complete copy duly adopted by the City Commission at a duly convened meeting held on February 6, 2023, all as appears in the official records of said City.

WITNESS, my hand and (*Seal or the Seal of said City*), this 21st day of February, 2023.



Denise Miller

Denise Miller

RECEIVED AND FILED  
DATE March 20, 2023

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

**CITY OF SIMPSONVILLE  
ORDINANCE NO. 2022-006**

**AN ORDINANCE ANNEXING PROPERTY TO THE CITY  
OF SIMPSONVILLE AND APPROVING A ZONE CHANGE**

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

**SECTION ONE:** Pursuant to KRS 81A.412, the Simpsonville City Commission finds that the hereinafter described real estate located on the northeast side of KY 1848 and I-64 of the present city limits of Simpsonville, Kentucky; said property 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 to be effective. The Simpsonville City Commission further finds that said property is not included within the bounds of any other incorporated city and the owners of said property being (1) Marshall Planing Mill, Inc., by deed dated December 31, 1987, of record Deed Book 247, Page 335 and by deed dated April 12, 1989, of record in Deed Book 256, Page 496, all in the Shelby County Clerk's Office, and further with the property owner having executed a written consent to be annexed within the city limits of Simpsonville—see **Exhibit "A"** attached. See copy of description and map attached hereto as **Exhibits "B(1-3)" and "C"**.

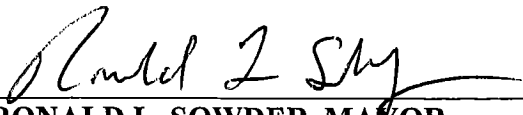
Based upon the aforementioned findings, the Simpsonville City Commission declares that it is desirable to annex this unincorporated territory described in the attached exhibits, and it hereby annexes to the City of Simpsonville and its boundary line is extended so as to include within the city limits of Simpsonville the property described on the attached Exhibit B(1-3) and further outlined in the map which is attached as Exhibit C to this Ordinance.

Further the owner of this property will ask the Triple S Planning and Zoning Commission to make a recommendation as to which zone designation this property should be and send this recommendation to the City of Simpsonville for their approval.

**SECTION TWO:** This Ordinance adopts the Findings of Fact approved and the Recommendation made by the Triple S Planning and Zoning Commission at its meeting of January 17, 2023, pertaining to an application of Marshall Planing Mill, Inc., with regards to a zone change on the 8.957 acres that was annexed into the City of Simpsonville years ago, and for a zone change on the 315.407 acres owned by Marshall Planing Mill, Inc. and located on the northeast side of KY 1848 and I-64 in Simpsonville, Kentucky. The Recommendation and Findings of Fact as adopted herein are set forth in **Exhibit "D"** hereto. The requested zone change for the 8.957 acres from Interchange (IC) to Light Industrial (I-1) and the requested zone change for the 315.407 acres from Agricultural (A), Interchange (IC) and Light Industrial (I-1) to Interchange (IC) and Light Industrial (I-1), which is the subject of the Findings of Fact and Recommendation of the Triple S Planning Commission adopted herein, is hereby approved.

This ordinance may be published in summary.

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

  
\_\_\_\_\_  
RONALD L. SOWDER, MAYOR

ATTEST:

  
\_\_\_\_\_  
DENISE MILLER, CITY CLERK

First Reading: November 7, 2022

Second Reading: February 6, 2023

Published: February 15, 2023

October 20, 2022


Mr. Steve Eden  
City Administrator  
City of Simpsonville  
PO Box 378  
Simpsonville, KY 40067

Dear Mr. Eden:

Please accept this letter as a request to annex the remaining property owned by Marshall Planing Mill, Inc. and Dauphin Partners at the NE corner of Highway 1848 & I-64 into the City of Simpsonville. Part of our property was previously annexed into Simpsonville. As you are aware, this property is the subject of a preliminary plat to develop the property with commercial and industrial uses in multiple phases. We are requesting the final annexation ordinance be conditioned on the preliminary plat approval. As representatives both property owners, we have the legal authority to make this request. Our agent acting on our behalf in this development is Tony Borchers with Hunt Midwest Real Estate Development. His contact information is [tborchers@huntmidwest.com](mailto:tborchers@huntmidwest.com) 816-509-7762. We believe we have provided the necessary information, but if something else is needed please feel free to contact Tony directly.

Thank you in advance and we look forward to creating additional jobs and revenue for the City of Simpsonville.

Very truly yours,  
Marshall Planing Mill, Inc.

By:   
Lydia Hess, Authorized Representative

~~Very truly yours,  
Dauphin Partners~~

~~By: \_\_\_\_\_  
Robert Marshall, Authorized Representative~~



# TRIPLE S PLANNING COMMISSION

419 WASHINGTON ST.  
SHELBYVILLE, KENTUCKY 40065

OFFICE HOURS  
8:30 - 4:30  
Monday - Friday

PHONE 633-1718  
www.shelbypz.com

January 18, 2023

The Honorable Ronnie Sowder, Mayor  
City of Simpsonville  
108 Old Veechdale Road  
Simpsonville, Kentucky 40067

RE: Zone Designation Recommendation (Z-464-22)  
Buck Creek Road (PVA Map No. 016-00-023)

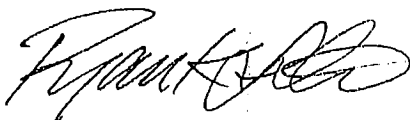
Dear Mayor Sowder:

The Triple S Planning Commission has made their recommendation in regard to the zoning designation for the above-mentioned property under consideration for annexation per KRS 100.209. The Commission held a properly advertised public hearing on December 20, 2022 and at the conclusion of the public hearing the Commission made a recommendation to the City of Simpsonville City Commission that the requested zoning for the subject properties should be Interchange (IC) and Light Industrial (I-1) as shown on the preliminary plat for Marshall Logistics Center @ I-64, Sheets 1-5, dated May 25, 2022 with a revision date of October 20, 2022.

At the January 17, 2023 planning commission meeting, the Commission approved the findings of fact and the transcript of the public hearing. The complete record is attached for your review.

Should you have any questions in regard to the Commission's recommendation or in regard to the zone change process, please feel free to contact me.

Sincerely,



Ryan K. Libke, Executive Director  
Triple S Planning Commission

Attachments

Ed D

## **TRIPLE S PLANNING COMMISSION**

### **RE: RECOMMENDATION OF ZONING DESIGNATION FOR PROPERTY UNDER CONSIDERATION OF ANNEXATION**

At a regular meeting held on December 20, 2022, pursuant to notice and advertisement as required by law, the Triple S Planning Commission conducted a public hearing concerning a recommendation of zoning designation for property under consideration of annexation by the City of Simpsonville City Commission for property located on Buck Creek Road (PVA Map No. 016-00-023), Simpsonville, Kentucky.

Property Owner: Marshall Planning Mill, Inc.  
PO Box 7066  
Louisville, KY 40257

Applicant: Hunt Midwest  
8300 NE Underground Drive  
Kansas City, MO 64161

Commission Members Present: Chair Michele Sileo, John Wills, Trace Kirkwood, Marcy Mudd and Gary Walls

The Commission having heard evidence and being sufficiently advised does hereby make the following Findings of Fact:

### **FINDINGS OF FACT**

1. The 315.407 acres of land which are the subject matter of this request are located on Buck Creek Road (PVA Map No. 016-00-023), Simpsonville, Kentucky.
2. The City of Simpsonville City Commission had a first reading of an ordinance for annexation of the subject properties into the city limits of Simpsonville, KY and pursuant to KRS 100.209 requested the Planning Commission hold a public hearing and make a recommendation as to the zoning or other land use regulations which will be effective for the property upon its annexation.
3. The properties are currently zoned Agricultural (A), Interchange (IC) and Light Industrial (I-1) under the Shelby County Zoning Regulations and Map.
4. The zoning in the area is Light Industrial (I-1), Interchange (IC) and Agricultural (A).

5. The surrounding land uses adjacent to the subject property are Kingbrook Commerce Park, Norfolk Southern Railroad, and residential to the north, agriculture to the east, Shelby County Flea Market and Interstate 64 to the south, and Pilot, Hampton Inn, Dairy Queen, etc. to the west.
6. The preliminary plat proposes thirteen (13) lots. Eight (8) lots zoned Interchange (IC) and five (5) lots zoned Light Industrial (I-1).
7. The Planning Commission opened the public hearing for public comments and Mr. Ted Wells representing Dairy Queen noted concerns with traffic and asked for a copy of the Traffic Impact Study.
8. A Traffic Impact Study (TIS) was required due to the development generating 790 a.m. peak hour trips and 722 p.m. peak hour trips. Table 1 in the study provides the complete breakdown of uses and trips in and out. Table 2 summarizes the Level of Service (LOS) of the intersections studied (Arisocrat at KY 1848 and both I-64 exit ramps) and the intersections will operate at acceptable level of service. The entrance to the development at full build-out will generate sufficient traffic to meet the installation of a traffic signal. The signal will operate with an acceptable level of service. The entrance was evaluated for turn lanes and the entrance will require a northbound right turn lane.

In conclusion, there will be impact to the existing highway network. The entrance should have a northbound right turn lane and a traffic signal should be installed. The complete traffic impact study is provided at the end of the staff report.

9. The subject property is designated on the Future Land Use Map as Business Park (BP), Commercial (C) and Industrial (I).
10. The northern boundary line of the property lies within the floodplain.
11. The Metcalf Cemetery is located on the subject property. The location of the cemetery is noted on the preliminary plat.
12. The applicant has provided a statement of compliance with the 2015-2040 Shelby County Comprehensive Plan and notes the zone change request is in agreement with the adopted Comprehensive Plan.
13. Staff recommends approval of the zone change from Interchange (IC) to Light Industrial (I-1) for the 8.957 acres as requested by the applicant and recommends the zoning of the 315.407 acres being considered for annexation by the City of Simpsonville be Interchange



(IC) and Light Industrial (I-1) as illustrated on the preliminary plat with the blinding elements that a northbound right-turn lane be provided on Buck Creek Road and a traffic signal be installed when warranted either before or at final build out.

The recommendation is based on the following:

1. The subject property is located within the Urban Services Area of Simpsonville where public sanitary sewers and all utilities are available.
2. The proposed zoning amendment is in agreement with the adopted Comprehensive Plan Goals and Objectives as noted in the application.
3. The subject property is identified on the Future Land Use Map (FLUM) for commercial and industrial land use.
4. The proposed zoning amendment is in agreement with the transportation element of the adopted Comprehensive Plan which recommends a road be constructed from KY 1848 through the subject property to the east and the applicant has shown said road to be provided as shown on the preliminary plat.
5. A traffic impact study demonstrates the Level of Service for the intersections are acceptable, but the entrance will require a northbound right-turn lane and traffic signal.

### RECOMMENDATION

It is the recommendation of the Triple S Planning Commission to the City of Simpsonville City Commission that the requested zoning for the subject property shall be Interchange (IC) and Light Industrial (I-1).

This 17th day of January, 2023.

TRIPLE S PLANNING COMMISSION

BY: Michele Sileo  
Michele Sileo, Chair

Attest: Ryan K. [Signature]

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The  
Sentinel-News

## CITY OF SIMPSONVILLE ORDINANCE NO. 2022-009

AN ORDINANCE ANNEXING PROPERTY TO THE CITY  
OF SIMPSONVILLE AND APPROVING A ZONE CHANGE  
BE IT HEREBY ORDAINED BY THE CITY COMMISSION OF THE  
CITY OF SIMPSONVILLE, KENTUCKY AS FOLLOWS:

**SECTION ONE:** Pursuant to KRS 81A.412, the Simpsonville City Commission finds that the hereinafter described real estate located on the northeast side of KY 1848 and I-64 of the present city limits of Simpsonville, Kentucky; said property 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 to be effective. The Simpsonville City Commission further finds that said property is not included within the bounds of any other incorporated city and the owners of said property, being (1) Marshall Planting Mill, Inc., by deed dated December 31, 1987, of record in Deed Book 247, Page 335 and by deed dated April 12, 1989, of record in Deed Book 256, Page 499; all in the Shelby County Clerk's Office, and further with the property owner having executed a written consent to be annexed within the city limits of Simpsonville—see Exhibit "A" attached. See copy of description and map attached hereto as Exhibits "B(1-3)" and "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 so as to include within the city limits of Simpsonville the property described on the attached Exhibit B(1-3) and further outlined in the map which is attached as Exhibit C to this Ordinance.

Further the owner of this property will ask the Triple S Planning and Zoning Commission to make a recommendation as to which zone designation this property should be and send this recommendation to the City of Simpsonville for their approval.

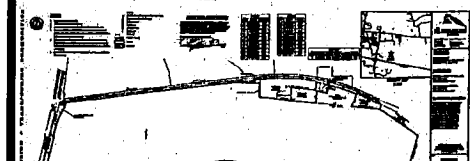
**SECTION TWO:** This Ordinance adopts the Findings of Fact approved and the Recommendation made by the Triple S Planning and Zoning Commission at its meeting of January 17, 2023, pertaining to an application of Marshall Planting Mill, Inc., with regards to a zone change on the 8.957 acres that was annexed into the City of Simpsonville years ago, and for a zone change on the 315.407 acres owned by Marshall Planting Mill, Inc. and located on the northeast side of KY 1848 and I-64 in Simpsonville, Kentucky. The Recommendation and Findings of Fact as adopted herein are set forth in Exhibit "D" hereto. The requested zone change for the 8.957 acres from Interchange (IC) to Light Industrial (I-1) and the requested zone change for the 315.407 acres from Agricultural (A), Interchange (IC) and Light Industrial (I-1) to Interchange (IC) and Light Industrial (I-1), which is the subject of the Findings of Fact and Recommendation of the Triple S Planning Commission adopted herein, is hereby approved.

This ordinance may be published in summary.

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

*Ronald L. Sowder*  
RONALD L. SOWDER, MAYOR

*Denise Miller*  
DENISE MILLER, CITY CLERK



Notice of Self Storage Sale

Please take notice that I, Leo 502-356-9159 or Ben 502-693-2150

Mike Hedges

Real Estate

Leo 502-356-9159 or  
Ben 502-693-2150

FOR S

Yorkie B

Prompt Call Ba

Prompt Serv

## SHELBY CIRCUIT COURT

### NOTICE OF MASTER COMMISSIONER SALE

By virtue of orders of the Shelby Circuit Court in the below listed actions, I shall proceed to off estate described herein to the highest and best bidder at the Shelby County Judicial Center, 5 MARCH 2, 2023, AT 10:00 A.M., EDT; which real estate is located in Shelby County, Kentu

**SALE NO. 1 KINETIC RESOURCES, LLC V. JULIE MORTENSON BROCKELMAN; UNKN; MORTENSON BOCKELMAN; COMMONWEALTH OF KENTUCKY, COUNTY OF SHELBY; MID SOUTH CAPITAL PARTNERS, LP; JUNIPER, LLC; JETSTREAM HOLDINGS, LLC, E** 1105 Bruce Wood Court, Louisville, Kentucky, Shelby County (for more specific and deta D628, Page 147, in the Shelby County Clerk's Office. Parcel No.: p04B-02-018).

**SALE NO. 2 REVERSE MORTGAGE FUNDING V. SARAH LEE CONN, ET. AL., Civil Actio** Shelbyville, Kentucky, Shelby County (for more specific and detailed description, refer to D County Clerk's Office. Parcel No.: S8-32-003).

**SALE NO. 3 FREEDOM MORTGAGE CORPORATION V. CLINTON E. DOUGLAS, ET. AL.,** Abingdon Circle, Shelbyville, Kentucky, Shelby County (for more specific and detailed des 287, in the Shelby County Clerk's Office. Parcel No.: 052-15-087).

**SALE NO. 4 EMBREE CAPITAL MARKETS GROUP, INC. V. CD-1709 MIDLAND TRAIL SH** Action No. 22-CI-00430, 1709 Midland Trail, Shelbyville, Kentucky, Shelby County (for m refer to Deed Book 827, Page 703, in the Office of the Clerk of Shelby County, Kentucky. Parcel No.: S2-03-024).

**SALE NO. 5 BANK OF AMERICA, N.A. V. DAVID TINGLE, ET. AL., Civil Action No. 22-CI** Kentucky, Shelby County (for more specific and detailed description, refer to Deed Book D6: Clerk's Office. Parcel No.: 058-00-009).

Plaintiff's Attorney: Chris Wiley

Each of the foregoing parcels of real estate shall be sold on terms of cash deposit, cashler's of the purchase price, or 10% down at the time of sale and the balance thereof due and payab purchaser of said real estate shall have the right to pay all or any part of the purchase price on check, or certified check. If the purchaser does not elect to pay the entire purchase price the purchaser, the sum of 10% down and a good and sufficient bond with surety acceptable to ance of said purchase price and bearing interest from date of sale as stated in the court order. Each tract or parcel of real estate shall be sold subject to the following: (a) all city, state, count payable in the current year and all subsequent taxes for which the purchaser shall not take cre any delinquent taxes not named in the pending action shall be the responsibility of the pur strictions, stipulations and agreements of record; (c) any assessments for public improvement plicable zoning ordinances; or (e) any matters disclosed by an accurate survey and inspection

**SALE NO. 1** The Plaintiff is awarded an In Rem Default Judgment for the principal sum of \$4,22 interest thereon from July 14, 2021 until paid; administrative fees in the amount of \$115.00; attor and Plaintiff's expenses and costs in the amount of \$1,254.27. Plus, any additional Plaintiff ex cured herein are reserved and are to be provided by subsequent affidavit as the proceedings. **SALE NO. 2** The Plaintiff is granted an In Rem Judgment for the loan balance of \$57,954.91; pl not limited to late fees, costs, attorney's fees, and other advances made pursuant to the terms **SALE NO. 3** The Plaintiff is granted Judgment in the amount of \$332,604.66; plus, any other an fees, costs, attorney's fees, and other advances made pursuant to the terms of the Note and **SALE NO. 4** The Plaintiff shall recover from the Defendant, jointly and severally, the sum of \$1, interest therefrom at 16.5% per annum until paid (\$814.50 per day. The Plaintiff shall also reco Plaintiff's attorney's fees and legal costs incurred herein in accordance to the terms of its note, to KRS 411.195, with interest on said sum at the rate of 16.5% per annum from the date of Jud **SALE NO. 5** The Plaintiff is hereby granted an In Personam summary judgment for the principa principal amount of \$2,670.38; plus, interest on the principal sum at the rate of 6.5% per annu costs and fees of this action; reimbursement for attorney's fees in this action; sums advanced i ance premiums, winterization, or in preservation of the real estate; plus late fees, costs, attorne pursuant to the terms of the Note and Agreement and Mortgage as hereby permitted.

## MASTER COMMISSIONER'S NOTES

All prospective purchasers are advised to fully understand and consider the following:

1. All properties are sold strictly "as is with no warranties expressed or implied". Properties sha weather and traffic permitting. No prior inspections are arranged by the Court or the Commissi pled as of the day of sale.
2. Risk of loss to improvements to real estate shifts to purchaser as of the date of sale. Insuran successful bidder.
3. All properties sold for less than two-thirds the appraised value are subject to current owner st to Kentucky Revised Statutes.
4. Rights of possession given to purchaser with deed, but holdover occupants of real estate may purchaser to obtain actual possession.



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March 1st, 2023

**Annexation Legal Description  
For Annexation to the City of Simpsonville, Kentucky  
315.407 Acres**

Situated in the Shelby County, Kentucky and being all of the remaining parcel conveyed to Marshall Planing Mill, Inc. in Deed Book 247, Page 335, all of the remaining parcel conveyed to Marshall Planing Mill, Inc. in Deed Book 256, Page 496, and being more particularly described as follows:

Beginning at a 1/2" iron pin set at the northeast corner of the parcel conveyed to Marshall Planing Mill, Inc. in Deed Book 247, Page 335, along the easterly right-of-way of KY-1848, and along the southerly right-of-way of the Louisville Southern Railroad (Now Norfolk Southern);

Thence along the southerly right-of-way of the Louisville Southern Railroad for the following two (2) courses:

1. North 74°15'34" East a distance of 62.09 feet to a 1/2" iron pin set;
2. Thence North 82°12'31" East a distance of 2572.08 feet to a 1/2" iron pin set;

Thence leaving the southerly right-of-way of the Louisville Southern Railroad and along the southern line of an unknown owner South 88°18'31" East a distance of 401.86 feet to a 1/2" iron pin set along the westerly line of a parcel of land conveyed to Juanita Logan Christian as recorded in Deed Book 635, Page 844;

Thence along the westerly and southerly lines of Christian for the following two (2) courses:

1. South 00°58'49" West a distance of 226.32 feet to a 1/2" iron pin set;
2. Thence South 84°04'09" East a distance of 880.06 feet to a 1/2" iron pin set at the southeasterly corner of a parcel of land conveyed to Griffin Hinkle as recorded in Deed Book 375, Page 736;

Thence along Hinkle's easterly line North 01°56'48" East a distance of 198.67 feet to a 1/2" iron pin set along the southerly line of a parcel conveyed to the City of Simpsonville as recorded in Deed Book 660, Page 98;

Thence along the southerly and easterly lines of the City of Simpsonville for the following two (2) courses:

1. South 76°47'08" East a distance of 162.85 feet to a 1/2" iron pin set;
2. Thence North 14°16'37" East a distance of 138.91 feet to a 1/2" iron pin set at a point of curvature, and along the southerly right-of-way of the Louisville Southern Railroad;

Thence along the southerly right-of-way of the Louisville Southern Railroad along a curve to the right, an arc distance of 462.13 feet to a point of tangency, said curve having a radius of 2805.48 feet, a central angle of 9°26'17" and a chord bearing South 70°36'24" East for 461.61 feet, referenced by a 1/2" iron pin set along the westerly line of a parcel of land conveyed to Cecile M. Hayes & Children as recorded in Deed Book 563, Page 60;

EXHIBIT B (1)



Thence along the westerly and southerly lines of Hayes for the following two (2) courses:

1. South 21°57'17" West a distance of 215.90 feet to a 1/2" iron pin set;
2. Thence South 84°04'09" East a distance of 448.57 feet to a 1/2" iron pin set at a corner of a parcel of land conveyed to Golden Creek Farms, Inc. as recorded in Deed Book 309, Page 29;

Thence along the westerly line of Golden Creek Farms, Inc. for the following four (4) courses:

1. South 54°53'26" East a distance of 719.78 feet to a 1/2" iron pin set;
2. Thence South 15°27'28" West a distance of 502.74 feet to a 1/2" iron pin set;
3. Thence South 04°42'02" West a distance of 1846.64 feet to a 1/2" iron pin set;
4. Thence North 88°38'30" West a distance of 192.07 feet to a 1/2" iron pin found with a metal cap stamped 'PLS 3118 DOUGLAS G GOOCH' at a corner of a parcel of land conveyed to the Commonwealth of Kentucky as recorded in Deed Book 146, Page 116;

Thence with the Commonwealth of Kentucky and the northerly right-of-way of I-64 for the following four (4) courses:

1. North 86°51'00" West, passing a 1/2" iron pin found with a metal cap stamped 'PLS 3118 DOUGLAS G GOOCH' at 2258.85 feet, a total distance of 2263.85 feet to a point;
2. Thence South 02°55'28" West, passing a 1/2" iron pin found with a metal cap stamped 'PLS 3118 DOUGLAS G GOOCH' at 5.00 feet, a total distance of 76.18 feet to a 1/2" iron pin found with a metal cap stamped 'PLS 3118 DOUGLAS G GOOCH';
3. Thence North 77°49'33" West a distance of 1768.37 feet to a point at a corner of a parcel of land conveyed to Dauphin Partners as recorded in Deed Book 335, Page 108, referenced by a bent 1/2" iron pin 1.9' west and 0.9 feet south;

Thence along the easterly line of Dauphin Partners North 12°15'43" East a distance of 1000.00 feet to the northeasterly corner of a parcel of land conveyed to Marshall Planing Mill, Inc. as recorded in Deed Book 273, Page 485;

Thence along the northerly and westerly lines of Marshall Planing Mill, Inc. for the following two (2) courses:

1. North 77°43'33" West a distance of 1087.00 feet to a point;
2. Thence South 12°16'27" West a distance of 353.87 feet to a point along the northerly line of Dauphin Partners;

Thence along the northerly line of Dauphin Partners North 77°43'58" West a distance of 481.28 feet to a 1/2" iron pin set along the easterly right-of-way of KY-1848, a parcel of land conveyed to the Commonwealth of Kentucky as recorded in Deed Book 559, Page 719;

Thence along the Commonwealth of Kentucky and along the easterly right-of-way of KY-1848 for the following nine (9) courses:

1. Thence North 18°04'56" East a distance of 153.47 feet to a 1/2" iron pin set;
2. Thence North 23°05'24" East a distance of 81.39 feet to a 1/2" iron pin set;
3. Thence North 12°28'13" East a distance of 130.00 feet to a 1/2" iron pin set;
4. Thence North 05°57'52" West a distance of 63.25 feet to a 1/2" iron pin set;
5. Thence North 13°24'33" East a distance of 427.25 feet to a 1/2" iron pin set;



6. Thence North 07°54'04" East a distance of 150.63 feet to a 1/2" iron pin set;
7. Thence North 16°45'36" East a distance of 200.56 feet to a 1/2" iron pin set;
8. Thence North 27°50'47" East a distance of 207.43 feet to a 1/2" iron pin set;
9. Thence North 16°41'44" East a distance of 67.89 feet to the Point of Beginning.

The above-described parcel containing 315.407 acres, more or less, and being subject to easements, restrictions, and rights-of-way of record.

Within the above-described parcel is a cemetery known as the Metcalfe Cemetery and is more particularly described as follows:

Commencing at the northwest corner of the old I-64 West rest area at a point, referenced by a 1/2" iron pin found with a metal cap stamped 'PLS 3118 DOUGLAS G GOOCH' bearing South 86°51'00" East a distance of 5.00 feet and referenced by a 1/2" iron pin found with a metal cap stamped 'PLS 3118 DOUGLAS G GOOCH' bearing South 02°55'28" West a distance of 5.00 feet;

Thence through the above-described parcel North 59°21'52" West a distance of 1078.13 feet to the True Point of Beginning, referenced by a 1/2" iron pin set;

Thence through the above-described parcel for the following four (4) courses:

1. South 26°47'55" West a distance of 61.00 feet to a 1/2" iron pin set;
2. Thence North 63°12'05" West a distance of 61.00 feet to a 1/2" iron pin set;
3. Thence North 26°47'55" East a distance of 61.00 feet to a 1/2" iron pin set;
4. Thence South 63°12'05" East a distance of 61.00 feet to the Point of Beginning.

The above-described cemetery contains 0.085 acres, more or less.

Bearings are based on the Kentucky State Plane Coordinate System North Zone (1601) as derived from the KYTC VRS (Virtual Reference Station) System.

The above description is based on a field survey performed by the Kleingers Group, Inc. and completed on January 7<sup>th</sup>, 2022, under the supervision of Christopher D. Morris, Professional Land Surveyor No. 4202. All iron pins set are 18" long, 1/2" diameter with cap stamped 'C.D. MORRIS LS-4202'.



OVERSIZE MAP INCLUDED WITH  
SUBMISSION.

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