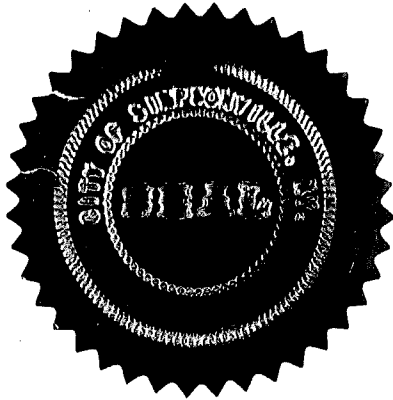


CERTIFICATION: KRS 81A.470 FILINGS

I certify I am the duly qualified City Clerk of the City of Simpsonville, Kentucky, and the following fourteen (14) pages of Ordinance No. 2024-007 is a true, correct, and complete copy duly adopted by the City Commission at a duly convened meeting held on September 3, 2024, all as appears in the official records of said City.

WITNESS, my hand and *(Seal or the Seal of said City)*, this 24th day of September, 2024.



Denise Miller

Denise Miller

RECEIVED AND FILED
DATE Sept. 24, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY *Paige Marshall*

ORDINANCE NO. 2024-007

**AN ORDINANCE ANNEXING CERTAIN PROPERTY
RUNNING NORTH OF U.S. 60 AND ADJACENT TO THE CURRENT CITY
LIMITS OF THE CITY OF SIMPSONVILLE, KENTUCKY.**

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

WHEREAS, pursuant to KRS 81A.412, the City Commission of the City of Simpsonville, Kentucky makes the following findings regarding the hereinafter described real estate located North of U.S. 60 and adjacent to the current city limits of Simpsonville, Kentucky:

- (1) An Agreement for annexation was entered into between the current owner of said property and the City, and the requisite consent was issued to the city.
- (2) Said property is suitable for development for urban purposes without unreasonable delay.
- (3) Said property is contiguous to the present Simpsonville city limits at the time this ordinance is to be effective.
- (4) Said property is not included within the bounds of any other incorporated city.

WHEREAS, the City Commission of the City of Simpsonville, Kentucky, in determining that it is in the best interest of the City to facilitate the growth and development of the community to annex the unincorporated territory more particularly described below, does hereby ordain as follows:

The City of Simpsonville hereby annexes the following tracts of land described as follows:

| | |
|--------------------------|---|
| OWNER: | Santana Lass, LLC. |
| ADDRESS OF OWNER: | 5800 Shelbyville Road Simpsonville, KY 40067 |
| PVA MAP #: | 015-00-022 |
| PROPERTY INFO: | Whistle Stop Farm Div. Tract 18 Deed Book 503, Page 779 Plat Cabinet 3, Slide 68A |
| ACREAGE: | 225.460 |
| PLAT: | SEE ATTACHED EXHIBIT A |
| DESCRIPTION: | |

**TRACT 18 NORTH
160.135 ACRES**

Being Tract No 18 north of the CSX Railroad as shown on the approved Plat of Whistle Stop Farm Divided of record in Plat Cabinet 3, Slides 68 A & 68 B in the Office of the Shelby County Clerk. All Plats and Deeds referenced herein are recorded in the Office of the Shelby County Clerk. Said Tract 18 being part of the same property conveyed to Santana Lass, LLC as recorded in Deed Book 503, page 779. This Legal description is based on a survey by Jeffrey K. Meyer, PLS 2908 dated December 19, 2023.

Beginning at a ½" diameter rebar (found) being a common corner with the City of Simpsonville, Kentucky as recorded in Deed Book 447, page 145 and in the north line of the CSX Railroad and having the State Plain coordinates of N3969790.58, E5042323.41 Kentucky single zone; thence leaving said City of Simpsonville and following said CSX Railroad N86°05'03"W 2709.96 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence with a curve to the right having a radius of 2831.79 feet and the chord being N79°56'33"W 718.65 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence N71°16'24"W 592.04 feet to a 6" by 8" 4' tall wood post (found) being a common corner with Santana Lass, LLC as recorded in Deed Book 503, page 779 Tract 6 and the Simpsonville City Limits; thence leaving the north line of the CSX Railroad and following said Santana Lass, LLC Tract 6 N15°16'08"E 635.93 to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence inside the Simpsonville City Limits N82°01'09"W 1647.51 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence with a curve to the left having a radius of 5729.58 feet and the chord being N84°49'54"W 562.27 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence N87°38'39"W 1405.31 feet to a ½" diameter rebar (found) being in the east line of Todds Point Road; thence leaving said Santana Lass, LLC Tract 6 and following Todds Point Road N05°26'17"E 100.06 feet to a ½" diameter rebar (found) being a common corner with Santana Lass, LLC as recorded in Deed Book 503, page 779 Tract 5; thence leaving Todds Point Road and following said Santana Lass, LLC Tract 5 S87°38'39"E 997.33 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set) thence with a curve to the right having a radius of 5729.58 feet and the chord being S84°49'54"E 562.27 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S82°01'09"E 2065.64 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set) being the Simpsonville City Limits; thence N15°16'08"E 171.43 to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence N15°06'18"E 763.09 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set) being a common corner with G K W, Inc

as recorded in Deed Book 335, page 480; thence leaving said Santana Lass, LLC Tract 5 and the Simpsonville Limits and following said GKW, Inc N15°11'18"E passing the adjoining line of Riley Russ, LLC as recorded in Deed Book 716, page 805 at approximately 754 feet 804.94 feet in all to a 4" by 7" stone (found) at the base of a 8" post being a common corner with Flew South, LLC as recorded in Deed Book 580, page 371; thence leaving said Riley Russ, LLC and following said Flew South, LLC S62°11'16"E 762.33 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence N34°09'39"E 41.13 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S63°57'24"E 1235.05 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S81°20'05"E 381.94 feet to a ½" diameter rebar (found) being a common corner with Eileen Pickett as recorded in Deed Book 602, page 765 and being a common corner with Michael R. Mouser as recorded in Deed Book 296, page 516 thence leaving said Flew South, LLC and said Eileen Pickett and following said Michael R. Mouser S00°26'07"E 884.71 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S85°00'50"E 1186.82 feet to a ½" rebar with cap (unreadable) (found) being in a common line with said City of Simpsonville, Kentucky; thence leaving said Michael R Mouser and following said City of Simpsonville, Kentucky S02°24'58"W 943.00 feet to the point of beginning containing 160.135 acres and subject to all legal right-of-way, easements, restrictions and exceptions.

This Legal Description is written by Jeffrey K. Meyer, PLS 2908.

TRACT 18 SOUTH
65.325 ACRES

Being Tract No 18 south of the CSX Railroad as shown on the approved Plat of Whistle Stop Farm Divided of record in Plat Cabinet 3, Slides 68 A & 68 B in the Office of the Shelby County Clerk. All Plats and Deeds referenced herein are recorded in the Office of the Shelby County Clerk. Said Tract 18 being part of the same property conveyed to Santana Lass, LLC as recorded in Deed Book 503, page 779. This Legal description is based on a survey by Jeffrey K. Meyer, PLS 2908 dated December 19, 2023.

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zone; thence leaving said Marvin D. Highfill and following U.S. 60 N78°25'54"W 719.42 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence N80°12'59"W 419.37 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set) being a common corner with Stacey D. & Natalie Stine as recorded in Deed Book 471, page 14 Tract 13; thence leaving U.S. 60 and following said Stacey D. & Natalie Stine N 00°25'19"W 800.00 feet to a 6" diameter 4' tall wood post (found) with a 2-1/2" Mag nail (set); thence N88°52'04"W passing a ½" rebar (found) at 277.85 feet being 567.50 feet in all to a ½" diameter rebar with cap stamped "McGinnis 2269" (found) being a common corner with Jimmy D. & Patricia Robin Hisle as recorded in Deed Book 680, page 560 having left said Stacey D. & Natalie Stine and following said Jimmy D. & Patricia Robin Hisle N79°50'11"W passing a ½" diameter rebar at 283.31 feet (found) 567.60 feet in all to a ½" diameter rebar with cap (unreadable) (found) being a common corner to Joe Michael & Christy Branstetter as recorded in Deed Book 593, page 709 and Deed Book 661, page 179; thence having left said Jimmy D. & Patricia Robin Hisle and following said Joe Michael & Christy Branstetter N01°17'49"E 523.73 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set) being in the south line of the CSX Railroad; thence leaving said Joe Michael & Christy Branstetter and following the south line of CSX Railroad with a curve to the left having a radius of 2897.79 feet and the chord being S83°20'58"E 391.13 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S86°05'03"E 2005.71 feet to a ½" diameter rebar (found) being a common corner with the City of Simpsonville, Kentucky as recorded in Deed Book 217, page 233; thence leaving the CSX Railroad and following said City of Simpsonville, Kentucky S07°44'43"E 229.73 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S56°27'43"E 57.29 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S85°59'42"E 1125.72 feet to a ½" diameter rebar (found) being a common corner with James D. Chambers as recorded in Deed Book 315, page 482; thence leaving said City of Simpsonville, Kentucky and following said James D. Chambers S14°44'49"W 458.74 feet to a ½" diameter rebar (found) being a common corner with Cross Creek Equine Practice, LLC as recorded in Deed Book 619, page 679 and being a common corner with Dewey & Madge Bass as recorded in Deed Book 624, page 642; thence leaving said James D Chambers and Cross Creek Equine Practice, LLC and following said Dewey & Madge Bass N86°50'24"W 327.28 feet to an 8" diameter 4' tall wood post witnessed by a ½" diameter rebar at S84°13'59"E 5.00 feet (found) and a ½" diameter rebar at S03°10'47"W 5.00 feet (found) being a common corner with Somnuk & Suphaporn Kongkran as recorded in Deed Book 480, page 667; thence leaving said Dewey &

Madge Bass and following said Somnuk & Suphaporn Kongkran N78°36'04"W 249.77 feet to a ½" diameter iron pipe (found) being a common corner with Bobby G. & Elizabeth Taylor Wood as recorded in Deed Book 693, page 61; thence leaving said Somnuk & Suphaporn Kongkran and following said Bobby G. & Elizabeth Taylor Wood N78°24'29"W 499.89 feet to a ½" diameter iron pipe (found) being a common corner with said Marvin D. Highfill; thence having left said Bobby G. & Elizabeth Taylor Wood and following said Marvin D. Highfill S11°34'05"W 872.23 feet to the point of beginning containing 65.325 acres and subject to all legal right-of-way, easements, restrictions and exceptions.

This Legal Description is written by Jeffrey K. Meyer, PLS 2908.

Further, the City will ask Triple S to make a recommendation as to which zone designation this property should be and send this recommendation to the City of Simpsonville for its approval.

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

ADOPTED THIS THE 3RD DAY OF SEPTEMBER, 2024.



RONNIE SOWDER
MAYOR, CITY OF SIMPSONVILLE

ATTEST:



Denise Miller
Simpsonville City Clerk

1st reading: May 28, 2024

2nd reading: September 3, 2024

Published: September 12, 2024

CONSENT TO ANNEXATION

I, Mary Gaylord McLean, *Member*, Santana Lass, LLC., state as follows:

Whereas, Sanatana Lass, LLC is Owner of the below-described property, and I have authority as a Member of the LLC to enter into this Consent Agreement.

Whereas, it is desirable for the both the Owner and the City of Simpsonville, Kentucky ("the City") to annex said property into the city limits of the City of Simpsonville, Kentucky.

Now therefore, by signing hereto below, I do hereby express my consent to said annexation pursuant to KRS 81A.412.

It is my desire that the City of Simpsonville proceed with the annexation without the requirement of further notice to me.

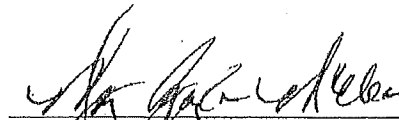
The property which is the subject hereof:

PVA: 015-00-022
Owner: Santana Lass, LLC ("Owner")
Deed: Deed Book 503, Page 779
Description: Whistle Stop Farm Div. TRACT 18
See Attached Plat marked as Exhibit A

Acreage: Approximately 225.460

DESCRIPTION: See Attached Exhibit B

SANTANA LASS, LLC

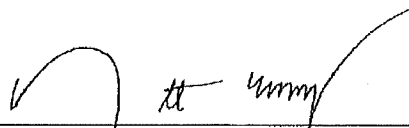


By: Mary Gaylord McClean, *Member*

STATE OF KENTUCKY

COUNTY OF Shelby

Subscribed and sworn to before me by Mary Gaylord McClean, Member of
Santana Lass, LLC, on this the 3 day of May, 2024.



NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 3-8-2027

MATTHEW HUNTER CHANDLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
COMM. # KYNP67619
MY COMMISSION EXPIRES MARCH 08, 2027



PLS 2908

LEGAL DESCRIPTION
TRACT 18 NORTH
160.135 ACRES

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This Legal Description is written by Jeffrey K. Meyer, PLS 2908.



Jeffrey K. Meyer
9/6/2024



~~CONFIDENTIAL~~

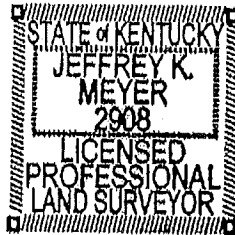
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This Legal Description is written by Jeffrey K. Meyer, PLS 2908.



Jeffrey K. Meyer
9/6/2024

TRIPLE S PLANNING COMMISSION

419 WASHINGTON ST.
SHELBYVILLE, KENTUCKY 40065

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

PHONE: 633-1718
www.shelbypz.com

August 23, 2024

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

RE: Zone Designation Recommendation (Z-480-24)
Santana Lass, LLC (225.455 acres)
6313 Shelbyville Road (PVA Map No. 015-00-022)

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 July 16, 2024 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 Very Low Density Residential (R-1) which is in agreement with the City of Simpsonville Comprehensive Plan 2040 (Simpsonville Shines!) future land use map that recommends the future land use as Emerging Suburban Neighborhood.

At the August 20, 2024 planning commission meeting, the Commission approved the findings of fact and the transcript from 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

LEGAL NOTICE

The Shelby County Executive Board's most recent order and adopted budget can be viewed online at the website for the County of Shelby, KY. The website is located at: www.shelbyky.gov. If you would like to view the most recent financial statement, please visit us at our County Office located at 1115 President Hts. Shelbyville, KY 40065, during our normal business hours of 9:00am to 4:00pm. This ad was paid for by Shelby County. Extension of dollars: 11/10/2024. KY 40065. P.C. 1115. 40065.

LEGAL NOTICE

NOTICE OF SALE
State of the following landowner personal property located at:
SHELBYVILLE, KY
490 OLD SEVEN MILE PKWY
SHELBYVILLE, KY
Will be conducted at the above address on
Wednesday, SEPTEMBER 18, 2024 at 10:00 A.M.
Sale of contents to satisfy the facility owner's lien. This will be a public auction. Owner reserves the right to reject any and all bids.
Unit contents to be removed in 60 days.
CASH ONLY
1115
888

PUBLISHER'S NOTICE:
All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to discriminate on the basis of race, color, religion, sex, handicap, familial status or national origin. It is the policy of this newspaper to accept advertising for real estate services on the basis of merit. If a bidder wishes to submit a bid, it should be mailed to: SHELBY COUNTY BOARD OF EDUCATION, 1165 WEST MAIN STREET, SHELBYVILLE, KY 40065. Each bid must be accompanied by a \$100 bid bond. The bid will be submitted in duplicate on copies of the Form of Proposal located in the Volume One Project Manual (Bidding and Contract Documents). Both copies of the Form of Proposal and Bid Bond shall be placed in a manila envelope and have the Project Name and Proposal Bid Package number affixed. No bid may be withdrawn or substituted for a period of 60 days after the date set for the opening of bids.
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LEGAL NOTICE

Any person, association, corporation, or body politic may contest the granting of the license(s) by writing the Clerk of the Board of Education, 1115 President Hts. Shelbyville, KY 40065, within 30 days of the date of the legal publication.

southnews.com

LEGAL NOTICE

Notice of Real Estate Sale
Please take notice that the following property is located at 401 1/2 S. 1st St., Shelbyville, KY 40065. The public sale will occur on the following date: 10/10/2024 at 10:00AM. Unit #101. This sale may be withdrawn at any time without notice. Certain terms and conditions may apply.

LEGAL NOTICE

Notice of Real Estate Sale
Please take notice that the following property is located at 1121 Washington St., Shelbyville, KY 40065. The public sale will occur on the following date: 10/10/2024 at 10:00AM. Unit #101. This sale may be withdrawn at any time without notice. Certain terms and conditions may apply.

LEGAL NOTICE

NOTICE OF SALE
SHELBY COUNTY BOARD OF EDUCATION (OWNER) will receive proposals through Code Construction Company (CONSULTANT) to furnish all labor and materials to complete the EARLY RITE PACKAGES for HERITAGE ELEMENTARY SCHOOL ADDITION AND RENOVATION PROJECT located at 8300 FRANKFORT ROAD, WADSWORTH, KY 40067. Work to be performed in accordance with plans, specifications, and conditions approved by SHELBY COUNTY BOARD OF EDUCATION, CIVIL ENGINEERS (AS ENGINEER), STRUCTURAL SERVICES, INC. (STRUCTURAL ENGINEER) and CARMAN (CIVIL ENGINEER).

The Owner reserves the right to reject any or all bids and to waive all information and/or technicalities when the best interest of the Owner can be served. Bids opening will be public and contracts and award shall be made to the lowest bidder. Bids will be due by SEPTEMBER 18, 2024, at 2:00 PM EDT, and will be opened at the SHELBY COUNTY BOARD OF EDUCATION OFFICE, 1165 WEST MAIN STREET, SHELBYVILLE, KY 40065. Each bid must be accompanied by a \$100 bid bond. The bid will be submitted in duplicate on copies of the Form of Proposal located in the Volume One Project Manual (Bidding and Contract Documents). Both copies of the Form of Proposal and Bid Bond shall be placed in a manila envelope and have the Project Name and Proposal Bid Package number affixed. No bid may be withdrawn or substituted for a period of 60 days after the date set for the opening of bids.

Questions should be directed to the Construction Manager and the Architect.

BILL COBB
CODEL CONSTRUCTION COMPANY
4475 ROCKWELL ROAD
WINCHESTER, KY 40391
(606) 791-9143
ccobb@codelconstruction.com

JEREMY ADAMS
STUDIO KRAMER ARCHITECTS
1231 S. SHELBY STREET
LOUISVILLE, KY 40203
(502) 400-1100
jeram@studiokramer.com

An electronic copy of the complete set of Drawings, Specifications, and the Project Manual are available at no cost from Lynn Hargrett, (502) 265-1021. If a bidder desires hard copy of Drawings and Specifications, bidder will be responsible for paying the printing fees.

Old documents will be on file at:
1. County of Shelby County Board of Education, 1165 W. Main Street, Shelbyville, KY 40065
2. Architect: Studio Kramer Architects, 1231 S. Shelby Street, Louisville, KY 40203
3. Codel Construction Company, 4475 Rockwell Road, Winchester, KY 40391
4. Builder's Exchange, Inc., 7250 Pice Avenue, Dayton, OH 45414
5. Dodge Construction Central, 300 American Metro Blvd, Suite 100, Houston, TX 77060
6. The Blue Book Building & Construction: McGraw-Hill, 1221 N. 17th Street, Jefferson Valley, NY 10503
7. Builders Exchange, 2200 Madison Drive, Louisville, KY 40216
8. Builders Exchange of Tennessee, 300 Clark Street, Knoxville, TN 37921
9. AGC of Western Kentucky, 2201 McCracken Blvd, Paducah, KY 40301
10. Construction Contract, 3935 Edwards Road, Suite 600, Cincinnati, OH 45206

A pre-bid conference is scheduled for SEPTEMBER 18, 2024, at 10:00 PM EDT at HERITAGE ELEMENTARY SCHOOL, 8300 FRANKFORT ROAD, WADSWORTH, KY 40067. All bidders are urged to attend this meeting.

The Project Schedule will be issued via addendum. The contract will include liquidated damages assessed at \$10,000.00/day if the construction date is not met. Successful Bidders are required to furnish a 100% Performance and Labor and Material Payment Bond for this Project.

The following bids are required:
BID PACKAGE 1: SEWAGE TREATMENT PLANT
BID PACKAGE 2: SITEWORK

LEGAL NOTICE

SUMMARY OF AN ORDINANCE ANNEKING CERTAIN PROPERTY RUNNING NORTH OF U.S. 60 AND ADJACENT TO THE CURRENT CITY LIMITS OF THE CITY OF SIMPSONVILLE, KENTUCKY.

BE IT HEREBY ORDERED BY THE CITY COMMISSION OF THE CITY OF SIMPSONVILLE, KENTUCKY AS FOLLOWS:
This summary of ordinance is prepared by Chelsey S. Brannell, a city attorney of the City of Simpsonville, Kentucky. The full text of this ordinance may be reviewed at the office of the City Clerk, 108 Old Veechdale Road, Simpsonville, KY 40067.

BE IT HEREBY ORDERED BY THE CITY COMMISSION OF THE CITY OF SIMPSONVILLE, KENTUCKY AS FOLLOWS:
The City of Simpsonville hereby annexes the following tracts of land described as follows:

OWNER: Saratoun Lays, LLC
PROPERTY INFO: 015-00-022
Whitella Stop Farm Div. Tract 18
Deed Book 503, Page 770
Plat Colonial 3, Slide 08A
225.400

ACRAGH: 225.400
ADOPTED THIS 13TH DAY OF SEPTEMBER, 2024.

ATTEST: Ronnie Bowder, Mayor, City of Simpsonville

1st reading: May 28, 2024
2nd reading: September 3, 2024
Published: September 12, 2024

NOTICE
The District Board of Health is holding a board meeting on September 23, 2024, at 12:00 p.m.
Location: 1020 Henry Clay Street, Shelbyville, KY 40065.
Open to the public.

LEGAL NOTICE

NOTICE OF PROBATE SETTLEMENTS - FINAL
THE FOLLOWING SETTLEMENT HAS BEEN MADE AND SET FOR HEARING ON SEPTEMBER 23, 2024 AT 10:30 AM.
ESTATE OF MICHAEL ALAN DUGLAS
ATTORNEY: G. Bruce Buzen III
EXECUTOR: Brenda Buzen

ORDINANCE NO. 2024 - 010
SUMMARY OF AN ORDINANCE PROHIBITING ALL CANNABIS BUSINESS OPERATIONS IN THE CITY OF SIMPSONVILLE, KENTUCKY
This summary of ordinance is prepared by Chelsey S. Brannell, city attorney of the City of Simpsonville, Kentucky. The full text of this ordinance may be reviewed at the office of the City Clerk, 108 Old Veechdale Road, Simpsonville, KY 40067.
NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SIMPSONVILLE AS FOLLOWS:
(1) All cannabis businesses are hereby prohibited from operating in the corporate city limits of Simpsonville, Kentucky.
(2) "Cannabis business" means any entity licensed under Chapter 118B of the Kentucky Revised Statutes as a cultivator, dispensary, processor, producer, or safety compliance facility.
Done this 13th day of September, 2024
Ronnie Bowder, Mayor
City of Simpsonville
ATTEST: Brenda Buzen, City Clerk

LEGAL NOTICE
ADVERTISINGMENT FOR BIDS
CITY OF SIMPSONVILLE
Sealed bids will be accepted for the demolition of current playground and installation of a playground and arched swing bay in Simpsonville Park by the City of Simpsonville, 108 Old Veechdale Road, Simpsonville, KY 40067 until October 31st, 2024 at 1pm eastern standard time and then publicly opened and read aloud in the Simpsonville Community Room.
Bids may be returned by mail to City of Simpsonville, Attn: City Clerk, P.O. Box 374, Simpsonville, KY 40067 or dropped off at Simpsonville City Office located at 108 Old Veechdale Road, Simpsonville, KY 40067 by 1pm EST, October 31st, 2024.
All bids must be marked "Sealed Bid". The winning bidder will be notified once the bids have been reviewed and awarded.
This bid consists of demolition of the current playground, site preparation, installation of the new playground, its amenities, an arched swing bay and ensuring ADA compliance with respect to entry and exit of the playground surface area.
The bid specifications may be obtained starting September 12th, 2024 between the hours of 9am - 4pm, Monday - Friday at the following location:
Simpsonville City Office, 108 Old Veechdale Road, Simpsonville, KY 40067.
Questions should be directed to: Chris Truitt, chris@simpsonvilleky.com or (502) 721-4793.
The City of Simpsonville reserves the right to reject any and all bids and waive informality. Small, minority and women's businesses and labor groups are encouraged to bid this project. BOE
By: Ronnie Bowder, Mayor
City of Simpsonville

LEGAL NOTICE
ORDINANCE NO. 2024-006
SUMMARY OF AN ORDINANCE ANNEKING CERTAIN PROPERTY RUNNING NORTH OF INTERSTATE 64, SOUTH OF THE NORFOLK - SOUTHERN RAILROAD, EAST OF AND ADJACENT TO THE CURRENT CITY LIMITS OF THE CITY OF SIMPSONVILLE, KENTUCKY.
This summary of ordinance is prepared by Chelsey S. Brannell, city attorney of the City of Simpsonville, Kentucky. The full text of this ordinance may be reviewed at the office of the City Clerk, 108 Old Veechdale Road, Simpsonville, KY 40067.
BE IT HEREBY ORDERED BY THE CITY COMMISSION OF THE CITY OF SIMPSONVILLE, KENTUCKY AS FOLLOWS:
The City of Simpsonville hereby annexes the following tracts of land described as follows:
OWNER: Golden Creek Farms, Inc.
PVA MAP #: 022-00-025 (partial)
CONTAINING: 243.09 acres
ADOPTED THIS 13TH DAY OF SEPTEMBER, 2024.
Ronnie Bowder, Mayor, City of Simpsonville
ATTEST: Brenda Buzen, City Clerk

1st Reading: May 28, 2024
2nd Reading: September 3, 2024
Published: September 12, 2024

LEGAL NOTICE
CITY OF SIMPSONVILLE
ORDINANCE NO. 2024-011
AN ORDINANCE OF THE CITY OF SIMPSONVILLE, KENTUCKY, LEVYING AN AD VALOREM TAX AND SETTING THE TAX RATE FOR REAL PROPERTY SITUATED WITHIN THE CITY OF SIMPSONVILLE FOR THE FISCAL YEAR 2025.
BE IT ORDAINED BY THE CITY OF SIMPSONVILLE, KENTUCKY, that the following be levied and collected by the City of Simpsonville for the fiscal year 2025:
Section 1: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 2: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
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Section 155: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 156: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 157: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 158: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 159: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 160: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 161: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 162: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 163: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 164: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 165: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 166: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal year 2025.
Section 167: A tax of 0.001% shall be levied on all real property within the City of Simpsonville, Kentucky, for the fiscal



an arv company

LEGAL DESCRIPTION
TRACT 18 NORTH
160.135 ACRES

Being Tract No 18 north of the CSX Railroad as shown on the approved Plat of Whistle Stop Farm Divided of record in Plat Cabinet 3, Slides 68 A & 68 B in the Office of the Shelby County Clerk. All Plats and Deeds referenced herein are recorded in the Office of the Shelby County Clerk. Said Tract 18 being part of the same property conveyed to Santana Lass, LLC as recorded in Deed Book 503, page 779. This Legal description is based on a survey by Jeffrey K. Meyer, PLS 2908 dated December 19, 2023.

Beginning at a ½" diameter rebar (found) being a common corner with the City of Simpsonville, Kentucky as recorded in Deed Book 447, page 145 and in the north line of the CSX Railroad and having the State Plain coordinates of N3969790.58, E5042323.41 Kentucky single zone; thence leaving said City of Simpsonville and following said CSX Railroad N86°05'03"W 2709.96 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence with a curve to the right having a radius of 2831.79 feet and the chord being N79°56'33"W 718.65 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence N71°16'24"W 592.04 feet to a 6" by 8" 4' tall wood post (found) being a common corner with Santana Lass, LLC as recorded in Deed Book 503, page 779 Tract 6 and the Simpsonville City Limits; thence leaving the north line of the CSX Railroad and following said Santana Lass, LLC Tract 6 N15°16'08"E 635.93 to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence inside the Simpsonville City Limits N82°01'09"W 1647.51 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence with a curve to the left having a radius of 5729.58 feet and the chord being N84°49'54"W 562.27 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence N87°38'39"W 1405.31 feet to a ½" diameter rebar (found) being in the east line of Todds Point Road; thence leaving said Santana Lass, LLC Tract 6 and following Todds Point Road N05°26'17"E 100.06 feet to a ½" diameter rebar (found) being a common corner with Santana Lass, LLC as recorded in Deed Book 503, page 779 Tract 5; thence leaving Todds Point Road and following said Santana Lass, LLC Tract 5 S87°38'39"E 997.33 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set) thence with a curve to the right having a radius of 5729.58 feet and the chord being S84°49'54"E 562.27 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S82°01'09"E 2065.64 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set) being the Simpsonville City Limits; thence N15°16'08"E 171.43 to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence N15°06'18"E 763.09 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set) being a common corner with G K W, Inc as recorded in Deed Book 335, page 480; thence leaving said Santana Lass, LLC Tract 5 and the Simpsonville Limits and following said GKW, Inc N15°11'18"E passing the adjoining line of Riley Russ, LLC as recorded in Deed Book 716, page 805 at approximately 754 feet 804.94 feet in all to a 4" by 7" stone (found) at the base of a 8" post being a common corner with Flew South, LLC as recorded in Deed Book 580, page 371; thence leaving said Riley Russ, LLC and following said Flew South, LLC S62°11'16"E 762.33 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence N34°09'39"E 41.13 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S63°57'24"E 1235.05 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S81°20'05"E 381.94 feet to a ½" diameter rebar (found) being a common corner with Eileen Pickett as recorded in Deed Book 602, page 765 and being a common corner with Michael R. Mouser as recorded in Deed Book 296, page 516 thence leaving said Flew South, LLC and said Eileen Pickett and following said Michael R. Mouser S00°26'07"E 884.71 feet to a ½" diameter rebar with cap stamped

"PROP COR LS-2908" (set); thence S85°00'50"E 1186.82 feet to a ½" rebar with cap (unreadable) (found) being in a common line with said City of Simpsonville, Kentucky; thence leaving said Michael R Mouser and following said City of Simpsonville, Kentucky S02°24'58"W 943.00 feet to the point of beginning containing 160.135 acres and subject to all legal right-of-way, easements, restrictions and exceptions.

This Legal Description is written by Jeffrey K. Meyer, PLS 2908.



Jeffrey K. Meyer
9/6/2024



LEGAL DESCRIPTION
TRACT 18 SOUTH
65.325 ACRES

Being Tract No 18 south of the CSX Railroad as shown on the approved Plat of Whistle Stop Farm Divided of record in Plat Cabinet 3, Slides 68 A & 68 B in the Office of the Shelby County Clerk. All Plats and Deeds referenced herein are recorded in the Office of the Shelby County Clerk. Said Tract 18 being part of the same property conveyed to Santana Lass, LLC as recorded in Deed Book 503, page 779. This Legal description is based on a survey by Jeffrey K. Meyer, PLS 2908 dated December 19, 2023.

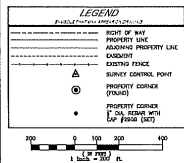
Beginning at a ½" diameter rebar with cap stamped "McGinnis 2269" (found) being a common corner with Marvin D. Highfill as recorded in Deed Book 506, page 356 and in the north line of U.S. 60 having the State Plain coordinates of N3968304.57, E5041465.62 Kentucky single zone; thence leaving said Marvin D. Highfill and following U.S. 60 N78°25'54"W 719.42 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence N80°12'59"W 419.37 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set) being a common corner with Stacey D. & Natalie Stine as recorded in Deed Book 471, page 14 Tract 13; thence leaving U.S. 60 and following said Stacey D. & Natalie Stine N 00°25'19"W 800.00 feet to a 6" diameter 4' tall wood post (found) with a 2-1/2" Mag nail (set); thence N88°52'04"W passing a ½" rebar (found) at 277.85 feet being 567.50 feet in all to a ½" diameter rebar with cap stamped "McGinnis 2269" (found) being a common corner with Jimmy D. & Patricia Robin Hisle as recorded in Deed Book 680, page 560 having left said Stacey D. & Natalie Stine and following said Jimmy D. & Patricia Robin Hisle N79°50'11"W passing a ½" diameter rebar at 283.31 feet (found) 567.60 feet in all to a ½" diameter rebar with cap (unreadable) (found) being a common corner to Joe Michael & Christy Branstetter as recorded in Deed Book 593, page 709 and Deed Book 661, page 179; thence having left said Jimmy D. & Patricia Robin Hisle and following said Joe Michael & Christy Branstetter N01°17'49"E 523.73 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set) being in the south line of the CSX Railroad; thence leaving said Joe Michael & Christy Branstetter and following the south line of CSX Railroad with a curve to the left having a radius of 2897.79 feet and the chord being S83°20'58"E 391.13 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S86°05'03"E 2005.71 feet to a ½" diameter rebar (found) being a common corner with the City of Simpsonville, Kentucky as recorded in Deed Book 217, page 233; thence leaving the CSX Railroad and following said City of Simpsonville, Kentucky S07°44'43"E 229.73 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S56°27'43"E 57.29 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S85°59'42"E 1125.72 feet to a ½" diameter rebar (found) being a common corner with James D. Chambers as recorded in Deed Book 315, page 482; thence leaving said City of Simpsonville, Kentucky and following said James D. Chambers S14°44'49"W 458.74 feet to a ½" diameter rebar (found) being a common corner with Cross Creek Equine Practice, LLC as recorded in Deed Book 619, page 679 and being a common corner with Dewey & Madge Bass as recorded in Deed Book 624, page 642; thence leaving said James D. Chambers and Cross Creek Equine Practice, LLC and following said Dewey & Madge Bass N86°50'24"W 327.28 feet to an 8" diameter 4' tall wood post witnessed by a ½" diameter rebar at S84°13'59"E 5.00 feet (found) and a ½" diameter rebar at S03°10'47"W 5.00 feet (found) being a common corner with Somnuk & Suphaporn Kongkran as recorded in Deed Book 480, page 667; thence leaving said Dewey & Madge Bass and following said Somnuk & Suphaporn Kongkran N78°36'04"W 249.77 feet to a ½" diameter iron pipe (found) being a common corner with Bobby G. & Elizabeth Taylor Wood as recorded in Deed Book 693, page 61; thence leaving said

Somnuk & Suphaporn Kongkran and following said Bobby G. & Elizabeth Taylor Wood N78°24'29"W 499.89 feet to a ½" diameter iron pipe (found) being a common corner with said Marvin D. Highfill; thence having left said Bobby G. & Elizabeth Taylor Wood and following said Marvin D. Highfill S11°34'05"W 872.23 feet to the point of beginning containing 65.325 acres and subject to all legal right-of-way, easements, restrictions and exceptions.

This Legal Description is written by Jeffrey K. Meyer, PLS 2908.



Jeffrey K. Meyer
9/6/2024



RIGHT OF WAY
PROPERTY LINE
ADJOINING PROPERTY LINE
EASEMENT
EXISTING FENCE
SURVEY CONTROL POINT
PROPERTY CORNER
(FOUND)
PROPERTY CORNER
1" DIA. REBAR WITH
CAP #2908 (SET)

GENERAL NOTES

1. THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
2. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. THE LOCATION OF THE UNDERGROUND AND ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES. OTHER UTILITIES MAY EXIST, NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION AND/OR EXISTENCE OF SAID UNDERGROUND UTILITIES ON THIS SITE.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, SETBACKS AND ORDINANCES SET FORTH BY THE LOCAL PLANNING COMMISSION.
5. GPS NOTE:
THE SURVEY WAS PERFORMED USING TRIMBLE R10-2, AND R121 DUAL FREQUENCY GPS UNITS UTILIZING REAL TIME KINEMATIC SURVEYING TECHNIQUES. WITH AN UNADJUSTED PRECISION TO CONTROL POINTS BEING LESS THAN 0.05'.
6. FLOOD ZONE NOTE:
A PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP'S PANEL NO. 21210C1055, EFFECTIVE DATE OF 09/22/2002.

SURVEYOR'S CERTIFICATION

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY
ME OR UNDER MY DIRECT SUPERVISION BY THE
METHOD OF GPS AND THE POSITIONS, BEARINGS &
DISTANCES ARE TRUE AND CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

THE RELATIVE POSITIONAL ACCURACY PASSED THE TEST OF 0.05'+100 PPM.

THE HORIZONTAL DATUM IS THE NAD83 KENTUCKY
SINGLE ZONE. THE VERTICAL DATUM IS NAVD88
GEOID 18

THIS IS AN URBAN CLASS SURVEY AND COMPLIES
WITH 201 KAR 18:150.

Jeffrey S Meyer

9/06/2024

JEFFREY K. MEYER, PLS 2908

DATE _____

STATE of KENTUCKY
JEFFREY K.
MEYER
2908
LICENSED
PROFESSIONAL
LAND SURVEYOR

THE FIELD WORK WAS COMPLETED 12/14/2023

| LIN# | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 13°15'04" E | 327.05 |
| L2 | N 07°51'21" E | 258.05 |
| L3 | N 02°22'17" W | 161.23 |
| L4 | N 11°07'12" W | 137.51 |
| L5 | N 20°28'02" E | 476.60 |
| L6 | N 05°41'58" W | 99.77 |
| L7 | N 07°03'45" E | 141.42 |
| L8 | N 06°04'21" W | 301.51 |
| L9 | N 24°05'28" E | 140.23 |
| L10 | N 04°52'28" E | 173.02 |
| L11 | N 14°30'21" W | 110.42 |
| L12 | N 22°28'42" E | 207.76 |
| L13 | N 12°19'44" E | 129.87 |
| L14 | N 02°14'41" E | 182.55 |
| L15 | N 33°05'63" E | 81.85 |
| L16 | N 07°28'12" E | 137.55 |
| L17 | N 08°51'40" E | 205.99 |
| L18 | N 31°16'42" E | 111.78 |
| L19 | N 21°30'28" W | 92.24 |

