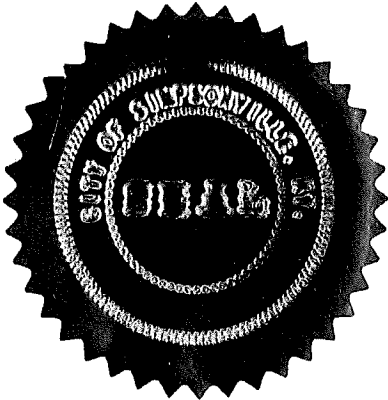


CERTIFICATION: KRS 81A.470 FILINGS

I certify I am the duly qualified City Clerk of the City of Simpsonville, Kentucky, and the following eleven (11) pages of Ordinance No. 2024-006 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 18th day of September, 2024.



Denise Miller

Denise Miller

RECEIVED AND FILED
DATE September 29, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Raige Marshall

ORDINANCE NO. 2024-006

**AN ORDINANCE ANNEXING 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.**

**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 Interstate 64, south of the Norfolk-Southern Railroad, and East of 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:	Golden Creek Farms, Inc.
ADDRESS OF OWNER:	P.O. Box 100 Simpsonville, KY 40067
PVA MAP #:	022-00-002 (partial)
PLAT:	SEE ATTACHED EXHIBIT A
DESCRIPTION:	

GOLDEN CREEK FARMS, INC.
243.09 ACRES

Being a parcel of property conveyed to Golden Creek Farms, Inc. by deed recorded in Deed Book 309, page 29 in the Office of the Shelby County Clerk. All Plats and Deeds referenced herein are recorded in the Office of the Shelby County Clerk. This Legal description is based on a survey by Jeffrey K. Meyer, PLS #2908 dated December 21, 2023.

Beginning at a point 1.77 miles east of the intersection of Interstate 64 with Buck Creek Road (Hwy. 1848) being in the north right-of-way of Interstate 64 and the center of Bullskin Creek being a common corner with Norfolk Southern Railway Company as recorded in Deed Book 334, page 448 said point having the State Plain coordinates of N3961907.96, E5046052.53 Kentucky single zone, said point being witnessed by a ½" diameter rebar with cap stamped "REFERENCE PLS 2908" at N78°47'33"W 50.00 feet (set); thence leaving said Norfolk Southern Railway Company and following Interstate 64 N78°47'33"W passing four ½" diameter rebars with cap stamped "REFERENCE PLS 2908" at 50.00 feet (set), 1050.00 feet (set), 2050.00 feet (set), 2702.87 feet (set) being 3302.87 feet in all to a point within the concrete base of a post being a common corner with East Kentucky Power Cooperative, Inc. as recorded in Deed Book 578, page 262 and witnessed by a 5/8" diameter rebar with 2" diameter Aluminum cap stamped "Douglass Gooch PLS 3113" at N30°56'53"W 5.12 feet (found); thence leaving Interstate 64 and following said East Kentucky Power Cooperative, Inc. N30°56'53"W 550.37 feet to a 5/8" diameter rebar with 2" diameter Aluminum cap stamped "Douglass Gooch PLS 3113" (found) being a common corner with Commonwealth of Kentucky as recorded in Deed Book 146, page 116; thence leaving said East Kentucky Power Cooperative, Inc. and following said Commonwealth of Kentucky N30°56'53"W 29.87 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set) being in a common line of Marshall Planing Mill, Inc. as recorded in Deed Book 247, page 335 and being the Simpsonville City Limits line; thence leaving said Commonwealth of Kentucky and following said Marshall Planing Mill, Inc. and the Simpsonville City Limit Line S89°34'56"E 192.06 feet to a ½" diameter rebar with cap stamped "C. D. Morris LS-4202" (found); thence N03°46'04"E 1846.51 feet a ½" diameter rebar with cap stamped "C. D. Morris LS-4202" (found); thence N14°31'05"E 502.68 feet to a point witnessed by a ½" diameter rebar with cap stamped LS 4202 (found) at S14°31'05"W 10.00 feet and witnessed by a ½" diameter rebar with cap stamped LS 4202 (found) at N55°48'21"W 10.00 feet; thence N55°48'21"W 719.63 feet to a ½" diameter rebar with cap stamped "C. D. Morris LS-4202" (found) being a common corner with Cecile Hays & Children as recorded in Deed Book 600, page 440; thence leaving said Marshall Planing Mill, Inc. and the Simpsonville City Limit line and following

said Cecile Hays & Children N27°51'05"E 78.15 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set) in the south line of the Norfolk-Southern Railroad; thence leaving said Cecile Hays & Children and following the south line of the Norfolk-Southern Railroad S64°32'33"E 832.78 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 1538.69 feet the chord being S72°32'02"E 427.83 feet to a ½" diameter rebar with cap stamped "PROP COR LS-2908" (set); thence S80°31'32"E 249.07 feet to a ½" diameter rebar with cap stamped "LE Rinehart KY RLS 2283" (found) being a common corner with the Norfolk Southern Railway Company as recorded in Deed Book 334, page 448; thence leaving said Norfolk-Southern Railroad and following said Norfolk Southern Railway Company S65°22'00"E 256.34 feet to a ½" diameter rebar with cap stamped "LE Rinehart KY RLS 2283" (found); thence S80°47'39"E 902.17 feet to a ½" diameter rebar with cap stamped "LE Rinehart KY RLS 2283" (found); thence S70°31'25"E 863.69 feet to a ½" diameter rebar with cap stamped "LE Rinehart KY RLS 2283" (found); thence S53°05'10"E 490.68 feet to a ½" diameter rebar with cap stamped "LE Rinehart KY RLS 2283" (found); thence S50°42'57"E 500.10 feet to a 5/8" diameter rebar (found); thence S48°25'41"E 351.92 feet to a point in the center of Little Bullskin Creek witnessed by a ½" diameter rebar with cap stamped "REFERENCE PLS 2908" at N48°25'41"W 30.00 feet (set); thence with the center of Little Bullskin Creek the following 27 calls S38°08'27"W 49.32 feet to a point; thence S40°04'17"W 30.71 feet to a point; thence S14°15'03"W 35.54 feet to a point; thence S00°14'51"E 111.82 feet to a point; thence S10°01'52"W 79.08 feet to a point; thence S03°48'05"W 157.16 feet to a point; thence S09°30'53"W 48.44 feet to a point; thence S75°42'55"W 75.48 feet to a point; thence S25°20'05"W 39.28 feet to a point; thence S54°54'46"E 38.50 feet to a point; thence S34°00'31"E 84.25 feet to a point; thence S05°47'41"W 93.17 feet to a point; thence S14°39'25"W 70.99 feet to a point; thence S11°13'50"W 118.94 feet to a point; thence S32°47'15"W 82.24 feet to a point; thence S62°38'43"W 72.77 feet to a point; thence N76°45'30"W 79.86 feet to a point; thence N60°58'29"W 40.17 feet to a point witnessed by a ½" diameter rebar with cap stamped "REFERENCE PLS 2908" at N04°01'28"E 25.00 feet (set); thence S65°24'32"W 44.67 feet to a point; thence S49°01'41"W 73.50 feet to a point; thence S47°01'10"W 129.82 feet to a point; thence S50°29'11"W 154.97 feet to a point; thence S37°53'33"W 35.14 feet to a point; thence S13°42'19"W 47.54 feet to a point; thence S11°47'41"E 71.58 feet to a point; thence S32°59'22"E 52.43 feet to a point; thence S72°54'55"E 178.70 feet to a point in the center of Bullskin Creek; thence leaving Little Bullskin Creek and following the center of Bullskin Creek S22°01'15"W 598.87 Feet to the

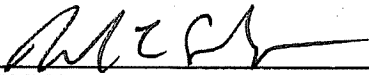
point of beginning containing 243.09 acres and subject to all legal right-of-way, easements, restrictions and exceptions.

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.

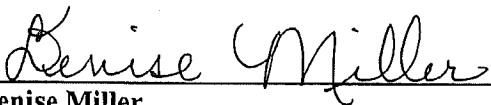
This ordinance shall be effective upon adoption by the Simpsonville City Commission and publication in accordance with Chapter 424 of the Kentucky Revised Statutes.

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 McClean, *President*, Golden Creek Farms, Inc., state as follows:

Whereas, Golden Creek Farms, Inc. is owner of the below-described property, and I have authority on behalf of the Corporation 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.

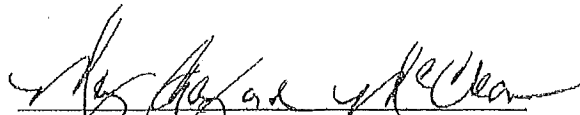
It is my desire that the City of Simpsonville proceed with the annexation without the requirement of further notice to me.

The property which is the subject hereof:

PVA:	022-00-002 (partial)
Owner:	Golden Creek Farms, Inc.
Deed:	Deed Book 309, Page 29
Description:	243.09 acres of the parent tract, which totals 510.23 Identified in Annexation Survey attached as Exhibit A
Acreage:	243.09 acres

DESCRIPTION: See Attached Exhibit B

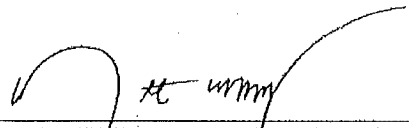
GOLDEN CREEK FARMS, INC.


By: Mary Gaylord McClean, *President*

STATE OF KENTUCKY

COUNTY OF Shelby

Subscribed and sworn to before me by Mary Gaylord McClean, President, Golden
Creek Farms, Inc. 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



AMERICAN ENGINEERING & INSPECTION

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



Jeffrey Meyer
9/6/2024

TRIPLE S PLANNING COMMISSION

419 WASHINGTON ST.
SHELBYVILLE, KENTUCKY 40065

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

PHONE: 533-1718
www.shelbypz.com

September 3, 2024

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

RE: Zone Designation Recommendation (Z-479-24)
Golden Creek Farms, Inc. (243.09 acres)
Interstate 64 (PVA Map No. 022-00-002)

Dear Mayor Sowder:

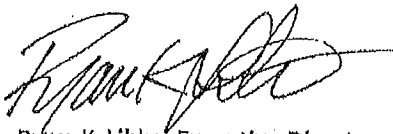
This letter corrects the previous letter dated August 23, 2024 that incorrectly listed the PVA Map No. as 022-00-022 when it should have been 022-00-002.

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 Light Industrial (I-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 Employment Center.

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



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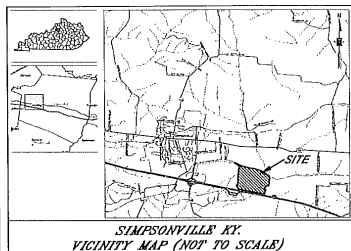
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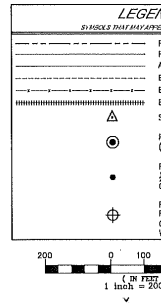


Jeffrey Meyer
9/16/2024



CONTROL POINT TABLE				
NAD83 KENTUCKY SINGLE ZONE, NAVD83				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 1	3962608.771	5042259.422	770.11	5/8" REBAR W/CAP
CP 2	3964183.252	5045214.779	736.12	5/8" REBAR W/CAP
CP 3	3964786.359	5048230.846	703.73	5/8" REBAR W/CAP

BASIS OF BEARINGS
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM (SINGLE ZONE) NAD83



BEARING TABLE

LINE	BEARING	DISTANCE
L1	S 38°08'27" W	49.32'
L2	S 40°04'17" W	30.71'
L3	S 14°15'03" W	35.54'
L4	S 00°14'51" E	111.82'
L5	S 10°01'52" W	79.08'
L6	S 03°48'05" W	157.16'
L7	S 09°30'53" W	48.44'
L8	S 75°42'55" W	75.48'
L9	S 25°20'05" W	39.28'
L10	S 54°54'46" E	38.50'
L11	S 34°00'31" E	84.25'
L12	S 05°47'41" W	93.17'
L13	S 14°39'25" W	70.99'
L14	S 11°13'50" W	118.94'
L15	S 32°47'15" W	82.24'
L16	S 62°38'43" W	72.77'
L17	N 76°45'30" W	79.86'
L18	N 60°58'29" W	40.17'
L19	S 65°24'32" W	44.67'
L20	S 49°01'41" W	73.50'
L21	S 47°01'10" W	129.82'
L22	S 50°29'11" W	154.97'
L23	S 37°53'33" W	35.14'
L24	S 13°42'19" W	47.54'
L25	S 11°47'41" E	71.58'
L26	S 32°59'22" E	52.43'
L27	S 72°54'55" E	178.70'

GENERAL NOTES

- 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.
- THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- 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.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, SETBACKS AND ORDINANCES SET FORTH BY THE LOCAL PLANNING COMMISSION.
- GPS NOTE:
ALL OF THIS SURVEY WAS PERFORMED USING TRIMBLE R10-2 AND R12 DUAL FREQUENCY GPS UNITS UTILIZING REAL TIME KINEMATIC SURVEYING TECHNIQUES. WITH AN UNADJUSTED PRECISION TO CONTROL POINTS BEING LESS THAN 0.05'.
- FLOOD ZONE NOTE:
A PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD ZONE (ZONE A) AS INDICATED BY FLOOD INSURANCE RATE MAPS PANEL NO. 21211C0155C, EFFECTIVE DATE OF 08/02/2025.

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 NAVD83 GEOID 18

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

Jeffrey K Meyer
JEFFREY K. MEYER, PLS 2908

9/06/2024



DATE

THE FIELD WORK WAS COMPLETED 12/14/2023

