

**CERTIFICATION: KRS 81A.470 FILINGS**

I certify I am the duly qualified City Clerk of the City of Simpsonville, Kentucky, and the following five (5) pages of Ordinance No. 2024-013 is a true, correct, and complete copy duly adopted by the City Commission at a duly convened meeting held on February 4, 2025, 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 February, 2025.



*Denise Miller*

Denise Miller

RECEIVED AND FILED  
DATE May 13<sup>th</sup>  
2025  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Denise Miller

**ORDINANCE NO. 2024-013**

**AN ORDINANCE ANNEXING CERTAIN PROPERTY  
ON THE EAST SIDE OF BUCK CREEK ROAD 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 on the East side of Buck Creek Road and adjacent to the current city limits of Simpsonville, Kentucky:

- (1) A Request for annexation was tendered to the City by the current owner of said property and the City Commission voted to proceed with annexation;
- (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:** Simpsonville Commons, LLC  
**ADDRESS OF OWNER:** 12451 Plantside Drive  
Louisville, KY 40299

**PVA MAP #:** 016-00-038  
Containing 7.18 Acres

And

016-00-038 CT1  
Containing .76 acres  
(cell tower property)

**PROPERTY ADDRESS:** 1306 Buck Creek Road  
And  
Buck Creek Road FCC# 1001897

**DESCRIPTION (for both parcels):**

A tract of land of the East side of Buck Creek Road in Shelby County, Kentucky, about 1 ½ miles South of U.S. 60 and thus described:

BEGINNING at a point, said point being in the east right-of-way of the Veechdale Road (now Buck Creek Road) and corner to Brookwood Land Co., thence the lines of Brookwood Land Co. N 82 deg. 15' E, 852.98 feet and S 12 deg. 50' E, 443.62 feet to an iron pin, corner to Brookwood Land Co. and in the line of Wilson; thence with the line of Wilson S 78 deg. 32' W 577.20 feet to a point in the line of Wilson and corner to William Griffith; thence N 7 deg. 29' W, 86.99 feet to a point, corner to William Griffith and Cottrell; thence with the lines of Cottrell N 7 deg. 29' W, 103.05 feet and S 88 deg. 09' W, 363.33 feet to a point in the east right-of-way of the Veechdale Road (now Buck Creek Road); thence with a chord of said right-of-way N 2 deg. 12" E, 256.19 feet to the point of beginning and containing 8.00 acres.

And

**PVA MAP #:** 016-00-039  
**PROPERTY ADDRESS:** 1340 Buck Creek Road  
**DESCRIPTION:**

**PARCEL 1**

**Tract 1**

A lot of ground on the east side of the new Simpsonville and Finchville Road in Shelby County, Kentucky about 1 ½ miles south of U.S.60 and thus described:

Beginning at a point in the east right of way line of said road corner to William H. Griffiths' lot, thence in an easterly direction with the line of William H. Griffith 250 feet, thence in northerly direction with a new line 100 feet, thence in a westerly direction with the new line 235 feet to a point in the east right of way line of said road, thence in southerly direction with said right of way line 120 feet to the point of beginning.

## Tract 2

Situated in the east side of the new Simpsonville and Finchville Road in Shelby County, Kentucky about 1 ½ miles south of U.S. 60 and thus described:

BEGINNING at a point, said point being in the line of Cottrell and in the east right of way of the Veechdale Rd; thence with said right of way N 2 12' E, 5.00 ' to a new corner to Lee Griffith; thence leaving said right of way and with the new lines of Lee Griffith N 86 09' E 363.33 feet; and S 7 29' E, 103.05' feet to a point in the line of Lee Griffith and corner to William Griffith; thence with the line of William Griffith S 84 41' W, 130.06 feet to a point in the line of William Griffith and corner to Cottrell; thence with the lines of Cottrell N 7 33' W, 100.00 fee and S 89 36' W, 234.12 feet to the point of beginning and containing 0.36 acres, according to survey by John T. McGinnis & Associates, Simpsonville, KY.

**And**

**PVA MAP #:** 016-00-040  
**PROPERTY ADDRESS:** 1372 Buck Creek Road  
**DESCRIPTION:**

## PARCEL II

### Tract 1

A lot of land on the east side of the new Simpsonville-Finchville Road (now called Buck Creek Road), in Shelby County, Kentucky about 1 ½ miles south of U.S. 60 and thus described:

BEGINNING at an iron pin in the last right of way line of said road and corner to Mrs. John Young; thence with her line N 75 ¾ deg. E 250 feet to an iron pin in Mrs. John Young's line corner to the remaining land of Lee Griffith, thence with his line N 10 ¾ deg. W 100 feet to an iron pin; thence S 81 ½ deg. W 250 feet to an iron pin in the east right of way of said road and corner to the remaining land of Lee Griffith; thence with said right of way S 10 ¾ deg. E 125 feet to the beginning, according to survey of Beard Doss dated August 10, 1965.

**Tract 2**

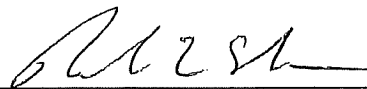
SITUATED on the east side of the New Simpsonville-Finchville Road (now called Buck Creek Road) in Shelby County, Kentucky about 1 ½ miles south of U.S. 60 and thus described:

BEGINNING at a point, said point being in the line of Wilson and corner to William Griffith; thence with the line of William Griffith 7 deg. 33" W 100.00 feet to a point, corner to William Griffith and Cottrell and a new corner to Lee Griffith; thence with the new lines of Lee Griffith N 84 deg 41' E 130.06 feet and S 7 deg. 29' E 86.99 feet to a point, a new corner to Lee Griffith and in the line of Wilson; thence with the line of Wilson S 76 deg. 57' W 130.10 feet to the point of beginning and containing 0.28 acres, according to survey by John T. McGinnis & Associates.

Further, the City shall forward the property to the Triple S Planning and Zoning Commission and consider its recommendation concerning a zoning map amendment to Commercial Highway (CH) designation.

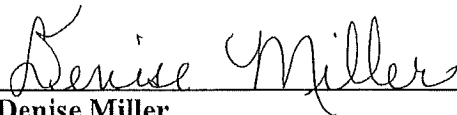
This ordinance shall be effective upon adoption by the Simpsonville City Commission and publication in accordance with Chapter 424 of the Kentucky Revised Statutes.

**ADOPTED THIS THE 4TH DAY OF FEBRUARY, 2025.**



**RONNIE SOWDER**  
**MAYOR, CITY OF SIMPSONVILLE**

**ATTEST:**



**Denise Miller**  
**Simpsonville City Clerk**

1<sup>st</sup> reading: November 19, 2024  
2<sup>nd</sup> reading: February 4, 2025  
Published: February 13, 2025

ANNEXATION DESCRIPTION

Being a tract of land in Bullitt County, Kentucky, located south of Interstate 64, north of Hunters Pointe Place, west of Taylorsville Road, bound on the west by Buck Creek Road and being more particularly described as follows:

BEGINNING at a found 1/2 x 18-inch rebar with cap #3005 in the east right-of-way line of said Buck Creek Road, said rebar being the northwest corner to a tract of land conveyed to Hunters Creek Development Company, Inc. in Deed Book 288, Page 398 of record in the Office of the Clerk of Bullitt County, Kentucky;

thence with said right-of-way line the following (5) five calls:

N 09°16'03" W, a distance of 125.08 feet to a found 1/2-inch rebar with cap #3005;

thence N 00°47'16" W, a distance of 120.67 feet to a found 1/2-inch rebar with cap #3005;

thence N 00°37'30" E, a distance of 5.00 feet to a found 1/2-inch rebar with cap #3005;

thence N 04°34'34" E, a distance of 228.61 feet to a found 1/2-inch rebar with cap #3005;

thence N 04°34'34" E, a distance of 30.91 feet to a found 1/2-inch rebar with cap #2269, being the southwest corner to a tract of land conveyed to Hembs MM, LLC & CBT Simpsonville, LLC in Deed Book 701, Page 167 of record in the office aforesaid;

thence N 80°40'08" E, a distance of 834.83 feet to a found 1/2-inch rebar with cap #2269, on the west line of a tract of land conveyed to Simpsonville Commons, LLC in Deed Book 690, Page 107 of record in the office aforesaid;

thence S 14°24'52" E, a distance of 443.62 feet to a found mag nail in concrete post base, being on the north line of a tract of land conveyed to James D. Jr. and Jennifer McIntyre in Deed Book 648, Page 627 of record in the office aforesaid;

thence S 77°11'58" W, a distance of 103.93 feet to a computed unmarked point, being the northeast corner to said Hunters Creek Development Company tract;

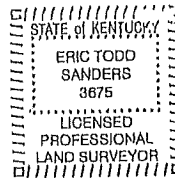
thence S 77°06'10" W, a distance of 853.35 feet to the point of beginning.

Having an area of 427,975 square feet, or 9.82 acres.

Being all the same property conveyed to Simpsonville Commons, LLC. in Deed Book 701, Page 208 and Deed Book 701, Page 213 of record in the office of the Clerk of Bullitt County, Kentucky.

This written description was created by Mindel Scott surveyor Eric T. Sanders PLS 3675 on 02/04/2025.

Eric T. Sanders 2/4/25  
Eric T. Sanders PLS 3675 Date



ANNEXATION DESCRIPTION

Being a tract of land in Bullitt County, Kentucky, located south of Interstate 64, north of Hunters Pointe Place, west of Taylorsville Road, bound on the west by Buck Creek Road and being more particularly described as follows:

BEGINNING at a found 1/2 x 18-inch rebar with cap #3005 in the east right-of-way line of said Buck Creek Road, said rebar being the northwest corner to a tract of land conveyed to Hunters Creek Development Company, Inc. in Deed Book 288, Page 398 of record in the Office of the Clerk of Bullitt County, Kentucky;

thence with said right-of-way line the following (5) five calls:  
N 09°16'03" W, a distance of 125.08 feet to a found 1/2-inch rebar with cap #3005;

thence N 00°47'16" W, a distance of 120.67 feet to a found 1/2-inch rebar with cap #3005;

thence N 00°37'30" E, a distance of 5.00 feet to a found 1/2-inch rebar with cap #3005;

thence N 04°34'34" E, a distance of 228.61 feet to a found 1/2-inch rebar with cap #3005;

thence N 04°34'34" E, a distance of 30.91 feet to a found 1/2-inch rebar with cap #2269, being the southwest corner to a tract of land conveyed to Hems MM, LLC & CBT Simpsonville, LLC in Deed Book 701, Page 167 of record in the office aforesaid;

thence N 80°40'08" E, a distance of 834.83 feet to a found 1/2-inch rebar with cap #2269, on the west line of a tract of land conveyed to Simpsonville Commons, LLC in Deed Book 690, Page 107 of record in the office aforesaid;

thence S 14°24'52" E, a distance of 443.62 feet to a found mag nail in concrete post base, being on the north line of a tract of land conveyed to James D. Jr. and Jennifer McIntyre in Deed Book 648, Page 627 of record in the office aforesaid;

thence S 77°11'58" W, a distance of 103.93 feet to a computed unmarked point, being the northeast corner to said Hunters Creek Development Company tract;

thence S 77°06'10" W, a distance of 853.35 feet to the point of beginning.

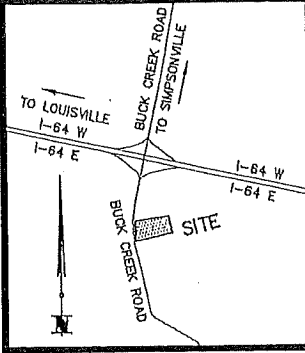
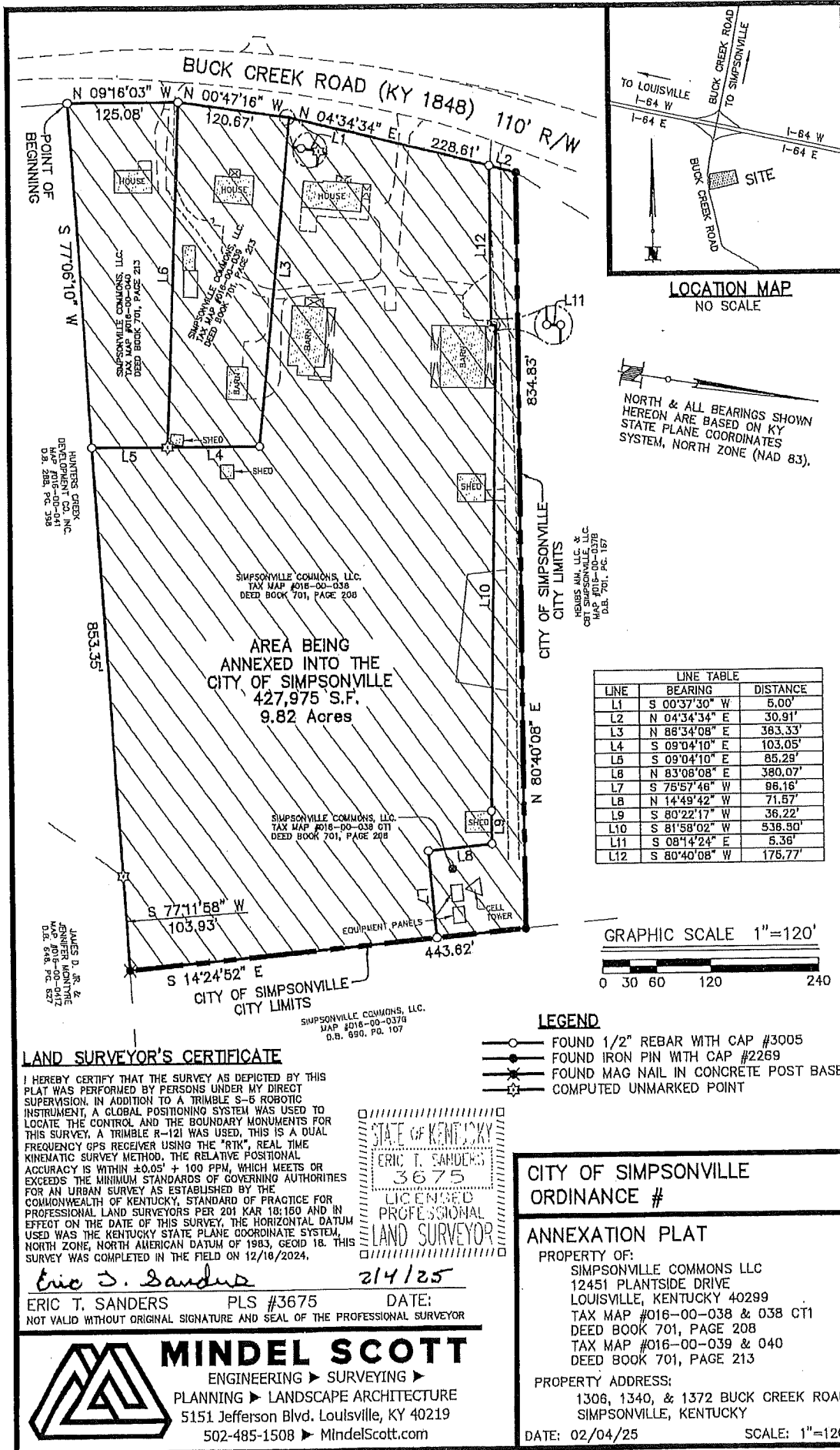
Having an area of 427,975 square feet, or 9.82 acres.

Being all the same property conveyed to Simpsonville Commons, LLC. in Deed Book 701, Page 208 and Deed Book 701, Page 213 of record in the office of the Clerk of Bullitt County, Kentucky.

This written description was created by Mindel Scott surveyor Eric T. Sanders PLS 3675 on 02/04/2025.

*Eric T. Sanders* 2/4/25  
Eric T. Sanders PLS 3675 Date

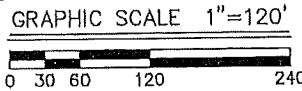




LOCATION MAP  
NO SCALE

NORTH & ALL BEARINGS SHOWN  
HEREON ARE BASED ON KY  
STATE PLANE COORDINATES  
SYSTEM, NORTH ZONE (NAD 83).

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°37'30" W	5.00'
L2	N 04°34'34" E	30.91'
L3	N 88°34'08" E	383.33'
L4	S 09°04'10" E	103.05'
L5	S 09°04'10" E	85.29'
L6	N 83°08'08" E	380.07'
L7	S 76°57'46" W	86.16'
L8	N 14°49'42" W	71.57'
L9	S 80°22'17" W	36.22'
L10	S 81°58'02" E	538.90'
L11	S 08°14'24" E	6.36'
L12	S 80°40'08" W	176.77'



- LEGEND**
- FOUND 1/2" REBAR WITH CAP #3005
  - FOUND IRON PIN WITH CAP #2269
  - ✱ FOUND MAG NAIL IN CONCRETE POST BASE
  - ⊕ COMPUTED UNMARKED POINT

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE SURVEY AS DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION, IN ADDITION TO A TRIMBLE S-5 ROBOTIC INSTRUMENT, A GLOBAL POSITIONING SYSTEM WAS USED TO LOCATE THE CONTROL AND THE BOUNDARY MONUMENTS FOR THIS SURVEY. A TRIMBLE R-121 WAS USED, THIS IS A DUAL FREQUENCY GPS RECEIVER USING THE "RTK", REAL TIME KINEMATIC SURVEY METHOD. THE RELATIVE POSITIONAL ACCURACY IS WITHIN ±0.05" + 100 PPM, WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES FOR AN URBAN SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, STANDARD OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:160 AND IN EFFECT ON THE DATE OF THIS SURVEY. THE HORIZONTAL DATUM USED WAS THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, GEOD 18. THIS SURVEY WAS COMPLETED IN THE FIELD ON 12/18/2024.



*Eric T. Sanders* 2/14/25  
 ERIC T. SANDERS PLS #3675 DATE:  
 NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR

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

**CITY OF SIMPSONVILLE  
 ORDINANCE #**

**ANNEXATION PLAT**

PROPERTY OF:  
 SIMPSONVILLE COMMONS LLC  
 12451 PLANTSIDE DRIVE  
 LOUISVILLE, KENTUCKY 40299  
 TAX MAP #016-00-038 & 038 CT1  
 DEED BOOK 701, PAGE 208  
 TAX MAP #016-00-039 & 040  
 DEED BOOK 701, PAGE 213

PROPERTY ADDRESS:  
 1306, 1340, & 1372 BUCK CREEK ROAD  
 SIMPSONVILLE, KENTUCKY

DATE: 02/04/25 SCALE: 1"=120'