

I certify that I am duly qualified City Clerk of the City of Sonora, Kentucky,
and the following 2 pages of Ordinance 23-005 is a true, correct and
complete copy duly adopted by the City Commission at a duly convened
meeting held on January 11, 2024 all as appears in the official records of
said City.

WITNESS, my hand, this 11 day of January 2024.



Donna Rae Clark, City Clerk

RECEIVED AND FILED
DATE April 9, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Tina H

ORDINANCE NO. 2023-005

ORDINANCE ANNEXING TO THE CITY OF SONORA, KENTUCKY CERTAIN TERRITORY OF LAND CONTIGUOUS TO THE EXISTING CITY LIMITS OF SONORA, KENTUCKY IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF ANNEXATION

WHEREAS, heretofore, the City of Sonora, Kentucky adopted a Comprehensive Plan of Annexation, and,

WHEREAS, the City Commission has determined that the hereinafter described territory is urban in character and/or suitable for development for urban purposes by reason of population density and/or commercial and industrial use of land; and,

WHEREAS, the City Commission has determined that no part of the area to be annexed shall be included in the boundary of another city; and,

WHEREAS, Ordinance No. 2023-005 proposing the annexation was duly read in accordance with the Kentucky Revised Statutes, and was published and went into effect; and,

WHEREAS, more than sixty (60) days have elapsed since Ordinance No. 2023-005 went into effect, and no petition containing signatures of property owners in the area to be annexed has been received by the Mayor pursuant to KRS 81A.420; and,

WHEREAS, all notices required by the Kentucky Revised Statutes have been provided and/or published according to law;

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Sonora, Kentucky that the City of Sonora hereby ratifies the Mayor's signature upon and approves any and all documents necessary to effectuate the intent of this ordinance including, but not limited to the Consents to Annexation and, further, the City hereby annexes the following described unincorporated area and makes it a part of the City of Sonora, Kentucky;

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT 1 AND INCORPORATED HEREIN BY REFERENCE

This ordinance shall take effect upon its passage, approval and publication. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions.

All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

October 12, 2023

First Reading

January 11, 2024

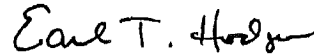
Second Reading

At a meeting of the Board of Commissioners of the City of Sonora, Kentucky held on January 11, 2024, on motion made by Commissioner Don Washer and seconded by Duane Manakee, the foregoing ordinance was adopted, after full discussion, by the following votes:

YES
YES
YES
YES

DUANE MANAKEE
STACI BLAIR
DON WASHER
BILL WOOTTON

APPROVED BY



EARL T. HODGES, MAYOR
CITY OF SONORA, KENTUCKY

ATTEST:



DONNA RAE CLARK, CITY CLERK
CITY OF SONORA, KENTUCKY

August 4, 2023

Dear Committee Members,

Freedom Five Star Development has recently purchased the 128 acre plot of farm land off of I65 located on Nolin Road with Parcel number 209000023.01. The plat for this property is attached in Exhibit 1. We would like to have that property annexed into the City of Sonora so that we could become a good community partner with your city. We would like to develop and expand with your community and include single family homes at this site. Nick Bhatt is the owner of this company and several others throughout Kentucky that already operate nursing homes, senior living, and primary care offices.

Please let us know if you have any questions or need additional details. I have included contact information below for myself and Brenda Robertson, our Business Manager as well as Mr. Glenn Turner who is a friend, associate, and consultant on this project.

Glenn Turner
270-766-7679
gsturner@msn.com

Brenda Robertson
502-724-2018
newchapter812@gmail.com

Sincerely,



Nick Bhatt
Freedom Five Star Development, Inc
1512 Highway 42
LaGrange, KY 40031
502-243-7383
nicenick101@gmail.com

Enclosure

A certain tract of land, lying in Hardin County, Kentucky, on the South side of Nolin Road, and on the West side of Interstate 65, more particularly described as follows:

All references to a "new iron pin" are 1/2" X 24" steel rebar with plastic i.d. cap stamped "TURNER PLS #2153".

COMMENCING at a found 1/2" rebar with cap stamped "PENCE" PLS# 2032, which is the Northeast corner of Sadler, DB 1085, pg 166, and also being the Northwest corner of Commonwealth of Kentucky, DB 795, PG 418; thence N 83°02'29" W a distance of 101.07' to the true POINT OF BEGINNING, a new iron pin, thence with Sadler's line N 83°32'02" W a distance of 646.45 to a 1/2" rebar with cap stamped "PENCE" PLS# 2032, thence N 84°16'04" W a distance of 640.09' to a 1/2" rebar with cap stamped "CLEMONS" PLS# 3383, being the common corner of DB 1085, PG 166 and Red Oak Hill Farm LLC, DB 1435, PG 1439, thence N 04°31'40" E a distance of 739.45' to a 1/2" rebar with cap stamped "CLEMONS" PLS# 3383, being the corner of DB 1435, PG 1439 and Stuteville, DB 1509, PG 141, thence N 04°42'57" E a distance of 2771.64' to a new iron pin, corner to Stuteville, and on the Southern Right Of Way of KY HWY 1407 (Nolin Road) thence with said Right Of Way on a curve turning to the RIGHT with an arc length of 555.53', with a radius of 3519.89", with a chord bearing of S 89°33'28" E, with a chord length of 554.96', to a new iron pin, thence S 85°20'36" E a distance of 276.58' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, corner of Edwards, DB 1541, PG 466, thence leaving said Right Of Way and with Edwards S 04°49'35" W a distance of 327.16' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, thence S 84°18'31" E a distance of 142.29' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, thence S 04°01'03" E a distance of 50.67' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, thence S 15°49'58" W a distance of

158.01' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, thence S 82°23'43" W a distance of 53.92' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, thence S 08°13'05" W a distance of 230.03' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, thence S 00°35'46" W a distance of 329.08' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, thence S 84°07'43" E a distance of 134.06' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, thence N 05°19'29" E a distance of 309.44' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, thence N 59°25'33" E a distance of 105.33' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, thence N 16°05'33" E a distance of 154.09' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, thence N 11°42'50" W a distance of 168.14' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, thence N 07°07'10" E a distance of 425.89' to a found 1/2" rebar with cap stamped "SPURRIER" PLS# 3695, corner of Edwards, thence with the Southern Right Of Way of KY HWY 1704 (Nolin Road) S 85°39'04" E a distance of 418.88' to a new iron pin, thence S 69°58'34" E a distance of 77.78' to a found aluminum disk stamped "KYTC", thence S 80°16'01" E a distance of 368.07' to a found aluminum disk stamped "KYTC", thence leaving said Right Of Way, and with the Right Of Way of Interstate 65, S 09°45'04" W a distance of 334.71' to a new iron pin, thence S 09°54'23" W a distance of 1049.37' to a new iron pin; thence S 15°02'08" W a distance of 502.03' to a new iron pin; thence S 25°15'02" W a distance of 207.42' to a new iron pin; thence S 45°50'05" W a distance of 247.04' to a new iron pin; thence S 62°19'00" W a distance of 246.00' to a new iron pin; thence S 44°53'01" W a distance of 366.21' to a new iron pin; thence S 10°41'29" W a distance of 365.18' to a new iron pin; thence S 04°54'16" W a distance of 203.51' to a new iron pin; thence S 32°25'37" E a distance of 381.43, to the POINT OF BEGINNING, having an area of 126.452 acres.

STATE OF KENTUCKY
