

RECEIVED AND FILED  
DATE September 7, 2011

**CITY OF STANFORD, KENTUCKY**

**ORDINANCE TO ANNEX**

**AREA EAST OF US HIGHWAY 27 AND**

**NORTH OF KY HWY 1247 CONTAINING 155.476 ACRES**

ELAINE N. WALKER  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Karlie Adkins

WHEREAS the City of Stanford, Kentucky is a Fourth Class City incorporated April 4, 1861, and

WHEREAS the City Council of Stanford passed, "An Ordinance of Intent to Annex Area East of US Highway 27 and North of KY HWY 1247 Containing 155.476 Acres" on May 10, 2011, and

WHEREAS pursuant to provisions of KRS Chapter 81A and KRS Chapter 424, the City of Stanford, Kentucky, declared its intention to annex into its territory an area, which is an unincorporated area that is adjacent or contiguous, and by reason of population density, commercial, industrial, institutional or governmental use of land, or subdivision of land is urban in character or suitable for development for urban purposes without unreasonable delay, and no part of the proposed area is in an agricultural district formed pursuant to KRS 262.850, and

WHEREAS the City of Stanford, Kentucky complied with the notice requirements to inform the real property owners and area voters of their right to petition to have the proposed annexation placed upon the ballot for a vote, and

WHEREAS no petition to place the proposed annexation on the ballot for a vote was properly executed and filed with the Mayor of Stanford, Kentucky by the deadline of July 11, 2011, and

WHEREAS the City of Stanford, Kentucky, having met all the preliminary requirements, now desires to annex the following real property into the City of Stanford, Kentucky, therefore

BE IT ORDAINED BY THE CITY OF STANFORD, KENTUCKY:

That the real property denoted in the, "Ordinance of Intent to Annex Area East of US Highway 27 and North of KY HWY 1247 Containing 155.476 Acres" passed by the Stanford City Council on May 10, 2011, is hereby and shall be annexed into the City of Stanford, Kentucky.

The real property was described in the "Ordinance of Intent to Annex Area East of US Highway 27 and North of KY HWY 1247 Containing 155.476 Acres" by a written property description prepared by Douglas G. Gooch of AGE Engineering Services, Inc., and dated April 12, 2011. A copy is attached hereto as Exhibit 1.

The City of Stanford, Kentucky has a Planning and Zoning Board. The Stanford Planning and Zoning Board has adopted classifications for the annexed area. On July 28, 2011, the City of Stanford, Planning and Zoning Board approved a CENTRAL BUSINESS DISTRICT and a HIGHWAY BUSINESS DISTRICT (B-1 and B-3) zoning for the entire annexed area. A map of the annexed area prepared by Douglas G. Gooch of AGE Engineering Services, Inc., with the applicable planning and zoning classifications is attached hereto as Exhibit 2.

This ordinance and corresponding maps are on file at the City Clerk's Office 305 East Main Street, Stanford, Kentucky 40484.

This ordinance shall take effect after its passage and upon publication.

First reading of the ordinance July 28, 2011.

Second reading of the ordinance Aug 4, 2011.

Passed and adopted this 4 day of Aug. 2011.


William Miracle  
Mayor William Miracle

Attest Denise Peake  
City Clerk

**CERTIFICATION: KRS81A.470 FILINGS**

I certify I am duly qualified City Clerk of the City of Stanford Kentucky, and the foregoing 2 pages of Ordinance dated August 4, 2011 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on August 4, 2011, all as appears in the official record of said City .

WITNESS, my hand and (Seal of Stanford Kentucky), this 18 day of August 2011.

  
\_\_\_\_\_  
City Clerk

**Ordinance Description**  
**City of Stanford Proposed Annexation**

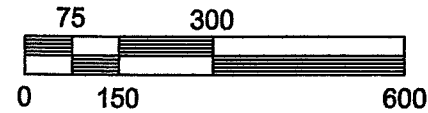
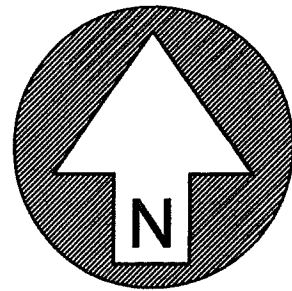
This being a proposed annexation ordinance enacted by the City Council of Stanford on the \_\_\_\_\_ day of \_\_\_\_\_, 2011 and being more particularly described as follows:

Commencing at a point approximately 500 feet from centerline of US Highway 27, said point being the current southeast corner of the City of Stanford Incorporated Limits as provided by the Kentucky Secretary of State's Land Office, and having Kentucky State Plane Coordinates: N: 2073218.3627, E: 1957340.4597, and being the **Point of Beginning for this description**; THENCE with the current south boundary of the Stanford City Limits S72°51'14"W – 47.06 feet to an iron pin found stamped PLS #3118, said point being the northeast corner of Doris Hastie (D.B. 178, PG. 419) and an internal corner of Entrust Administration FBO, Residential Investments, LLC (D.B. 346, PG. 186); Thence leaving the current Stanford City Limits line and following the boundary of Doris Hastie and Entrust Administration FBO, Residential Investments, LLC. the following two calls: S17°08'46"E – 315.00 feet to an iron pin found stamped PLS #3118, and S72°51'15"W – 340.57 feet to an iron pin found stamped PLS #3118; Thence following the east edge of US Highway 27 right-of-way and the boundary line of Entrust Administration FBO, Residential Investments, LLC. the following seven calls: S14°12'49"E – 50.07 feet to an iron pin found stamped PLS #3118, S14°12'49"E – 50.07 feet to an iron pin found stamped PLS #3118, S14°12'49"E – 50.07 feet to an iron pin found stamped PLS #3118, S14°14'19"E – 99.81 feet to an iron pin found stamped PLS #3118, S36°34'24"W – 45.11 feet to an iron pin found stamped PLS #3118, S16°14'53"E – 150.06 feet to an iron pin found stamped PLS #3118, and S20°14'13"E – 155.08 feet to an iron pin found stamped PLS #3118; Thence following the east edge of US Highway 27 right-of-way fence along the Lincoln County Board of Education (D.B. 245, PG. 465 and D.B. 356, PG. 400) property line the following eight calls: S19°10'29"E – 158.49 feet to a point, S20°33'27"E – 82.80 feet to a point, S17°05'42"E – 305.77 feet to a point, S17°52'17"E – 273.66 feet to a point, S18°32'58"E – 124.76 feet to a point, S13°41'45"E – 245.74 feet to a point, S15°05'36"E – 228.03 feet to a point, and S18°52'16"E – 194.47 feet to a point; Thence following the fence/boundary line of Lincoln County Board of Education (D.B. 356, PG. 400 and D.B. 245, PG. 470) and Phillip and Linda Everett (D.B. 236, PG. 553) the following six calls: N83°09'02"E – 214.58 feet to a point in the fence, S87°32'00"E – 252.51 feet to a fence corner, S41°48'23"E – 159.59 feet to a fence corner, N58°26'08"E – 305.79 feet to a fence corner, S35°15'07"E – 87.00 feet to a point, and N75°16'02"E – 163.55 feet to a point; Thence following the boundary line of Lincoln County Board of Education (D.B. 356, PG. 400 and D.B. 245, PG. 470) and Peter Tate Trust Realty, LLC. (D.B. 389, PG. 255) the following three calls: N34°11'34"E – passing an iron witness pin found at 145.10 feet and continuing at same bearing for a total distance of 146.02 feet to a fence post, N39°16'45"E – passing iron witness pins found at 2.62 feet and 807.50 feet and continuing at same bearing for a total distance of 808.55 feet to a fence post, and N35°56'28"E – passing an iron witness pin found at 1.46 feet and continuing at same bearing for a total distance of 1208.71 feet to an iron pin found stamped PLS #3118; Thence following the boundary line of Lincoln County Board of Education (D.B. 245, PG. 470) and Ronald and Shelia Kidd (D.B. 241, PG. 612) N33°07'11"W – 824.32 feet to an iron pin found stamped PLS #3118; Thence with the

*D.S.*  
8/31/11

boundary line of Entrust Administration FBO, Residential Investments, LLC (D.B. 346, PG. 186) and Ronald and Shelia Kidd (D.B. 241, PG. 612) N32°07'11"W – 1216.41 feet to an iron pin found stamped PLS #3118; Thence with the boundary line of Entrust Administration FBO, Residential Investments, LLC. and Margaret H. Francis, Heirs (W.B. 12, PG. 250) S71°47'17"W – 1677.56 feet to a point where said boundary line intersects the current Stanford City Limits line; Thence with the current Stanford City Limits boundary line a curve to the left, having a Chord Bearing of S02°32'42"E, a Chord Length of 423.82 feet, a Radius of 3820.00 feet, and an arc length of 424.03 feet to the Point of Beginning and containing 155.476 acres by survey.

*Douglas G Gorch*  
8/31/11



NUMBER	DIRECTION	DISTANCE
L1	S 14°12'49" E	50.07 FT
L2	S 14°12'49" E	50.07 FT
L3	S 14°12'49" E	50.07 FT
L4	S 14°14'19" E	99.81 FT
L5	S 36°34'24" W	45.11 FT
L6	S 20°14'13" E	155.08 FT
L7	S 20°33'27" E	82.80 FT
L8	S 18°32'58" E	124.78 FT
L9	S 35°15'07" E	87.00 FT
L10	S 72°51'14" W	47.06 FT

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 02°32'42" E	423.82 FT	3820.00 FT	424.03 FT

**ANNEXATION PLAT  
NOT FOR LAND TRANSFER**

ALL BEARINGS ARE BASED ON GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

ALL COORDINATES DISPLAYED ON THIS PLAT ARE FROM THE KENTUCKY STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

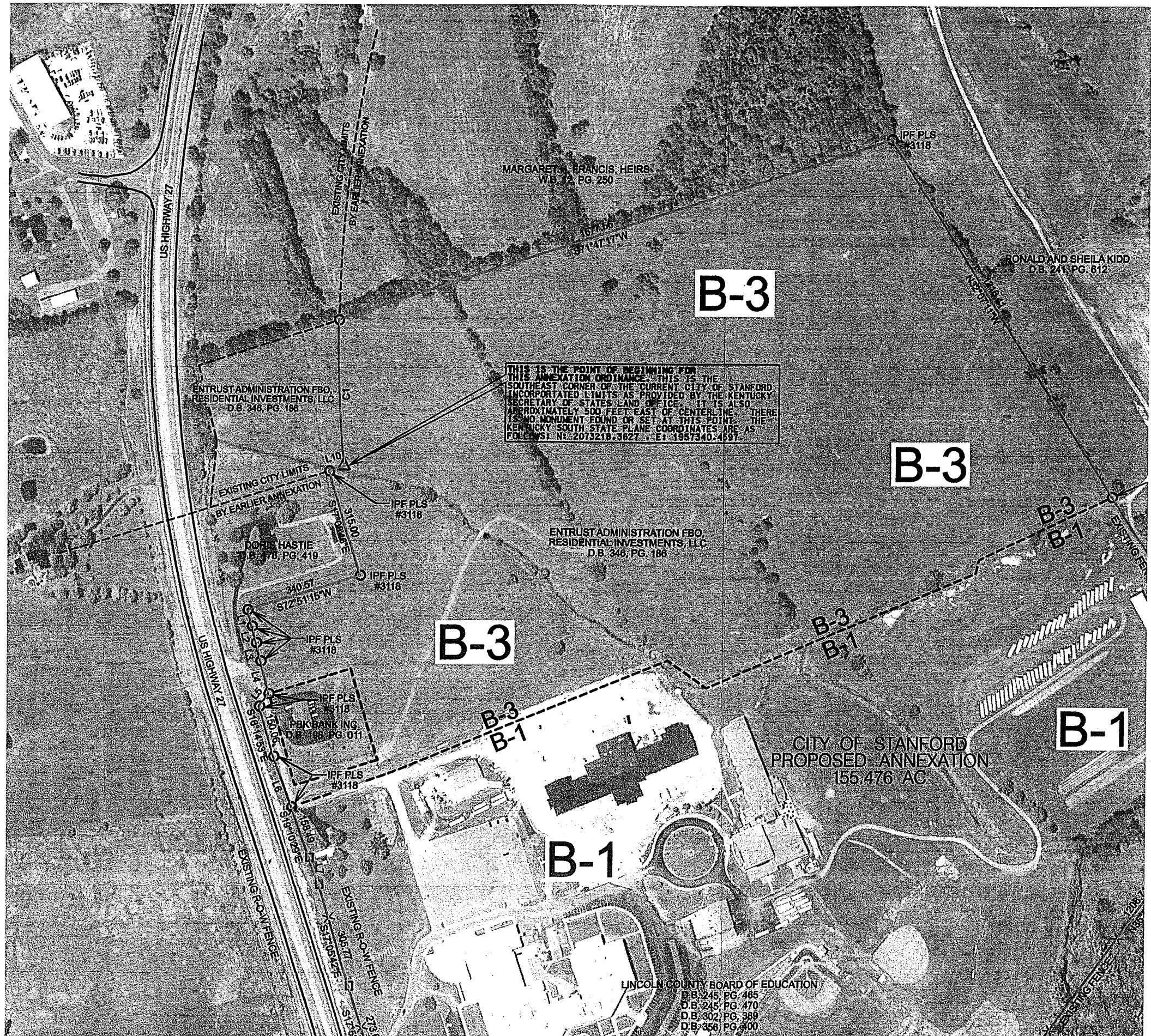
**PARCELS ZONED HIGHWAY BUSINESS (B-3):**

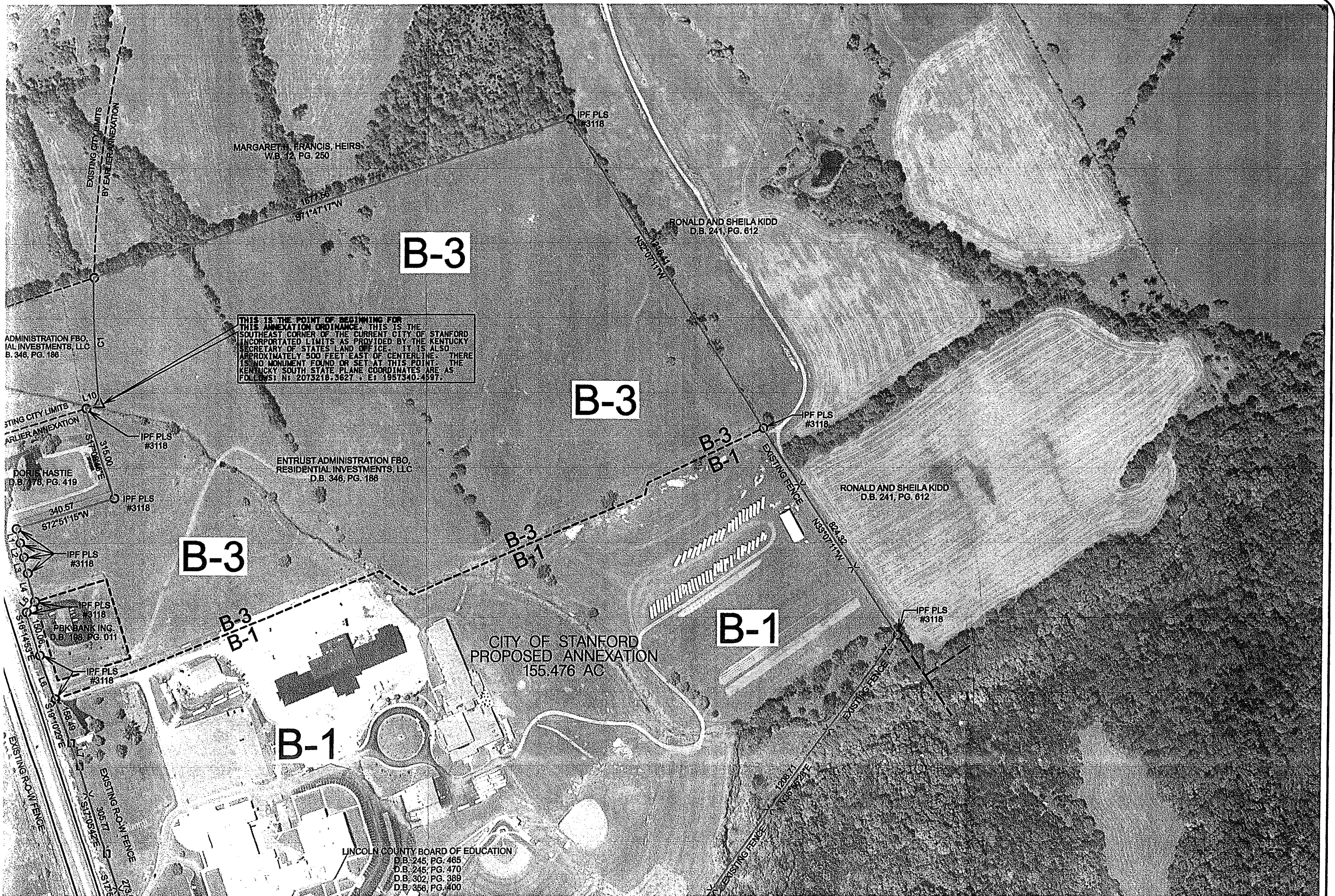
ENTRUST ADMINISTRATION FBO  
RESIDENTIAL INVESTMENTS, LLC  
D.B. 346, PG. 186

PBK BANK, INC.  
D.B. 198, PG. 011

**PARCELS ZONED CENTRAL BUSINESS (B-1):**

LINCOLN COUNTY BOARD OF EDUCATION  
D.B. 245, PG. 465  
D.B. 245, PG. 470  
D.B. 302, PG. 389  
D.B. 356, PG. 400





THIS IS THE POINT OF BEGINNING FOR THIS ANNEXATION ORDINANCE. THIS IS THE SOUTHEAST CORNER OF THE CURRENT CITY OF STANFORD INCORPORATED LIMITS AS PROVIDED BY THE KENTUCKY SECRETARY OF STATES LAND OFFICE. IT IS APPROXIMATELY 600 FEET EAST OF CENTERLINE. THERE IS NO MONUMENT FOUND OR SET AT THIS POINT. THE KENTUCKY SOUTH STATE PLANE COORDINATES ARE AS FOLLOWS: N: 2073218.3627, E: 1957340.4597.

**ENGINEERING SERVICES, INC.**

**AGE**

ZONING MAP

**CITY OF STANFORD ANNEXATION**

1 TRACT TOTALING 155.476 ACRES BY SURVEY  
STANFORD, LINCOLN COUNTY, KENTUCKY

P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY. 40484  
(606) 365-8362 FAX (606) 365-1097

ALL BEARINGS ARE BASED ON GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

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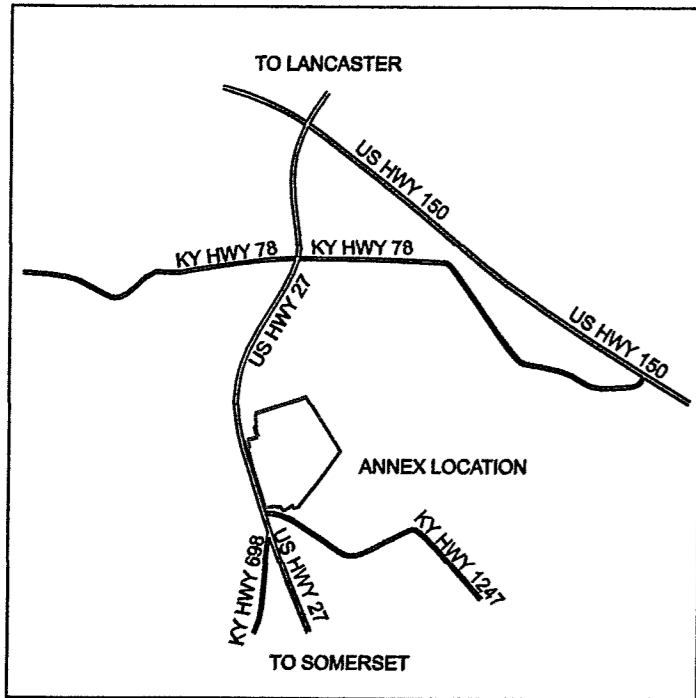
**PARCELS ZONED HIGHWAY BUSINESS (B-3):**

ENTRUST ADMINISTRATION FBO  
RESIDENTIAL INVESTMENTS, LLC  
D.B. 346, PG. 186

PBK BANK, INC.  
D.B. 198, PG. 011

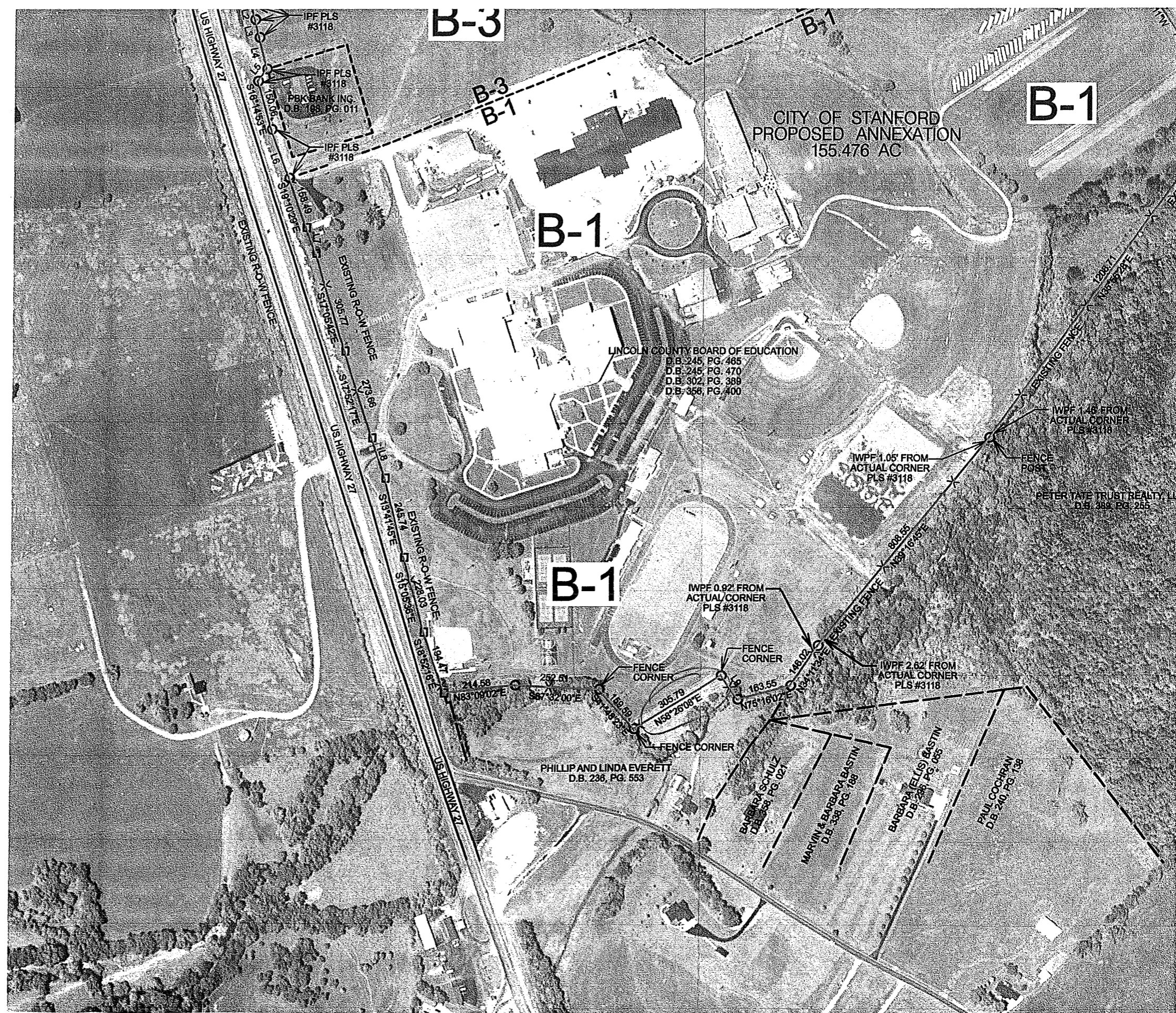
**PARCELS ZONED CENTRAL BUSINESS (B-1):**

LINCOLN COUNTY BOARD OF EDUCATION  
D.B. 245, PG. 465  
D.B. 245, PG. 470  
D.B. 302, PG. 389  
D.B. 356, PG. 400



**- LEGEND -**

- ANNEXATION ORDINANCE CORNERS
- ANNEXATION CORNER ALONG R/W
- △ CORNER OF PREVIOUS ANNEXATION
- BOUNDARY LINES OF ANNEXATION ORDINANCE
- - - ADJOINING ORDINANCE BOUNDARY LINES PER DESCRIPTIONS
- - - ADJOINING PROPERTY



CITY OF STANFORD  
PROPOSED ANNEXATION  
155.476 AC

B-1

B-1

B-1

B-3

B-1

LINCOLN COUNTY BOARD OF EDUCATION  
D.B. 245, PG. 465  
D.B. 245, PG. 470  
D.B. 302, PG. 389  
D.B. 356, PG. 400

PHILLIP AND LINDA EVERETT  
D.B. 236, PG. 553

BARBARA SCHULZ  
D.B. 358, PG. 021

MARVIN & BARBARA BASTIN  
D.B. 338, PG. 188

BARBARA (ELLIS) BASTIN  
D.B. 236, PG. 065

PAUL COCHRAN  
D.B. 240, PG. 138

IWPF 1.48' FROM ACTUAL CORNER PLS #3118

PETER TATE TRUST REALTY, LLC  
D.B. 288, PG. 255

IWPF 1.05' FROM ACTUAL CORNER PLS #3118

IWPF 0.92' FROM ACTUAL CORNER PLS #3118

IWPF 2.62' FROM ACTUAL CORNER PLS #3118

FENCE CORNER

FENCE CORNER

214.58 N83°00'02"E

252.51 S87°32'00"E

189.99 S71°49'23"E

305.79 N58°28'08"E

163.55 N75°18'02"E

148.02 S31°17'34"E

802.55 N39°16'51"E

US HIGHWAY 21

EXISTING ROW FENCE

EXISTING ROW EASE

STREET LIGHT

STRAUSE

STRAUSE

STRAUSE

STRAUSE

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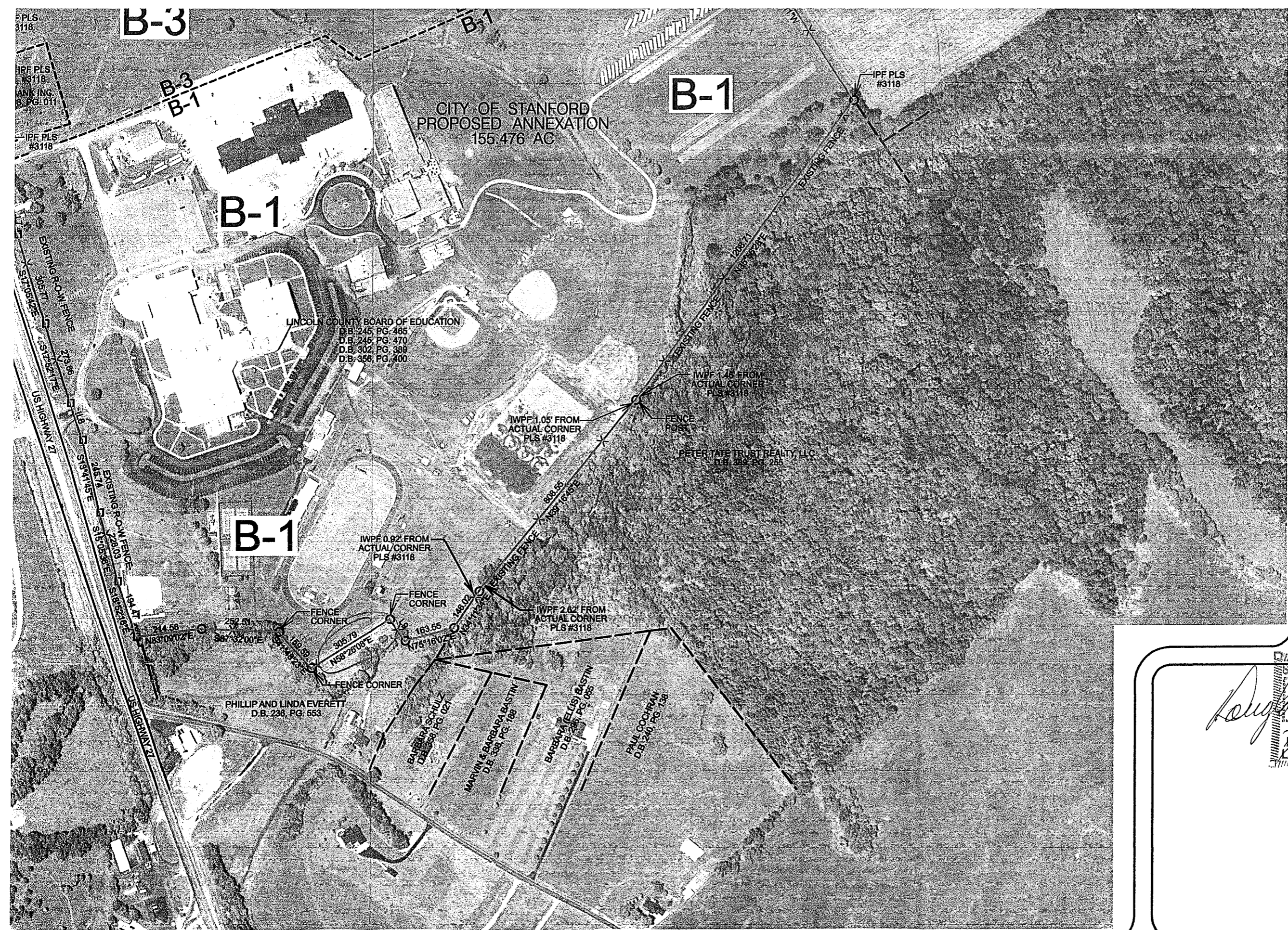
STRAUSE

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ZONING MAP

**CITY OF STANFORD ANNEXATION**

1 TRACT TOTALING 155.476 ACRES BY SURVEY  
STANFORD, LINCOLN COUNTY, KENTUCKY

DATE 7/12/11	SCALE 1"=300'	DRAWN JPA
CHECKED GOOCH	FILENAME 11029ANNEXHS.DGN	

*Douglas G. Gooch*  
 STATE OF KENTUCKY  
 D.G. GOOCH  
 2418  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR