

CITY OF STANFORD, KENTUCKY

RECEIVED AND FILED
DATE September 7, 2011

ORDINANCE TO ANNEX

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

AREA WEST OF US HIGHWAY 27 AND

EAST OF KY HWY 590 CONTAINING 68.745 ACRES

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 West of US Highway 27 and East of KY HWY 590 Containing 68.745 Acres" on April 25, 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 June 27, 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 West of US Highway 27 and East of KY HWY 590 Containing 68.745 Acres" passed by the Stanford City Council on April 25, 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 West of US Highway 27 and East of KY HWY 590 Containing 68.745 Acres" by a written property description prepared by Douglas G. Gooch of AGE Engineering Services, Inc., and dated March 25, 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 June 30, 2011, the City of Stanford, Planning and Zoning Board approved a HIGHWAY COMMERCIAL (HC) zone 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.

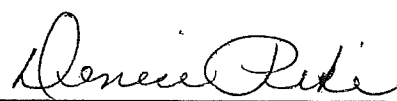
This ordinance shall take effect after its passage and upon publication.

First reading of the ordinance July 7, 2011.

Second reading of the ordinance July 13, 2011.

Passed and adopted this 13th day of July, 2011.

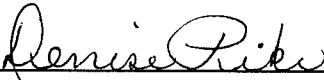

Mayor William Miracle

Attest 
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 July 13, 2011 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on July 13, 2011, all as appears in the official record of said City .

WITNESS, my hand and (Seal of Stanford Kentucky), this 13 day of July 2011.



City Clerk

Ordinance Description
City of Stanford Proposed Annexation

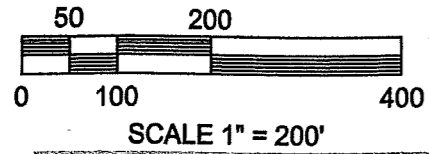
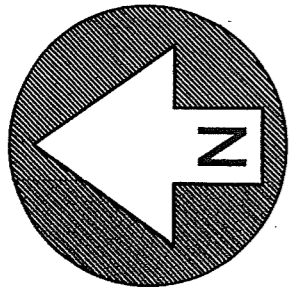
This being a proposed annexation ordinance enacted by the City Council of Stanford on the _____ day of _____, 2011 and being more particularly described as follows:

Commencing at a point along the centerline of KY HWY 590, said point being 25 feet east of an aluminum cap found in concrete stamped "City of Stanford, Corporate Limits" on the division line between Robert Cochran (D.B. 323, Pg. 159) and the Randall and Cynthia Allen 2008 Trust (D.B. 383, Pg. 144); Being the Northeast corner of the City of Stanford Annexation 110.2 dated November 3, 1977 and being retraced December 15, 2010, and having Kentucky State Plane Coordinates N:2085170.780, E:1959487.323 (based on Kentucky State Plane Coordinate System South Zone), and being the **Point of Beginning for this description**; THENCE with the centerline of KY HWY 590 the following two calls: N20°04'16"W – 821.63 feet to point and N19°21'36"W – 723.33 feet to a point in the centerline of KY HWY 590; THENCE leaving said centerline and with the fence division line of Owens Chevrolet, Inc. (D.B. 197, Pg. 230) and the Bertha Withers Thomas Est. (D.B. 104, Pg. 532) N55°47'31"E - 156.54 feet to a point in the fence line; THENCE with same fence a new division line of Owens Chevrolet, Inc. (D.B. 197, Pg. 233) and Owens Chevrolet, Inc. (D.B. 197, Pg. 230) N55°47'31"E – 180.81 feet to a corner post in fence line; THENCE across the land of Owens Chevrolet, Inc. (D.B. 197, Pg. 230) S25°20'01"E – 1151.71 feet to a fence corner post; THENCE with the fence line S46°46'11"E – 300.64 to the centerline of Ridgeway Road; THENCE with the centerline of Ridgeway Road N41°35'51"E – 523.35 feet to a point in the centerline of Ridgeway Road; THENCE leaving said centerline and with the fence division line of Owens Chevrolet, Inc. (D.B. 197, Pg. 230) and Delmer and Helen Reffitt (D.B. 373, Pg. 649) N49°16'24"W – 237.02 feet to a fence corner post; THENCE across the land of Owens Chevrolet, Inc. (D.B. 197, Pg. 230) the following five calls: N40°36'37"E – 249.55 feet to point, N52°31'49"E – 196.04 feet to point, N65°52'10"E – 190.44 feet to point, N74°21'58"E – 297.93 feet to point, and N78°43'11"E – 251.17 feet to a post in the fence line; THENCE with the fence division line of Owens Chevrolet, Inc. (D.B. 197, Pg. 230) and Eddie Ray Carter (D.B. 239, Pg. 597) S25°23'30"E – 268.61 feet to the centerline of Ridgeway Road; THENCE with the centerline of Ridgeway Road the following six calls: S83°28'04"W – 95.34 feet to point, S80°27'02"W – 178.55 feet to point, S77°22'04"W – 105.51 feet to point, S74°01'35"W – 149.90 feet to point, S71°59'10"W – 70.36 feet to point, and S68°25'27"W – 55.75 feet to point in the centerline of Ridgeway Road; THENCE leaving said centerline and with the division line of the Barrows Cemetery and Jim Mullins Est. (no PVA record) S54°37'11"E – 369.09 feet to a point in the fence line; THENCE with the fence division line of Barrows Cemetery and Kenneth Lowe (D.B. 360, Pg. 060) S07°34'10"E – 242.58 feet to an iron pin found stamped PLS #1880; THENCE with the fence division line of Owens Chevrolet, Inc. (D.B. 208, Pg. 662) and Kenneth Lowe (D.B. 360, Pg. 060) S06°52'24"E – 206.69 feet to an iron pin found stamped PLS #3350; THENCE with the fence division line of Owens Chevrolet, Inc. (D.B. 208, Pg. 662) and the Caudill Family Irrevocable Trust (D.B. 346, Pg. 078) the following two calls: S54°41'16"W – 196.03 feet to an iron pin found stamped PLS #3350 and S37°27'39"E – (199.25 feet to an iron pin found stamped PLS #2355) in all 250.28 feet to the design centerline of US HWY 27; THENCE with the design

DLS
8/31/11

centerline of US HWY 27 the following two calls: a curve to the left, having a Chord Bearing $S38^{\circ}14'42''W$, a Chord Length of 775.20 feet, a Radius of 5730.00 feet, and an arc length of 775.79 feet to a point and $S34^{\circ}18'05''W - 859.57$ to a point along the design centerline of US HWY 27; THENCE leaving said design centerline and with the division line of K&J Trust (D.B. 342, Pg. 637) and the Bluegrass Mobile Home Park, LLC. (D.B. 190, Pg. 606) $N59^{\circ}35'08''W - 362.95$ feet to an iron pin found stamped PLS #3350; THENCE with the division line of Owens Chevrolet, Inc. (D.B. 208, Pg. 662) and the Bluegrass Mobile Home Park, LLC. (D.B. 190, Pg. 606) $N59^{\circ}35'08''W - 264.33$ to an iron pin found stamped PLS #1253; THENCE with the division line of Owens Chevrolet, Inc. (D.B. 208, Pg. 662) and David and Lorene Hensley (D.B. 275, Pg. 113) $N59^{\circ}35'08''W - (249.89$ to an iron pin found stamped PLS #3350) in all 272.36 feet to a point in the centerline of KY HWY 590 and being on the line of Annexation Ordinance 110.2; THENCE with the center line of KY 590 and the line of Annexation Ordinance 110.2 the following six calls: $N11^{\circ}47'39''E - 7.76$ feet to a corner, $N16^{\circ}17'39''E - 361.00$ feet to a corner, $N20^{\circ}17'39''E - 128.00$ feet to a corner, $N28^{\circ}17'39''E - 80.00$ feet to a corner, $N35^{\circ}17'39''E - 161.00$ feet to a corner, and $N17^{\circ}38'59''W - 94.00$ feet to the Point of Beginning and containing 68.745 acres by survey.

Douglas G. Spach
8/31/11



EDDIE RAY CARTER
D.B. 239, PG. 597

CAUDILL FAMILY
IRREVOCABLE TRUST
D.B. 346, PG. 78

CORNER
IN FENCE
LINE

KENNETH LOWE
D.B. 360, PG. 060

IPF PLS #2355 51.04' FROM ACTUAL
CORNER ALONG ANNEXATION LINE

B-3

B-3

OWENS CHEVROLET, INC.
D.B. 208, PG. 662

OWENS CHEVROLET, INC.
D.B. 197, PG. 230

TRIPLE
ENTERPRISES, LLC
D.B. 354, PG. 080

MURPHY OIL USA, INC.
D.B. 375, PG. 363

DELMER AND HELEN REFFITT
D.B. 373, PG. 649

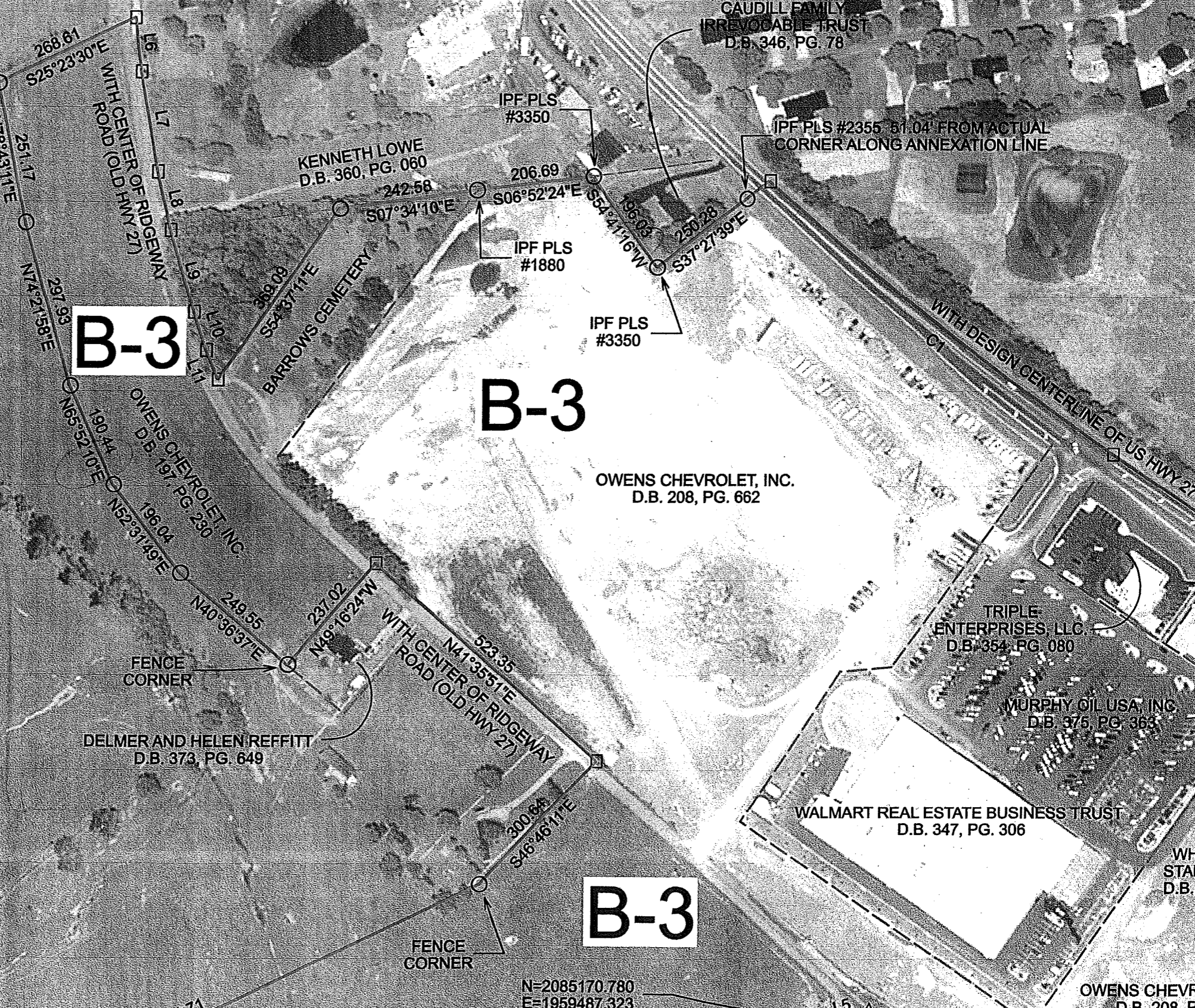
WALMART REAL ESTATE BUSINESS TRUST
D.B. 347, PG. 306

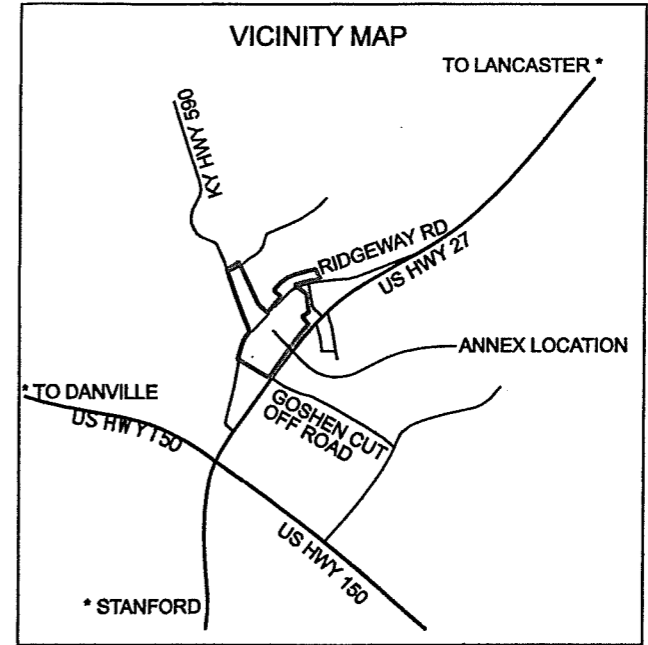
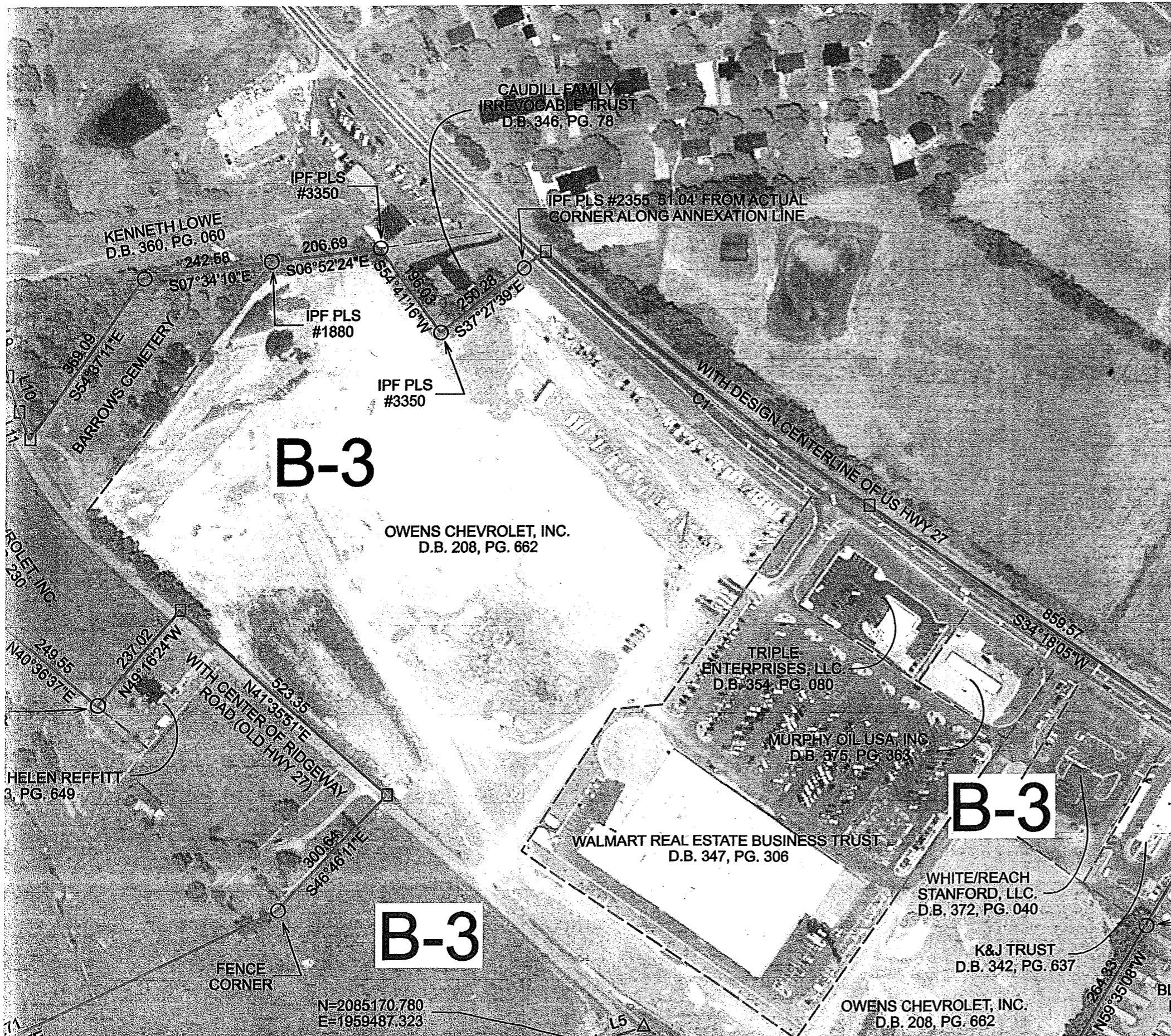
WHIT
STANI
D.B. 3

B-3

N=2085170.780
E=1959487.323

OWENS CHEVROLET, INC.
D.B. 208, PG. 662





| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|-----------|
| L1 | N 11°47'39" E | 7.76 FT |
| L2 | N 20°17'39" E | 128.00 FT |
| L3 | N 28°17'39" E | 80.00 FT |
| L4 | N 35°17'39" E | 161.00 FT |
| L5 | N 17°38'59" W | 94.00 FT |
| L6 | S 83°28'04" W | 95.34 FT |
| L7 | S 80°27'02" W | 178.55 FT |
| L8 | S 77°22'04" W | 105.51 FT |
| L9 | S 74°01'35" W | 149.90 FT |
| L10 | S 71°59'10" W | 70.36 FT |
| L11 | S 68°25'27" W | 55.75 FT |

| NUMBER | CHORD DIRECTION | CHORD LENGTH |
|--------|-----------------|----------------------|
| C1 | S 38°14'42" W | 775.20 FT |
| RADIUS | 5730.00 FT | ARC LENGTH 775.79 FT |

ENGINEERING SERVICES, INC.

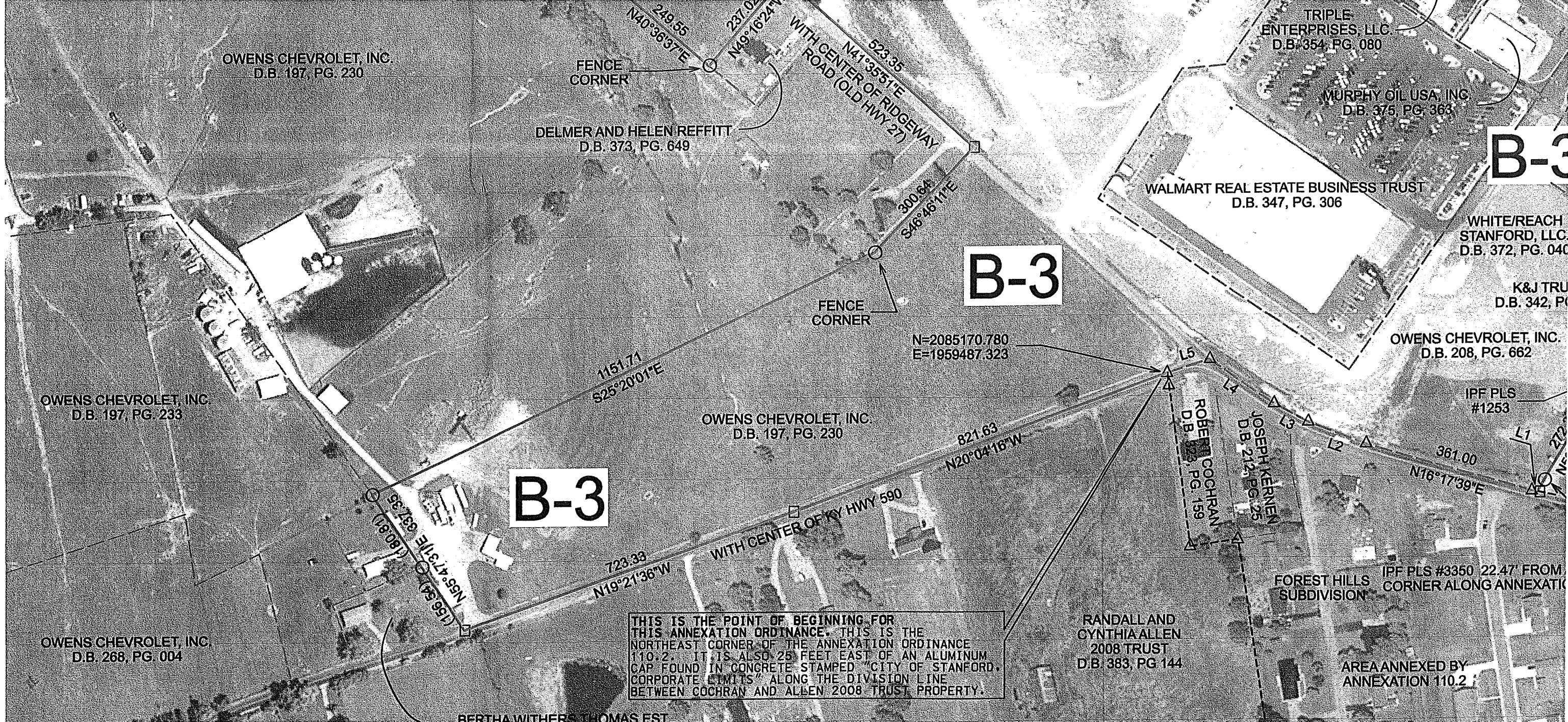
ACE

P.O. BOX 204
165 FOSTER LANE
STANFORD, KY. 40484
(606) 365-6362 FAX (606) 365-1097

ZONING MAP

CITY OF STANFORD

ONE TRACT TOTALING 68.745 ACRES BY SURVEY
STANFORD, LINCOLN COUNTY, KENTUCKY



OWENS CHEVROLET, INC.
D.B. 197, PG. 230

DELIMER AND HELEN REFFITT
D.B. 373, PG. 649

TRIPLE ENTERPRISES, LLC.
D.B. 354, PG. 080

MURPHY OIL USA, INC.
D.B. 375, PG. 363

WALMART REAL ESTATE BUSINESS TRUST
D.B. 347, PG. 306

WHITE/REACH STANFORD, LLC.
D.B. 372, PG. 040

K&J TRU
D.B. 342, PG. 040

OWENS CHEVROLET, INC.
D.B. 208, PG. 662

IPF PLS #1253

OWENS CHEVROLET, INC.
D.B. 197, PG. 233

OWENS CHEVROLET, INC.
D.B. 197, PG. 230

OWENS CHEVROLET, INC.
D.B. 268, PG. 004

BERTHA WITHERS THOMAS EST.
C/O ELIZA HIGGINS, D.B. 104, PG. 532

RANDALL AND CYNTHIA ALLEN
2008 TRUST
D.B. 383, PG. 144

FOREST HILLS SUBDIVISION
IPF PLS #3350 22.47' FROM CORNER ALONG ANNEXATION

AREA ANNEXED BY ANNEXATION 110.2

B-3

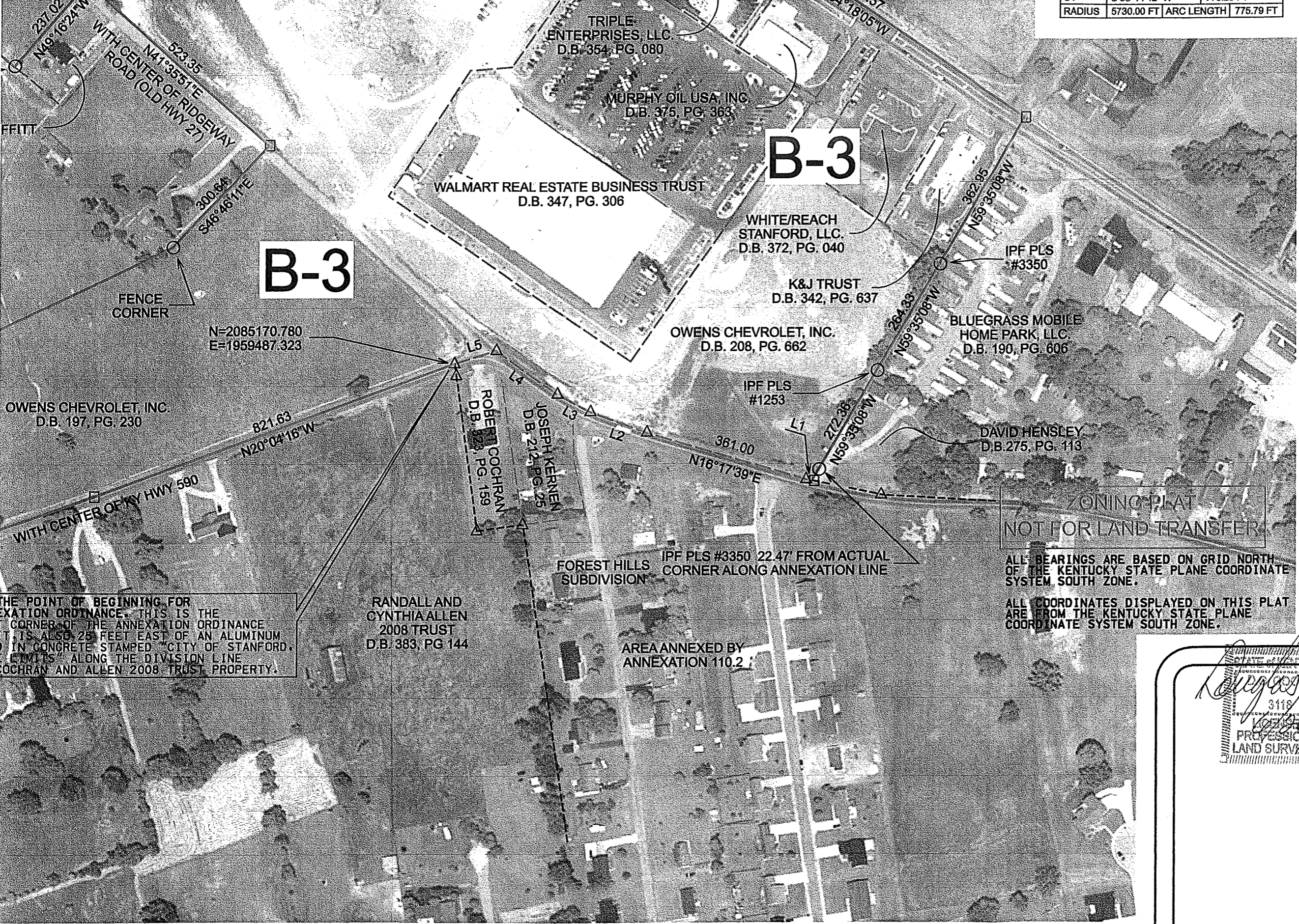
B-3

B-3

THIS IS THE POINT OF BEGINNING FOR THIS ANNEXATION ORDINANCE. THIS IS THE NORTHEAST CORNER OF THE ANNEXATION ORDINANCE 110.2. IT IS ALSO 25 FEET EAST OF AN ALUMINUM CAP FOUND IN CONCRETE STAMPED "CITY OF STANFORD, CORPORATE LIMITS" ALONG THE DIVISION LINE BETWEEN COCHRAN AND ALLEN 2008 TRUST PROPERTY.

- LEGEND -

- ANNEXATION ORDINANCE CORNERS
- ANNEXATION CORNER ALONG RW
- △ CORNER OF PREVIOUS ANNEXATION
- BOUNDARY LINES OF ANNEXATION ORDINANCE
- - - ADJOINING ORDINANCE BOUNDARY LINES PER DESCRIPTIONS
- - - ADJOINING PROPERTY



B-3

B-3

THE POINT OF BEGINNING FOR ANNEXATION ORDINANCE, THIS IS THE CORNER OF THE ANNEXATION ORDINANCE. IT IS ALSO 25 FEET EAST OF AN ALUMINUM PIN IN CONCRETE STAMPED "CITY OF STANFORD, KENTUCKY" ALONG THE DIVISION LINE BETWEEN COCHRAN AND ALLEN 2008 TRUST PROPERTY.

ZONING 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.

RANDALL AND CYNTHIA ALLEN 2008 TRUST
D.B. 383, PG. 144

AREA ANNEXED BY ANNEXATION 110.2

ZONING MAP

CITY OF STANFORD

ONE TRACT TOTALING 68.745 ACRES BY SURVEY
STANFORD, LINCOLN COUNTY, KENTUCKY

DRAWN
BMS

SCALE
1" = 200'

DATE
03/22/11

FILENAME
11029ANNEX.DGN

CHECKED
D.GOOCH

Douglas Gooch
3118
PROFESSIONAL
LAND SURVEYOR