

## City Clerk's Certification

I, Stephanie A. Faulkner, City Clerk of the City of Stanton do hereby certify that, the forgoing Resolution No. 12-009 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on 4/12/2012, all as appears in the official records of said City.

Given under my hand this 1<sup>st</sup> day of February, 2018.

Stephanie Faulkner

City Clerk



RECEIVED AND FILED  
DATE November 14<sup>th</sup>  
2018  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY June Phillips

*Ordinance 02-02  
Emmanuel Baptist*

**RESOLUTION NO. 12-009  
CITY OF STANTON, KENTUCKY**

**A RESOLUTION ADOPTING A MODERN AND ACCURATE  
LEGAL DESCRIPTION OF TERRITORY PREVIOUSLY  
ANNEXED BY ORDINANCE**

**WHEREAS**, the City of Stanton, Kentucky has enacted numerous ordinances annexing property into the corporate limits of the City of Stanton; and

**WHEREAS**, each individual annexation contains a prior survey often prepared by now unknown individual, and further references documentation that is no longer in existence; and

**WHEREAS**, the City of Stanton wishes to provide a modern, accurate, easily identifiable legal description reflecting bearings and coordinates based upon the state plane coordinate systems, including relevant GPS and GIS data, same having been certified by a professional land surveyor for each prior annexation; and

**WHEREAS**, the City of Stanton wishes to comply with the requirements of Amended KRS 81A.470 effective July 13, 2004; and

**WHEREAS**, the City of Stanton does not intend to amend or replace its prior ordinance annexing, but rather to interpret the defined boundaries of the territory previously annexed and adopt a modern and accurate legal description of territory previously annexed,

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY  
OF STANTON, KENTUCKY:**

**SECTION 1.** That the City Council of the City of Stanton, Kentucky hereby adopts the following legal description, and a plat attached hereto as prepared by

Rodney A. Hall, a Professional Land Surveyor No. 2841 by new survey as an accurate depiction of the property previously annexed into the corporate city limits of the City of Stanton by Ordinance 02-02 dated February 14, 2002, a copy of which is attached hereto as Exhibit "A" and hereby adopts said new legal description and plat as the official legal description and plat to be adopted by the City for all purposes when referencing this prior annexation.

**SECTION 2.** This new legal description as prepared by Rodney A. Hall, a Licensed Professional Land Surveyor No. 2841 is as follows:


A certain Parcel of land being on West College Avenue (SR 11-15) in Stanton and contiguous to the City of Stanton, KY and being more particularly described as follows:

The POINT OF BEGINNING at Kentucky State Plane (NAD 83) Single Zone Coordinate of Northing= 3836510.84 and Easting= 5463135.40, said point being a ½" rebar with ID cap on the Southeast side of West College Avenue, thence along SR 11-15 N 29 degrees 33' 38" E, a distance 239.20'; thence crossing SR 11-15 (West College Avenue) N 58 degrees 53' 07" W, a distance of 66.47' to a point on the KRS 81.045 Boundary per the mapping filed 05/11/1981; thence along the corporate boundary N 34 degrees 53' 23" E, a distance of 211.51'; thence N 37 degrees 48' 46" E, a distance of 146.84'; thence N 41 degrees 40' 56" E, a distance of 30.80'; thence crossing SR 11-15 (West College Avenue) S 54 degrees 57' 48" E, a distance of 52.27' to a ½" rebar and corner to Emmanuel Baptist Church and the U.S. Forest Service; thence with the U.S. Forest Service line S 55 degrees 15' 29" E, a distance of 95.17' to a point on the KRS 81.045 Boundary line mapping; thence leaving the corporate boundary and continuing with the U.S. Forest Service S 55 degrees 15' 29" E, a distance of 401.64' to a ½" rebar; thence N 71 degrees 23' 22" E, a distance of 131.90' to a ½" rebar at a corner to the U.S. Forest Service and Hall; thence with the line of Hall S 18 degrees 35' 53" E, a distance of 392.75' to a ½" rebar; thence continuing along the line of Hall S 68 degrees 04' 21" W, a distance of 561.05' to a Set Stone and a corner to Davis (formerly Estépp); thence along the line of Davis N 57 degrees 49' 23" W, a distance of 559.35' to the POINT OF BEGINNING; said described tract containing 11.22 acres, more or less.

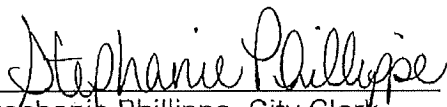
See also Plat regarding the above property of record at Plat Cabinet 3, Slide \_\_\_\_, records of the Powell County Clerk's Office.

The Property described above was computed using survey information from a Map of Stanton prepared and certified by Blake Adams, PLS on 11/13/2005. Record PLATS and deeds from the Powell County Clerk's Office and the description contained in Ordinance No. 02-02 were also utilized.

Motion made by Dixie Lockard; seconded by Margarita Arnett.  
The vote was 6 in favor; and 0 opposed, at the regular meeting of the City Council for the City of Stanton, held on the 12<sup>th</sup> day of April, 2012.

  
\_\_\_\_\_  
DALE ALLEN, Mayor  
City of Stanton

ATTEST:

  
\_\_\_\_\_  
Stephanie Phillippe, City Clerk  
City of Stanton

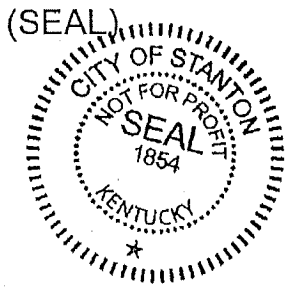
## City Clerk's Certification

I, Stephanie A. Faulkner, City Clerk of the City of Stanton do hereby certify that, the forgoing Ordinance No. 02-02 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on 2/14/2002, all as appears in the official records of said City.

Given under my hand this 1<sup>st</sup> day of February, 2018.

Stephanie Faulkner

City Clerk



Emmanuel  
Baptist  
Church

CITY OF STANTON, KENTUCKY

ORDINANCE NO. 02-02

AN ORDINANCE ANNEXING TO THE CITY OF STANTON, KENTUCKY CERTAIN LAND IN POWELL COUNTY, KENTUCKY LYING ADJACENT TO THE EXISTING CITY LIMITS WITH A LOCATION ON WEST COLLEGE AVENUE, STANTON, KENTUCKY.

WHEREAS, THE EMMANUEL BAPTIST CHURCH, owns certain incorporated territory located in Powell County, Kentucky adjacent to and contiguous with the existing boundary of the City of Stanton, Kentucky and they have requested that it be annexed into the City of Stanton, Kentucky, and

The City Council of the City of Stanton, Kentucky deems it advisable and in the best interests of the City to annex that property ( more fully described below) into the City;

NOW, THEREFORE, the City Council of the City of Stanton, Kentucky makes the following Findings of Fact:

1. The property proposed to be annexed is described, by metes and bounds, in Section I below; it lies on West College Avenue, Powell County, Kentucky.
2. Each owner of the property to be annexed is : Emmanuel Baptist Church.
3. The Emmanuel Baptist Church has requested that the proposed annexation take place and their signed and sworn consents are attached hereto marked Exhibit "A" .
4. The property is adjacent to and contiguous with City boundaries and it is urban in character, and by reason of annexation shall subject the property to taxation by the City of Stanton.

NOW, THEREFORE, BE IT ORDAINED by the City of Stanton, Kentucky as follows:

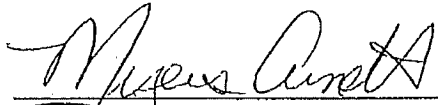
SECTION I. Pursuant to the provisions of KRS 81A.400, et seq., and specifically

KRS 81A.412, the following described unincorporated territory, located in Powell County, Kentucky, be, and it is hereby, annexed to the City of Stanton, Kentucky:

A certain tract or parcel of land located on West College Avenue, in Powell County, Kentucky and being further described as follows: Beginning at a point in the existing city limit line of Stanton, Kentucky, said point being point number 672 on the city limit map; thence with the line of the Emmanuel Baptist Church property six (6) calls S 55 degrees 22' 30" E, 311.36 feet; N 71 degrees 49' 58" E, 131.75 feet; S 18 degrees 09' 18" E, 392.75 feet; S 73 degrees 25' 56" W, 561.05 feet; N 57 degrees 52' 48" W, 556.76 feet; N 30 degrees 31' 18" E, 223.11 feet; thence with a line crossing West College Avenue N 58 degrees 56' 33" W, 66.5 feet to the existing city limit line of Stanton, Kentucky, said point being point number 333 on the city limit map.

SECTION II. This Ordinance shall become effective upon publication as required by law.

Introduced and given first reading at a meeting of the City Council of the City of Stanton, Kentucky held on the 10 day of January, 2002 and finally adopted, after second reading, at a meeting of the City Council held on the 14 day of February, 2002.

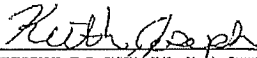
  
MAYOR, CITY OF STANTON, KENTUCKY

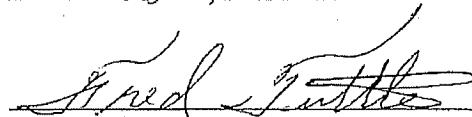
ATTEST:

  
CITY CLERK

Prepared by Robert G. King, City Attorney 1/10/02

Comes now Emmanuel Baptist Church and requests and gives prior consent for the City of Stanton to annex all that certain property more fully and accurately described in Exhibit A attached hereto. Emmanuel Baptist Church believes that the property described in Exhibit A is adjacent or contiguous to the City's boundary at this time and that by reason of institutional or governmental use, the land is urban in character or suitable for development for urban purpose without delay. Further, Emmanuel Baptist Church believes that no point of the area to be annexed is included within the boundary of another incorporated city. Because Emmanuel Baptist Church gives it's prior consent for the City of Stanton to annex this property, Emmanuel Baptist Church understands that the City may enact a single ordinance finally annexing the land described in the ordinance.

  
\_\_\_\_\_  
KEITH JOSEPH, PASTOR

  
\_\_\_\_\_  
FRED TUTTLE  
CHAIRMAN FINANCE COMMITTEE  
CHAIRMAN TRUSTEES

Annexation Description

A certain tract or parcel of land located on West College Avenue in Powell County, Kentucky and being further described as follows:

Beginning at a point in the existing city limit line of Stanton, Kentucky, said point being point number 672 on the city limit map; thence with the line of the Emmanuel Baptist Church property six (6) calls S 55° 22' 30" E, 311.36 feet; N 71° 49' 58" E, 131.75 feet; S 18° 09' 18" E, 392.75 feet; S 73° 25' 56" W, 561.05 feet; N 57° 52' 48" W, 556.76 feet; N 30° 31' 18" E, 223.11 feet; thence with a line crossing West College Avenue N 58° 56' 33" W, 66.5 feet to the existing city limit line of Stanton, Kentucky, said point being point number 333 on the city limit map.

Order PAGE 329

STATE OF KENTUCKY,  
COUNTY OF POWELL,  
I, \_\_\_\_\_, Clerk of the County for  
\_\_\_\_\_ do hereby  
\_\_\_\_\_ on  
\_\_\_\_\_ at  
\_\_\_\_\_ this  
\_\_\_\_\_ day  
\_\_\_\_\_ of  
\_\_\_\_\_ 2003.

19 NOV 2003  
John C. [Signature] C. C.

2003 NOV 17 AM 8 45  
RHONDA...  
POWELL COUNTY CLERK  
STANTON, KY

CITY OF STANTON, KENTUCKY

ORDINANCE NO. 02-02

AN ORDINANCE ANNEXING TO THE CITY OF STANTON, KENTUCKY CERTAIN LAND IN POWELL COUNTY, KENTUCKY LYING ADJACENT TO THE EXISTING CITY LIMITS ON WEST COLLEGE AVENUE, IN POWELL COUNTY, STANTON, KENTUCKY.

SUMMARY OF ORDINANCE

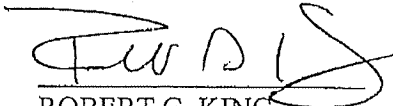
THIS IS AN ORDINANCE ANNEXING PROPERTY ON WEST COLLEGE AVENUE, INTO THE CITY OF STANTON, AT THE REQUEST OF THE EMMANUEL BAPTIST CHURCH.

THE ANNEXATION WILL SUBJECT THE PROPERTY TO CITY TAXES AND THEREFORE THE FULL TEXT OF SECTION I OF THE ORDINANCE IS SET FORTH:

SECTION I. Pursuant to the provisions of KRS 81A.400, et seq., and specifically KRS 81A.412, the following described unincorporated territory, located in Powell County, Kentucky, be, and it is hereby annexed to the City of Stanton, Kentucky:

A certain tract or parcel of land located on West College Avenue, in Powell County, Kentucky and being further described as follows: Beginning at a point in the existing city limit line of Stanton, Kentucky, said point being point number 672 on the city limit map; thence with the line of the Emmanuel Baptist Church property six (6) calls S 55 degrees 22' 30" E, 311.36 feet; N 71 degrees 49' 58" E, 131.75 feet; S 18 degrees 09' 18" E, 392.75 feet; S 73 degrees 25' 56" W, 561.05 feet; N 57 degrees 52' 48" W, 556.76 feet; N 30 degrees 31' 18" E, 223.11 feet; thence with a line crossing West College Avenue N 58 degrees 56' 33" W, 66.5 feet to the existing city limit line of Stanton, Kentucky, said point being point number 333 on the city limit map.

I hereby certify that the foregoing is an accurate summary of the above entitled Ordinance.

  
ROBERT G. KING  
ATTORNEY-AT-LAW

# Kentucky e-Clearinghouse Map Output

## KY e-Clearinghouse Map Output



This site was created and is hosted by EOT/DGI (2009)

CRABTREE LN



# BALDWIN ENGINEERING CORPORATION

116 South Highland Street P.O. Box 4315  
Winchester, Kentucky 40392-4315  
(859) 744-6943 (phone)

CONSULTING ENGINEERS  
[becrlb@att.net](mailto:becrlb@att.net) (e-mail)  
(859) 744-2558 (fax)

October 29, 2025

File No. 25-6978

## ANNEXATION

### EMMANUEL BAPTIST CHURCH

755 West College Avenue

### DAVIS INVESTMENT HOLDINGS, LLC

777 West College Avenue

Beginning at a point (143) (N 3836750.48, E 5463202.03) in the existing city limits line and the northwest right-of way line of West College Avenue, a corner common to Powell County Board of Education (Deed Book 97, page 601) annexed with Ordinance No. 88-6, thence with said Board and the existing city limits two calls as follows: (1) N.36°01'19"E. 207.87 feet to a point (144), (2) N.36°36'18"E 162.83 feet to a point (145); thence continuing with said right-of-way line N.41°38'29"E. 18.29 feet to a point (146); thence crossing West College Avenue S.54°42'48"E. 52.61 feet to a found 2" iron pipe (76), a corner common with U.S. Forest Service (Deed Book 52, page 601); thence with said Forest Service two calls as follows: (1) S.55°45'12"E. 497.01 feet to a found iron pin with an ID Cap stamped Adams 3088" (77), (2) N.71°25'23"E. 131.72 feet to a found iron pin with no ID Cap (78) a corner common with Strother D. Hall, IV and Rose L. Hall (Deed Book 141, page 61); thence with said Hall four calls as follows: (1) S.18°32'25"E. 392.84 feet to a found iron pin with no ID Cap (79), (2) S.68°09'51"W. 345.33 feet to a found iron pin with an ID Cap stamped "PLS 2841" (80), (3) S.68°09'40"W. 215.69 feet to a set iron pin with an ID Cap stamped "Baldwin 1366" (86), (4) S.04°05'41"W. 103.30 feet to a found iron pin with an ID Cap stamped "Adams 3088" (84), a corner common with John L. Estep and Shirley H. Estep (Deed Book 167, page 145)(Cabinet 3, Slide 69); thence in part with said Estep N.77°46'43"W. at 9.87 feet passing a found iron pin with an ID Cap stamped "Jesse L. Partin 4191", a corner common Community Action Council for Lexington-Fayette County, Bourbon, Harrison, and Nicholas Counties, Inc. Deed Book 211, page 684)(Plat: Deed Book 211, page 689), in all 163.87 feet to a found iron pin with an ID Cap stamped "Adams 3088" (85), a corner common with Hall Cemetery (Deed Book 167, page 149)(Cabinet 3, Slide 69) thence with said cemetery N.78°20'59"W. 69.92 feet to a found iron pin with an ID cap stamped "Adams 3088" (86), a corner common with Powell County Public Library ( Deed Book 210, page 507)(Cabinet 3, Slide 507); thence with said library N.60°58'37"W. 350.97 feet to a found iron pin with no ID Cap (87) in the southeast right-of-way line of West College Avenue; thence with said right-of-way line three calls as follows: (1) N.20°31'45"E. 153.60 feet to a set iron pin with an ID Cap stamped "Baldwin 1366" (88), (2) 37.05 feet with a curve to the right having a radius of 1,402.69 feet, the chord of which is N.21°37'29"E. 37.05 feet to a found iron pin with no ID Cap (89), (3) N.30°34'18"E. 239.12 feet to a point (142); thence crossing West College Avenue N.58°53'06"W. 70.69 feet to the

beginning, containing an area of 13.322 acres, more or less according to a survey prepared by Robert L. Baldwin, PE, PLS, Baldwin Engineering Corporation, P O Box 4315, Winchester, KY 40392-4315 dated October 28, 2025.

C:\CORRESPONDENCE\STANTON-ANNEX-2025.DOC

*Robert L. Baldwin*  
10/29/2025

STATE OF KENTUCKY  
ROBERT L.  
BALDWIN  
1366  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

