

Ordinance 11-098
Davis ? Davis

RESOLUTION NO. 12-010
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

RECEIVED AND FILED
DATE November 14th
2025
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Jane Phillips

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 11-0908 dated September 8, 2011, 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, and a corner to Ordinance No. 02-02 and Emmanuel Baptist Church; thence along the line of Ordinance No. 02-02 and Emmanuel Baptist Church S 57 degrees 49' 23" E, a distance of 559.35' to a Set Stone in the line of Hall; thence along Hall's line S 04 degrees 28' 16" W, a distance of 103.10' to a ½" rebar and corner to Estep; thence along the line of Estep (Tract 2 in PC 3, Slide 69) N 77 degrees 23' 42" W, a distance of 163.91' to a ½" rebar at a cemetery; thence along the cemetery line N 77 degrees 56' 24" W, a distance of 69.86' to a ½" rebar; thence N 60 degrees 34' 35" W, a distance of 351.04' to a ½" rebar in the right of way of West College Avenue (SR 11-15); thence along the right of way of SR 11-15 N 20 degrees 57' 06" E, a distance of 153.55' to the point of curvature of a non-tangent curve, concave to the east, having a radius of 1402.69', a central angle of 01 degrees 30' 52", and a chord of 37.08' bearing N 21 degrees 43' 36" E; thence North along said curve, a distance of 37.08' to the POINT OF BEGINNING; said described tract containing 2.13 acres, more or less, and being Tract 1 on Plat filed in PC 3, Slide 69.

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 of PLATS and deeds from the Powell County Clerk's Office and the description contained in Ordinance No. 11-0908 were also utilized.

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

proposed annexation take place and have executed a Request to that effect;

4. The property is adjacent to and contiguous with City of Stanton boundaries and it is urban in character, and by reason of annexation said property shall be subject to taxation by the City of Stanton.

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

SECTION 1. 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 locate in Stanton, Powell County, Kentucky, and more particularly described as follows:

Being all of Tract #1 of that Plat of record in Plat Cabinet 3, Slide 69, records of the Powell County Clerk's Office, (being 2.12 acres).

Being the same property conveyed to Davis Investment Holdings, LLC, from John L. Estep and Shirley H. Estep, husband and wife, by deed dated the 17th day of March, 2011, of record in Deed Book 176, Page 385, records of the Powell County Clerk's Office.

SECTION 2. This Ordinance shall become effective upon publication as required by law.

Enacted this the 8th day of September, 2011.



Dale Allen, Mayor
City of Stanton

Attest:

Stephanie Phillippe

Stephanie Phillippe, Clerk
City of Stanton

First Reading: 8/11/11
Second Reading: 9/8/11
Signed by Mayor: 9/8/11
Published: 9/29/11



1494:2
Filed on: 09/28/2012 9:28:57 AM
Book: MISC Hooker: 4
Pages: 369 - 391
Rhonda H. Barnett, Mcneil County
DC: JUCKIE EVERETT
Feed: 1494:2

Exhibit B

Deed Description

Ordinance No. 11-0908

City of Stanton, KY

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:

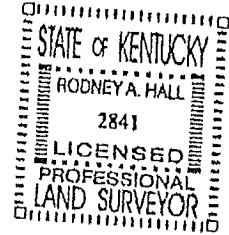
The POINT OF BEGINNING at Kentucky State Plane (NAD 83) Single Zone Coordinate of Northing= 3836510.84 and Easting= 5463135.40, said point being a ½" rebar with ID cap on the Southeast side of West College Avenue, and a corner to Ordinance No. 02-02 and Emmanuel Baptist Church, thence along the line of Ordinance No. 02-02 and Emmanuel Baptist Church S 57°49'23" E, a distance of 559.35' to a Set Stone in the line of Hall; thence along Hall's line S 04°28'16" W, a distance of 103.10' to a ½" rebar and corner to Estep; thence along the line of Estep (Tract 2 in PC 3, Slide 69) N 77°23'42" W, a distance of 163.91' to a ½" rebar at a cemetery; thence along the cemetery line N 77°56'24" W, a distance of 69.86' to a ½" rebar; thence N 60°34'35" W, a distance of 351.04' to a ½" rebar in the right-of-way of West College Avenue (SR 11-15); thence along the right-of-way of SR 11-15 N 20°57'06" E, a distance of 153.55' to the point of curvature of a non-tangent curve, concave to the east, having a radius of 1402.69', a central angle of 01°30'52", and a chord of 37.08' bearing N 21°43'36" E; thence North along said curve, a distance of 37.08' to the POINT OF BEGINNING; said described tract containing 2.13 Acres, more or less, and being Tract 1 on Plat filed in PC 3, Slide 69.

Statement of Resources

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. 11-0908 were also utilized.

Ordinance No. 11-0908

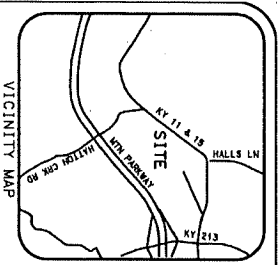
Coordinates and Bearings are Kentucky State Plane (NAD 83) Single Zone. The P.O.B. Coordinate was derived from tying to the KRS 81.025 information available from the Kentucky Secretary of State's Mapping of City of Stanton, KY Corporate Boundary and available on the Internet at KYGEONET and/or the Kentucky Secretary of State's Website.



Rodney A. Hall
Signature

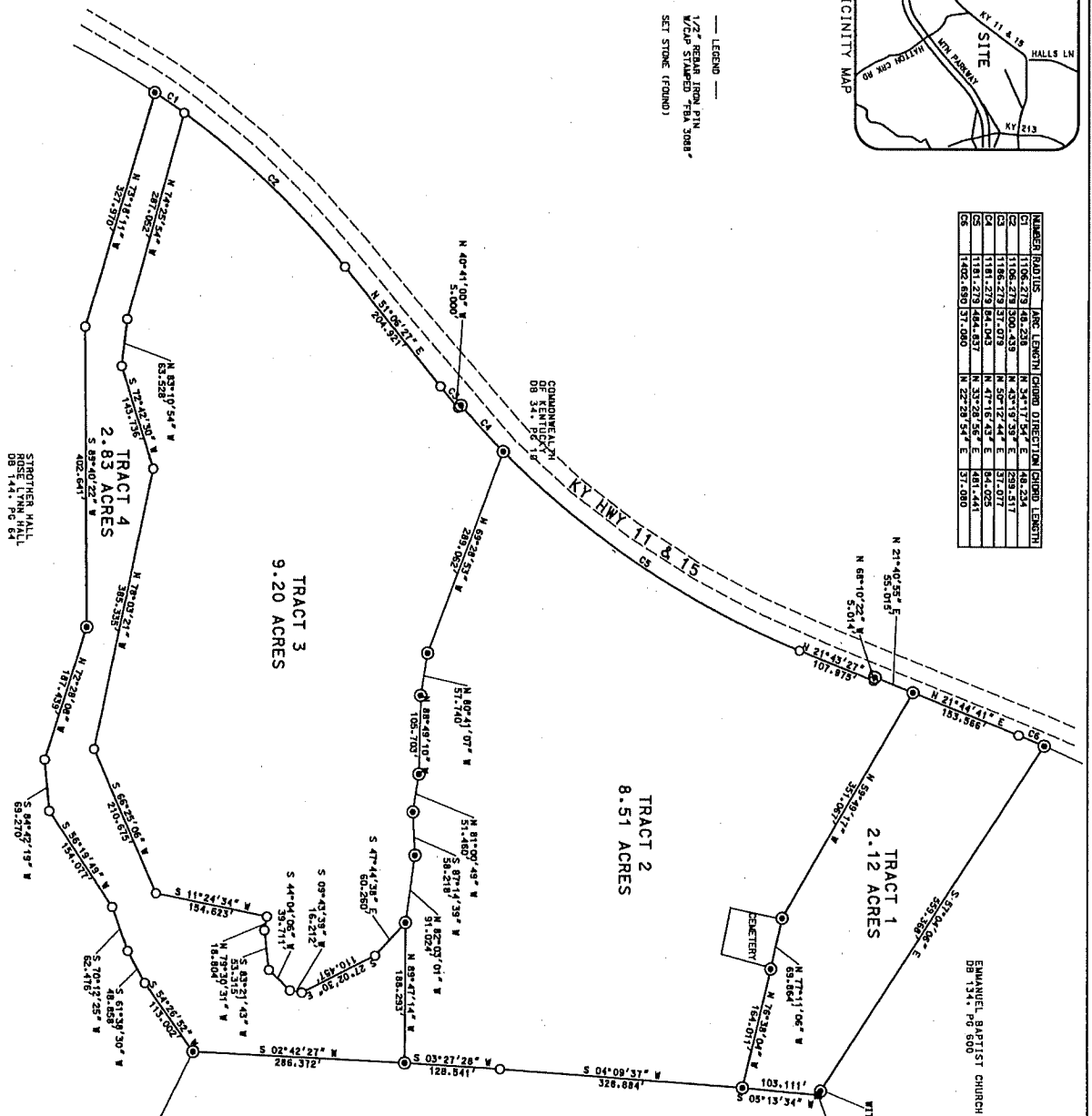
2841
PLS Number

3/26/2012
Date



LINE#	BEARS IRON PIN	W/CLIP STAMPED T-BAL 3088	SET STONE (FOUND)	
1	1106.273	48.238	N 34°17'54" E	48.234
2	1106.273	50.439	N 43°17'29" E	50.437
3	1181.273	484.003	N 47°16'43" E	484.003
4	1181.273	484.037	N 33°28'55" E	484.037
5	1022.630	57.080	N 22°28'54" E	57.080

LEGEND
 1/2" BEARS IRON PIN
 W/CLIP STAMPED T-BAL 3088
 SET STONE (FOUND)

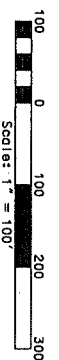


NORTH REFERENCE IS
 STATE PLANE COORDINATE
 SYSTEM - SINGLE ZONE

I hereby certify that the survey depicted by this plot was performed under my direction by the undersigned professional engineer. The bearings 1:17:53.2 and was not adjusted. The survey was made on 2/20/11 and the original survey notes are on file in my office. The original survey notes are on file in my office.

DATE: MARCH 2, 2011

BLAKE ADAMS, P.E.
 1508 BIRCHWOOD DRIVE
 STANTON, KY 40380
 (502) 585-2122



NOTE: TRACT 1 AND TRACT 2 ARE A SUBDIVISION OF REMAINDER OF DEED BOOK 151, PAGE 145 AND TRACT 3 AND TRACT 4 ARE A SUBDIVISION OF DEED BOOK 150, PAGE 539.

STROTHNER HALL
 ROSE LYNN HALL
 1444 P.O. BOX 51

PLAT OF SUBDIVISION FOR:
JOHN L. ESTEP
 P.O. BOX 746
 STANTON, KENTUCKY 40380
 LOCATION OF SURVEY:
 STANTON, PEARL COUNTY, KENTUCKY
 KENTUCKY HIGHWAY 11 & 15
 SUBDIVISION OF DEED BOOK 151, PAGE 145 AND DEED BOOK 150, PAGE 539.

DATE: MARCH 2, 2011
 SCALE: 1" = 100'
 FILE: 12271.DGN

BLAKE ADAMS ENGINEERING, INC.
 29 ATKINSON STREET
 STANTON, KY 40380
 (502) 585-2122