

Office of the City Clerk

I certify I am the duly qualified City Clerk of the City of Winchester, Kentucky, and the foregoing 10 pages of Ordinance No. 11-2025 is a true, correct, and complete copy duly adopted by the City Commission of the City of Winchester, Kentucky at duly convened meetings held on May 6 and May 22, 2025, all as appears in the official records of said City.

Witness my hand and seal this 8th day of December, 2025.

Joy L. Curtis
Joy L. Curtis
City Clerk, City of Winchester

SEAL

RECEIVED AND FILED
DATE December 15th
2025
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY James Phillip

P.O. Box 40
Winchester, Kentucky 40392-0040
Phone 859-744-6292 jcurtis@winchesterky.com

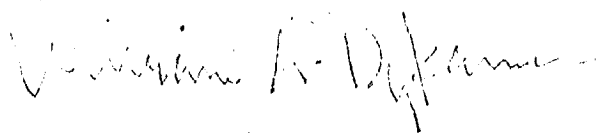
CITY OF WINCHESTER, KENTUCKY
ORDINANCE NO. 11-2025

SUMMARY

**AN ORDINANCE ANNEXING TO THE CITY OF WINCHESTER,
KENTUCKY CERTAIN LAND IN CLARK COUNTY, KENTUCKY
IDENTIFIED AS ALL THAT CERTAIN TRACT OR PARCEL OF LAND
LYING AND BEING IN CLARK COUNTY, KENTUCKY, BEING
31.818 ACRES, MORE OR LESS, SITUATED ON THE SOUTH
WESTERN SIDE OF THE CORPORATE LIMITS OF THE CITY OF
WINCHESTER, KENTUCKY**

A complete copy of this ordinance may be reviewed in the City Clerk's Office at City Hall, 32 Wall Street.

I hereby certify that the forgoing is an accurate summary of the contents of the above titled Ordinance.



William A. Dykeman
City Attorney

CITY OF WINCHESTER, KENTUCKY
ORDINANCE NO. 11-2025

**AN ORDINANCE ANNEXING TO THE CITY OF WINCHESTER,
KENTUCKY CERTAIN LAND IN CLARK COUNTY, KENTUCKY
IDENTIFIED AS ALL THAT CERTAIN TRACT OR PARCEL OF LAND
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WESTERN SIDE OF THE CORPORATE LIMITS OF THE CITY OF
WINCHESTER, KENTUCKY**

WHEREAS, the Board of Commissioners of the City of Winchester, Kentucky received a request from James Monroe to annex 31.818 acres more or less, being Parcel 6, with the address of 2000 Boonesboro Road (Exhibit A); and

WHEREAS, the Board of Commissioners deems it advisable and in the best interest of the City to annex the hereinbelow described property into the City, which by reason of its area is suitable for development; and

WHEREAS, the City has met the requirement per KRS 81A.412 to inform the Clark County Fiscal Court of said request to annex (Exhibit B).

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

SECTION I. The property proposed to be annexed is described by metes and bounds in Section II below. The area to be annexed includes, generally, the unincorporated territory located in Clark County, Kentucky, and being the property identified as all that certain tract or parcel of land situated on the southwestern side of the Corporate Limits and no part of the area described below is included within the boundary of another city.

SECTION II. Pursuant to the provisions of KRS 81A.400, et seq., the following described unincorporated territory located in Clark County, Kentucky shall hereby be annexed to the City of Winchester, Kentucky.


All that certain tract or parcel of land lying in Clark County, Kentucky situated on the south-western side of the corporate limits of the City of Winchester, Kentucky, more particularly as follows:

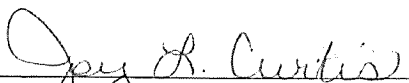
Being all of Parcel 6, consisting of 31.818 acres, as shown on the Record Plat of Pegasus Stud, LLC, of record in Plat Slide 2452, in the Clark County Clerk's Office; and being known and designated as 2000 Boonesboro Road.


Being the same property conveyed to 2000 Boonesboro Road, LLC, by deed from Pegasus Stud, LLC, dated September 25, 2024, and of record in Deed Book 587, Page 17, Clark County Clerk's Office. (Exhibit C)

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

Introduced and given first reading at a meeting of the Board of Commissioners of the City of Winchester, Kentucky held on the 6th day of May, 2025 and finally adopted, after second reading, at a meeting of said Board held on the 22 day of May, 2025.


JoEllen Reed, Mayor


Joy L. Curtis, City Clerk


William A. Dykeman
City Attorney

REQUEST AND CONSENT TO ANNEXATION

Comes now 2000 BOONESBORO ROAD, LLC, a Kentucky limited liability company, 2250 Thunderstick #1206, Lexington, Kentucky 40505, and hereby states and affirms as follows:

2000 BOONESBORO ROAD, LLC a Kentucky limited liability company, pursuant to KRS 81A.412 hereby requests and consents to the Annexation by and to the City of Winchester, Kentucky of that certain property owned by 2000 BOONESBORO ROAD, LLC, and being described as follows:

Being all of Parcel 6, consisting of 31.818 acres, as shown on the Record Plat of Pegasus Stud, LLC, of record in Plat Slide 2452, in the Clark County Clerk's office; and being known and designated as 2000 Boonesboro Road.

Being the same property conveyed to 2000 Boonesboro Road, LLC, by deed from Pegasus Stud, LLC, dated September 25, 2024, and of record in Deed Book 587, page 17, Clark County Clerk's office.

A copy of said plat is attached hereto and incorporated by reference to this request and consent to annexation, and 2000 Boonesboro Road, LLC states that it is the sole owner of the property and that the property is adjacent to and contiguous to the boundaries of the City of Winchester and meets the requirements of KRS 81A.410.

DATED: This 20th day of March, 2025.

2000 BOONESBORO ROAD, LLC

By: 
James Monroe, Member

EXHIBIT A

STATE OF KENTUCKY)
COUNTY OF Fayette)

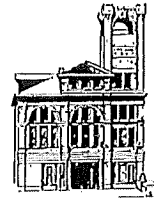
The foregoing instrument was subscribed, sworn to, and acknowledged before me by James Monroe, as Member and on behalf of 2000 BOONESBORO ROAD, LLC, a Kentucky limited liability company on this 20 day of March, 2025.

Suzanne Thornton Fullard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-10-2025
KYNP35695

SUZANNE THORNTON FULLARD
Commonwealth of Kentucky
Notary Public - Comm. # KYNP35695
My Commission Expires 09-06-2025

City of Winchester



Office of the City Manager

Established 1793

April 2, 2025

Hon. Les Yates
Clark County Fiscal Court
County Judge Executive
34 South Main Street
Winchester, KY 40391

RE: 2000 BOONESBORO ROAD
CONSENT TO ANNEXATION

Dear Judge Yates & Fiscal Court:

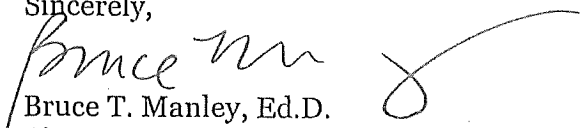
As per KRS 81A.412, we are providing this notice and the request from James Monroe, in behalf of 2000 Boonesboro Road, LLC, a Kentucky limited liability company, for consensual annexation of the 31.818± acres at 2000 Boonesboro Road. This property is contiguous to the existing city boundary, and the owners have provided notice to us of their desire to pursue consensual annexation. Enclosed with this letter you will find the following documentation:

1. Request and Consent to Annexation, including the legal description of Parcel 6, from James Monroe dated March 20, 2025;
2. Plat of said property;
3. KRS 81A.412 Annexation permitted when each of the owners gives prior consent – Notice to county fiscal court.

As per current legislation, this shall serve as the City of Winchester's official notice of our intent to annex this property with the first reading to occur at the regular City Commission meeting May 6, 2025 and second reading anticipated on May 20, 2025. The proposed schedule meets the 45-day notice requirement as outlined in the legislation regarding notice to the Fiscal Court.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,


Bruce T. Manley, Ed.D.
City Manager

Enclosures

BTM:dll

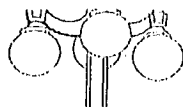


EXHIBIT B

PUBLIC NOTICE

**CITY OF WINCHESTER, KENTUCKY
ORDINANCE NO. 11-2025**

SUMMARY

**AN ORDINANCE ANNEXING TO THE CITY OF WINCHESTER,
KENTUCKY CERTAIN LAND IN CLARK COUNTY, KENTUCKY
IDENTIFIED AS ALL THAT CERTAIN TRACT OR PARCEL OF LAND
LYING AND BEING IN CLARK COUNTY, KENTUCKY, BEING 31.818
ACRES, MORE OR LESS, SITUATED ON THE SOUTH WESTERN
SIDE OF THE CORPORATE LIMITS OF THE CITY OF WINCHESTER,
KENTUCKY**

A complete copy of this ordinance may be reviewed in the City Clerk's Office at City Hall, 32 Wall Street.

I hereby certify that the forgoing is an accurate summary of the contents of the above titled Ordinance.

6/7/2025

William A. Dykeman, City Attorney

BEC **BALDWIN ENGINEERING CORPORATION**

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

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

May 5, 2025

File No. 25-6903

PROPOSED ANNEXATION

**2000 BOONESBORO ROAD, LLC
2000 BOONESBORO ROAD
WINCHESTER, CLARK COUNTY, KENTUCKY**

All that certain tract or parcel of land lying and being in Clark County, Kentucky, and situated on the southeast side of Boonesboro Road southwest of Bypass Road more particularly described as follows:

Beginning at an iron pin with ID Cap bearing "Baldwin 1366" (3880943.33, 5367859.47) in the existing city limits and the southeast right-of-way line of Boonesboro Road (KY Highway 627), a corner common with Double F Stock Farm, LLC (Slide 2452, Parcel 5); thence with said Double F three calls as follows: (1) S.40°58'12"E. 282.68 feet to an iron pin with an ID Cap bearing "Baldwin 1366", (2) S.55°53'13"E. 628.63 feet to an iron pin with an ID Cap bearing "Baldwin 1366", (3) S.56°55'53"E. 1,117.52 feet to an iron pin with an ID Cap bearing "Baldwin 1366" in the property common with 2070 Boonesboro Road, LLC (Slide 2387, Parcel 6); thence continuing with said LLC two calls as follows: (1) S.23°00'44"W. 670.86 feet to an iron pin with ID Cap bearing "Baldwin 1366", (2) N.56°55'53"W. 2,115.37 feet to an iron pin with ID Cap bearing "Baldwin 1366" in the existing city limits and the southeast right-of-way line of Boonesboro Road (KY Highway 627); thence with said city limits and right-of-way line three calls as follows: (1) N.27°37'33"E. 218.82 feet to an iron pin with ID Cap bearing "Baldwin 1366", (2) N.33°41'34"E. 506.61 feet to an iron pin with ID Cap bearing "Baldwin 1366", (3) N.23°18'25"E. 25.70 feet to the beginning, containing an area of 31.818 acres, more or less according to a calculation by Robert L. Baldwin, PE, PLS, Baldwin Engineering Corporation, P O Box 4315, Winchester, KY 40392-4315 dated May 5, 2025.

**2070 BOONESBORO ROAD, LLC
~~2250~~ OLD BOONESBORO ROAD
WINCHESTER, CLARK COUNTY, KENTUCKY**

All that certain tract or parcel of land lying and being in Clark County, Kentucky, and situated between Old Boonesboro Road and Boonesboro Road southwest of Bypass Road more particularly described as follows:

Beginning at an iron pin with ID Cap bearing "Baldwin 1366" (3879560.79, 5366749.08) in the existing city limits and the northwest right-of-way line of Boonesboro Road (KY Highway 627), a corner common with Fairfax Church of Christ, Inc. (Slide 1176-B, Parcel 3); thence in part with said Church and Ruth C. Snowden (Slide 691-B, Tract 3) N.39°19'03"W. at 271.34 feet passing an iron pin with an ID Cap bearing "Baldwin 1366", in all 296.73 feet to a Mag Nail in the center of Old Boonesboro Road; thence with said road center seven calls as follows: (1) N.60°48'13"E. 23.98 feet to a to a Mag Nail, (2) N.56°30'36"E. 72.45 feet to a Mag Nail, (3) N.51°32'17"E. 60.01 feet to a Mag Nail, (4) N.48°22'18"E. 69.73 feet to a Mag Nail, (5) N.45°29'05"E. 71.68 feet to a Mag Nail, (6) N.42°51'08"E. 97.40 feet to a Mag Nail, (7) N.40°38'49"E. 715.32 feet to a Mag Nail in the existing city limits and right-of-way line of Boonesboro Road (KY Highway 627); thence with said city limits and right-of-way line five calls as follows: (1) S.57°59'34"E. 105.04 feet to a Mag Nail set in concrete, (2) S.33°25'15"W. 254.65 feet to an iron pin with ID Cap bearing "Baldwin 1366", (3) S.37°58'09"W. 692.00 feet to an iron pin with ID Cap bearing "Baldwin 1366", (4) S.22°09'04"W. 205.40 feet to an iron pin with ID Cap bearing "Baldwin 1366", (5) S.40°13'25"W. 33.12 feet to the beginning, containing an area of 4.225 acres, more or less according to a calculation by Robert L. Baldwin, PE, PLS, Baldwin Engineering Corporation, P O Box 4315, Winchester, KY 40392-4315 dated May 5, 2025.

C:\CORRESPONDENCE\CITY-ANNEX-SCOBEE-A.DOC

Robert L. Baldwin
5/5/2025

