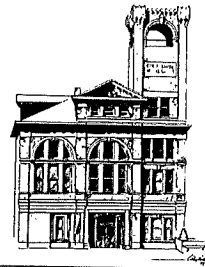


City of Winchester



Finance Department

Established 1793

MEMORANDUM

TO: Anita Jones, Clark County Clerk
FROM: Marilyn Rowe, Winchester City Clerk *MR*
DATE: December 6, 1996
SUBJECT: Annexation of Property

DEC 10 1996

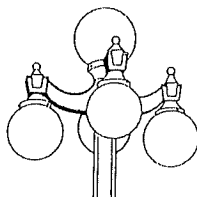
CLERK OF STATE
CLERK OF HEALTH OF KY

Pursuant to KRS 81A.470-475, attached is a duly certified copy of Ordinance Number 27-96 which was adopted after the second reading on October 15, 1996. Also, attached is a copy of the official city map which has the parcel annexed outlined in yellow.

I attest to the following information:

- A. There are no registered voters residing within the area annexed
- B. The metes and bounds are described in Section I of the Ordinance
- C. The owners of the property are as follows:

Pinnacle Development Group, LLC
P.O. Box 4060
Winchester, KY 40391



CITY OF WINCHESTER
ORDINANCE NO. 27-96

AN ORDINANCE ANNEXING TO THE CITY OF WINCHESTER, KENTUCKY, CERTAIN LAND IN CLARK COUNTY, KENTUCKY LYING ADJACENT TO THE EXISTING CITY LIMITS AND SITUATED ON THE EAST SIDE OF U.S. 627; THE LAND IS CURRENTLY OWNED BY PINNACLE DEVELOPMENT GROUP, LLC AND THE TRACT CONTAINS APPROXIMATELY 366 ACRES.

WHEREAS, Pinnacle Development Group, LLC is the owner of 365.77 acres, more or less, of unincorporated territory located in Clark County, Kentucky adjacent to and contiguous with the existing boundary of the City of Winchester, Kentucky and situated on the east side of U.S. Highway 627, and the said owner of the property has consented to its annexation into the City of Winchester, Kentucky, and

The Board of Commissioners of the City of Winchester, Kentucky deems it advisable and in the best interest of the City to annex that property (more fully described below) into the City [it is noted that the tract annexed hereby is contained within the larger tract as to which the City has given first and second reading of an Ordinance proposing annexation];

NOW, THEREFORE, the Board of Commissioners of the City of Winchester, Kentucky makes the following Findings of Fact:

1. The boundary proposed to be annexed is described by metes and bounds, in Section I below; it is part of the property formerly known as the property of Maurice Washington Miller, III and is identified as Parcel A containing 119.75 acres more or less, Parcel A-1 containing 123.01 acres, more or less, and Parcel A-2 containing 123.01 acres, more or less, on the record plat for Maurice W. Miller, III (a/k/a Maurice Washington Miller, III) of record in Plat Slide 1003B, Clark County Court Clerk's office.

2. The sole owner of the property to be annexed is Pinnacle Development Group, LLC, a Kentucky Limited Liability Company.

3. Pinnacle Development Group, LLC has consented to the annexation of the property by the City of Winchester, Kentucky and its signed, notarized Consent is attached hereto and made a part hereof as if copied at length herein marked Exhibit "A".

4. The property is adjacent to and contiguous with city boundaries and it is, by reason of its development for residential subdivision purposes, urban in character.

NOW, THEREFORE, BE IT ORDAINED by the City of Winchester, 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 Clark County Kentucky, be and it is hereby, annexed to the City of Winchester, Kentucky:

All those certain tracts or parcels of land located on the east side of Paris Road (Kentucky Highway 627) just north of the city limits of Winchester, in Clark County Kentucky, and being identified as Parcel A, containing 119.75 acres, more or less, Parcel A-1 containing 123.01 acres, more or less, and Parcel A-2 containing 123.01 acres, more or less, on the record plat for Maurice W. Miller, III (a/k/a Maurice Washington Miller, III) which plat is of record on Plat Slide 1003, Clark County Court Clerk's office to which said plat reference is hereby made for a more particular description of said properties. A copy of the plat is attached hereto and made a part hereof marked as Exhibit "B".

The property is described by metes and bounds as follows:

The property consists of 365.77 acres generally located on the east side of Kentucky Highway 627 in Clark County, Kentucky and beginning at a point in U.S. 627, common to Pinson; thence leaving the highway north 64°19'26" east 278.07 feet to an iron pin; thence continuing with Pinson north 70°34'21" east 1023.81 feet to an iron pin; thence north 78°17'47" east 820.94 feet to an iron pin; thence north 81°42'16" 131.10 feet to an iron pin; thence north 82°40'39" east 1248.19 feet (partly with Pinson and partly with M.W. Miller, III) to a set stone in the line of Miller; thence with the line of M.W. Miller, III south 14°01'08" east


362.07 feet to a set stone corner to M.W. Miller, III and W.C. Miller; thence with Miller south 20°49'09" east 1434.77 feet to an iron pin; thence south 20°18'52" east 244.25 feet to a set iron pin; thence south 21°18'52" east 935.5 feet to a spike; thence continuing with William C. Miller south 60°52'20" west 1724.3 feet to an iron pin, 769.21 feet to a set iron pin, 1638.01 feet to an iron pin; thence south 87°42'43" west 1352.01 feet to an iron pin at the right-of-way of Kentucky Highway 627 corner to William C. Miller; thence with the right-of-way of Highway 627 north 6°15'49" west 101.76 feet to an iron pin; thence north 2°28'49" east 143.68 feet to an iron pin; thence north 14°11'11" east 168.02 feet to an iron pin; thence north 6°43'23" east 171.29 feet to an iron pin; thence north 9°32'09" east 186.49 feet to an iron pin; thence north 13°22'35" east 401.13 feet to an iron pin; thence north 12°22'51" east 314.88 feet to an iron pin; thence north 2°13'00" west 155.51 feet to an iron pin; thence north 11°57'28" east 124.68 feet to an iron pin; thence north 12°28'23" east 808.35 feet to a set iron pin; thence north 12°28'23" east 208.58 feet to a right-of-way monument; thence north 12°19'42" east 565.56 feet to a set iron pin and right-of-way monument; thence north 4°04'29" east 152.82 feet to a right-of-way monument; thence north 3°44'42" west 306.5 feet to an iron pin; thence north 28°13'36" west 52.76 feet to a right-of-way monument; thence south 83°27'41" west 28.09 feet to a spike; thence north 6°14'26" west 220.92 feet to a spike at the point of beginning.

Section II. 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 1st day of October, 1996 and finally adopted, after second reading, at a meeting of said Board held on the 15th day of October, 1996.


MAYOR, CITY OF WINCHESTER, KENTUCKY

ATTEST:


CITY CLERK (Acting)

Prepared by the City Attorney - 10/1/96

City of Winchester

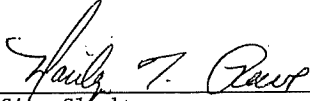


Finance Department

Established 1793

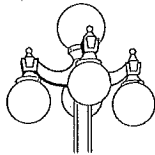
CERTIFICATION OF THE CITY CLERK

I, Marilyn T. Rowe, certify that I am the duly qualified City Clerk of Winchester, Kentucky, and that the attached copies of Ordinance No. 27-96 and city map showing the parcels annexed are true and exact copies of the originals which are the official city records on file.




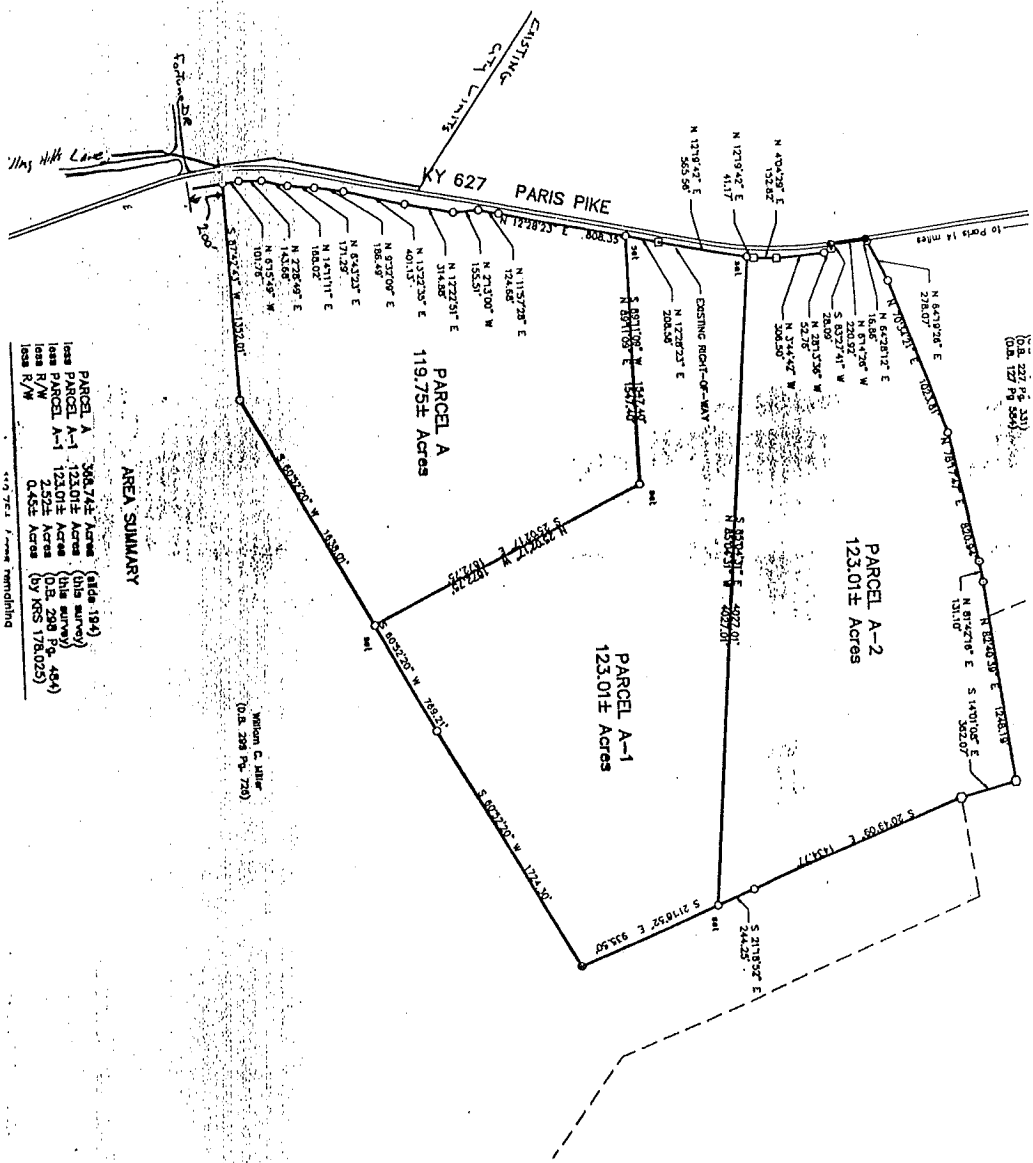
City Clerk
12/6/96
Date

(SEAL OF CITY)



P.O. Box 735 Winchester, Kentucky 40392-0735 Phone 606-744-1660 Fax 606-744-6240 TDD 606-744-3430

Printed on Recycled Paper 



AREA SUMMARY

Parcel A	368.74± Acres (Old 184)
Less Parcel A-1	123.01± Acres (Old survey)
Less Parcel A-2	123.01± Acres (Old 258)
Less R/W	2.52± Acres (By 185 176.025)
Less R/W	0.45± Acres (By 185 176.025)

William C. Jurek
 Surveyor

W.C. Jurek
 Surveyor

LAND SURVEY

I, do hereby certify that the survey shown hereon, or under my direction, by the monuments indicated hereon, and the material are correctly shown, and the standards for Surveying hereon have been advised.

W.C. Jurek
 Surveyor

PLANNING

I, do hereby certify that this plat was prepared by me, or under my direction, in accordance with regulation set forth by the State of Indiana for recording in the office of the County Clerk.

W.C. Jurek
 Planning Commission Secretary

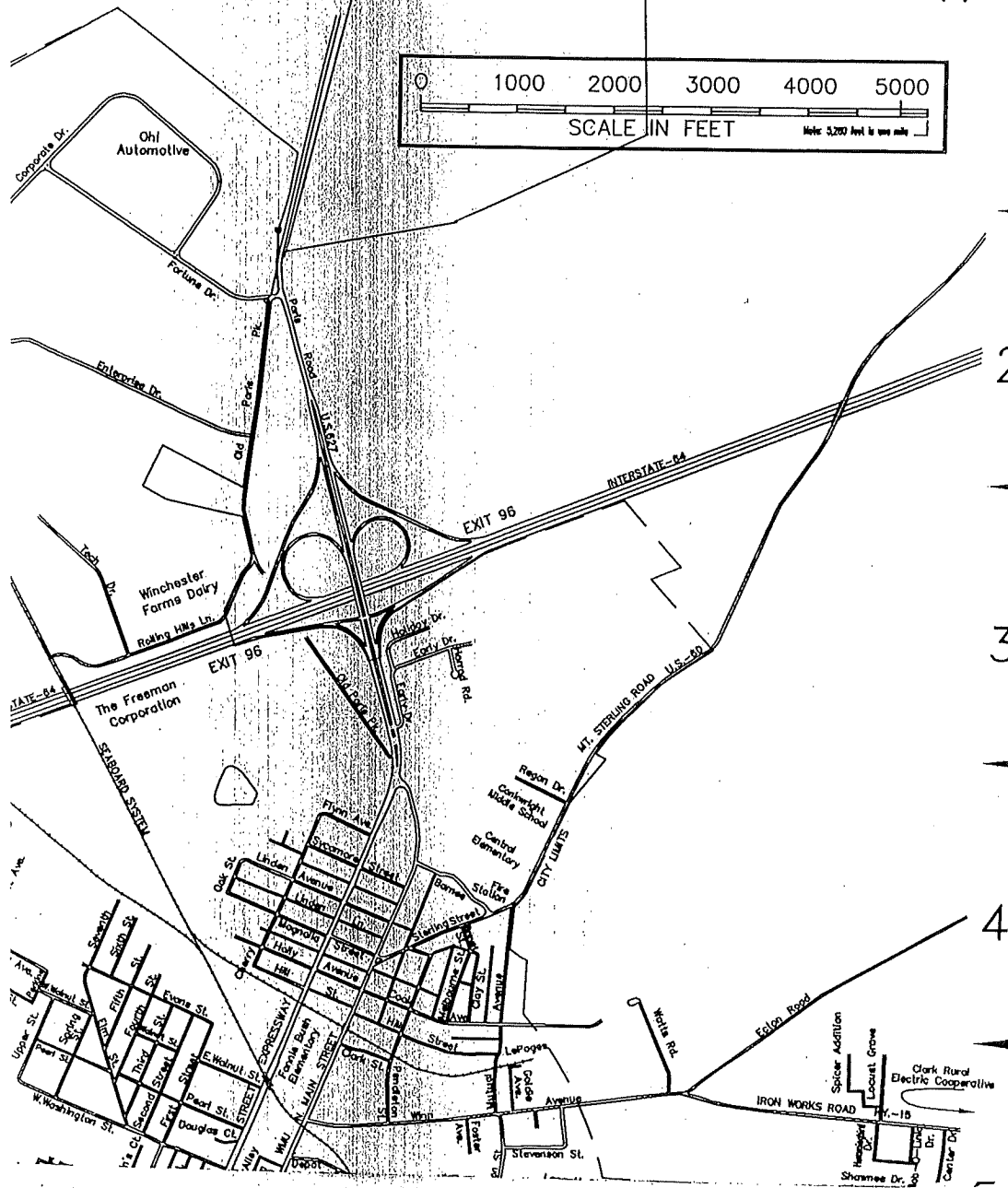
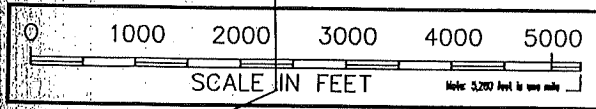
RECORDING

I, _____, do hereby certify that this record plat was recorded by me, or under my direction, on this _____ day of _____, 19____.

 Clerk County Clerk



E I F I G I H



1
2
3
4