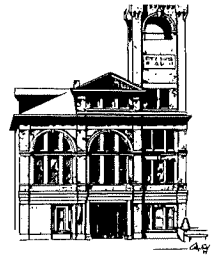


# City of Winchester



Office of the City Clerk

RECEIVED

SEP 27 1999

CLERK OF COURTS  
WINCHESTER, KY

## MEMORANDUM

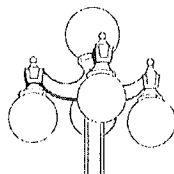
**TO:** Anita Jones, Clark County Clerk  
**FROM:** Marilyn Rowe, City Clerk  
**DATE:** September 27, 1999  
**SUBJECT:** Annexation of Property

Pursuant to KRS 81A.470-475, attached is a duly certified copy of Ordinance Number 19-99 which was adopted after second reading on September 7, 1999. Attached is a copy of the official map that has the parcel annexed outlined in yellow.

I attest to the following information:

- 1) There are no registered voters residing within the area annexed
- 2) No person or entity has filed a petition in protest of the annexation.
- 3) The metes and bounds are described in Section II of the Ordinance
- 4) The owner has requested that the Board of Commissioners of the City of Winchester, Kentucky annex their property.
- 5) The owner is as follows:
  - ◆ Winchester Commercial, LLC, 747 East Seventh Street, Lexington, KY 40505

Cc: Secretary of State  
Department of Local Government



P.O. Box 4135 Winchester, Kentucky 40392-4135  
Phone 606-744-6292 Fax 606-744-7450 TDD 606-744-3430

**CITY OF WINCHESTER, KENTUCKY**

**ORDINANCE NO.** 19-99

**AN ORDINANCE ANNEXING TO THE CITY OF WINCHESTER, KENTUCKY CERTAIN LAND IN CLARK COUNTY, KENTUCKY LYING ADJACENT TO THE EXISTING CITY LIMITS ON LEXINGTON AVENUE AND DESCRIBED AS ALL OF UNIT 1-A, WINCHESTER COMMERCIAL, LLC**

**WHEREAS**, the Board of Commissioners of the City of Winchester, Kentucky 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 subdivision, is suitable for development for urban purposes, because the property is adjacent to City boundaries and because increased population density is imminent because of the property's urban character; and

**WHEREAS**, the Board of Commissioners of the City of Winchester has received the prior consent of the owner of record;

**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 consisting of approximately acres, more or less, and being all of Unit 1-A, Winchester Commercial, LLC; the property is on Lexington Avenue across the street from property owned by the Clark County Board of Education; the property consists of the property acquired by Winchester Commercial, LLC from George P. Norton et al. Co-Trustees by deed dated March 29, 1999, of record in Deed Book

361, page 141, Clark County Court Clerk's office. The owner of the property has consented to its annexation; the consent is attached hereto marked Exhibit "A". By reason of its subdivision the property is suitable for development for urban purposes without unreasonable delay, increased population density is imminent and the property is adjacent to City boundaries. No part of the area described below is included within the boundary of another incorporated city.

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

All that certain tract or parcel of land, lying and being in Clark County, Kentucky and situated north of U S Highway 60 (West Lexington Avenue) and west of Caudill Drive, more particularly described as follows:

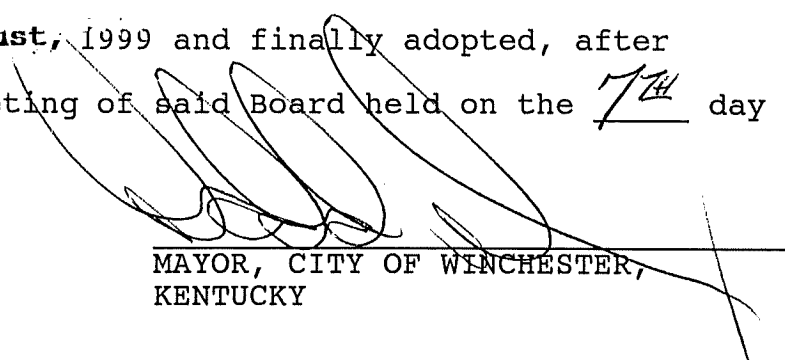
All references to "iron pin" mean a #4 rebar, 18" long, with an I.D. cap bearing "Baldwin 1366".

Beginning at a P.K. Nail in the north right-of-way line of U S Highway 60 and the center of Caudill Drive, thence with said north right-of-way line four calls as follows: (1) N. 62°09'41" W. 19.50 feet to an iron pin, (2) N. 16°44'50" E. 10.20 feet to an iron pin, (3) N. 74°03'07" W. 48.58 feet to an iron pin, (4) N. 62°09'41" W. 655.41 feet to an iron pin, a corner common with Norton Family Trust Parcel 1-C as shown on Slide 1281, Clark County Clerk's office; thence with said Trust seven calls as follows: (1) N. 21°43'06" E. 346.61 feet to an iron pin, (2) S. 68°16'54" E. 22.50 feet to an iron pin, (3) N. 21°43'06" E. 300.00 feet to an iron pin, (4) S. 68°16'54" E. 278.48 feet to an iron pin, (5) N. 16°44'48" E. 39.88 feet to an iron pin, (6) 29.18 feet with a curve

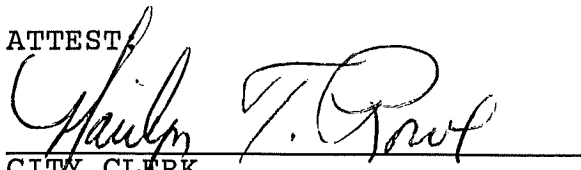
to the left having a radius of 170 feet, the chord of which is N. 11°49'47" E. 29.14 feet to an iron pin, S. 83°05'13" E. at 332.38 feet passing an iron pin, in all 362.83 feet to a P.K. Nail in the center of Caudill Drive, thence with said drive S. 16°44'48" W. 888.35 feet to the beginning, containing an area of 11.589 acres, more or less, according to a survey by Robert L. Baldwin, PLS #1366, with Baldwin Engineering Corporation, on February 16, 1998. This property is shown as Parcel 1-B on the Record Plat of Norton Family Trust, recorded on Slide 1281 and as Winchester Commercial, LLC, Unit 1-A recorded on Slide 1301, Clark County Clerk's office.

**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 30<sup>th</sup> day of ~~August~~, 1999 and finally adopted, after second reading, at a meeting of said Board held on the 7<sup>th</sup> day of ~~August~~, 1999.

  
\_\_\_\_\_  
MAYOR, CITY OF WINCHESTER,  
KENTUCKY

ATTEST

  
\_\_\_\_\_  
CITY CLERK

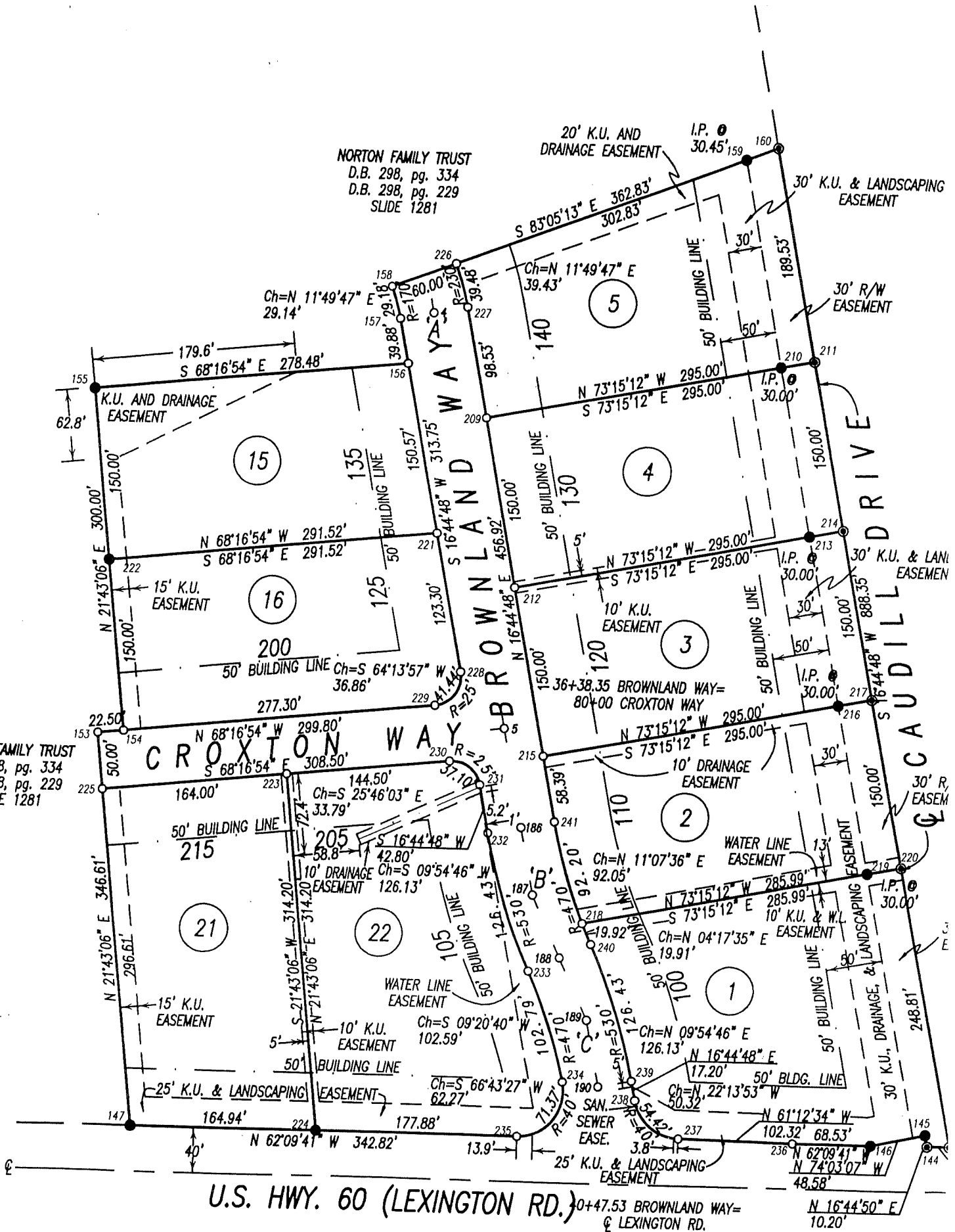
Prepared by the City Attorney - 7/16/99

J:\JWP\annex-winchester-commercial-llc-ord



NORTON FAMILY TRUST  
D.B. 298, pg. 334  
D.B. 298, pg. 229  
SLIDE 1281

NORTON FAMILY TRUST  
D.B. 298, pg. 334  
D.B. 298, pg. 229  
SLIDE 1281



U.S. HWY. 60 (LEXINGTON RD.) 0+47.53 BROWNLAND WAY =  
LEXINGTON RD.