

# Memorandum

**Date:** August 5, 2003  
**To:** County Clerk Anita Jones  
**From:** Marilyn Rowe, City Clerk  
**RE:** Annexation of Property

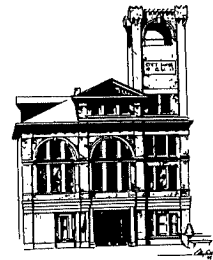
Pursuant to KRS 81A.470-475, attached is a duly certified copy of Ordinance Number 8-2003 which was adopted after second reading on July 22, 2003. Attached is a copy of the official map that has the parcel annexed outlined in yellow.

I attest to the following information:

- 1) No person or entity has filed a petition in protest of the annexation
- 2) The metes and bounds are attached as Exhibit A
- 3) The owner has requested that the Board of Commissioners of the City of Winchester, Kentucky annex their property
- 4) The owner is as follows:
  - ◆ Fairholme Ventures, LLC

cc: Secretary of State  
Department of Local Government  
Stephen Berry, Clark County Geographic Information System Consortium  
Robert Blanton, Planning Director  
Fairholme Estates LLC (Robert Baldwin)  
Dana Garber, PVA

# City of Winchester



Office of the City Clerk

I, Marilyn Rowe, Clerk of the City of Winchester, Kentucky do certify that the foregoing is a true and correct copy of Ordinance No. 14-2003 annexing to the City of Winchester, Kentucky approximately 24.761 acres situated adjacent to the existing City Limits. The Board of Commissioners adopted Ordinance No. 14-2003, after second reading, on July 22, 2003 and was executed by Dodd D. Dixon, Mayor, on July 22, 2003.

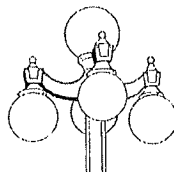
Witness by hand and seal this 5<sup>th</sup> day of August 2003.

Marilyn Rowe  
City Clerk, City of Winchester

SEAL

RECEIVED AND FILED  
DATE August 25, 2003

JOHN Y. BROWN III  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY H. Adkinson



**P.O. Box 40 Winchester, Kentucky 40392-0040**  
**Phone 859-744-6292 Fax 859-745-4590 TDD 859-744-3430**

RECEIVED AND FILED  
DATE August 25, 2003

**CITY OF WINCHESTER, KENTUCKY**

**ORDINANCE NO. 14-2003**

JOHN Y. BROWN III  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY

**AN ORDINANCE ANNEXING TO THE CITY OF K. Adkinson  
WINCHESTER, KENTUCKY, CERTAIN LAND IN CLARK  
COUNTY, KENTUCKY, IDENTIFIED AS FAIRHOLME  
ESTATES UNIT 1-A, LYING AND BEING SOUTH OF FAIR  
AVENUE AND WEST OF TWO MILE ROAD ADJACENT TO  
THE CITY OF WINCHESTER, CONTAINING 27.167 ACRES,  
MORE OR LESS.**

**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 owners of record;

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

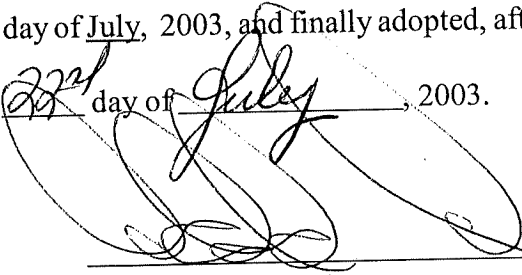
**SECTION I.** The property proposed to be annexed is described by metes and bounds in Section II below. The area to be annexed includes, generally, the unincorporated territory located in Clark County, Kentucky consisting of Fairholme Estates Unit 1-A, lying and being south of Fair Avenue and west of Two Mile Road adjacent to the City of Winchester, containing 27.167 acres, more or less, more particularly described on attached Exhibit "A." The owners of the property have consented to its annexation; the consent is attached hereto marked Exhibit "B." 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 city.

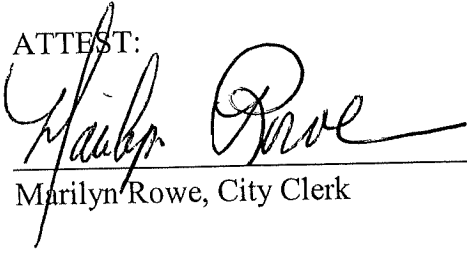
**SECTION II.** Pursuant to the provisions of KRS 81A.400, et seq., the following described unincorporated territory located in Clark County, Kentucky, be, and it is hereby, annexed to the City of Winchester, Kentucky: Fairholme Estates Unit 1-A, lying and being south of Fair Avenue and west of Two Mile Road adjacent to the City of Winchester, containing 27.167 acres, more or less, more particularly described on attached Exhibit "A," as shown on the Record Plat of Fairholme Estates, Units 1-A, 1-B, 1-C and 1-D, and Parcel 1 as shown on Slide 1249B. in the Clark County Clerk's office to which plat reference is hereby made for a more complete description of the said tracts.

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

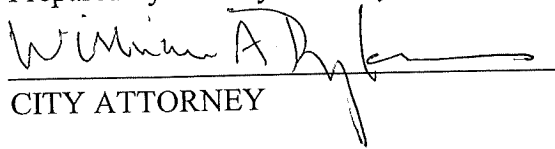
Introduced and given first reading at a meeting of the Board of Commissioners of the City of Winchester, Kentucky held on the 15<sup>th</sup> day of July, 2003, and finally adopted, after second reading, at a meeting of said Board held on the ~~22<sup>nd</sup>~~ day of ~~July~~, 2003.

  
\_\_\_\_\_  
Dodd D. Dixon, Mayor

ATTEST:

  
\_\_\_\_\_  
Marilyn Rowe, City Clerk

Prepared by the City Attorney - 6/30/2003

  
\_\_\_\_\_  
CITY ATTORNEY

# **BEC** **BALDWIN ENGINEERING CORPORATION**

116 South Highland Street P.O. Box 44315  
Winchester, Kentucky 40392-4315  
(859) 744-6943 (phone)

CONSULTING ENGINEERS  
[baldwin@meginc.com](mailto:baldwin@meginc.com) (e-mail)  
(859) 744-2558 (fax)

July 11, 2003

File No. 99-2755

Ed Burtner, City Manager  
City of Winchester  
City Hall  
Winchester, KY 40391

Re: Fairholme Estates Unit 1 Annexation

Dear Ed:

The following is a description for annexation of Fairholme Estates Unit 1 without that portion of the Winchester Country Club not currently located within the City Limits.

All that certain tract or parcel of land, lying and being south of Fair Avenue and west of Two Mile Road adjacent to the City of Winchester, more particularly described as follows:

Beginning at a point in the center of Two Mile Road in line with the south right-of-way line of Fair Avenue and the existing city limits as generally described in City of Winchester Ordinance No. 933, said point being shown as #2800 in the Record Plat of Fairholme Estates Unit 1-A recorded on Slide 1499B in the Clark County Clerk's office, thence with said center of road eight calls as follows" (1) S.05°03'36"W. 165.19 feet to a Mag Nail (108), (2) S.03°51'04"W 91.09 feet to a Mag Nail (109), (3) S.03°05'49"W. 77.13 feet to a Mag Nail (110) as shown on Slide 1499B and the Record Plat of Fairholme Estates Unit 1-B recorded on Slide 1500, (4) S.01°40'40"W. 77.91 feet to a Mag Nail (112), (5) S.01°10'36"W. 136.67 feet to a Mag Nail (113), (6) S.02°11'19"W. 77.65 feet to a Mag Nail (114), (7) S.02°44'01"W. 76.11 feet to a Mag Nail (115), (8) S.03°40'36"W. 282.03 feet to a Mag Nail (116), a corner common with Fairholme Ventures, LLC (Deed Book 374, page 753)(Slide 1488B); thence with said LLC ten calls as follows: (1) N.89°02'59"W. 30.04 feet to an iron pin (2262) in the new west right-of-way line of Two Mile Road and the south right-of-way line of an alley, (2) with said south right-of-way line N.86°08'55"W. 386.29 feet to an iron pin (2028) in a property line of Lot 56 of Fairholme Estates Unit 1-B, (3) with said lot S.34°45'21"W. 27.16 feet to an iron pin (1945), a corner common with Lot 57 of Fairholme Estates Unit 1-C recorded on Slide 1500B, (4) with said lot S.34°29'49"W. 105.63 feet to an iron pin (1941), a corner common with Lot 58, (5) with said lot S.23°43'21"W. 88.00 feet to an iron pin (1939), a corner common with Lot 59, (6) with said lot S.11°51'19"W. 103.70 feet to an iron pin (1937), a corner common with Lot 60, (7) with said lot, Lot 61 and Lot 61A S.11°18'27"W. 330.64 feet to an iron pin (1919), a corner common

with Lot 62A of Fairholme Estates Unit 1-D recorded on Slide 1501, (8) with said lot S.14°21'58"W. 72.57 feet to an iron pin (1917), a corner common with Lot 62, (9) with said lot and Lots 62, 63, 64, 65, 65A, 66A & 66 S.17°25'30"W. 582.83 feet to an iron pin (1905) corner of Lot 66, (10) with said lot, Fairholme Way and Lots 1 & 1A N.72°34'30"W. 385.00 feet to an iron pin (1892) in the property line of the Winchester Country Club, Inc. (Deed Book 353, page 633)(Slide 1249B); thence with the property line of said Club eight calls as follows: (1) with Lots 1A, 2A, 3A, 4A and 5A of Fairholme Estates Unit 1-D N.17°25'50"E. 598.60 feet to an iron pin (91) with cap bearing "RLS 2504", a common with Lot 6A of Fairholme Estates Unit 1-C, (2) with Lots 6A, 7A, 8A and 9A of Fairholme Estates Unit 1-C N.11°18'27"E. 471.13 feet to an iron pin (1925) with cap bearing "RLS 2504", (3) in part with Lots 9A and 10A of Unit 1-C N.19°28'39"E. 151.17 feet to an iron pin (1929) with cap bearing "RLS 2504", (4) in part with Lots 10A & 11A of Unit 1-C and Lots 12A, 13A and 14A of Fairholme Estates Unit 1-B N.34°45'21"E. 421.32 feet to a iron pin (207) with cap bearing "RLS 2504", (5) in part with Lots 14A, 15A, 16A, 17A, end of an alley and Lot 19 of Fairholme Estates Unit 1-A N.39°07'10"E. 362.64 feet to an iron pin (96), a corner of Lot 19A of Fairholme Estates Unit 1-A, (6) with Lot 19A N.68°07'07"W. 91.06 feet to an iron pin (208) with cap bearing "RLS 2504", (7) continuing with Lot 19A N.31°06'58"W. 14.65 feet to an iron pin (209) with cap bearing "RLS 2504", (8) with Lot 19A, right-of-way line of Gallahadion Court and Lot 20 N.04°31'45"E. 267.66 feet to an iron pin (99) in the south right-of-way line of Fair Avenue and the existing city limits; thence with said right-of-way line S.86°08'55"E. 507.85 feet to the beginning, containing an area of 24.761 acres, more or less.

The property described above includes all of the property shown on the Record Plats of Fairholme Estates Units 1-A, 1-B, 1-C & 1-D. This description was prepared by Robert L. Baldwin, PE, PLS of Baldwin Engineering Corporation on July 11, 2003. All references to iron pin, which are not otherwise identified in this description, are #4 rebar, 18" long with I.D. Cap bearing "Baldwin 1366".

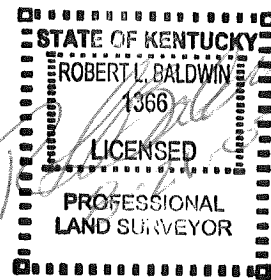
If you need any additional information concerning this matter, please advise.

Yours truly,



Robert L. Baldwin, PE, PLS

pc: project file  
reading file  
e-mail to: William Dykeman's office



CONSENT TO ANNEXATION

The undersigned, by this writing, certify that they are all the owners of the property designated as Fairholme Estates Unit 1-A, Deed Book 374, Page 753, and hereby consent to annexation to the City of Winchester, Kentucky, of such property which is described in the Ordinance which will receive first reading by the Board of Commissioners of the City of Winchester, Kentucky on July 1, 2003.

FAIRHOLME ESTATES UNIT 1-A  
FAIRHOLME VENTURES, LLC

BY: RL Baldwin

ITS: MEMBER

STATE OF KENTUCKY    )  
                                  )    SCT.  
COUNTY OF CLARK    )

The foregoing was acknowledged, subscribed and sworn to before me this 2<sup>nd</sup> day of July, 2003, by Robert L Baldwin as member of Fairholme Estates Unit 1-A, Fairholme Ventures, LLC.

My Commission expires: Oct 28, 2006.

Shawn J. Harrison  
NOTARY PUBLIC, STATE AT LARGE, KY

# **BEC** **BALDWIN ENGINEERING CORPORATION**

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

CONSULTING ENGINEERS  
[baldwin@meginc.com](mailto:baldwin@meginc.com) (e-mail)  
(859) 744-2558 (fax)

April 28, 2003

File No. 99-2755

Robert Blanton, AICP, CBO  
Planning Director  
City of Winchester  
City Hall  
Winchester, KY 40391

*Ed*  
*as you*  
*Requested*  
*RGB-4-28*

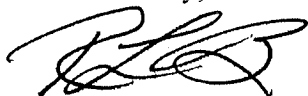
Re: Fairholme Annexation

Dear Robert:

Please consider this letter as or request and consent to the annexation of Fairholme Estates Unit 1 into the City of Winchester. Transmitted herewith is a copy of a drawing depicting Fairholme Estates Unit 1 and that portion of the Winchester Country Club that was obtained from the old Bwamazon Farm.

If you need any additional information concerning this matter, please advise.

Yours truly,



Robert L. Baldwin, PE, PLS  
Managing Member  
Fairholme Ventures, LLC

pc: project file  
reading file



F:\FAIRHOLM\UNIT 1\ANNEX

FAIR AVENUE

WINCHESTER COUNTRY CLUB

FAIRHOLME WAY

FAIRHOLME WAY

WHIRLWAY DRIVE

GALLAHADION COURT

CITATION COURT

2 TWO MILE ROAD

N 65°19'52" W  
159.06'

N 24°38'55" E  
1228.50'

N 88°27'56" W  
126.10'

N 24°01'12" E  
1188.20'

N 24°21'12" E  
282.77'

S 17°25'30" W  
4.00'

N 72°34'10" W  
385.00'

S 71°25'38" W  
382.89'

S 14°21'58" W  
72.57'

S 11°51'19" W  
103.70'

S 23°43'21" W  
88.00'

S 34°29'49" W  
105.63'

S 34°45'21" W  
27.16'

N 89°02'59" W  
30.04'

N 86°08'55" E  
189.29'

N 86°08'55" E  
307.99'

S 282.03'

S 02°44'01" W  
76.11'

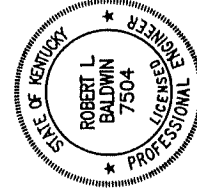
S 07°11'19" W  
77.65'

S 01°40'40" W  
77.91'

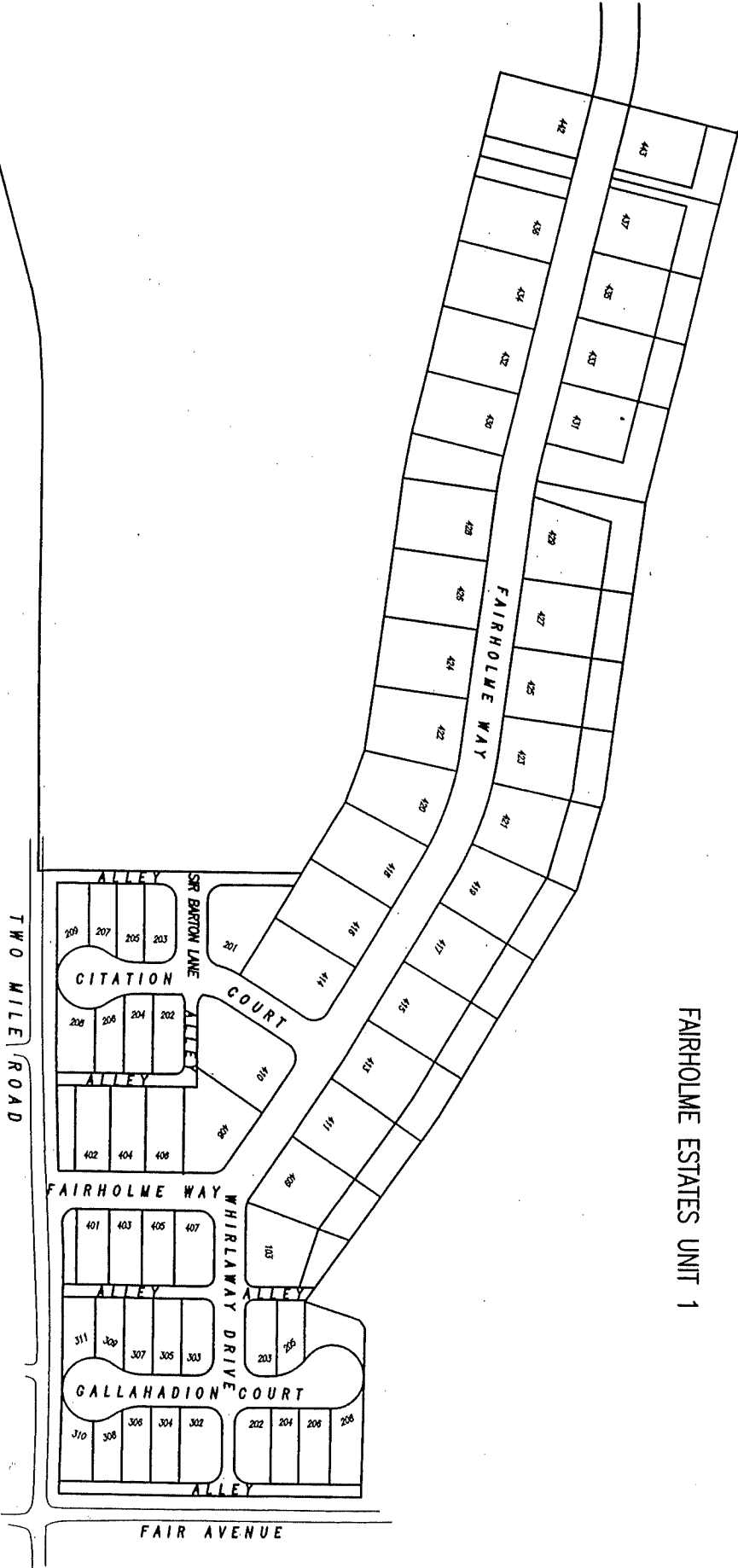
S 03°51'04" W  
91.09'

S 05°05'48" W  
77.13'

STATE OF KENTUCKY  
ROBERT L. BALDWIN  
LICENSED PROFESSIONAL LAND SURVEYOR  
1668



FAIRHOLME UNIT 1 ANNEXATION PLAT



TWO MILE ROAD

ALLEY

CITATION COURT

ALLEY

FAIRHOLME WAY

401 403 405 407

ALLEY

GALLAHADION COURT

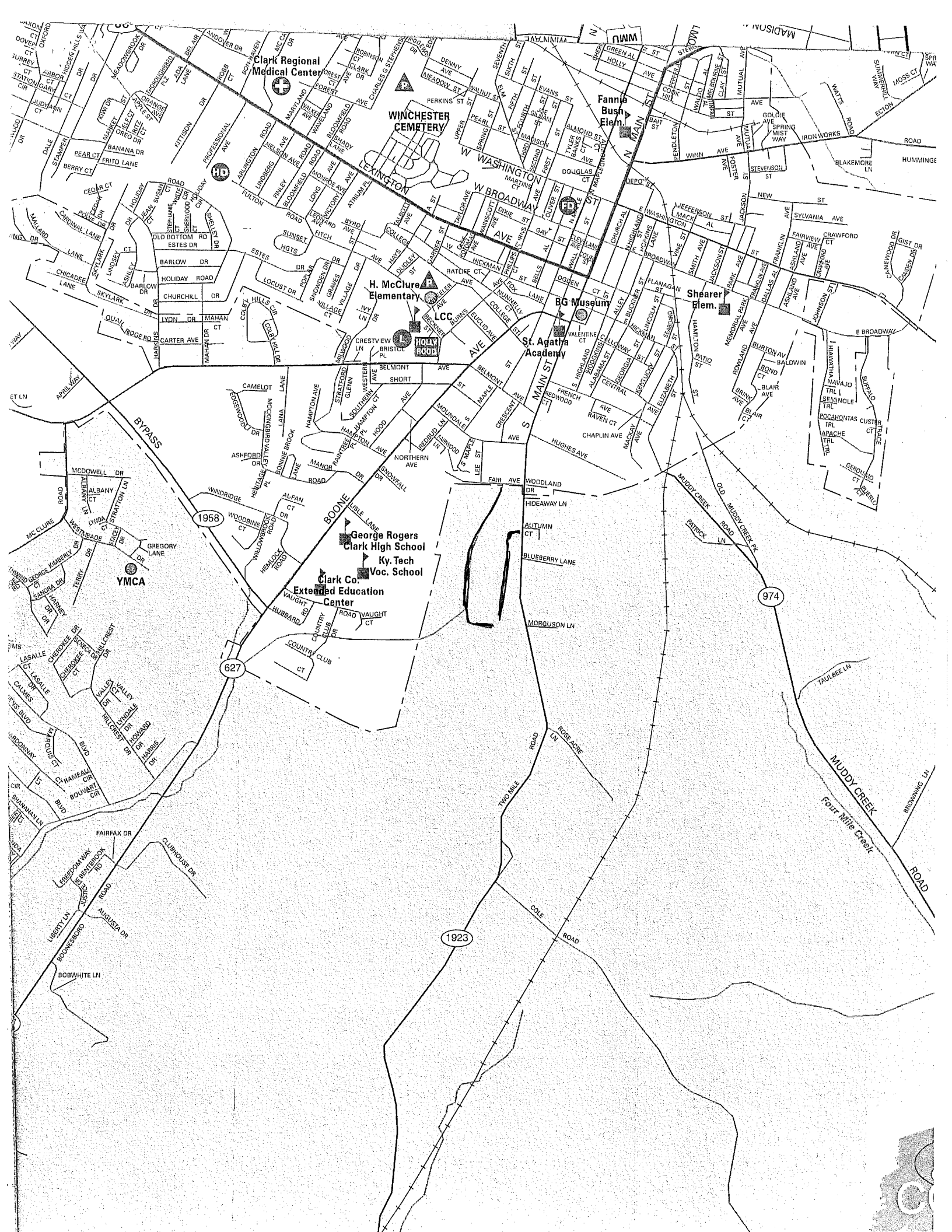
301 303 305 307

ALLEY

FAIR AVENUE

FAIRHOLME WAY

FAIRHOLME ESTATES UNIT 1



Clark Regional Medical Center

WINCHESTER CEMETERY

Fannie Bush Elem.

H. McClure Elementary

BG Museum

Shearer Elem.

St. Agatha Academy

George Rogers Clark High School

Ky. Tech Voc. School

Clark Co. Extended Education Center

YMCA

1958

627

1923

974

Muddy Creek  
Four Mile Creek

