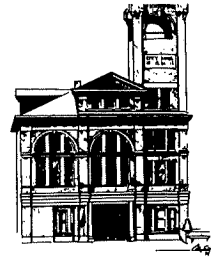


City of Winchester



Office of the City Clerk

January 31, 2014

Secretary of the State
Capitol Building
700 Capital Avenue
Frankfort, KY 40601

ATTN: Kandie Adkinson


Dear Ms. Adkinson:

I have enclosed 2 copies of Ordinance No. 12-2013 and attachments.

Joy and I had planned on bringing the paperwork to you in person, but the weather is not cooperating. Hope you are having a good New Year,

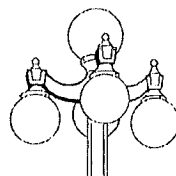
If you have any questions, please call.

Sincerely,


Marilyn Rowe
City Clerk

RECEIVED AND FILED
DATE February 4, 2014

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandie Adkinson



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

Published 9/6/2013

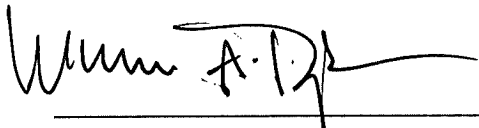
CITY OF WINCHESTER, KENTUCKY

ORDINANCE NO. 12-2013

SUMMARY

AN ORDINANCE ANNEXING TO THE CITY OF WINCHESTER, KENTUCKY, CERTAIN LAND IN CLARK COUNTY, KENTUCKY, IDENTIFIED AS FAIRHOLME VENTURES, LLC, LYING AND BEING SOUTH AND EAST OF FAIRHOLME WAY AND WEST OF TWO MILE ROAD ADJACENT TO THE CITY OF WINCHESTER, KENTUCKY CONTAINING 44.430 ACRES, MORE OR LESS.

I hereby certified that the foregoing is an accurate summary of the contents of the above-entitled Ordinance.



William A. Dykeman
City Attorney

RECEIVED AND FILED
DATE February 4, 2014

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Alison Lundergan Grimes

CITY OF WINCHESTER, KENTUCKY

ORDINANCE NO. 12-2013

AN ORDINANCE ANNEXING TO THE CITY OF WINCHESTER, KENTUCKY, CERTAIN LAND IN CLARK COUNTY, KENTUCKY, IDENTIFIED AS FAIRHOLME VENTURES, LLC, LYING AND BEING SOUTH AND EAST OF FAIRHOLME WAY AND WEST OF TWO MILE ROAD ADJACENT TO THE CITY OF WINCHESTER, KENTUCKY CONTAINING 44.430 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 undeveloped but 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 Exhibit "A". The area to be annexed includes, generally, the unincorporated territory located in Clark County, Kentucky consisting of Fairholme Ventures, LLC, lying and being south of Fairholme Way and west of Two Mile Road adjacent to the City of Winchester, containing 44.430 acres, more or less, more particularly described on attached Exhibit "B." The owners of the property have consented to its annexation; the consents are attached hereto marked Exhibit "C." By reason of its subdivision the property is undeveloped but 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 in Exhibit "B" is included within the boundary of another city.

SECTION II. Pursuant to the provisions of KRS 81A.400, et seq., and specifically KRS 81A.412, the territory described in Exhibit "B" and a map of which is attached to this ordinance as Exhibit "A" is fully incorporated into this ordinance, is hereby annexed into the City of Winchester, Kentucky;

SECTION III. 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 Ventures, LLC, lying and being south of Fairholme Way and west of Two Mile Road adjacent to the City of Winchester, containing 44.430 acres, more or less, more particularly described on attached Exhibit "B," as shown on the Record Plat of Fairholme Venture, LLC as shown on Slide 1851 in the Clark County Clerk's office to which plat reference is hereby made for a more complete description of the said tracts.

SECTION IV. 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 20th day of August, 2013, and finally adopted, after second reading, at a meeting of said Board held on the 3rd day of September, 2013.

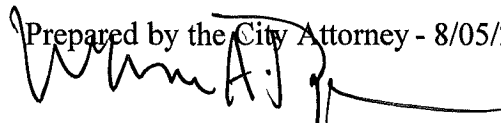


Edallen York Burtner, Mayor

ATTEST:

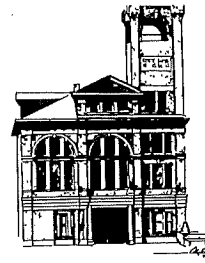


Marilyn Rowe, City Clerk

Prepared by the City Attorney - 8/05/2013


William A. Dykeman, City Attorney

City of Winchester



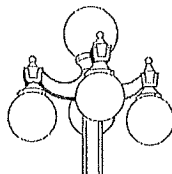
Office of the City Clerk

I, Marilyn Rowe, Clerk of the City of Winchester, Kentucky do hereby certify that the foregoing 3 pages are a true and exact copy of Ordinance No. 12-2013 and 5 pages of attachments annexing to the City of Winchester, Kentucky approximately 44.430 acres more or less owned by Fairholme Ventures LLC lying and being south and east of Fairholme Way and West of Two Mile Road adjacent to the City of Winchester, Kentucky city limits. The Board of Commissioners adopted Ordinance No. 12-2013 after second reading, on September 3, 2013 and was executed by Edallen York Burtner, Mayor, on September 3, 2013, all as appears in the official records of said City.

Witness by hand and seal this 28th day of January 2014.

Marilyn Rowe
City Clerk, City of Winchester

SEAL



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

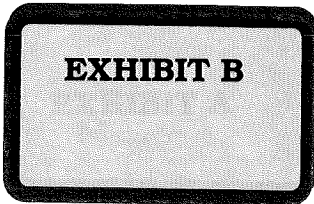
BEC BALDWIN ENGINEERING CORPORATION

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)

August 7, 2013

File No. 02-3564



PROPERTY DESCRIPTION

Annexation

Ordinance No. 12-2013

City of Winchester, KY

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

The **Point of Beginning** is located at Kentucky State Plane (NAD 83) Kentucky North coordinates of Northing = 173,493.83 and Easting = 1,658,826.16, at Latitude = 37°58'35.05041" North and Longitude = 84°11'10.08533" West, said point being an iron pin (1892) in the existing City Limits of Winchester, KY (Ordinance No. 14-2003), a corner common with the Winchester Country Club, Inc. (Deed Book 353, page 633)(Slide 1249B) and Fairholme Estates Unit 1-D (Slide 1501), thence with said Unit and the existing City Limits three calls as follows: (1) S.72°34'04"E. 385.00 feet to an iron pin (1905), (2) N.17°25'56"E. 582.83 feet to an iron pin (1917), (3) N.14°22'24"E. 72.57 feet to an iron pin (1919), a corner common with Fairholme Estates Unit 1-C (Slide 1500B); thence with said Unit N.11°18'52"E. 110.64 feet to an iron pin (2778), a corner common with LaFayette Investment Group, LLC (Deed Book 488, page 106)(Slide 1851); thence with said LaFayette N. 73°18'34"E. 596.28 feet to a Mag Nail (5029) in the center of Two Mile Road; thence with said road sixteen calls as follows: (1) S.03°39'21"W. 43.74 feet to a Mag Nail (119), (2) S.03°55'13"W. 88.72 feet to a Mag Nail (120), (3) S. 04°31'36"W. 82.10 feet to a Mag Nail (121). (4) S.04°19'08"W. 166.27 feet to a Mag Nail (122), (5) S.03°31'04"W. 77.99 feet to a Mag Nail (123), (6) S.00°48'48"W. 75.14 feet to a Mag Nail (124), (7) S.05°30'55"E. 71.57 feet to a Mag Nail (127), (8) S.11°30'02"E. 93.39 feet to a Mag Nail (128), (9) S.11°32'01"E. 198.82 feet to a Mag Nail (129), (10) S.11°07'50"E. 169.69 feet to a Mag Nail (130), (11) S.10°23'04"E. 127.51 feet to a Mag Nail (131), (12) S.11°03'10"E. 135.75 feet to a Mag Nail (132), (13) S.11°08'50"E. 162.85 feet to a Mag Nail (133), (14) S.10°20'38"E. 188.48 feet to a Mag Nail (136), (15) S.10°21'21"E. 73.72 feet to a Mag Nail (137), (16) S.11°02'05"E. 90.11 feet; thence thru Fairholme Ventures, LLC (Deed Book 375, page 753)(Slide 1851) two calls as follows: (1) S.70°03'37"W. 307.04 feet, (2) 356.59 feet with a curve to the right having a radius of 450 feet, the chord of which is

N.87°14'18"W. 347.34 feet to a property line of Fred M. Hatton and Teresa L. Hatton (Deed Book 395, page 733)(Slide 1488B); thence with said Hatton five calls as follows: (1) N.22°18'46"E. 96.03 feet to an iron pin (3291), (2) 35.14 feet with a curve to the left having a radius of 25 feet, the chord of which is N.17°57'28"W. 32.32 feet to an iron pin (3283), (3) 64.41 feet with a curve to the right having a radius of 335 feet, the chord of which is N.52°43'13"W. 64.31 feet to a iron pin (3284), (4) N47°12'45"W. 336.44 feet to an iron pin (3298), (5) S.42°47'15"W. 150.00 feet to an iron pin (3297); thence thru Fairholme Ventures, LLC two calls as follows: (1) S.84°18'15"W. 541.23 feet, (2) N.39°34'26"W. 597.44 feet to an iron pin with ID Cap bearing "RLS 2504" (89), a corner common with the Winchester Country Club, Inc.; thence with said Club two calls as follows: (1) N.52°39'04"E. 710.83 feet to an iron pin with ID Cap bearing "RLS 2504" (90), (2) N.17°25'55"E. 4.00 feet to the beginning containing an area of 44.430 acres, more or less.

This description was prepared by Robert L. Baldwin, PE, PLS of Baldwin Engineering on July 30, 2013. All references to iron pin, which are not otherwise identified in this description, are #4 rebar, 18" long with ID Cap bearing "Baldwin 1366".

STATEMENT OF RESOURCES

The property described above is a portion of Parcel 8 shown on the plat for Fairholme Ventures, LLC, recorded in Slide 1851 in the Clark County Clerk's office.

Coordinates and bearings are relative to State Plane Coordinates, NAD 83, Kentucky North



Robert L. Baldwin, PE, PLS *8/7/13*
PLS 1366

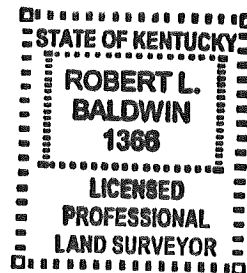


EXHIBIT C

CONSENT TO ANNEXATION

The undersigned, by this writing, certify that they are all the owners of the property designated as Fairholme Ventures. LLC Deed Book 375, Page 753, Slide 1851 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 August 6, 2013.

FAIRHOLME VENTURES, LLC

BY: Steven D Adams

ITS: CO-owner

STATE OF KENTUCKY)
) SCT.
COUNTY OF CLARK)

The foregoing was acknowledged, subscribed and sworn to before me this 5th day of August, 2013, by Steven D. Adams as CO-OWNER of Fairholme Ventures, LLC.

My Commission expires: May 31, 2015.

Janlyn P Rowe
NOTARY PUBLIC, STATE AT LARGE, KY

NOTARY ID 443999

EXHIBIT C

CONSENT TO ANNEXATION

The undersigned, by this writing, certify that they are all the owners of the property designated as Fairholme Ventures. LLC Deed Book 375, Page 753, Slide 1851 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 August 5, 2013.

FAIRHOLME VENTURES, LLC

BY: Tom Goebel
ITS: co-owner

STATE OF KENTUCKY)
) SCT.
COUNTY OF CLARK)

The foregoing was acknowledged, subscribed and sworn to before me this 5th day of August, 2013, by Tom Goebel as co-owner of Fairholme Ventures, LLC.

My Commission expires: May 31, 2015

Stanley P. Rowe
NOTARY PUBLIC, STATE AT LARGE, KY
NOTARY ID 443999

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

To research the map, contact the
Office of Secretary of State
or the County Clerk.