



**Office of the City Clerk**

I certify I am the duly qualified City Clerk of the City of Winchester, Kentucky, and the forgoing 22 pages of Ordinance No. 1-2023 is a true, correct, and complete copy duly adopted by the Board of Commissioners of the City of Winchester, Kentucky at their duly convened meetings held on January 3 and January 17, 2023.

All appears in the official records of said City.

Witness by hand and seal this February 21, 2024.

Joy L. Curtis, MMC  
City Clerk  
City of Winchester

SEAL

RECEIVED AND FILED  
DATE February 28, 2024

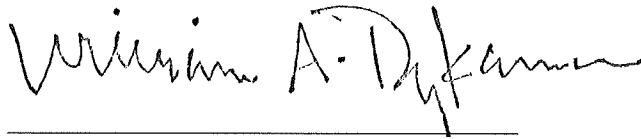
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Tina A

**CITY OF WINCHESTER, KENTUCKY**  
**ORDINANCE NO. 1-2023**

**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  
6.5108 ACRES, MORE OR LESS, SITUATED ON THE WESTERN  
SIDE OF THE CORPORATE LIMITS OF THE CITY OF  
WINCHESTER, KENTUCKY**

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. 1-2023**

**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  
6.5108 ACRES, MORE OR LESS, SITUATED ON THE 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 Ball Homes, 3609 Walden Drive, Lexington, Kentucky, 40583 dated January 11, 2022 to annex 6.5108 acres more or less titled Unit 4 of Oakmont; 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 subdivision is suitable for development and because increased population density is imminent because of the property's urban character; and

**WHEREAS**, the Board of Commissioners has received prior consent of the owners of record, and have received consent from a majority of residents on Strawberry Lane.

**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 the certain tract or parcel of land situated on the western side of Frontier Way, adjacent to the corporate limits of the City boundaries. No part of the area described below is included within the boundary of another city.

**SECTION II.** Pursuant to the provisions of KRS81A.400, et seq., the following described unincorporated territory located in Clark County, Kentucky be, and it shall hereby annexed to the City of Winchester, Kentucky.

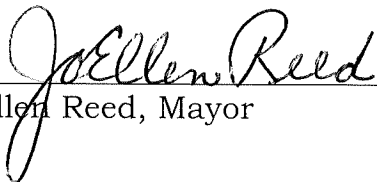
All that certain tract or parcel of land lying in Clark County, Kentucky situated on the western side of the corporate limits of the City of Winchester, Kentucky, more particularly as follows:

Being all of Parcel 2 (consisting of 6.5018 Acres), as shown Final Record Plat Oakmont Villas, Parcel 2, Unit 4, in Winchester, Clark County, Kentucky, recorded December 22, 2020, in Plat Slide 2275, in the Clark County Clerk's office.

Being a portion of the same property conveyed to (i) Thomas E. Norton, as Trustee of the George P. Norton Irrevocable Trust dated December 21, 2012, by Deed dated December 22, 2012 of record in Deed Book 485, Page 279, (ii) George P. Norton, as Trustee of the Thomas E. Norton Irrevocable Trust dated December 21, 2012, by Deed dated December 22, 2012, of record in Deed Book 485, Page 290, and (iii) CCN Land, LLC, a Kentucky limited liability company, by Deed dated December 28, 2012, of record in Deed Book 485, Page 373, all references to the office of the Clark County Clerk.


**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 3rd day of January, 2023, and finally adopted, after second reading, at a meeting of said Board held on the 17th day of January, 2023.

  
\_\_\_\_\_  
JoEllen Reed, Mayor

  
\_\_\_\_\_  
Joy L. Curtis, City Clerk

Reviewed and approved by:

  
\_\_\_\_\_  
William A. Dykeman

**PROPOSED ANNEXATION PARCEL  
FOR OAKMONT VILLAS UNIT 4-A,  
TO  
THE CITY OF WINCHESTER, KENTUCKY  
FROM  
BALL HOMES, LLC  
DEED BOOK 552, PAGE 454  
SEE PLAT IN PLAT SLIDE 2275  
ON GIBSON WAY  
IN CLARK COUNTY, KENTUCKY**

A certain parcel of land located in Clark County, Kentucky, situated near the intersection of Frontier Way in Winchester, KY and being known as Oakmont Villas Unit 4-A, and being more particularly described as follows:

Beginning at the Unit corners of unit 3A and 4A (Iron pin and cap set) on the North side of Frontier Way said point being labelled as POB for Point of Beginning and then for the following calls;

- THENCE (1) South 23°26'28" West, 60.02 feet to an Iron pin and cap (2982);
- THENCE (2) South 23°26'28" West, 756.14 feet to an Iron pin and cap (2982);
- THENCE (3) South 5°52'28" East, 56.86 feet to an Iron pin and cap (2982);
- THENCE (4) South 22°33'33" West, 110.00 feet to an Iron pin and cap (2982);
- THENCE (5) North 67°26'27" West, 300.00 feet to an Iron pin and cap (2982);
- THENCE (6) North 22°33'33" East, 110.00 feet to an Iron pin and cap (2982);
- THENCE (7) North 22°33'33" East, 50.00 feet to an Iron pin and cap (2982);
- THENCE (8) North 67°26'27" West, 17.11 feet to an Iron pin and cap (2982);
- THENCE (9) North 23°26'28" East, 753.08 feet to an Iron pin and cap (2982);
- THENCE (10) North 21°57'16" East, 60.00 feet to an Iron pin and cap (2982);
- THENCE (11) South 68°02'44" East, 291.65 feet; to the POINT OF BEGINNING

Containing 283,612.20 square feet, more or less; which is the

Containing approximately 283,612.20 square feet, (6.5108 acres) and being the property conveyed to Ball Homes, LLC by deed recorded in Deed Book 552 Page 454 in the Clark County Court Clerk's office.

*Jeff Ransdell*





3609 Walden Drive  
P.O. Box 12950  
Lexington, KY 40583  
859.268.1191  
1.888.268.1101  
859.268.9093 fax  
www.ballhomes.com

January 11, 2022

Mike Flynn  
City Manager  
32 Wall Street  
Winchester, KY 40392-0040

Dear Mike:

We are writing to formally request that Unit 4 of Oakmont be annexed by the city of Winchester.

Please let me know if you need anything else from us with respect to this request. We appreciate your assistance and look forward to working with you as the need may arise.

Sincerely,

Thank you.

A handwritten signature in black ink, appearing to read "Fran Stadelman", with a long horizontal flourish extending to the right.

Fran Stadelman  
Ball Homes LLC

**DEED**

THIS DEED is made and entered into this the 29<sup>th</sup> day of December, 2020, by and between CCN LAND, LLC, a Kentucky limited liability company, with a mailing address of 312 The Woods, Winchester, Kentucky 40391, THOMAS E. NORTON AS TRUSTEE OF THE GEORGE P. NORTON IRREVOCABLE TRUST DATED DECEMBER 21, 2012, with a mailing address of 3955 Colby Road, Winchester, Kentucky 40391, and GEORGE P. NORTON AS TRUSTEE OF THE THOMAS E. NORTON IRREVOCABLE TRUST DATED DECEMBER, 21, 2012, with a mailing address of 3032 Lexington Road, Winchester, Kentucky 40391 ("Parties of the First Part"), and BALL HOMES, LLC, a Kentucky limited liability company, whose mailing address is 3609 Walden Way, Lexington, Kentucky 40517 ("Party of the Second Part"). The in-care-of address to which the property tax bill for the current tax year may be sent is 3609 Walden Way, Lexington, Kentucky 40517.

**WITNESSETH:**

THAT for and in consideration of the total sum of Two Hundred Ninety Two Thousand Nine Hundred Eighty Six Dollars (\$292,986.00), the receipt and sufficiency of which is hereby acknowledged, Parties of the First Part have this day BARGAINED and SOLD and do hereby GRANT and CONVEY unto Party of the Second Part, in fee simple, its successors and assigns forever, all of the property located in Clark County, Kentucky, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the above-described property, together with all improvements and appurtenances thereunto belonging, unto Party of the Second Part, in fee simple, its successors and assigns forever.

Parties of the First Part do hereby release and relinquish unto Party of the Second Part, its successors and assigns forever, all of its right, title and interest in and to the above-described property, including dower, curtesy and homestead exemption and all other exemptions allowed by law, and do hereby covenant to and with Party of the Second Part, its successors and assigns, that they are lawfully seized in fee simple title to said property and have a good, lawful and valid right to convey the same as herein done, and that said property is free and clear of all encumbrances of whatsoever and that they will WARRANT GENERALLY the title to said property.

Provided, however, that there is excepted from the foregoing warranty and covenant, and this conveyance is subject to, the following:

1. Any restrictive covenants of record in the Clark County Clerk's office.
2. All conditions, restrictions and/or notes, if any, affecting the property herein conveyed and contained on any plat of record in the aforesaid clerk's office.

*Thomas E. Norton Trustee*  
THOMAS E. NORTON AS TRUSTEE OF  
THE GEORGE P. NORTON  
IRREVOCABLE TRUST DATED  
DECEMBER 21, 2012

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE CLARK

The foregoing instrument was subscribed, sworn to and acknowledged before me this the 19<sup>th</sup> day of December, 2020, by Thomas E. Norton as Trustee of The George P. Norton Irrevocable Trust dated December 21, 2012, for and on behalf of the trust.

My Commission Expires: 12-10-2024



*Gary Dillingham*  
NOTARY PUBLIC  
KYNP19126  
NOTARY NUMBER

[Remainder of page intentionally blank; signatures continue below]

BALL HOMES, LLC,  
a Kentucky limited liability company

BY: [Signature]

ITS: President

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was subscribed, sworn to and acknowledged before me this the 29<sup>th</sup> day of December, 2020, by D. Rayball Jr as President of Ball Homes, LLC, a Kentucky limited liability company, for and on behalf of the limited liability company.

My Commission Expires: 2/23/22

Catherine Combs

NOTARY PUBLIC

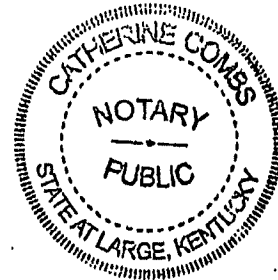
596980

NOTARY NUMBER

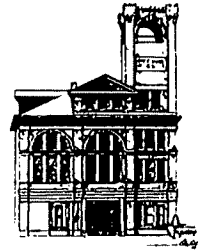
THIS INSTRUMENT PREPARED BY:

STOLL KEENON OGDEN PLLC  
300 West Vine Street, Suite 2100  
Lexington, Kentucky 40507  
(859) 231-3000

BY: [Signature]  
Richard A. Nunnolley



# City of Winchester



Office of the City Manager

Established 1793

I consent to be annexed into the City limits of the City of Winchester.

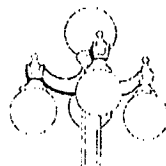
Michael J. Miller  
Property Owner

11/11/2022  
Date

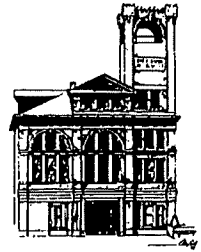
Caren D. Miller  
Property Owner

11/11/22  
Date

112 Strawberry Lane  
Address



# City of Winchester



Office of the City Manager

Established 1793

I consent to be annexed into the City limits of the City of Winchester.

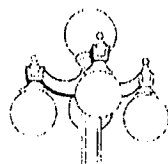
Xiaoli Huo  
Property Owner

11/09/2022  
Date

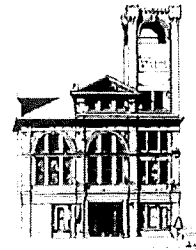
Xiwei Wang  
Property Owner

11/09/2022  
Date

108 Strawberry Lane Winchester, KY 40391  
Address



# City of Winchester



Office of the City Manager

Established 1793

I consent to be annexed into the City limits of the City of Winchester.

[Signature]  
Property Owner

11/09/2022  
Date

Royal Kereed  
Property Owner

11/09/2022  
Date

102 Strawberry Ln, Winchester KY-40391  
Address






**Office of the City Clerk**

I certify I am the duly qualified City Clerk of the City of Winchester, Kentucky, and the foregoing 21 pages of Ordinance No. 1-2023 is a true, correct, and complete copy duly adopted by the Board of Commissioners of the City of Winchester, Kentucky at their duly convened meetings held on January 3 and January 2023.

All appears in the official records of said City.

Witness by hand and seal this March 7, 2023.

  
Joy E. Curtis, MMC  
City Clerk  
City of Winchester

SEAL

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FOR OAKMONT VILLAS UNIT 4-A,  
TO  
THE CITY OF WINCHESTER, KENTUCKY  
FROM  
BALL HOMES, LLC  
DEED BOOK 552, PAGE 454  
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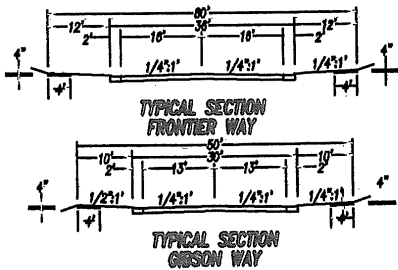
February 28, 2024

*Jeff Ransdel*



**NOTES**

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE KY CORS NETWORK STATE PLANE DATUM (HORIZONTAL KY NORTH ZONE AND VERTICAL NAVD 88)
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
3. THIS TRAVERSE WAS NOT ADJUSTED FOR CLOSURE. THIS SURVEY IS A CLASS "A" SURVEY. THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY RANDELL LAND SURVEYORS. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND A PORTION OF THE BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT. THE REMAINDER OF THE BOUNDARY CORNERS WERE LOCATED USING A TOTAL STATION FROM SAID CONTROL POINTS. EPOCH 50 & SP 80 DUAL FREQUENCY RECEIVER WAS USED FOR THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. THE SURVEY AS SHOWN IS A RURAL SURVEY. THE RELATIVE POSITIONAL ACCURACY IS LESS THAN  $\pm 0.10'' + 200$  PPM. THE HORIZONTAL DATUM IS NAD 1983, THE VERTICAL DATUM IS NAVD 1988 AND THE GEOID MODEL USED IS GEOID 12B.
4. FENCE LINES THAT ENCR OACH ONTO OR OFF THE PROPERTY MAY INDICATE UNWRITTEN TITLE RIGHTS.
5. THIS SURVEY COMPLIES WITH 201 KAR 18:150.
6. PROPERTY PLATTED HEREON IS ALL OF PARCEL 2, A PORTION OF PLAT SLIDE 9448 UNIT 4A, PHASE 1 ACREAGE IS 6.51 ACRES AND ALL OF PLAT SLIDE 2275.
7. PROPERTY PLATTED HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM COMMUNITY PANEL NO. 21049C 0038C & 0101C DATED JUNE 05, 2012.
8. ALL DRIVEWAY ENTRANCES SHALL BE APPROVED BY THE CITY OF WINCHESTER PRIOR TO INSTALLATION



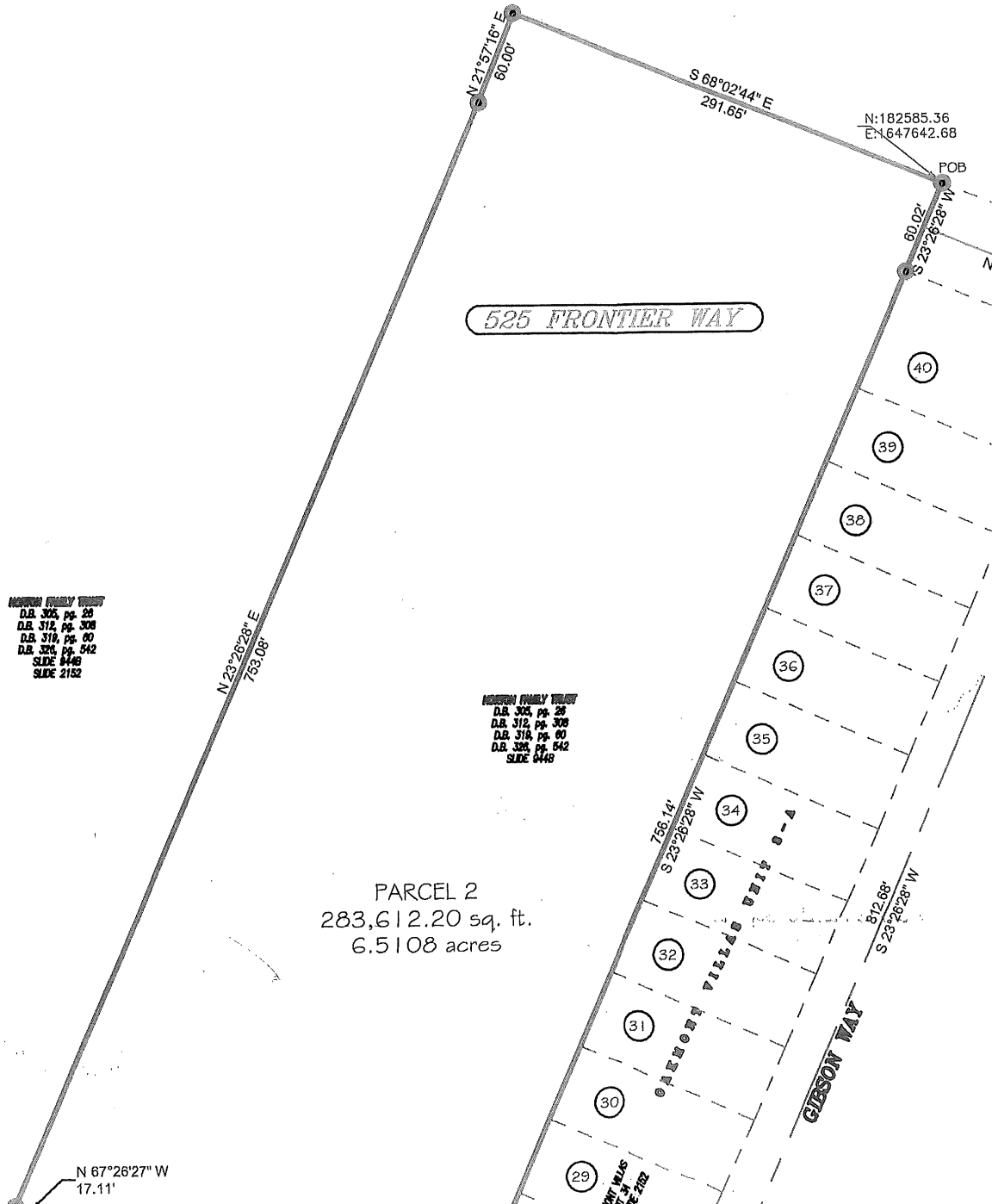
NORTHERN FAMILY TRUST  
 D.B. 305, pg. 26  
 D.B. 312, pg. 308  
 D.B. 318, pg. 60  
 D.B. 325, pg. 542  
 SIDE 9448  
 SIDE 2182

NORTHERN FAMILY TRUST  
 D.B. 305, pg. 26  
 D.B. 312, pg. 308  
 D.B. 318, pg. 60  
 D.B. 325, pg. 542  
 SIDE 9448  
 SIDE 6448

**LEGEND**

- = #4 or #5 REBAR & CAP (SET) per STATE MINIMUM STANDARDS UNLESS OTHERWISE NOTED (P.L.S. # 2982)
- (N 47° 00' 00" W) = Original Bearing Basis RECORD DEED CALLS
- N/F = NOW or FORMERLY
- △ = RAILROAD SPIKES SET
- N 140498.8278 = State plane coordinates per CORS monument North zone
- E 1576481.6978 = State plane coordinates per CORS monument North zone
- = Easement Lines as noted hereon
- = Adjoining Property Lines
- = Boundary Line
- = BUILDING LINE
- = Unmonumented property corners
- P = Property line

OWNERS  
 RANDELL LAND SURVEYORS, LLC



PARCEL 2  
 283,612.20 sq. ft.  
 6.5108 acres

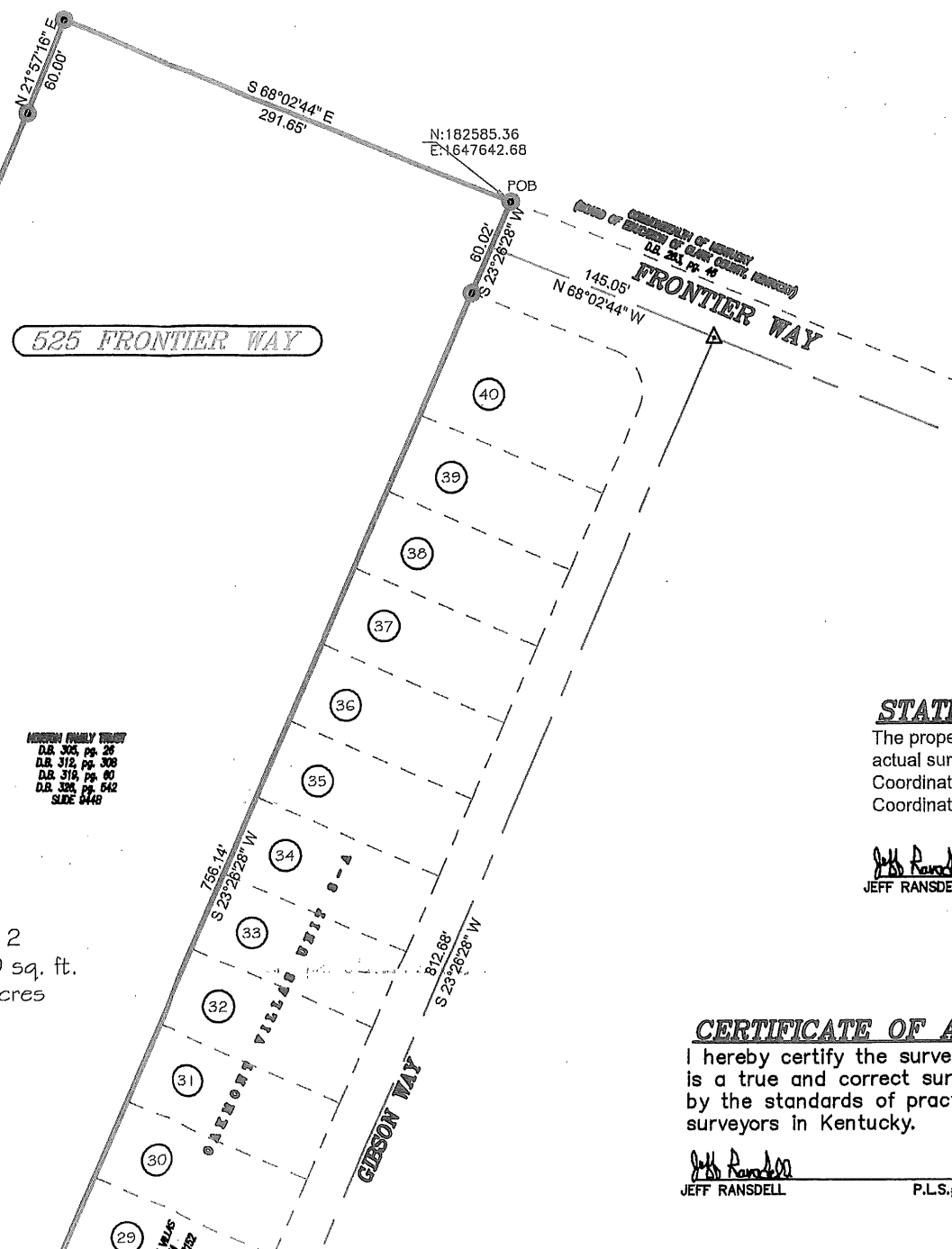
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MORROW FAMILY TRUST  
D.B. 305, pg. 26  
D.B. 312, pg. 308  
D.B. 319, pg. 60  
D.B. 326, pg. 642  
SIDE 0448  
SIDE 2182

MORROW FAMILY TRUST  
D.B. 305, pg. 26  
D.B. 312, pg. 308  
D.B. 319, pg. 60  
D.B. 326, pg. 642  
SIDE 0448

PARCEL 2  
283,612.20 sq. ft.  
6.5108 acres



**STATEMENT OF RESOURCES**

The property ( ) described above was computed from actual survey of the subject property October 2020. Coordinates and bearings are based on Kentucky State Plane Coordinate System North Zone NAD 83.

*Jeff Ransdell*  
JEFF RANSELL P.L.S.# 2982 1-25-2022 DATE

**CERTIFICATE OF ACCURACY**

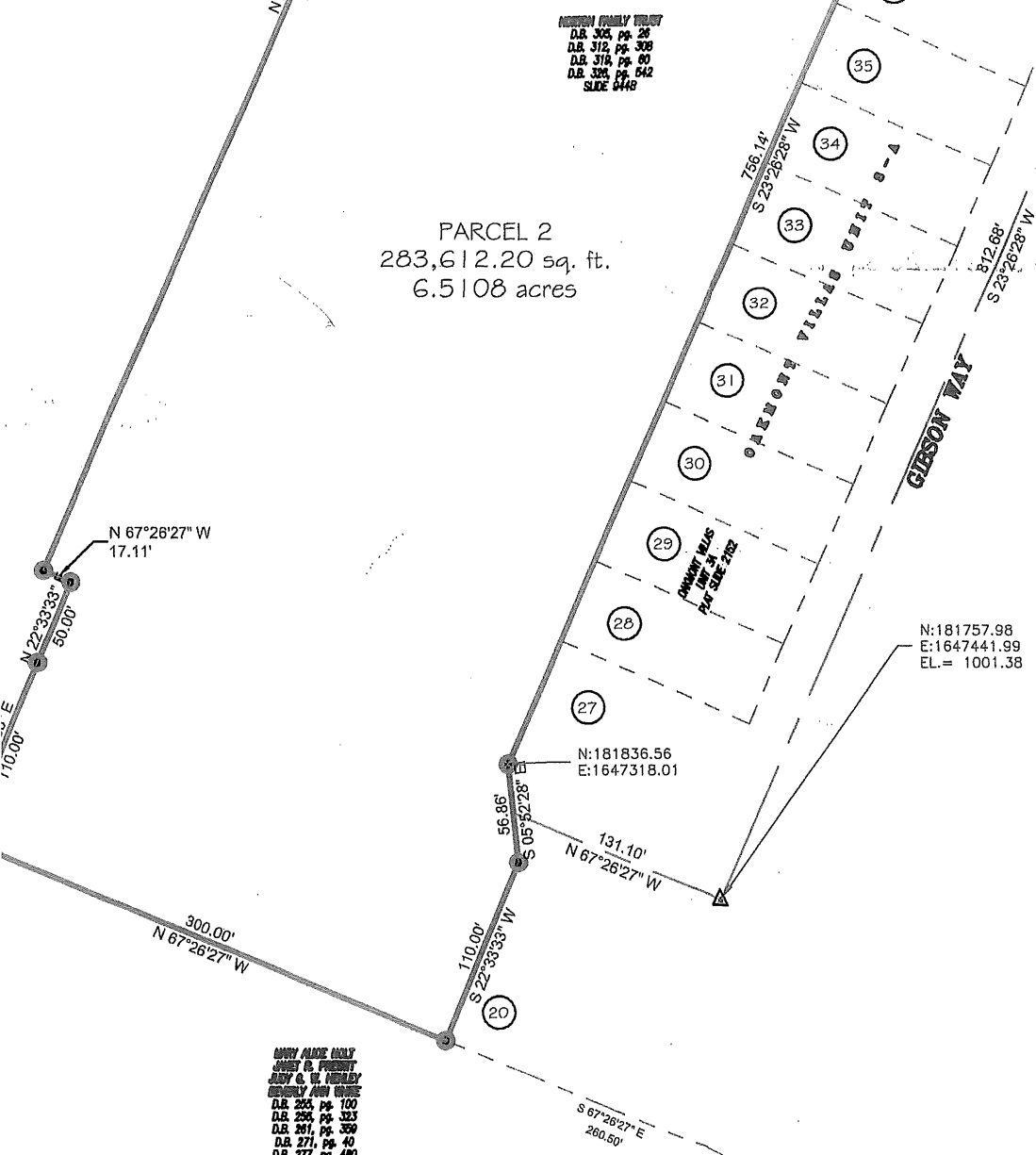
I hereby certify the survey shown and described hereon is a true and correct survey to the accuracy required by the standards of practice for Professional land surveyors in Kentucky.

*Jeff Ransdell*  
JEFF RANSELL P.L.S.# 2982 1-25-2022 DATE



ANDERSON FAMILY TRUST  
 D.B. 305, PG. 26  
 D.B. 312, PG. 308  
 D.B. 316, PG. 60  
 D.B. 326, PG. 542  
 SLIDE 5448

PARCEL 2  
 283,612.20 sq. ft.  
 6.5108 acres



ANNEXATION PLAT  
 JAMES R. FURBER  
 JUDY A. W. HENSLY  
 DEEDS AND GRANTS  
 D.B. 255, PG. 100  
 D.B. 256, PG. 123  
 D.B. 261, PG. 359  
 D.B. 271, PG. 40  
 D.B. 277, PG. 480

N: 181757.98  
 E: 1647441.99  
 EL. = 1001.38

N: 181836.56  
 E: 1647318.01

The property ( ) described above was computed from actual survey of the subject property October 2020. Coordinates and bearings are based on Kentucky State Plane Coordinate System North Zone NAD 83.

*Jeff Ransdell*  
 JEFF RANSELL P.L.S.# 2982 1-25-2022 DATE

**CERTIFICATE OF ACCURACY**

I hereby certify the survey shown and described hereon is a true and correct survey to the accuracy required by the standards of practice for Professional land surveyors in Kentucky.

*Jeff Ransdell*  
 JEFF RANSELL P.L.S.# 2982 1-25-2022 DATE

ANNEXATION PLAT  
 OAKMONT VILLAS  
 PARCEL 2, UNIT 4-A  
 525 FRONTIER WAY  
 PORTION OF PLAT SLIDE 944B  
 AND BEING ALL OF PLAT SLIDE 2275  
 DEED BOOK 552, PAGE 454  
 WINCHESTER, CLARK COUNTY, KENTUCKY  
 FOR BALL HOMES, LLC