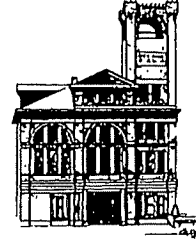


# City of Winchester



Office of the City Clerk

I certify I am the duly qualified City Clerk of the City of Winchester, Kentucky, and the foregoing 10 pages of Ordinance No. 10-2025 is a true, correct, and complete copy duly adopted by the City Commission of the City of Winchester, Kentucky at duly convened meetings held on April 15 and May 6, 2025, all as appears in the official records of said City.

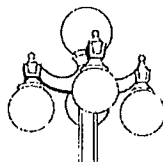
Witness my hand and seal this 9<sup>th</sup> day of September, 2025.

*Joy L. Curtis*

Joy L. Curtis  
City Clerk, City of Winchester

SEAL

**RECEIVED AND FILED**  
DATE September 15<sup>th</sup>  
2025  
**MICHAEL G. ADAMS**  
**SECRETARY OF STATE**  
**COMMONWEALTH OF KENTUCKY**  
BY Jane Phillips



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

**CITY OF WINCHESTER, KENTUCKY**  
**ORDINANCE NO. 10-2025**

**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  
23.515 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. 10-2025**

**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  
23.515 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 Michael Shea, Beverly Ann Shea, Mary Alice Holt, Judy G. Henley, Janet White Prewitt, and David Holt to annex 23.515 acres more or less, being Parcel 8A, with the address of 675 Wellington Way (Exhibit A); 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 area is suitable for development; and

**WHEREAS**, the City has met the requirement per KRS 81A.412 to inform the Clark County Fiscal Court of said request to annex (Exhibit B).

**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 southwestern side of the Corporate Limits and 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 shall hereby be annexed to the City of Winchester, Kentucky.

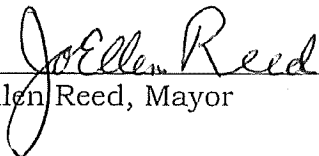
All that certain tract or parcel of land lying in Clark County, Kentucky situated on the south-western side of the corporate limits of the City of Winchester, Kentucky, more particularly as follows:

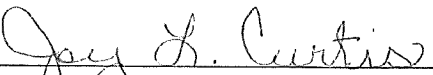
A certain parcel of land located in Clark County, Kentucky situated along Colby Road near the City of Winchester, and being more particularly described in the Legal Description attached (See Exhibit C)

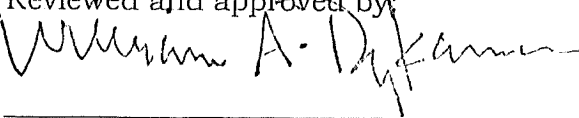
Plat attached (See Exhibit D)

**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 April, 2025 and finally adopted, after second reading, at a meeting of said Board held on the 6<sup>th</sup> day of May, 2025.

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

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

Reviewed and approved by  
  
\_\_\_\_\_  
William A. Dykeman  
City Attorney



WITNESS my hand and seal this 6<sup>th</sup> day of March, 2025.

My Commission expires: March 7, 2027.

Barbara M. Christopher

NOTARY PUBLIC

NOTARY ID NO. KYNP 66823

STATE OF KENTUCKY        )  
  ) SCT.  
COUNTY OF CLARK        )

I, Barbara M. Christopher, a Notary Public in and for the county and state aforesaid, do certify that this day JUDY G. HENLEY, MARY ALICE HOLT, DAVID A. HOLT and JANET WHITE PREWITT, by and through their attorney in fact BEVERLY ANN SHEA, produced the foregoing consent before me in my county and acknowledged same to be his and her act and deed.

WITNESS my hand and seal this 6<sup>th</sup> day of March, 2025.

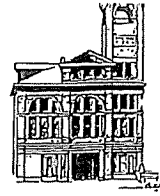
My Commission expires: March 7, 2027.

Barbara M. Christopher

NOTARY PUBLIC

NOTARY ID NO. KYNP 66823

# City of Winchester



Office of the City Manager

Established 1793

March 19, 2025

Hon. Les Yates  
Clark County Fiscal Court  
County Judge Executive  
34 South Main Street  
Winchester, KY 40391

RE: 675 WELLINGTON WAY  
CONSENT TO ANNEXATION

Dear Judge Yates & Fiscal Court:

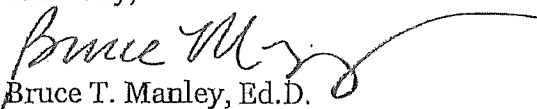
As per KRS 81A.412, we are providing this notice and the request from Michael Shea, Beverly Ann Shea, Mary Alice Holt, Judy G. Henley, Janet White Prewitt and David Holt for consensual annexation of the 23.515± acres at 675 Wellington Way. This property is contiguous to the existing city boundary, and the owners have provided notice to us of their desire to pursue consensual annexation. Enclosed with this letter you will find the following documentation:

1. Request for annexation from Beverly Ann Shea, Michael Shea, Mary Alice Holt, Judy G. Henley, Janet White Prewitt, and David A. Holt dated March 6, 2025;
2. Legal Description of Parcel 8A, 675 Wellington Way;
3. Plat of said property;
4. March 10, 2025 memo from Stephen M. Berry, GISP, CCGIS, assigning the address of 675 Wellington Way to said parcel;
5. KRS 81A.412 Annexation permitted when each of the owners gives prior consent – Notice to county fiscal court.

As per current legislation, this shall serve as the City of Winchester's official notice of our intent to annex this property with the first reading to occur at the regular City Commission meeting May 6, 2025 and second reading anticipated on May 20, 2025. The proposed schedule meets the 45-day notice requirement as outlined in the legislation regarding notice to the Fiscal Court.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

  
Bruce T. Manley, Ed.D.  
City Manager



Enclosures

BTM:dll

EXHIBIT C

CITY OF WINCHESTER  
ANNEXATION  
ORDINANCE 10-2025  
LEGAL DESCRIPTION  
PARCEL 8A

A certain parcel of land located in Clark County, Kentucky, situated along Colby Road near the City of Winchester, and being more particularly described as follows:

Commencing at a PK Nail in the center of Colby Road, corner to Kessinger Brewer Companies, LLC, and remaining PARCEL 9 (Slide 1529), thence leaving the center of Colby Road with Kessinger Brewer Companies, LLC;

North 21°07'20" East 424.71 feet to an Iron Pin and Cap, corner to PARCEL 8, thence leaving PARCEL 9 with remaining PARCEL 8 and Kessinger Brewer Companies, LLC ;

North 21°07'20" East 99.18 feet to an Iron Pin and Cap, thence;

North 21°33'38" East 183.66 feet to an Iron Pin and Cap, thence;

North 21°06'42" East 295.22 feet a PK in Fence Post, thence;

North 20°31'37" East 419.70 feet to a point in the center of Strode's Creek, corner to PARCEL 8, at the **POINT OF BEGINNING (P.O.B.)**, at Kentucky State Plane Coordinate of Northing 179763.23, and Easting of 1647054.46, Kentucky State Plane Coordinate System, North Zone, NAD 83 datum and a Geographic Location of Latitude 37°59'37.08329" North and Longitude 84°13'37.08155" West, the most southeastern corner of the subject PARCEL 8A, thence leaving Kessinger Brewer Companies, LLC, with remaining PARCEL 8;

South 85°10'48" West 325.11 feet to an Iron Pin and Cap, thence;

North 21°20'52" East 911.69 feet to an Iron Pin and Cap, thence;

North 15°45'54" West 1398.00 feet to an Iron Pin and Cap, corner to the Norton Family Trust, thence leaving remaining PARCEL 8 with the Norton Family Trust, in part and Oakmont Villas Unit 1-D, in part;

South 66°47'43" East 258.21 feet to a PK Nail in a fence post, thence;

South 67°26'20" East 652.23 feet to an Iron Pin and Cap, in the existing city limits of Winchester, KY, thence continuing with the existing city limits of Winchester, KY;

South 69°52'44" East 223.40 feet to an Iron Pin and Cap, corner to Oakmont Villas Unit 1-D and Farms at Winchester Phase 2, thence leaving Oakmont Villas Unit 1-D with Farms at Winchester – Phase 2 ;

South 21°02'21" West 747.47 feet to a PK in 28" Maple, thence;  
South 21°48'06" West 381.61 feet to an Iron Pin and Cap, thence;  
South 21°32'11" West 120.74 feet to an Iron Pin and Cap, thence;  
South 21°16'43" West 587.28 feet to tan Iron Pin and Cap, thence;  
South 20°20'47" West 28.68 feet to the **POINT OF BEGINNING (P.O.B.)** containing 23.53± Acres of land and being a part of the same contiguous property conveyed to Beverly Ann Shea, et. al. by the following recorded documents:

Deed Book 255, Page 100

Deed Book 256, Page 323

Deed Book 261, Page 359

Deed Book 271, Page 40

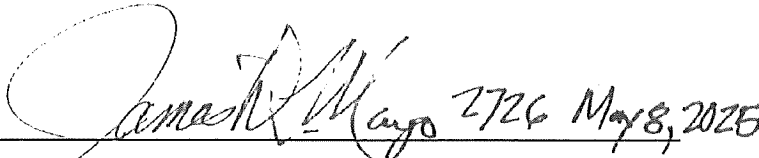
Deed Book 277, Page 460

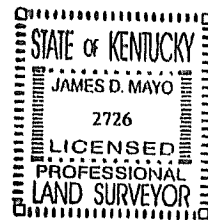
Will Book 34, Page 250, all recorded in the Clark County Clerk's Office.

### STATEMENT OF RESOURCES

The property described above was computed from actual survey of subject, PARCEL 8A and annexation documents prepared for the City of Winchester and filed as Ordinance Number 10-2025.

Coordinates and bearings are from GNSS survey data by GPS equipment and methods, relative to Kentucky State Plane Coordinate System, North Zone, NAD 83 and tied to existing mapping of the City of Winchester, Kentucky.

  
\_\_\_\_\_  
Signature                      PLS Number                      Date





**PUBLIC NOTICE**

**CITY OF WINCHESTER, KENTUCKY  
ORDINANCE NO. 10-2025  
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 23.615  
ACRES, MORE OR LESS, SITUATED ON THE WESTERN SIDE  
OF THE CORPORATE LIMITS OF THE CITY OF WINCHESTER,  
KENTUCKY**

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

William A. Dykeman, City Attorney

The Winchester Sun

May 13, 2025

OVERSIZE MAP INCLUDED WITH  
SUBMISSION.

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