CITY OF HILLVIEW
ORDINANCE NO. 2017-20

AN ORDINANCE FINALLY ANNEXING APPROXIMATELY 54.17 ACRES OF
UNINCORPORATED TERRITORY LOCATED ON MAPLE BRANCH DRIVE OFF OF
CHRISTMAN LANE AND ADJOINING THE CITY OF HILLVIEW, BULLITT COUNTY,
KENTUCKY.

WHEREAS, the City of Hillview has authority pursuant to KRS 81A.400, et seq. to
annex unincorporated territory into its city limits; and,

WHEREAS, the City of Hillview is ready and able to immediately begin furnishing
municipal services to the area upon annexation; and,

WHEREAS, by Ordinance 2017-11, adopted by the Hillview City Council on July
17, 2017, the City expressed its intent to annex the affected territory and found same to
be of an urban character which is suitable for development purposes without
unreasonable delay, which Ordinance was lawfully and timely published; and,

WHEREAS, more than sixty (60) days have passed since the adoption and
publication of Ordinance 2017-11 and no petition objecting to the annexation has been
filed with the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
HILLVIEW, KENTUCKY AS FOLLOWS:

SECTION ONE: The City of Hillview does hereby annex certain unincorporated
territory to the City of Hillview and such territory shall now become a part of the City for
all purposes under the laws of the Commonwealth of Kentucky, such annexed is
described in the attached Exhibit A.

SECTION TWO: This Ordinance shall take effect upon its adoption and publication as
required by law.

SECTION THREE: Any ordinance or part of ordinance in conflict with this ordinance or
any part of this ordinance is hereby repealed.

SECTION FOUR: Should any section, clause, line, paragraph, or part of this ordinance
be held unconstitutional or invalid for any reason, the same shall not affect the validity of
the remainder of this ordinance.

Given first reading at a regular meeting of the City Council of the City of Hillview,
Kentucky, on the 2nd day of October, 2017.
Given second reading, voted upon and passed at a regular meeting of the City Council of the City of Hillview, Kentucky, on the 16th day of October, 2017.

Votes:

**YES**
- Jo-Ann Wick
- Karen Johnson
- Alice Keister
- Kim Whitlock

**ABSENT**
- Lisa Boggs
- Randall Hill

Mayor Jim Eadens
Date of Adoption: **October 16, 2017**

Attest:

Karen V. Richard, City Clerk

Approved as to Form and Legality:

Tammy R. Baker
City Attorney, City of Hillview
CERTIFICATION

I, the undersigned, being duly appointed, qualified and acting as the City Clerk of the City of Hillview, Kentucky, hereby certify that the foregoing Ordinance No. 2017-20 is a true, correct and accurate copy as duly and lawfully passed by the Hillview City Council on the 16th day of October, 2017 all as appears in the official records of said City.

WITNESS, my hand and (Seal or the Seal of said City), this 25th day of October, 2017.

[Signature]
Karen V. Richard, City Clerk

Seal
Job #17-036

The City of Hillview

**METES AND BOUNDS DESCRIPTION FOR 54.17+- ACRE TRACT:**

A Metes & Bounds description for **54.17+- acre** tract for Annexation into the City of Hillview, said area consisting of **1.02 acre** referred to as **tract #4** being part of New Christman Lane a **50' foot** right of way in Oakwood Phase 4 recorded in **Plat Cabinet #3, Slide #58** and a **25.432+- acre tract #2** conveyed to Dogwood Homes of KY, LLC in **DB 849, Pg. 617** and a **4.535 acre tract #1** also conveyed to Dogwood Homes of Kentucky, LLC in **DB 849, Pg. 617** and a **23.396 acre tract #3** currently in Dogwood Homes of KY, LLC per **DB 849, PG. 617** Noted: On an unrecorded survey plat of John St. Clair Dated January 26th, 2017 **to be conveyed and consolidated with** Young and Robards Farm, LLC. All in the office of the Clerk of Bullitt County Kentucky.

Said tracts all located in the State of Kentucky, County of Bullitt east of New Christman Lane at the end of Fairwood Way 50' right of way Magnolia Drive 50' right of way and Maple Branch Drive 50' right of way and south of Pennsylvania Run Golf Course more particularly described as follows;

Unless stated otherwise, any monument referred to herein as a set iron pin & cap is a 5/8 in. diameter steel rebar, 24 in. length with a yellow plastic cap stamped **P.B. Armstrong PLS #3334**.

All bearings herein are made reference to the Kentucky State Plane Coordinate North Zone:

**Beginning** at a point with KY State Plane North Zone Coordinates **N 212656.59 E1236891.05** at the southwest corner of **lot #437** Oakwood Phase 4 as recorded in **PC #3 Slide #58** in the north line of the existing City of Hillview boundary line per Annexation Ordinance 2016-16;
Thence leaving said lot #437 with said north line of said ordinance crossing the current end of New Christmas Lane (50’ foot right of way) N 76°12’25” W a distance of 50.00’ feet to a point in the east line of lot #436 of said Oakwood Phase #4 and also now being in the west right of way line of aforementioned New Christmas Lane;

Thence with said right-of-way line N 13°47’35” E and passing lots #435 and #434 in all a distance of 291.05’ feet to a point at the P.C. of a curve;

Thence with said curve to the left having a radius of 225.00’ and a chord bearing and distance of N 07°36’31” W passing the common corner of lots #433 and #432 and lots #432 and #431 in all a chord distance of 164.21’ feet to a point of tangent in the east line of said lot #431;

Thence continuing with said west right of way line and said east line of lot #431 N 29°00’37” W and passing common corner of lots #431 and #430 in all a distance of 142.40’ feet to a point in the east line of said lot #430, said point also being in the west right of way line of New Christmas Lane;

Thence leaving said lot #430 and west right of way line of New Christmas Lane N 60°59’23” E crossing over said lane at 50’ feet to the intersection of the east right of way line of said Christmas Lane with the north right of way line of Maple Branch Drive (also a 50’ foot right of way) in all a distance of 176.57’ feet to a point at the southeast corner of lot #443 of said Oakwood Phase #4;

Thence leaving Maple Branch Drive with the east line of said lot #443 N 29°00’37” W and passing the common corner of lots #443 & #444 in all a distance of 149.76’ feet to a point in the east line of said lot #444 and being the southern corner of lot #452;

Thence leaving the east line of lot #444 N 75°37’54” E with the south line of lots #452 & #451 a distance of 174.41’ feet to a point at the common corner of lot #451 & #450;

Thence with the south line of lots #450 & #449 & #448 S 76°06’07” E a distance of 244.64’ feet to a point at the south east corner of said lot #448;

Thence with the east line of said lot #448 N 13°59’56” E a distance of 111.86’ feet to a point at the northeast corner of said lot in the south right of way line of Magnolia Drive (50’ right of way);

Thence leaving lot #4 & #8 with the said south right of way line of Magnolia Drive S 76°00’04” E a distance of 27.64’ feet to a point at the current end of said right of way;

Thence N 13°59’56” E and crossing over said Magnolia Drive and passing the intersection of the north right of way line of said drive with the southeast corner of lot #462 at 50’ feet in all a distance of 165.80’ feet to a point at the northeast corner of said lot #462;

Thence with the north line of said lot #462 & #461 & #460 N 76°50’06” W a distance of 212.70’ feet to a point in said north line of said lot #460 at the southeast corner of lot #458;

Thence leaving lot #460 with the east line of said lot #458 N 12°19’05” E a distance of 112.75’ feet to a point at the northeast corner of said lot #458 in the south right of way line of Fairwood way (50’ foot right of way);
Thence leaving lot #458 with said south right of way line of Fairwood Way S 77°40'55" E a distance of 24.26' feet to a point at the current end of said Fairwood Way;

Thence N 12°19'06" E across the end of Fairwood Way and passing the southeast corner of lot #468 at 50' feet in the north right of way line of Fairwood Way, in all a distance of 176.85' feet to a point at the northeast corner of said lot #468 and being in the south line of tract conveyed to the Emberson Family Trust, known as the Pennsylvania Run Golf Course in DB375, Pg.518;

Thence leaving lot #468 with said south line of said Pennsylvania Run Golf Course S 76°00'04" E and passing the common corner of tracts 1 & 3 as shown on the plat, in all a distance of 1419.19' feet to a point in the west line of tract conveyed to John A. Sturgil in DB 723, Pg. 445;

Thence leaving the southeast corner of the golf course with said west line of Sturgil S 15°35'29" E a distance of 968.82' feet to a point at the northwest corner of tract conveyed to Young & Robards Farm, LLC in DB 759, Pg. 827;

Thence leaving the southwest corner of Sturgil with the west line of said Young & Robards Farm, LLC S 11°26'20" W and passing the common corner of tract 2 & 3 in all a distance of 822.95' feet to a point at the northeast corner of tract conveyed to Jacob A. Young in DB 857, Pg. 359;

Thence leaving said west line of Young & Robards Farm, LLC. With the north line of said Jacob A. Young N 76°05'35" W a distance of 1073.81' feet to a point at the southeast corner of tract conveyed to Mike and Cathy Arnold in DB 854, Pg. 634;

Thence leaving north line of Young with the east line of said Arnold N 14°04'23" E a distance of 609.87' feet to a point at the northeast corner of said Arnold;

Thence with the north line of Arnold N 53°11'55" W a distance of 191.51' feet to a point;

Thence continuing with Arnold N 53°13'28" W a distance of 340.29' feet to a point;

Thence continuing with Arnold N 76°11'31" W a distance of 280.00' feet to a point at the northwest corner of said Arnold and also being the northeast corner of lot #441 of aforementioned Oakwood Phase #4;

Thence leaving Arnold with the north line of said lot #441 S 82°53'18" W a distance of 113.13' feet to a point at the southeast corner lot #442;

Thence leaving lot #441 with the east line of said lot #442 N 24°31'40" W a distance of 125.32 feet to a point at the northeast corner of said lot #442 said point also being in the south right of way line of aforementioned Maple Branch Drive (50' right of way) at the current end of said drive;

Thence with said south right of way line along the north and west lines of said lot #442 S 60°59'23" W a distance of 101.57' feet to a point;

Thence with a curve to the left with a radius of 25.00' feet and a chord bearing & distance of S 15°59'23" W and a distance of 35.36' feet to a point in the west line of lot #442, said point also being in the east line of aforementioned New Christman lane;
Thence with said west line of lot #442 and the east right of way line of New Christman Lane S 29°00'37" E a distance of 67.40' feet to a point at the P.C. of a curve;

Thence with said curve to the right having a radius of 275.00 and a chord bearing & distance of S 07°36'31" E and passing the corners of lots #442, 441, 440, & 439 in all 200.70' feet to a point in the west line of said lot #439;

Thence continuing with the east right of way line of New Christman Lane and said west line of lot #439 S 13°47'35" W a distance of 21.05' feet to a point;

Thence with a curve to the left having a radius of 25.00' feet and a chord bearing & distance of S 31°12'25" E a distance of 35.36' feet to a point in the north right of way line of Oakwood Way (50' foot right of way) said point also being in the south line of said lot #439;

Thence with said south line of lot #439 and the north line of Oakwood Way S 76°12'25" E a distance of 115.10' feet to a point in the west line of aforementioned Arnold tract in the west line of a 60' foot access easement;

Thence leaving lot #439 with said west line of 60' foot access easement and crossing the current end of said Oakwood Way and running with the west line of said Arnold tract S 13°48'57" W a distance of 50.00' feet to a point at the northeast corner of lot #438 at said end of Oakwood Way;

Thence leaving west line of Arnold and said 60' foot access easement with the north line of said lot #438 N 76°12'25" W a distance of 115.08' feet to a point;

Thence with a curve to the left having a radius of 25.00' feet and a chord bearing & distance of S 58°47'35" W a distance of 35.36' feet to a point in the east line of aforementioned New Christman Lane, in the west line of said lot #438;

Thence with said east line of New Christman Lane and the west line of lot #438 & 437 S 13°47'35" W a distance of 170.00' feet to the Point of Beginning containing a total of 54.19+- acres as shown on annexation plat prepared by Brad Armstrong Land Surveying, Inc. Dated Field 04/25/2017, Finished 06/13/2017.

STATE OF KENTUCKY
PAUL BRADLEY
ARMSTRONG
#3334
LICENSED PROFESSIONAL LAND SURVEYOR
OVERSIZE MAP INCLUDED WITH SUBMISSION.

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