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SECRETARY OF STATE  
COMMONWEALTH OF KY

**ORDINANCE 00-31**

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY, ANNEXING  
APPROXIMATELY 25 ACRES OF LAND ADJACENT TO THE CITY LIMITS.**

**WHEREAS**, the owners of record of the unincorporated territory described below would like to have annexed to the incorporated area of the City of Richmond, Kentucky approximately 25 acres of land adjacent to the City Limits, and

**WHEREAS**, Judy Wells the sole owner of the land being proposed for annexation has by letter dated December 28, 1999 applied for voluntary annexation and requested their property be zoned Agriculture, and

**WHEREAS**, it is the desire of the Richmond City Commission to annex this land described below as per annexation procedures established by Ordinance No. 96-17, adopted February 20, 1996.

**TRACT 1**

A certain tract of land situated in Madison County, Kentucky, approximately one half mile north of the city limits of Richmond, Kentucky, and on the west side of Kentucky Highway #388 and adjoining other property owned by second parties herein and described as follows, to-wit:

Beginning in the center of blacktop drive corner with other lands of the Parties of the first Part and Second Part, thence in a westerly direction with other lands of Daniel Wells a distance of 580.00, more or less, to an iron pin and fence, thence in a southerly direction with the line of Daniel Wells a distance of 613.33 feet more or less to a fence corner with Lex Phelps and Hillcrest Subdivision, thence in an easterly direction with the fence line of Hillcrest Subdivision a distance of 333.33 feet to a pin corner with William Croucher, thence in a northerly direction with the line of Danny T. Wells a distance of 203.30 feet to an iron pin, thence continuing in a northerly direction with the line of Danny T. Wells to an iron pin, thence in a northeasterly direction with the line of Danny T. Wells 330.20 feet to a nail in the center of the blacktop line and being the point of beginning and containing 5.02 acres, more or less.

**TRACT 2 A**

Beginning at a nail in the center of Kentucky Highway #388, said nail being 32 feet north of the property line between Gilbert Miller and Daniel Wells, thence leaving said Highway with the center line of a twenty foot gravel drive N 49 degrees 45 minutes W 102.00 feet, N 4 degrees 45 minutes W 150.00 feet, N 12 degrees 45 minutes W 307.27 feet to an iron pin, said pin being designated the point of beginning of the tract of land, thence with the center line of said gravel drive S 12 degrees 45 minutes E 137.27 feet to an iron pin and corner to Daniel Wells, thence with Wells' line S 58 degrees 30 minutes W 204.18 feet, N 76 degrees 42 minutes W 292.34 feet to an iron pin and corner, thence

continuing with Wells' line N 29 degrees 13 minutes E 200.39 feet to an iron pin and corner, thence continuing with Wells line S 89 degrees 45 minutes E 330.20 feet to the beginning. The survey of the above-described property was made by B. H. Luxon II, Civil Engineer, Richmond, Kentucky, dated January 20, 1966 and is made a part of this deed by the attached plat.

### **TRACT 2B**

A certain tract of land situated on the west side of Kentucky Highway 338, approximately one-half (1/2) mile north of the city limits of Richmond, Kentucky, in Madison County, Kentucky, bounded and described by survey of B. H. Luxon III, Civil Engineer, Reg. No. 62, March 1974, as follows:

Beginning at a point in the center of Kentucky Highway 388, a corner to Gilbert Miller (Hillcrest), thence leaving said Highway with Miller N74 degrees – 05'W 706.5 feet to an iron pin and new corner to Daniel Wells, thence a new line with Daniel Wells N29 degrees – 13' E 203.30 feet to an iron pin and corner to Danny T. Wells, thence with Danny T. Wells S76 degrees – 42'E 292.34 feet, N53 degrees – 30'E 204.18 feet to an iron pin and corner to Daniel Wells, thence with Daniel Wells S12 degrees 45'E 170.00 feet, S4 degrees – 45'E 150.00 feet, S 49 degrees – 45'E 102.0 feet to a point in the center of Kentucky Highway 388, a corner, thence with said center line S10 degrees – 53'W 32.0 feet to the beginning containing 3.24 acres Book 276 page 591.

### **TRACT 3A**

A certain tract of land located west of and adjacent to Danny Wells's tract 2A and north of and adjacent to Hillcrest Subdivision and being more particularly described as follows:

Beginning at a set steel post at the north west corner of Danny Wells tract 2A thence a new line in the Daniel Wells farm a series of calls: N 61 degrees 57' 14"W, 324.50 feet to a set fence post; N63 degrees 56' 45"W, 354.20 feet to a steel pin; S29 degrees 03' 09"W, 728.92 feet to a steel pin in the north line of Hillcrest Subdivision, thence with said line: S 73 degrees 00' 00"E, 632.85 feet to a steel pin at the south west corner of Danny Wells tract 2A, thence with said tract 2A: N34 degrees 30' 15"E, 623.82 feet to the point of beginning. This tract contains 10.04 acres. (For further reference of the above-described tract, see plat recorded in Plat Book 10, Page 108 in the Madison County Court Clerk's Office.)

Being a part of the same property conveyed to Daniel Wells and Effie Marie Wells, husband and wife, from L.W. Hardin and Annie Hardin, husband and wife, by deed dated May 27, 1955 and recorded in Deed Book 161, Page 357 in the Madison County Court Clerk's Office.

### **TRACT 3A-1**

A certain tract of land located on the West Side of KY. Highway 388, Red House Road, and east of and adjacent to the land of Danny Wells as found in Deed Book 220, Page 542 and being described as follows:

Beginning at a steel pin in the West Right of Way of Red House Road and in the center of the farm entrance also being the property line corner of Danny Wells Tract found in above Deed Book, thence leaving said road and with Danny Wells Tract as mentioned: North 78 Degrees, 37 Minutes, 58 Seconds West, 11.94 feet; North 56 Degrees, 44 Minutes, 54 Seconds West, 27.93 feet; North 26 Degrees, 28 Minutes, 37 seconds West, 29.80; North 09 Degrees, 51 Minutes, 13 Seconds West, 29.97 feet; North 03 Degrees, 36 Minutes, 21 Seconds West, 124.29 feet; North 08 Degrees, 58 Minutes, 49 Seconds West, 63.87 feet; North 11 Degrees, 53 Minutes, 30 Seconds West, 62.94 feet; North 12 Degrees, 45 Minutes, 00 Seconds West, 153.17 feet to a steel pin at the Northeast corner of Danny Wells Land and the Right of Way of Richmond By-Pass, thence with said Right of Way South 65 Degrees, 32 Minutes, 45 Seconds East, 235.44 feet to a steel pin in the West Right of Way of KY. 388, thence with said road Right of Way; South 22 Degrees, 37 Minutes, 38 Seconds East, 69.31 feet; South 15 Degrees, 28 Minutes, 49 Seconds East, 94.62 feet; South 13 Degrees, 12 Minutes, 09 Seconds East, 107.95 feet; South 09 Degrees, 47 Minutes, 14 Seconds East, 115.94 feet to the point of beginning. This tract contains 1.104 acres and is known as Tract 3A-1 as shown on Plat Book 15, at page 64, Madison County Clerk's Office.

Being a part of the same property conveyed to Daniel Wells and Effie Marie Wells by deed dated the 27<sup>th</sup> day of May, 1955 and of record in Deed Book 161, at page 357, Madison County Clerk's Office.

### **TRACT 3A-2**

A certain tract of land located on the south side of the Richmond By-Pass and West of and adjacent to the Danny Wells Land found in Deed Book 428, Page 24 and being described as follows:

Beginning at a steel pin in the South Right of Way of the Richmond By-Pass and at the Northwest corner of the above mentioned Danny Wells Tract, thence leaving said road right of way and with said Wells Tract 3-A South 29 Degrees, 03 Minutes, 09 Seconds West, 640.48 feet to a steel pin in the North line of Hillcrest Subdivision, thence with said subdivision line North 73 Degrees, 17 Minutes, 25 Seconds West, 281.93 feet, thence leaving said subdivision line and a new line in the Daniel Wells Land North 29 Degrees, 59 Minutes, 19 Seconds East, 617.52 feet to a steel pin in the Right of Way of said road, thence with said road Right of Way south 78 Degrees, 22 Minutes, 48 Seconds East, 278.10 feet to the point of beginning. This tract contains 3.895 acres and is known as Tract 3A-2 as shown on Plat Book 15, at page 64, Madison County Clerk's Office.

**WHEREAS**, the proposed annexation meets the requirement of KRS 81A.410, and the owner of record of such land has consented in writing to the annexation pursuant to KRS 81A.412, and

**WHEREAS**, it is declared pursuant to KRS 81A.420 that it is desirable to annex this unincorporated territory and the Richmond Planning and Zoning Commission has conducted a Public Hearing pursuant to KRS 100.209 for its recommendation as to zone classifications and any zoning map amendments.

**NOW, THEREFORE BE IT ORDAINED** by the Board of Commissioners of the City of Richmond that:

**SECTION I**

The unincorporated territory described above being adjacent and contiguous to the corporate limits of the City of Richmond, Kentucky, is hereby annexed into the boundaries of the City of Richmond.

**SECTION II**

The Richmond Planning and Zoning Commission conducted a Public Hearing pursuant to KRS 100.209 on June 28, 2000 and recommended that the zoning classification of subject property be AG.

**SECTION III**

The City Clerk causes this Ordinance to be published in accordance with the appropriate Kentucky Revised Statutes.

Date of First Reading: July 3, 2000

Date of Second Reading: July 18, 2000

Motion By: Commissioner Tobler

Seconded By: Commissioner Jones

Vote:	Yes	No
Commissioner Brewer	x	
Commissioner Hacker	x	
Commissioner Jones	x	
Commissioner Tobler	x	
Mayor Durham	x	



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Mayor

Attest:

Karleen H. Wortham  
City Clerk

# Wells Property

