

ORDINANCE NO. 2023-003

**ORDINANCE ANNEXING TO THE CITY OF FRANKLIN, KENTUCKY
APPROXIMATELY 26 ACRES LOCATED ON THE WEST SIDE OF
BLACKJACK ROAD (KY HWY. 1171) SOUTH IN ACCORDANCE WITH THE
COMPREHENSIVE PLAN OF ANNEXATION**

WHEREAS, heretofore, the City of Franklin, Kentucky adopted a Comprehensive Plan of Annexation; and

WHEREAS, the Board of Commissioners has determined that the hereinafter described territory is urban in character, and/or suitable for development for urban purposes, by reason of population density, commercial, industrial, and/or subdivision of land; and

WHEREAS, the Board of Commissioners has determined that no part of the area to be annexed shall be included in the boundary of another city; and

WHEREAS, the owners of record of the land to be annexed have requested the land to be annexed and given prior written consent to the annexation; and

WHEREAS, pursuant to KRS 81A.412, the City may enact a single ordinance finally annexing the land described in the ordinance and all waiting periods and notice requirements shall not be required; and

NOW, THEREFORE, BE IT ORDAINED by the City of Franklin, Kentucky, acting by and through its Board of Commissioners, that pursuant to the provisions of KRS 81A.412 and/or KRS 81A.420, the City of Franklin hereby annexes the following described unincorporated area and makes it a part of the City of Franklin, Kentucky subject to the conditions set forth hereinbelow:

**SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT 1
AND INCORPORATED HEREIN BY REFERENCE**

This ordinance shall take effect upon its passage, approval, and publication. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions.

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

December 12, 2022

FIRST READING

January 9, 2023

SECOND READING

SECRET
NO FORN DISSEM
NO UNCLASSIFIED

CONFIDENTIAL

1. The purpose of this document is to provide information regarding the activities of the [redacted] in the [redacted] area. This information is being provided for your information and is not to be disseminated outside of your organization.

2. The [redacted] has been identified as a [redacted] and is currently active in the [redacted] area. The [redacted] is currently active in the [redacted] area and is currently active in the [redacted] area.

3. The [redacted] has been identified as a [redacted] and is currently active in the [redacted] area. The [redacted] is currently active in the [redacted] area and is currently active in the [redacted] area.

4. The [redacted] has been identified as a [redacted] and is currently active in the [redacted] area. The [redacted] is currently active in the [redacted] area and is currently active in the [redacted] area.

5. The [redacted] has been identified as a [redacted] and is currently active in the [redacted] area. The [redacted] is currently active in the [redacted] area and is currently active in the [redacted] area.

6. The [redacted] has been identified as a [redacted] and is currently active in the [redacted] area. The [redacted] is currently active in the [redacted] area and is currently active in the [redacted] area.

7. The [redacted] has been identified as a [redacted] and is currently active in the [redacted] area. The [redacted] is currently active in the [redacted] area and is currently active in the [redacted] area.

8. The [redacted] has been identified as a [redacted] and is currently active in the [redacted] area. The [redacted] is currently active in the [redacted] area and is currently active in the [redacted] area.

9. The [redacted] has been identified as a [redacted] and is currently active in the [redacted] area. The [redacted] is currently active in the [redacted] area and is currently active in the [redacted] area.

10. The [redacted] has been identified as a [redacted] and is currently active in the [redacted] area. The [redacted] is currently active in the [redacted] area and is currently active in the [redacted] area.

CONFIDENTIAL

NO FORN DISSEM
NO UNCLASSIFIED

At a meeting of the Board of Commissioners of the City of Franklin, Kentucky, held on January 9, 2023, on motion made by Commissioner Powell and seconded by Commissioner Williams the foregoing ordinance was adopted, after full discussion, by the following vote:

YES LARRY DIXON, MAYOR


YES JAMIE POWELL

YES DALE McCREARY

YES WENDELL STEWART

YES HERBERT WILLIAMS

APPROVED BY:


Larry Dixon, Mayor

ATTEST:

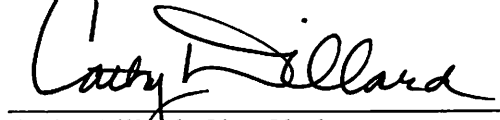

Cathy Dillard, City Clerk

EXHIBIT 1

Being a 26.1089-acre tract of land located on Blackjack Road in the City of Franklin, Simpson County, Kentucky, said property as conveyed to BD&J Properties, LLC as recorded in Deed Book 355, Page 173 in the Simpson County Clerk's Office, and being more particularly described as follows:

Beginning at a point in the western right-of-way line of Blackjack Road (KY HWY 1171), 30 feet from the centerline, said point being a 5/8" iron pin set with a one inch yellow cap stamped "T LUCAS KY 3569," said point being corner common to a tract as conveyed to JED Holding Company, LLC as recorded in Deed Book 298, Page 784, Simpson County Clerk's Office, said point also being N 85° 36' 34" W 1.38 feet from a found iron pipe; thence leaving said right-of-way, a line with said JED Holdings, N 85° 36' 34" W 2598.21 feet to a capped iron pin found (PLS 2142) corner common to JED Holdings and being in the line of a tract as conveyed to Phillip Wayne Evans, as recorded in Deed Book 106, Page 262; thence leaving JED Holdings, a line with said Evans, N 00° 58' 54" W 60.00 feet to an iron pin in concrete found, in the line of Evans and corner common to a tract as conveyed to Giampaolo Kentucky Real Property, LLC as recorded in Deed Book 355, Page 166; thence leaving Evans, a line with Giampaolo the next two (2) calls as follows: S 85° 45' 43" E 875.13 feet to a capped iron pin found (PLS 4022), N 02° 48' 18" W 752.47 feet to a 5/8" iron pin set with a one inch yellow cap stamped "T LUCAS KY 3569," in the line of Giampaolo and being corner common to a tract as conveyed to Jerry Roalin, as recorded in Deed Book 295, Page 513; thence leaving Giampaolo, a line with Roalin, S 86° 52' 06" E 91.33 feet to a 4" fence post, corner common to Roalin and a tract as conveyed to Richard D. Kent, as recorded in Deed Book 197, Page 84, thence a line with Kent, S 86° 52' 06" E 459.47 feet to an iron pin found on the west side of a ditch, corner common to Kent and a tract as conveyed to NBA Xpress, LLC, as recorded in Deed Book 322, Page 100; thence a line with NBA Xpress, S 85° 58' 00" E 92.41 feet to an iron pin set in the line of NBA Xpress and being corner common to a tract as conveyed to Pine Ridge MHC, LLC, as recorded in Deed Book 338, Page 570; thence a line with said Pine Ridge MHC the next four (4) calls as follows: S 04° 01' 00" W 106.00 feet to an iron pin set, S 85° 58' 00" E 177.00 feet to an iron pin set, S 04° 01' 00" W 244.00 feet to an iron pin set, S 86° 01' 00" E 1059.63 feet to an iron pin set in the western right-of-way line of Blackjack Road (KY HWY 1171), 30 feet from the centerline, said point also being N 84° 36' 00" W 0.49 feet from a found 1 inch iron pipe; thence leaving said Pine Ridge MHC, a line with said right-of-way, S 11° 24' 00" W 167.30 feet to an iron pin set, corner common to a tract as conveyed to Wendy R. Delk, as recorded in Deed Book 278, Page 463; thence leaving said right-of-way and with Delk the following three (3) calls as follows: N 84° 36' 00" W 184.96 feet to an iron pin set, S 02° 54' 00" W 100.65 feet to an iron pin set, S 84° 36' 00" E 170.00 feet to an iron pin set in the aforesaid right-of-way; thence with said right-of-way, S 11° 24' 00" W 215.14 feet to the point of beginning, having an area of 26.1089 acres (1,137,305) square feet.

The above description was prepared from a physical survey performed on November 28, 2022 by Landmark Engineering, Incorporated under the direction of Thaddaeus J. Lucas, Kentucky Licensed Professional Land Surveyor Number 3569 and is subject to all easements and rights-of-way of record and in existence.

Being the same property conveyed by Sparks & Sparks Investment, LLC, a Kentucky limited liability company to BD&J Properties, LLC, a Kentucky limited liability company by deed dated March 3, 2021, of record in Deed Book 355, Page 173, Simpson County Clerk's Office.

1948

1948 was a year of significant events, including the end of World War II and the beginning of the Cold War. The year saw the establishment of the United Nations and the signing of the Potsdam Declaration.

The year 1948 was marked by several key events. In January, the United Nations was established to maintain international peace and security. In April, the Potsdam Declaration was signed, demanding the unconditional surrender of Japan. In May, the Soviet Union launched the Berlin Blockade, leading to the Berlin Airlift. In July, the United States and the United Kingdom announced the Marshall Plan to aid in the reconstruction of Europe. In September, the Chinese Civil War resumed. In October, the Soviet Union launched the Hungarian Revolution. In November, the United States and the United Kingdom announced the formation of the North Atlantic Treaty Organization (NATO). In December, the Soviet Union launched the Czechoslovak Revolution.

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PHILLIP WAYNE EVANS
DEED BK 106 PG 262
006-00-02-003.00

IPF
(2142)
L1
IPF
(IN CONCRETE)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°58'54" W	60.00'
L2	S 85°58'00" E	92.41'
L3	S 04°01'00" W	106.00'
L4	S 85°58'00" E	177.00'
L5	S 11°24'00" W	167.30'
L6	N 84°36'00" W	184.96'
L7	S 02°54'00" W	100.65'
L8	S 84°36'00" E	170.00'
L9	S 11°24'00" W	215.14'

GIAMPAOLO KENTUCKY
REAL PROPERTY, LLC
DEED BK 355 PG 166
006-00-02-001.00

IPF
(4022)

N 02°48'18" W 752.47'

26.1089 ACRES
1,137,305 SQ FT
035-00-00-024.00

JED HOLDING COMPANY, LLC
DEED BK 298 PG 784
007-00-01-001.00

N 85°36'34" W 2598.21'

IPS

91.33'

IPF

4"

FENCE POST

JERRY ROALIN
DEED BK 295 PG 513
35-6-NFMH-11

RICHARD D KENT
DEED BK 197 PG 84
035-06-00-100.00

IPS

L3

IPS

L4

IPS

IPS

S 04°01'00" W

244.00'

NBA XPRESS, LLC
DEED BK 322 PG 100
041-07-00-017.00

UTILITY NOTE:

UTILITIES SHOWN HEREON WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCIES' RECORDS, OR OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF UTILITIES SHOWN.

FLOOD NOTE:

I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP #21227C0304E. AND DATED MAY 2, 2007.

GENERAL NOTES:

1. THE SURVEY SHOWN HEREON IS BASED ON G.P.S. DATA COLLECTED USING BOTH STATIC AND RTK METHODS. CONTROL POINTS WERE OBTAINED BY A G.P.S. R.T.K. SURVEY WITH AN ERROR OF 0.04± PER POINT IN A STATISTICAL ACCURACY FOR HORIZONTAL PRECISION, AND 0.04± PER POINT IN A STATISTICAL ACCURACY FOR VERTICAL PRECISION. THE BEARINGS AND DISTANCES WERE ADJUSTED FOR CLOSURE.
2. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR IN EXISTENCE.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. SOURCE OF TITLE: DEED BOOK 355 PAGE 173.
5. ALL SET IRON PINS ARE 5/8"x18" REBAR WITH ONE INCH YELLOW CAP STAMPED "T LUCAS KY3569." ALL SET WITNESS MONUMENTS ARE 5/8"x18" REBAR WITH ONE INCH ORANGE CAP STAMPED "WITNESS MON KY3569."
6. TOTAL AREA: 26.1089 ACRES.
7. URBAN SURVEY.
8. DATE OF SURVEY: 11/28/2022.
9. THIS SURVEY COMPLIES WITH 201 KAR 18:150.

IRON PIN SET
N 85°36'34" W
1.38' FROM A
FOUND IRON PIPE

IRON PIN SET
N 84°36'00" W
0.49' FROM A
FOUND 1" IRON PIPE

PINE RIDGE
MHC, LLC
DEED BK 338
PG 570
035-00-00
-023.00

WENDY R DELK
DEED BK 278
PG 463
035-00-00
-025.00

957.85'±
TO
C/L OF
SUNNYSIDE
DR

POB

IPS

L9

IPS

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BLACKJACK ROAD (KY HWY 1171)
60' R/W
PER DB 355 PG 173 &
FOUND MONUMENTATION

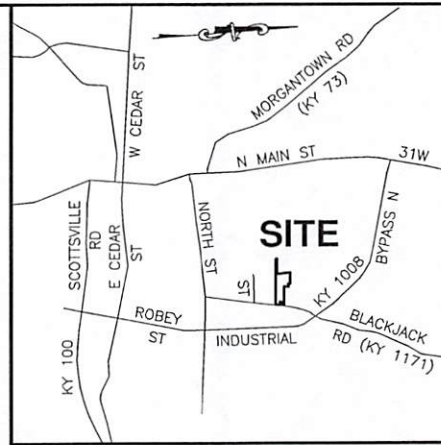


THADDAEUS J. LUCAS, P.S. #3569

0 300' 600' 900'



22362_BOUNDARY SURVEY.DWG



VICINITY MAP

(N.T.S.)

OWNER:

BD&J PROPERTIES, LLC
537 CLEVELAND DRIVE
BOWLING GREEN, KY 42101

LEGEND

- IRON PIN FOUND (IPF)
- ⊙ IRON PIN SET (IPS)
- 4" FENCE POST

BOUNDARY SURVEY

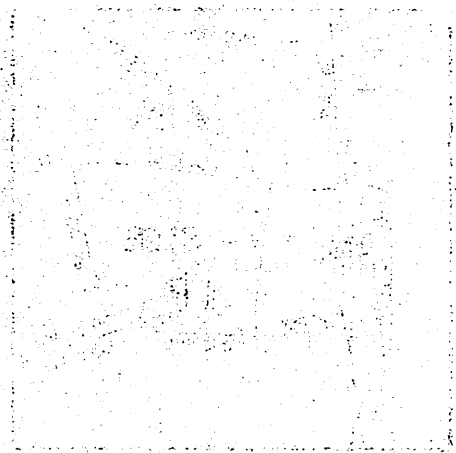
BLACKJACK ROAD (KY HWY 1171)



183 Saint Charles Street
Bowling Green, KY 42101
Office: 270 842-0812 • Fax: 270 842-0910
lei@landmarkengineering.net

SCALE: 1"=300'

DATE: 11-28-22



1917-1918

1917-1918

1917-1918

1917-1918

1917-1918

1917-1918

1917-1918

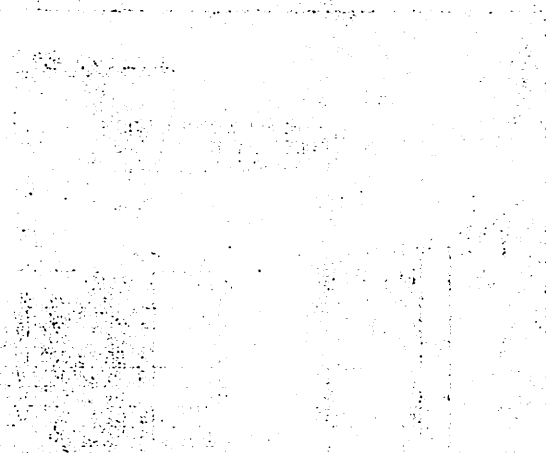
1917-1918

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South 85 Degrees 45 Minutes 43 Seconds East, 875.13 feet to a capped iron pin found (PLS 4022),

North 02 Degrees 48 Minutes 18 Seconds West, 752.47 feet to a 5/8" iron pin set with a one inch yellow cap stamped "T LUCAS KY3569", in the line of Giampaolo and being corner common to a tract as conveyed to Jerry Roalin, as recorded in Deed Book 295, Page 513; thence leaving Giampaolo, a line with Roalin, South 86 Degrees 52 Minutes 06 Seconds East, 91.33 feet to a 4" fence post, corner common to Roalin and a tract as conveyed to Richard D. Kent, as recorded in Deed Book 197, Page 84, thence a line with Kent, South 86 Degrees 52 Minutes 06 Seconds East, 459.47 feet to an iron pin found on the west side of a ditch, corner common to Kent and a tract as conveyed to NBA Xpress, LLC, as recorded in Deed Book 322, Page 100; thence a line with NBA Xpress, South 85 Degrees 58 Minutes 00 Seconds East 92.41 feet to an iron pin set in the line of NBA Xpress and being corner common to a tract as conveyed to Pine Ridge MHC, LLC, as recorded in Deed Book 338, Page 570; thence a line with said Pine Ridge MHC the next four (4) calls as follows:

South 04 Degrees 01 Minutes 00 Seconds West 106.00 feet to an iron pin set,

South 85 Degrees 58 Minutes 00 Seconds East 177.00 feet to an iron pin set,

South 04 Degrees 01 Minutes 00 Seconds West 244.00 feet to an iron pin set,

South 86 Degrees 01 Minutes 00 Seconds East 1059.63 feet to an iron pin set in the western right-of-way line of Blackjack Road (KY HWY 1171), 30 feet from the centerline, said point also being North 84 degrees 36 minutes 00 seconds West 0.49 feet from a found 1 inch iron pipe; thence leaving said Pine Ridge MHC, a line with said right-of-way, South 11 Degrees 24 Minutes 00 Seconds West, 167.30 feet to an iron pin set, corner common to a tract as conveyed to Wendy R. Delk, as recorded in Deed Book 278, Page 463; thence leaving said right-of-way and with Delk the following three (3) calls as follows:

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South 84 Degrees 36 Minutes 00 Seconds East, 170.00 feet to an iron pin set in the aforesaid right-of-way; thence with said right-of-way, South 11 Degrees 24 Minutes 00 Seconds West, 215.14 feet to the point of beginning, having an area of 26.1089 acres (1,137,305) square feet.

The above description was prepared from a physical survey performed on November 28, 2022 by Landmark Engineering, Incorporated under the direction of Thaddaeus J. Lucas, Kentucky Licensed Professional Land Surveyor Number 3569 and is subject to all easements and rights-of-way of record and in existence.

A handwritten signature in blue ink, appearing to read "Thaddaeus J. Lucas".

Thaddaeus J. Lucas, PLS 3569

