

CITY OF LONDON
SUMMARY OF ORDINANCE NO. 2023-17 ENTITLED
"INTENT TO ANNEX AN AREA OF PROPERTY AT THE INTERSECTION OF 192
(WEST LAUREL ROAD) AND BOGGS ROAD (COUNTY ROAD 1252N)"

This Summary is prepared by City Attorney Larry G. Bryson who is certified to practice law in this Commonwealth. This Ordinance is an intent to annex an area of property owned by Saddlebrook Properties, LLC and is a voluntary annexation made at the request of the property owner. The property is adjacent to existing London City boundaries from Ordinance No. 2022-11. A map of the area to be annexed is attached to the Ordinance as Exhibit A and a particular survey description is contained in Exhibit B. The property is generally described as being the shopping center area owned by Saddlebrook Properties, LLC which is commercial in nature.

Findings consistent with the requirements of KRS 81A.410-412, KRS 262.850 and other applicable law are made and notice in keeping with KRS 81A.425 are being made even though this annexation is a voluntary annexation.

A more detailed description and maps reflecting the areas being annexed and the full text of the Ordinance are available for review at the Office of the London City Clerk during normal business hours. This Ordinance will be effective upon publication of this Summary.



London City Attorney Larry G. Bryson

**COMMONWEALTH OF KENTUCKY
CITY OF LONDON ORDINANCE NO. 2023-17**

**AN ORDINANCE OF INTENT TO ANNEX AN AREA OF PROPERTY AT THE
INTERSECTION OF 192 (WEST LAUREL ROAD) AND
BOGGS ROAD (COUNTY ROAD 1252N)**

BE IT ORDAINED BY THE CITY OF LONDON, KENTUCKY AS FOLLOWS:

WHEREAS, the City of London, Kentucky has:

1. Determined that the area hereinafter described is desirable to be annexed, and the property owner has requested to be annexed, the same property being in an unincorporated area accurately described below and accurately depicted on an Annexation Map prepared by a Kentucky-licensed surveyor dated March 2, 2023 (the "Annexation Map Sheet"), which is incorporated herein by reference as EXHIBIT A, and that the Description of this Tract of property is incorporated herein by reference and identified as EXHIBIT B, a part of which is adjacent and/or contiguous to the preexisting boundaries of the City of London, Kentucky as established by Ordinance No. 2022-11.
2. This matter is before the City Council of the City of London after a determination was made by the Council by Resolution that this area described below in particular survey descriptions contained in EXHIBIT B, be annexed into the corporate city limits of the City of London, Kentucky so that the City of London might expand and to allow for the possibility of further annexation of business and residential as desired.

3. The City Council finds that this annexation is a voluntary annexation, and has been considered at previous City Council Meetings, and that Saddlebrook Properties, LLC is the sole owner of the property described herein.
4. As evidenced by the description below, this property is contiguous to the existing boundary of the City of London as established by City Ordinance No. 2022-11.
5. The City Council, in compliance with KRS 81A.410(1)(b), finds the entire territory to be annexed by reason of population density and commercial use of land, or subdivision of land, is urban in character or suitable for development for urban purposes without unreasonable delay.
6. The City Council, based on the Annexation Map, finds the property territory is owned by Saddlebrook Properties, LLC., being of record in DB 693, page 364, records of the Laurel County Court Clerk's Office and containing approximately 0.575 acres.
7. The City Council, based on the Annexation Map, finds no part of the territory to be annexed to be in an Agricultural District as the term is used in KRS 262.850.
8. The City Council, based on documents and correspondence of record, finds the territory proposed to be annexed has access to services of multiple utilities and all of this property is presently used as commercial property.
9. The City Council, based on the Annexation Maps and descriptions, and photographic evidence of record, finds there are no homes in the area to be annexed, but that the annexation of this property will allow for further economic and commercial development in the greater London area.
10. The City Council, based on photographs of record, finds there is no electrical substations in the area to be annexed.

11. The City Council, based on aerial photographs of record, finds there are no residential homes in the area to be annexed.

12. The City Council, based on the Annexation Map, and photographic evidence of record finds this property is contiguous to the present City of London boundaries.

13. The City Council, based on the Annexation Map, and photographic evidence of record, finds the area to be annexed is commercial property owned by the Saddlebrook Properties, LLC.

14. The City Council, based on the Annexation Map, and photographic evidence of record finds there are numerous businesses and commercial properties in the property proposed to be annexed evidencing the urban character of development in the vicinity.

15. The City Council has reviewed a Map, as well as survey descriptions, all prepared by Kentucky Surveys, Inc., reflecting the present boundaries of the City of London and the location of the property to be annexed.

16. The City Council further finds that all of the foregoing adjudicative facts support annexation of the subject territory being in compliance with KRS 81A.410(1) as being urban in character or suitable for urban development purposes without unreasonable delay.

17. The City Council is aware of no evidence to indicate utility infrastructure owned by another city is in the territory proposed for annexation.

18. This property is not in any other boundary of an incorporated city.

All of these above findings are in keeping with KRS 81A.410 and KRS 81A.412 and other applicable Kentucky law.

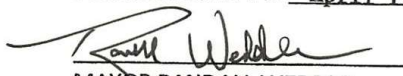
For such reasons:

BE IT ORDAINED BY THE CITY OF LONDON, KENTUCKY AS FOLLOWS:

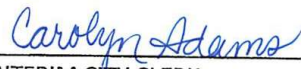
1. The property owned by Saddlebrook Properties, LLC and described below is intended to be annexed into the City of London with all appropriate notice provided in compliance with KRS 81A.425. Said notice shall be sent to Saddlebrook Properties, LLC, even though this is a voluntary annexation, of this property being proposed to be annexed by first-class mail no later than FOURTEEN ("14") days PRIOR to the meeting at which the ordinance proposing the annexation shall receive its SECOND READING. Per KRS 81A.425, the City Clerk shall certify that notice was sent to Saddlebrook Properties, LLC and such certified notice shall be made a part of the official record of the meeting at which the ordinance proposing the annexation receives its SECOND READING. Said notice shall include the time, date, and location of the meeting at which the proposed ordinance shall receive its second reading, and a copy of the proposed ordinance.
3. The property to be annexed is more particularly described on the attached and incorporated EXHIBIT A and in Exhibit B and those descriptions are incorporated herein as a part of this Ordinance as if copied in their entirety.
20. This Intent to Annex Ordinance shall become effective immediately upon publication.

FIRST READING DATE: March 11, 2023 SECOND READING DATE: April 10, 2023

PUBLICATION DATE: April 19, 2023


MAYOR RANDALL WEDDLE

DATE: 4-10-2023

ATTEST: 
INTERIM CITY CLERK

DATE: 4-10-2023

A certain tract located at the intersection of State Route #192 (West Laurel Road) and Boggs Road CR #1252N, and more particularly described as follows:

All hereinafter coordinates are referenced from Kentucky State Plane Coordinate System, South Zone, and referenced from the 1983 North American Datum. All hereinafter bearings and distances are referenced to the Kentucky State Plane Grid System.

BEGINNING at a three and one-quarter (3.25) inch aluminum monument stamped "City of London Corporate Limits" located at the intersection of State Route #192 (West Laurel Road) and Boggs Road (CR #1252N), having a State Plane Coordinate of **1,925,543.77 NORTH** and **2,119,075.69 EAST**; Said monument also being a corner of the existing London City Limits (Ordinance 2022-11);

Thence, leaving the southeast right-of-way line of West Laurel Road and with the Southwest right-of-way line of Boggs Road, the following bearings and distances;
SOUTH 49 DEGREES 11 MINUTES 25 SECONDS EAST 86.54 FEET to a right-of-way monument (found);
SOUTH 62 DEGREES 43 MINUTES 23 SECONDS EAST 36.04 FEET to a right-of-way monument (found);
SOUTH 15 DEGREES 37 MINUTES 48 SECONDS EAST 96.10 FEET to an iron pin (found);

Thence, leaving the southwest right-of-way line of Boggs Road, the following bearings and distances;
SOUTH 74 DEGREES 27 MINUTES 33 SECONDS WEST 161.03 FEET to an iron pin (found);
NORTH 69 DEGREES 28 MINUTES 33 SECONDS WEST 34.48 FEET to the southeast right-of-way line of West Laurel Road; Said corner being a corner of the existing London City Limits (Ordinance No. 2022-11);

Thence, with the northeast right-of-way line of West Laurel Road, existing London City Limits (Ordinance No. 2022-11), the following bearings and distances;
NORTH 26 DEGREES 01 MINUTES 14 SECONDS EAST 20.13 FEET to an iron pin (found);
NORTH 22 DEGREES 53 MINUTES 08 SECONDS WEST 41.13 FEET to a right-of-way monument (found), having a State Plane Coordinate of **1,925,327.24 NORTH** and **2,119,098.94 EAST**;
NORTH 20 DEGREES 59 MINUTES 20 SECONDS EAST 71.02 FEET;
NORTH 31 DEGREES 35 MINUTES 19 SECONDS EAST 87.32 FEET, to the corner of the beginning containing **0.575 ACRE** more or less, by calculation. This city annexation description was prepared from survey plat maps, deeds, highway right-of-way plans, GPS field data and information provided by the City of London, Kentucky, dated March 02, 2023 by Kentucky Surveys, Inc., Curtis J. Felts, Licensed Professional Surveyor #3431.

