

COMMONWEALTH OF KENTUCKY
CITY OF LONDON
ORDINANCE NO. 2022-04

AN ORDINANCE OF INTENT TO ANNEX
AN AREA OF PROPERTY IN THE RIGHT-OF-WAY OF KENTUCKY STATE ROUTE 192
AND PRIVATE PROPERTY OWNED BY TRUE CHOICE DEVELOPMENT LLC

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, the same being in an unincorporated area accurately described below and accurately depicted on an annexation map prepared by a Kentucky-licensed surveyor (the "Annexation Map"), which is incorporated herein by reference as **EXHIBIT A**, and is adjacent and/or contiguous to the preexisting boundaries of the City of London, Kentucky as established by Ordinance 734, Ordinance 2020-16, and Ordinance 984.
2. The City Council finds that Tract 1 of this proposed annexation, as depicted on the Annexation Map, is an involuntary annexation, in that such territory is in the Right-of-Way of State Route 192 (a/k/a West Laurel Road). The City Council has no knowledge of opposition by the Commonwealth of Kentucky of this Right-of-Way property, but must consider such annexations involuntary in the absence of written consent.
3. This matter is before the City Council of the City of London pursuant to a request by True Choice Development LLC certain real property ("Tract 2" of the description below and of the Annexation Map) be annexed into the corporate city limits of the City of London, Kentucky.
4. The City Council finds that Tract 2 of this annexation is a voluntary annexation, being considered at the January 18, 2022 request and irrevocable written consent of the private property owner True Choice Development LLC, being the sole owner of the property described herein.
5. As evidenced by the Annexation Map and the description below, Tract 1 is adjacent and/or contiguous to Tract 2 over approximately 809.91 feet (Lines 47-54 on Annexation Map).
6. The City Council, in compliance with KRS 81A.410(1)(b), finds the entire territory to be annexed by reason of population density, commercial, industrial, institutional, or governmental use of land, or subdivision of land, is urban in character or suitable for development for urban purposes without unreasonable delay.
7. The City Council, based on the Annexation Map, finds the private property territory to be annexed to be in the vicinity of the Exit 38 Interchange of Interstate Highway I-75.
8. 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.
9. The City Council, based on documents and correspondence of record, finds the territory proposed to be annexed has access to services of multiple utilities.
10. The City Council, based on the Annexation Map, and photographic evidence of record, finds there are numerous residential homes in the Twin Oak Estates Subdivision which adjoin the generally northeast boundary of the True Choice Development LLC property (Annexation Tract 2).
11. The City Council, based on photographs of record, finds there is an electrical substation on the north side of State Route 192 to the east of Annexation Tract 2.

12. The City Council, based on aerial photographs of record, finds there are numerous residential homes on the south side of Kentucky State Route 192 which are in the vicinity of the territory to be annexed.
13. The City Council, based on the Annexation Map, and photographic evidence of record finds the True Choice Development LLC parcel adjoins and is contiguous to both State Route 192 ("West Laurel Road") and State Route #3432 ("Parker Road") on opposite ends of such parcel.
14. The City Council, based on the Annexation Map, and photographic evidence of record, finds there are numerous commercial businesses operating on properties in the vicinity of the territory to be annexed.
15. The City Council, based on the Annexation Map, and photographic evidence of record finds there is a country club with a golf course operating directly south of State Route 192 in the vicinity of the territory proposed to be annexed, thus evidencing urban character of development in the vicinity.
16. The City Council has reviewed a non-binding Preliminary Map, prepared on behalf of True Choice Development LLC by Map It Right, LLC, which illustrates how Tract 2 could be subdivided for the location of numerous residential homes and other facilities, and finds such Preliminary Map persuasive as to the suitability of Tract for urban development.
17. 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.
18. The City Council is aware of no evidence to indicate utility infrastructure owned by another city is in the territory proposed for annexation.
19. 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 highway right-of-way property described below and in the Annexation Map as Tract 1 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 the property owner whose property is 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 the list of property owners to whom the notice was sent and the certified list 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.

2. The private property owner of the property described below and in the Annexation Map as Tract 2 is intended to be annexed into the City of London and its owner shall also receive notice in the same manner as the owner of Tract 1. However, such notice is a courtesy in that such property owner has provided an irrevocable consent to annexation and, thus, no further notice is required as expressly recognized in KRS 81A.425(5).

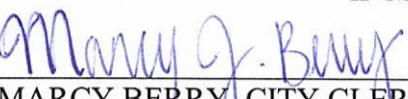
3. The property to be annexed is depicted on the Annexation Map and more particularly described on the attached and incorporated **EXHIBIT B** in metes and bounds format.

20. This Intent to Annex Ordinance shall become effective immediately upon publication. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

FIRST READING: MARCH 23, 2022
SECOND READING: APRIL 4, 2022
PUBLICATION: APRIL 13, 2022



TROY RUDDER, MAYOR
(OR COUNCIL MEMBER PRESIDING
IF MAYOR RUDDER IS NOT PRESENT)

ATTEST: _____
MARCY BERRY, CITY CLERK

NOTES:

- 1 THE BEARING DECLINATION IS REFERENCED FROM THE KENTUCKY STATE PLANE COORDINATE SYSTEM (NAD 83 SOUTH ZONE).
- 2 THE COORDINATES LABELED ON THIS MAP ARE REFERENCED FROM THE KENTUCKY STATE PLANE COORDINATE SYSTEM (NAD 83 SOUTH ZONE - U.S. FEET) AND HAVE BEEN LOCATED BY GPS SURVEYING METHODS.
- 3 ALL ILLUSTRATED ROADS ARE GENERALLY LOCATED AND ARE REFERENCED FROM AERIAL IMAGERY OBTAINED FROM THE KENTUCKY GEOGRAPHY NETWORK.
- 4 THE RIGHT-OF-WAY LINES FOR STATE ROUTE #192 WERE ESTABLISHED FROM THE HIGHWAY PLANS FOR PROJECT NO. FDS 063 0032 031-034 AS BUILT PLANS DATED FEBRUARY 14, 2006 LABELED AH 75-172158.
- 5 THE BOUNDARY OF THE ILLUSTRATED TRACT IS ADJACENT AND/OR CONTIGUOUS TO THE EXISTING BOUNDARY OF THE CITY OF LONDON, KENTUCKY. THE NORTHEASTERLY BOUNDARY OF THE TERRITORY PROPOSED FOR ANNEXATION IS ADJACENT AND/OR CONTIGUOUS TO THE PRE-EXISTING BOUNDARY OF THE CITY AS ESTABLISHED BY CITY ORDINANCE NO. 984, ORDINANCE NO. 754, AND ORDINANCE NO. 2008-05.
- 6 THIS ANNEXATION TRACT IS NOT LOCATED WITHIN THE BOUNDARY OF ANOTHER INCORPORATED CITY.
- 7 THIS ANNEXATION MAP WAS PREPARED UNDER THE DIRECTION OF THE CITY OF LONDON, KENTUCKY AND ITS CITY COUNCIL IN CONNECTION WITH COMPLETION OF A CONSOLIDATED ANNEXATION PURSUANT TO KRS 124.422 AS TO THE TRUE CHOICE DEVELOPMENT, LLC PROPERTY AND AN ANNEXATION PURSUANT TO KRS 124.420 AS TO A SEGMENT OF KENTUCKY STATE ROUTE #192.
- 8 THIS ANNEXATION MAP WAS FURTHER PREPARED IN ORDER FOR THE CITY OF LONDON, KENTUCKY TO COMPLY WITH KRS 124.420 AND KRS 124.422.
- 9 WEST LAUREL ROAD (STATE ROUTE #192) IS A STATE HIGHWAY MAINTAINED BY THE COMMONWEALTH OF KENTUCKY.
- 10 THE ILLUSTRATED TRACT IS NOT LOCATED WITHIN THE TERRITORY OF AN INCORPORATED DISTRICT AS THE TERM IS USED IN THE CONSTITUTION OF THE COMMONWEALTH OF KENTUCKY.
- 11 THE ILLUSTRATED TRACT IS DEPICTED HEREON USING INFORMATION FROM RECORDED DEEDS AND SURVEYS, STATE HIGHWAY RIGHT-OF-WAY PLANS, ADJOINING SURVEYS AND MEASUREMENTS TAKEN IN THE FIELD.
- 12 THIS PROPOSED ANNEXATION MAP DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.
- 13 THE LONDON UTILITY COMMISSION HAS EXISTING WATER AND SANITARY SEWER LINES LOCATED WITHIN THE RIGHT-OF-WAY OF STATE ROUTE #192 AND TRACT 2 OF THE PROPOSED ANNEXATION AREA.
- 14 TRACT NOT CURRENTLY LOCATED WITHIN THE EXISTING CITY LIMITS OF LONDON, OR INCLUDED IN THIS PROPOSED ANNEXATION.

ANNEXATION MAP

CITY OF LONDON

COUNTY OF LAUREL

COMMONWEALTH OF KENTUCKY



VICINITY MAP
LILY QUADRANGLE
LAUREL COUNTY, KENTUCKY
NO SCALE

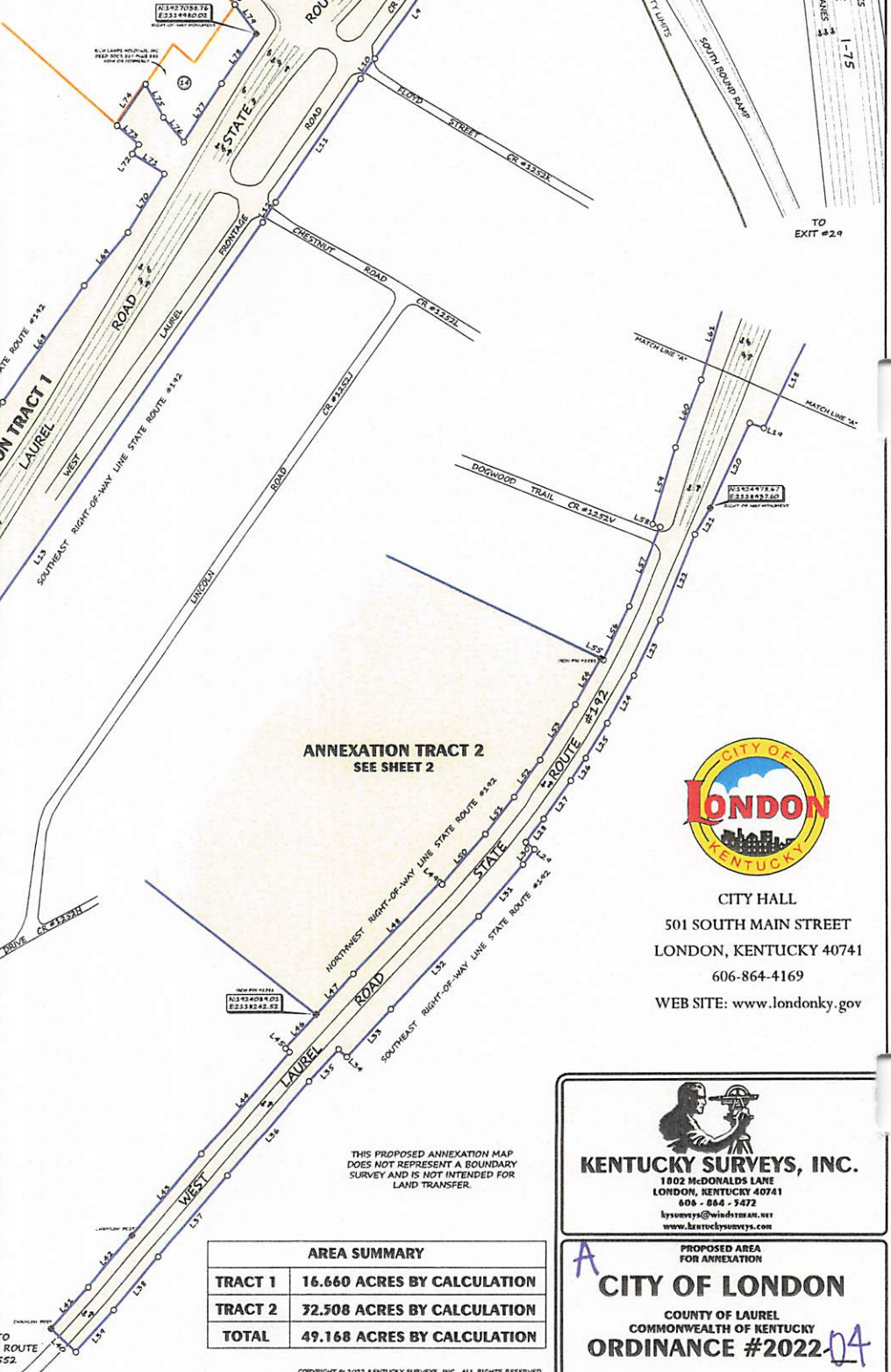
DRAWN BY: S. FLINCHUM
DATE: DECEMBER 23, 2021
APPROVED BY: C. J. FELTS
DATE: FEBRUARY 23, 2022

SCALE: 1 INCH = 100 FEET
SHEET 1 OF 2
DRAWING: 2021/DECEMBER/LONDON ANNEXATION, CITY OF LONDON #12 ANNEXATION, CITY OF LONDON #12 ANNEXATION, CITY OF LONDON #12 ANNEXATION

LEGEND

- PROPOSED CORPORATE CITY LIMITS, ORDINANCE # —
- LONDON CITY ORDINANCE #754
- LONDON CITY ORDINANCE #884
- LONDON CITY ORDINANCE #2008-05
- LONDON CITY ORDINANCE #2020-16
- CITY LIMITS CORNER (AS NOTED)
- RIGHT-OF-WAY MEASUREMENT CORNER
- PROPOSED CITY ANNEXATION AREA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 43°20'33"E	76.42	L51	N 77°47'53"E	82.80
L2	S 88°50'31"E	256.08	L52	N 55°23'22"E	74.86
L3	S 83°20'31"E	244.68	L53	N 32°20'48"E	322.40
L4	S 54°28'00"E	157.62	L54	N 74°33'07"E	152.25
L5	N 43°04'29"W	82.84	L55	S 64°09'21"E	44.71
L6	N 73°03'24"W	167.73	L56	N 24°22'58"E	122.94
L7	S 81°12'13"W	42.50	L57	N 23°34'44"E	130.48
L8	S 55°48'25"W	85.83	L58	N 38°48'29"E	122.84
L9	S 55°48'25"W	120.48	L59	N 56°48'24"E	124.48
L10	S 55°42'24"W	42.47	L60	N 20°23'28"E	122.84
L11	S 84°48'03"W	263.43	L61	N 38°36'20"E	164.93
L12	S 33°12'51"W	42.42	L62	N 25°42'51"E	124.51
L13	S 84°58'24"W	1404.31	L63	N 22°02'21"E	123.27
L14	S 30°16'27"W	43.86	L64	N 22°02'21"E	123.27
L15	S 53°53'14"W	82.22	L65	N 44°20'20"E	243.20
L16	S 20°24'20"W	72.02	L66	N 24°48'33"E	204.02
L17	S 73°12'21"W	42.14	L67	N 37°17'24"E	124.50
L18	S 26°23'24"W	150.34	L68	N 35°04'34"E	250.22
L19	N 44°58'58"E	26.31	L69	N 37°17'24"E	124.50
L20	N 44°58'58"E	141.21	L70	N 31°36'53"E	122.40
L21	S 80°43'03"W	123.22	L71	N 38°10'27"W	164.27
L22	S 23°01'45"W	162.23	L72	N 34°31'29"E	14.84
L23	S 54°18'00"W	207.86	L73	N 27°42'02"E	142.24
L24	S 44°12'00"W	46.80	L74	N 34°40'02"E	167.64
L25	S 24°44'46"W	72.76	L75	S 28°12'24"E	163.30
L26	S 33°20'27"W	44.05	L76	N 37°17'24"E	124.50
L27	S 32°12'21"W	82.38	L77	N 38°02'25"E	121.43
L28	S 37°44'31"W	85.00	L78	N 38°02'25"E	121.43
L29	S 22°12'47"E	20.00	L79	N 38°48'29"E	64.78
L30	S 37°47'51"W	153.83	L80	N 25°03'28"E	121.28
L31	S 40°42'40"W	124.64	L81	N 30°20'21"W	143.74
L32	S 43°18'00"W	256.70	L82	N 42°14'02"E	142.24
L33	S 42°42'27"W	134.03	L83	N 42°14'02"E	142.24
L34	N 47°17'33"W	20.00	L84	N 42°14'02"E	142.24
L35	S 42°42'27"W	76.88	L85	N 27°44'04"E	65.85
L36	S 40°48'26"W	214.12	L86	N 38°10'27"E	164.27
L37	S 34°44'54"W	144.05	L87	N 38°10'27"E	164.27
L38	S 20°03'28"W	122.86	L88	S 47°14'41"E	84.30
L39	S 41°11'12"E	44.46	L89	N 36°42'24"E	120.24
L40	N 46°40'27"E	80.33	L90	N 28°42'27"E	65.33
L41	N 42°02'01"E	47.64	L91	N 02°23'23"W	73.18
L42	N 34°53'04"E	124.36	L92	N 20°23'28"E	122.84
L43	N 34°53'04"E	140.31	L93	N 24°03'21"E	140.31
L44	N 40°56'32"E	236.66	L94	N 42°15'26"E	143.07
L45	N 31°13'33"E	144.45	L95	N 44°20'20"E	243.20
L46	N 22°42'43"E	80.24	L96	N 44°24'44"E	52.33
L47	N 42°42'47"E	46.30	L97	N 44°24'47"E	47.36
L48	N 42°42'47"E	25.17	L98	N 44°24'47"E	47.36
L49	S 44°12'22"E	5.00	L99	N 44°24'47"E	47.36
L50	N 40°46'04"E	128.53	L100	N 44°24'47"E	47.36



ANNEXATION TRACT 2
SEE SHEET 2



CITY HALL
501 SOUTH MAIN STREET
LONDON, KENTUCKY 40741
606-864-4169
WEB SITE: www.londonky.gov

KENTUCKY SURVEYS, INC.
1802 McDONALDS LANE
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ksurveys@winktele.com
www.kentuckysurveys.com

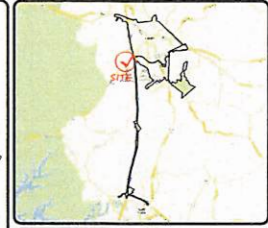
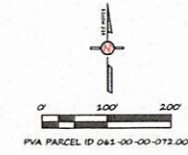
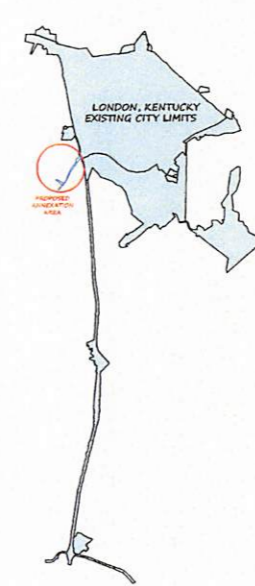
AREA SUMMARY	
TRACT 1	16.660 ACRES BY CALCULATION
TRACT 2	32.508 ACRES BY CALCULATION
TOTAL	49.168 ACRES BY CALCULATION

PROPOSED AREA FOR ANNEXATION
CITY OF LONDON
COUNTY OF LAUREL
COMMONWEALTH OF KENTUCKY
ORDINANCE #2022-04

CERTIFICATION
THE ILLUSTRATED ANNEXATION MAP WAS PREPARED FROM SURVEY PLAT MAPS, HIGHWAY RIGHT-OF-WAY PLANS, GPS FIELD DATA AND INFORMATION PROVIDED BY THE CITY OF LONDON, KENTUCKY. I DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS COMPLETED BY ME, OR UNDER MY DIRECTION. THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS REQUIRED BY KENTUCKY REVISED STATUTE 124.470.

ANNEXATION MAP CITY OF LONDON COUNTY OF LAUREL COMMONWEALTH OF KENTUCKY

- LEGEND**
- PROPOSED CORPORATE CITY LIMITS, ORDINANCE # _____
 - LONDON CITY ORDINANCE #134
 - LONDON CITY ORDINANCE #484
 - LONDON CITY ORDINANCE #2020-03
 - LONDON CITY ORDINANCE #2020-16
 - CITY LIMITS CORNER (AS NOTED)
 - RIGHT-OF-WAY MEASURED CORNER
 - PROPOSED CITY ANNEXATION AREA



VICINITY MAP
LILY QUADRANGLE
LAUREL COUNTY, KENTUCKY
NO SCALE

DRAWN BY: S. FLINCHUM
DECEMBER 23, 2021

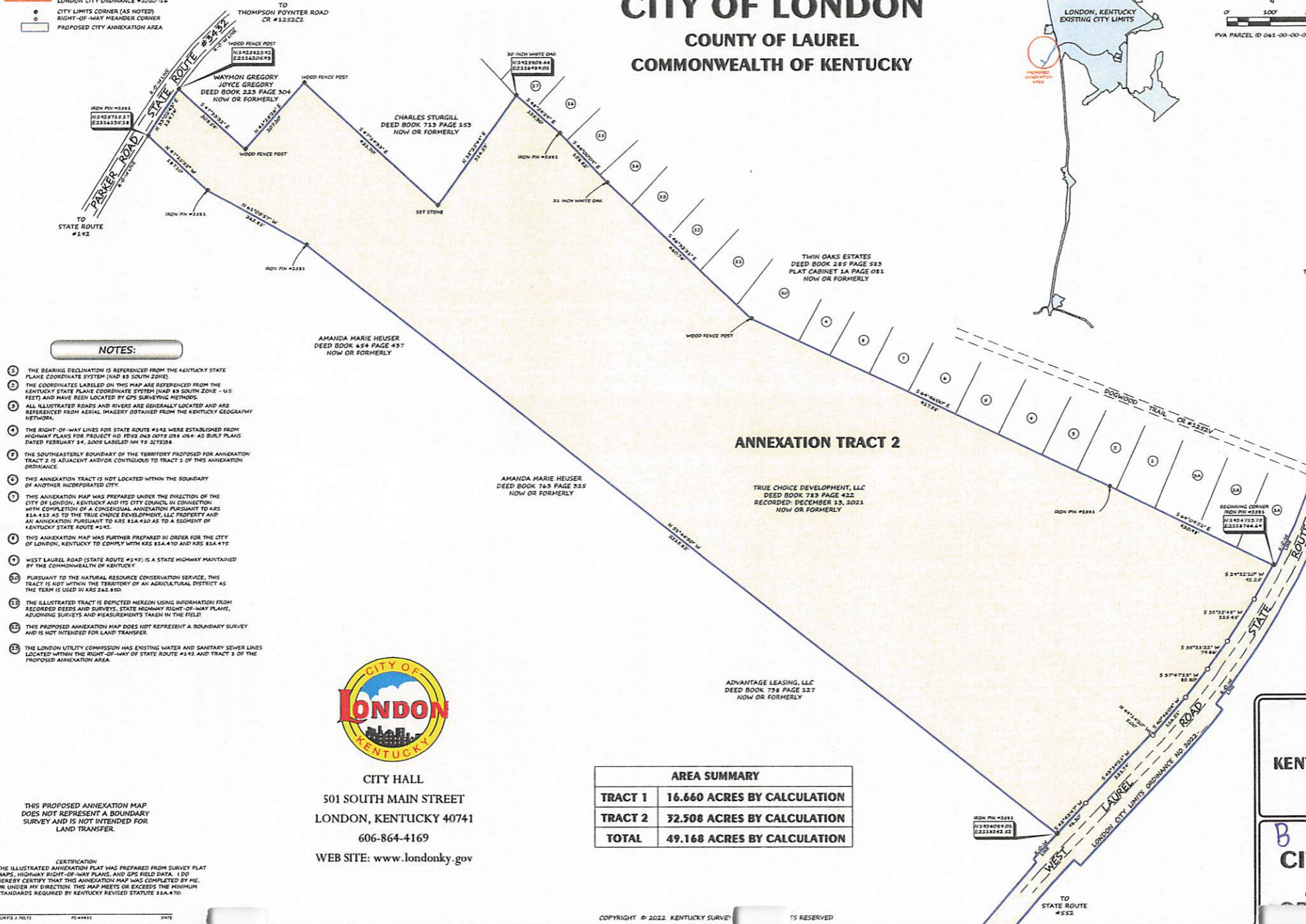
APPROVED BY: C. J. FELTS
FEBRUARY 23, 2022

THE PURPOSE OF THIS ANNEXATION MAP IS TO ILLUSTRATE THE PROPOSED AREA OF ANNEXATION, AND TO ILLUSTRATE THEIR LOCATION RELATIVE TO THE EXISTING CITY LIMITS.

SCALE
1 INCH = 200 FEET

SHEET
2 of 2

DRAWING
2021 DECEMBER LONDON ANNEX
KRS GILBERT ANNEXATION
CITY OF LONDON 1&2 ANNEX.dwg



NOTES:

- THE BEARING DECLINATION IS REFERENCED FROM THE KENTUCKY STATE PLANE COORDINATE SYSTEM (NAD 83 SOUTH ZONE).
- THE COORDINATES LABELED ON THIS MAP ARE REFERENCED FROM THE KENTUCKY STATE PLANE COORDINATE SYSTEM (NAD 83 SOUTH ZONE - U.S. FEET) AND HAVE BEEN LOCATED BY GPS SURVEYING METHODS.
- ALL ILLUSTRATED ROADS AND RIVERS ARE GENERALLY LOCATED AND ARE REFERENCED FROM AERIAL IMAGERY OBTAINED FROM THE KENTUCKY GEOGRAPHY NETWORK.
- THE RIGHT-OF-WAY LINES FOR STATE ROUTE #192 WERE ESTABLISHED FROM HIGHWAY PLANS FOR PROJECT NO. FD-3 D-3 D-37 D-38 D-39 AS BUILT PLANS DATED FEBRUARY 24, 2000 LABELED HM 15 212334.
- THE SOUTHEASTERLY BOUNDARY OF THE TERRITORY PROPOSED FOR ANNEXATION TRACT 2 IS ADJACENT AND/OR CONTIGUOUS TO TRACT 1 OF THIS ANNEXATION ORDINANCE.
- THIS ANNEXATION TRACT IS NOT LOCATED WITHIN THE BOUNDARY OF ANOTHER INCORPORATED CITY.
- THIS ANNEXATION MAP WAS PREPARED UNDER THE DIRECTION OF THE CITY OF LONDON, KENTUCKY AND ITS CITY COUNCIL IN CONNECTION WITH COMPLETION OF A CONSENSUAL ANNEXATION PURSUANT TO KRS 12A.412 AS TO THE TRUE CHOICE DEVELOPMENT, LLC PROPERTY AND AN ANNEXATION PURSUANT TO KRS 12A.410 AS TO A SEGMENT OF KENTUCKY STATE ROUTE #192.
- THIS ANNEXATION MAP WAS FURTHER PREPARED IN ORDER FOR THE CITY OF LONDON, KENTUCKY TO COMPLY WITH KRS 12A.470 AND KRS 12A.472.
- WEST LAUREL ROAD (STATE ROUTE #192) IS A STATE HIGHWAY MAINTAINED BY THE COMMONWEALTH OF KENTUCKY.
- PURSUANT TO THE NATURAL RESOURCE CONSERVATION SERVICE, THIS TRACT IS NOT WITHIN THE TERRITORY OF AN AGRICULTURAL DISTRICT AS THE TERM IS USED IN KRS 162.180.
- THE ILLUSTRATED TRACT IS DEPICTED HEREON USING INFORMATION FROM RECORDED DEEDS AND SURVEYS, STATE HIGHWAY RIGHT-OF-WAY PLANS, ADJOINING SURVEYS AND MEASUREMENTS TAKEN IN THE FIELD.
- THIS PROPOSED ANNEXATION MAP DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.
- THE LONDON UTILITY COMMISSION HAS EXISTING WATER AND SANITARY SEWER LINES LOCATED WITHIN THE RIGHT-OF-WAY OF STATE ROUTE #192 AND TRACT 1 OF THE PROPOSED ANNEXATION AREA.



CITY HALL
501 SOUTH MAIN STREET
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AREA SUMMARY	
TRACT 1	16.660 ACRES BY CALCULATION
TRACT 2	32.508 ACRES BY CALCULATION
TOTAL	49.168 ACRES BY CALCULATION

THIS PROPOSED ANNEXATION MAP DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.

CERTIFICATION
THE ILLUSTRATED ANNEXATION PLAN WAS PREPARED FROM SURVEY PLAT MAPS, HIGHWAY RIGHT-OF-WAY PLANS, AND GPS FIELD DATA. I DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS COMPLETED BY ME, OR UNDER MY DIRECTION. THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS REQUIRED BY KENTUCKY REVISED STATUTE 12A.470.

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www.kentuckysurveys.com

PROPOSED AREA FOR ANNEXATION

CITY OF LONDON
COUNTY OF LAUREL
COMMONWEALTH OF KENTUCKY
ORDINANCE 2022-04