

**ORDINANCE NO. 2019-015**

**ORDINANCE ANNEXING TO THE CITY OF FRANKLIN, KENTUCKY  
APPROXIMATELY 5.39 ACRES LOCATED ON PEDEN MILL ROAD, BEING  
CONTIGUOUS TO THE EXISTING CITY LIMITS OF FRANKLIN, KENTUCKY 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 owner of record of the land to be annexed has 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:

SEE PROPERTY DESCRIPTION AND MAP ATTACHED COLLECTIVELY 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All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

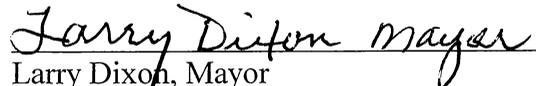
June 24, 2019 - FIRST READING

July 8, 2019 - SECOND READING

At a meeting of the Board of Commissioners of the City of Franklin, Kentucky, held on July 8, 2019, on motion made by Commissioner Williams and seconded by Commissioner Stewart the foregoing ordinance was adopted, after full discussion, by the following vote:

      YES           HERBERT WILLIAMS  
      YES           JAMIE POWELL  
      YES           BROWNIE BENNETT  
      YES           WENDELL STEWART  
      YES           LARRY DIXON, MAYOR

APPROVED BY:

  
\_\_\_\_\_  
Larry Dixon, Mayor  
City of Franklin, Kentucky

ATTEST:

  
\_\_\_\_\_  
Cathy Dillard, City Clerk  
City of Franklin, Kentucky

## EXHIBIT 1

### *Dunning Land Surveying*

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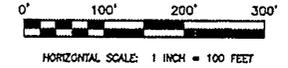
#### Description of a 5.39 acre tract to be annexed

The following paragraph describes a tract of land in Simpson County, Kentucky adjoining the present city limits of Franklin on Peden Mill Road; a portion of the same property conveyed to SAV Investments, LLC by deed of record as recorded in Deed Book 332 Page 90 of the public records of the Simpson County Clerk's Office; said premises being more particularly described as follows:

Beginning at an iron pin found #1859 in the southerly right of way of Peden Mill Road (approximately 30 feet from centerline), a corner to the existing city limits of Franklin at the northwesterly corner of the SAV Investments, LLC property as appears in Deed Book 332 Page 90 and corner to the William Wayne Powell property as described in Deed Book 222 Page 685; said pin is also the northwesterly corner of Tract 2 as shown in Minor Plat Book 1 Page 71; thence along the meanders of the southerly right of way of Peden Mill Road the following two calls; along the arc of a curve to the left, having a field radius of 1462.39 feet, a chord bearing of North 79 degrees 37 minutes 10 seconds East a chord distance of 226.83 feet (arc length=227.06') to an iron pin found #1859 at a point of tangent; thence North 75 degrees 10 minutes 17 seconds East a distance of 48.29 feet to an iron pin found #3290 at a corner of the CSX Transportation, Inc. property (Deed Book 321 Page 459, Tract 1 of Minor Plat Book 1 Page 71); thence leaving said road along the line of CSX Transportation, Inc. South 25 degrees 55 minutes 39 seconds East a distance of 914.21 feet to an iron pin found #1859 at a corner with the SAV Investments, LLC property as described in Deed Book 267 Page 670, and a corner to the existing city limits of Franklin; thence along the lines of SAV Investments and the existing city limits South 61 degrees 30 minutes 18 seconds West a distance of 229.93 feet to an existing king post with a witness iron pin found #3290 at base; thence continuing along the existing city limits and the line of SAV Investments and William Wayne Powell, North 28 degrees 00 minutes 47 seconds West a distance of 995.26 feet to the point of beginning. Surveyed parcel contains 5.39 acres more or less to be annexed into the city of Franklin and is subject to all legal conditions and easements of record. This description is based on an actual field survey performed by Gary Lee Dunning, Kentucky Registered Land Surveyor #3290 in May of 2019. Basis of bearing for this description is grid North, Kentucky South Zone, Lambert projection. Unless stated otherwise, all iron pins set this survey are 5/8" x 18" rebar with plastic identification cap stamped "Dunning #3290".



**ANNEXATION PLAT OF A 5.39 ACRE PARCEL TO BE ANNEXED INTO THE CITY OF FRANKLIN, KENTUCKY  
SITUATED ON PEDEN MILL ROAD IN SIMPSON COUNTY, KENTUCKY  
ADJACENT TO THE EXISTING CITY LIMITS OF FRANKLIN**



SOURCE OF TITLE : DEED BOOK 332 PAGE 90  
SIMPSON COUNTY, KENTUCKY COUNTY CLERK RECORDS

MAP REFERENCE: MAP 43 PARCEL 7.0  
SIMPSON COUNTY, KENTUCKY P.V.A. RECORDS

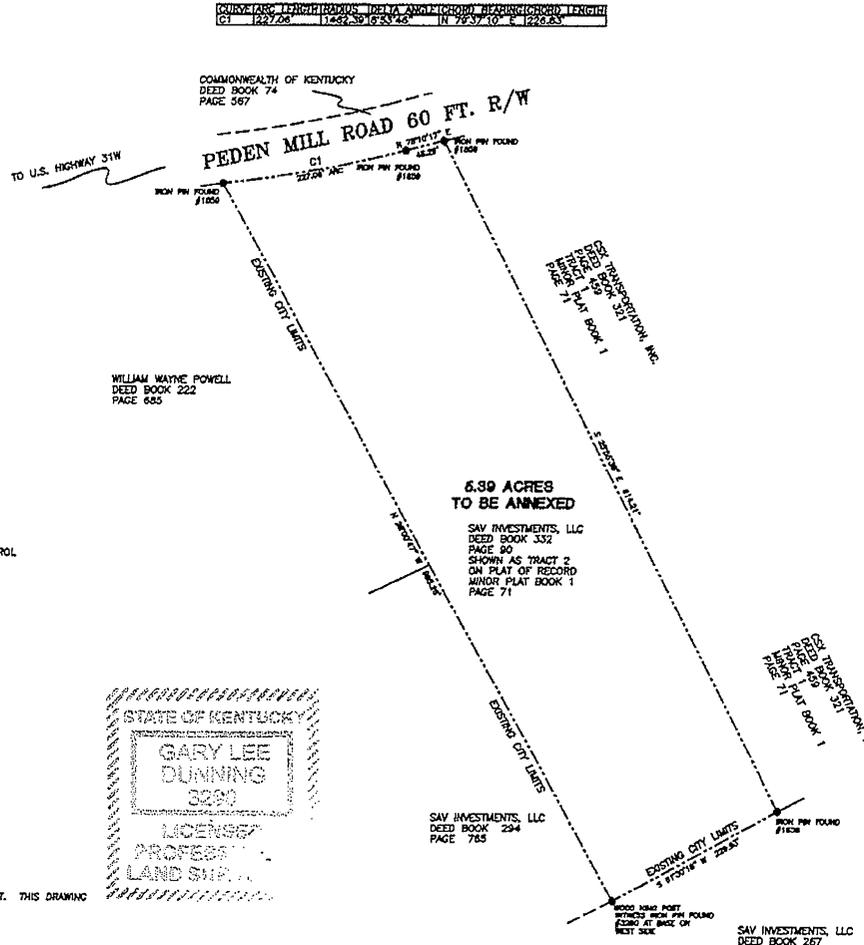
PRESENT OWNER: SAV INVESTMENTS, LLC

DATE: MAY 24, 2019

PRESENT ZONING: AG

PRESENT USE: AG

CURVE	ARC LENGTH	RADIUS	BEING ANGLE	CHORD BEARING	CHORD LENGTH
C1	1227.26	1462.59	63°34'	N 79°37'10" E	1228.25



BASIS OF BEARING:  
GRID NORTH  
KENTUCKY SOUTH ZONE  
LAMBERT PROJECTION



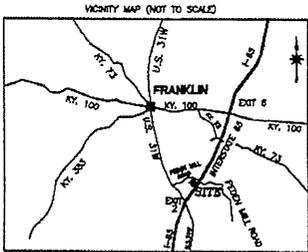
FIELD WORK PERFORMED ON  
MAY 23, 2019

THIS DRAWING IS INTENDED TO SHOW A 5.39 ACRE PARCEL  
WHICH IS TO BE ANNEXED INTO THE CITY LIMITS OF THE  
CITY OF FRANKLIN, KENTUCKY.

EXISTING CITY LIMITS ARE BASED ON PRIOR ANNEXATIONS  
WHICH CONFORM TO CITY RECORDS AND P.V.A. TAX MAPS.

CLIENT ADDRESS

CITY OF FRANKLIN, KENTUCKY  
117 WEST CEDAR STREET  
FRANKLIN, KENTUCKY  
42134



- DENOTES CORNER LOCATED BY CONVENTIONAL TOTAL STATION SIDESHOTS FROM GPS CONTROL
- DENOTES IRON PIN SET UNLESS SHOWN OTHERWISE
- DENOTES MEANDER CORNER; MONUMENT NOT SET

SUBJECT TO ALL LEGAL CONDITIONS  
AND EASEMENTS OF RECORD.

THIS SURVEY SUBJECT TO ALL FACTS WHICH WOULD  
BE DISCLOSED BY A COMPLETE TITLE SEARCH.

THIS PROPERTY DOES NOT LIE IN A FLOOD PRONE AREA PER LATEST  
F.L.R.M. MAPPING.

GPS PORTIONS OF SURVEY WERE PERFORMED WITH SOKKIA GRX2  
DUAL FREQUENCY RECEIVERS; STATIC BASE AND RTK ROVER  
BEARINGS AND DISTANCES ARE BASED ON THE KENTUCKY SOUTH ZONE NAD 83  
LAMBERT PROJECTION WITH A STATICAL ERROR THAT DOES NOT EXCEED 0.00"  
PER DISTANCE ACCURACY AND RELATIVE POSITIONAL ACCURACY.

IRON PINS SET THIS SURVEY ARE 5/8" x 18" REBARS WITH  
YELLOW PLASTIC IDENTIFICATION CAP STAMPED "DUNNING 3290"

THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A (URBAN) SURVEY AS DEFINED  
BY 201 K.A.R. 18: 1850.

I CERTIFY THAT THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY  
DIRECT SUPERVISION IN MAY OF 2019. METHOD OF SURVEY IS BY CLOSED BANGOR  
TRANSVERSE AND GPS OBSERVATIONS WITH AN UNADJUSTED CLOSURE EXCEEDING 1 : 13,854 FEET.  
NEETS OR EXCEEDS THE STANDARDS FOR BOUNDARY SURVEYS IN THE COMMONWEALTH OF  
KENTUCKY AS SET BY GOVERNING AUTHORITIES.

THIS DRAWING



DATE SIGNED: MAY 24, 2019

GARY LEE DUNNING  
KENTUCKY REGISTERED LAND SURVEYOR #3290

TITLE: PLAT OF FRANKLIN ANNEXATION	
DATE	05-24-19
JOB#	18-2419
DWG. FILE	18-2419.DWG
DRAWN BY	GLD
CHECKED BY	GLD

**DUNNING LAND SURVEYING**  
1212 NEOSHEO ROAD  
FRANKLIN, KENTUCKY 42134  
PHONE: (270) 586-8286 \* dunn4@bellsouth.net