

ORDINANCE NO. 2044

AN ORDINANCE OF THE CITY OF DANVILLE, KENTUCKY, PROPOSING TO ANNEX THE UNINCORPORATED TERRITORY LYING ADJACENT TO AND CONTIGUOUS WITH THE PRESENT CITY BOUNDARIES, LOCATED ON KY HIGHWAY 2168 BETWEEN LEXINGTON ROAD AND THIRD STREET/KY 33, WHICH PROPERTY IS OWNED BY STONE LAND, LLC, CONSISTING IN THE WHOLE OF 386 ACRES, MORE OR LESS, AND BEING MORE ACCURATELY DESCRIBED BELOW.

WHEREAS, the City of Danville, Kentucky, has received a written consent to annexation pursuant to KRS 81A.412, from the property owner, Stone Land, LLC, a Kentucky limited liability company, dated January 9, 2025, requesting and consenting to the annexation of the area hereinafter described; and

WHEREAS, the tract along KY HWY 2168 is contiguous or adjacent to the City's boundary and 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, and no part of the area to be annexed is included within the boundary of another incorporated city; and

WHEREAS, the owner of the property to be annexed has consented in writing to the annexation via document dated January 9, 2025, and pursuant to KRS 81A.412, and other applicable law, the City is not required to wait the 60 day period prior to enactment of a final ordinance annexing the area;

NOW, THEREFORE, be it ORDAINED by the City of Danville, Kentucky, as follows:

SECTION ONE: It is deemed desirable and it is hereby proposed to annex to the City of Danville, Kentucky, and extend the boundaries of the City of Danville to include same, that certain tract of land which is now embraced within the County of Boyle, and which is adjacent to and contiguous with the present City boundary and which, by reasons of population density,

and commercial and industrial use of the land, is urban in character and suitable for development for urban purposes without unreasonable delay and which tract is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #3118) on the east right-of-way of Shakertown Road (A.K.A. KY. Hwy 33), said pin being a corner of that property previously annexed into the City Limits of Danville (see Ordinance #1391) and having Kentucky State Plane Coordinates (KY. South Zone) of N=2130339.28, E=1925659.96, and **being the POINT OF BEGINNING for this description**; Thence leaving Shakertown Road (A.K.A. Ky. Hwy 33) right-of-way and continuing the following three (3) courses: S79°00'58"E – 1681.38' to a corner in rock fence, S79°00'58"E – 214.48' to a 5/8" iron pin found – no ID Cap at intersection of rock fence, S68°22'28"E – 395.69' to a KYTC right-of-way marker at a corner post, said KYTC right-of-way marker being on the western right-of-way of KY. Hwy 2168 (D.B. 481, Pg. 62, Parcel 3, Tract A); Thence with the western right-of-way of KY. Hwy 2168 (D.B. 481, Pg. 62, Parcel 3, Tract A), the following one (1) course: S25°02'08"E – 232.67' to an iron pin set (PLS #4048), said iron pin being a 5/8" x 18" steel rebar pin with 2" aluminum survey cap bearing (PLS #4048), as will be typical for all iron pins set; Thence leaving the western right-of-way of KY. Hwy 2168 (D.B. 481, Pg. 62, Parcel 3, Tract A), and continuing the following eighteen (18) courses: S64°36'19"W – 369.66' to an iron pin set (PLS #4048), N18°38'55"E – 138.93' to an iron pin set (PLS #4048), N65°30'39"W – 164.51' to an iron pin found (PLS #3816), S43°21'42"W passing an iron witness pin found (PLS #3816) at 171.79' for a total distance of 175.69' to the actual corner in a sanitary sewer manhole, S40°10'50"W passing an iron witness pin found (PLS #3816) at 4.09' for a total distance of 492.47' to an iron pin found (PLS #3816), S37°26'41"W – 153.22' to an iron pin found (PLS #3816), S35°39'18"W – 47.52' to an un-marked point in Sears Creek, S30°16'59"W – 60.55' to an un-marked point in Sears Creek, S53°43'50"E passing an iron witness pin found (PLS #3816) at 10.56' for a total distance of 194.66' to an iron pin found (PLS #3816), N47°39'07"E – 109.06' to an iron pin found (PLS #3816), S64°19'12"E – 177.59' to an iron pin found (PLS #3816), N29°38'45"E – 40.79' to an iron pin found (PLS #3816), S59°35'55"E – 363.69' to a 5/8" iron pin found – no ID cap, N66°20'19"E – 44.45' to an iron pin set (PLS #4048), N30°55'21"E – 158.17' to an iron pin set (PLS #4048), N29°02'29"E – 228.03' to an iron pin set (PLS #4048), N31°59'12"W – 457.77' to an iron pin found (PLS #3816), N64°36'04"E – 363.66' to an iron pin set (PLS #4048), said iron pin being on the western right-of-way of KY. Hwy 2168 (D.B. 481, Pg. 62, Parcel 3, Tract A); Thence with the western right-of-way of KY. Hwy 2168 (D.B. 481, Pg. 62, Parcel 3, Tract A), the following one (1) course: S25°02'08"E – 2,653.67' to a KYTC right-of-way marker, said KYTC right-of-way marker being on the western right-of-way of KY. Hwy 2168 (D.B. 481, Pg. 62, Parcel 3, Tract A); Thence leaving the western right-of-way of KY. Hwy 2168 (D.B. 481, Pg. 62, Parcel 3, Tract A), and continuing the following three (3) courses: S25°05'27"E – 804.90' to a 5/8" iron pin found – no ID cap at corner post, S85°58'28"E – 866.41' to an iron pin found (PLS #1880), S85°23'37"E – 143.38' to an iron pin found (PLS #1880), said iron pin being on the edge of right-of-way of KY. Hwy 2168 (D.B. 481, Pg. 62, Parcel 3, Tract A) and a common corner to Commonwealth of Kentucky (D.B. 481, Pg. 80, Parcel No. 16, Tract A); Thence leaving the western right-of-way of KY. Hwy 2168 (D.B. 481, Pg. 62, Parcel 3, Tract A), and continuing

along the common line of Commonwealth of Kentucky (D.B. 481, Pg. 80, Parcel No. 16, Tract A) the following three (3) courses: S71°02'21"E – 90.34' to an iron pin set (PLS #4048), S71°40'01"E – 63.91' to an iron pin set (PLS #4048), N86°35'32"E – 145.08' to an iron pin found (PLS #1880), said iron pin being on the edge of right-of-way of KY. Hwy 2168 (D.B. 481, Pg. 62, Parcel 3, Tract A) and a common corner to Commonwealth of Kentucky (D.B. 481, Pg. 80, Parcel No. 16, Tract A); Thence leaving the edge of right-of-way of KY. Hwy 2168 (D.B. 481, Pg. 62, Parcel 3, Tract A) and Commonwealth of Kentucky (D.B. 481, Pg. 80, Parcel No. 16, Tract A), and continuing the following two (2) courses: S26°55'47"E – 459.24' to a ¼" iron pin found – no ID cap, S26°44'28"E – 585.74' to an iron pin set (PLS #4048), said iron being on the northern edge of right-of-way of E. Lexington Avenue (100' right-of-way) per plan – (S.P. 11-60-6, Dated - 1962); Thence with the northern edge of right-of-way of E. Lexington Avenue (100' right-of-way) per plan – (S.P. 11-60-6, Dated - 1962), the following one (1) course: S45°08'58"W – 194.37' to an iron pin set (PLS #4048), said iron being on the northern edge of right-of-way of E. Lexington Avenue (100' right-of-way) per plan – (S.P. 11-60-6, Dated - 1962); Thence leaving the northern edge of right-of-way of E. Lexington Avenue (100' right-of-way) per plan – (S.P. 11-60-6, Dated - 1962), and continuing the following thirteen (13) courses: N34°30'55"W – 304.68' to an iron pin found (PLS #1880), N34°32'28"W – 183.15' to an iron pin found (PLS #3220), N34°06'12"W – 101.70' to an iron pin found (PLS #1880), S57°05'20"W – 395.22' to an iron pin found (PLS #1880), S57°00'16"W – 223.98' to an iron pin found (PLS #3220), S57°03'04"W – 169.97' to an iron pin set (PLS #4048), S44°49'43"W – 109.95' to a 5/8" iron pin found – no ID cap, S44°31'20"W – 344.33' to an iron pin set (PLS #4048), N51°41'59"W – 234.20' to an iron pin set (PLS #4048), S35°56'00"W – 289.00' to an iron pin set (PLS #4048), S53°57'06"E – 412.71' to an iron pin set (PLS #4048), S43°34'38"W – 281.57' to an iron pin set (PLS #4048), S53°41'10"E – 515.88' to an iron pin set (PLS #4048), said iron being on the northern edge of right-of-way of E. Lexington Avenue (100' right-of-way) per plan – (S.P. 11-60-6, Dated - 1962); Thence with the northern edge of right-of-way of E. Lexington Avenue (100' right-of-way) per plan – (S.P. 11-60-6, Dated - 1962), the following two (2) courses: S44°41'18"W – 326.94' to an un-marked point along right-of-way, S44°05'06"W – 334.81' to an iron pin set (PLS #4048), said iron being on the northern edge of right-of-way of E. Lexington Avenue (100' right-of-way) per plan – (S.P. 11-60-6, Dated - 1962); Thence leaving the northern edge of right-of-way of E. Lexington Avenue (100' right-of-way) per plan – (S.P. 11-60-6, Dated - 1962), and continuing the following fifteen (15) courses: N55°56'50"W – 490.70' to an iron pin found (PLS #1880), S47°53'17"W – 380.89' to an iron pin found (PLS #1880), S47°50'53"W – 148.96' to an iron pin set (PLS #4048), N49°33'49"W – 94.27' to an iron pin found (PLS #1880), N49°20'16"W – 943.76' to a 2" iron pipe found, N49°28'58"W – 1267.62' to a 2" iron pipe found, N05°47'58"E – 181.51' to a Danville City Limits "1987" iron pin found, N04°31'34"W – 778.62' to a Danville City Limits iron pin found, N17°23'30"W – 1031.09' to a 5/8" iron pin found – no ID cap, N17°11'02"W – 208.13' to an iron pin found (PLS #1880), N22°08'58"W – 182.68' to an iron pin found (PLS #1880), N17°53'11"W – 402.59' to a 5/8" iron pin found, N14°19'26"E – 200.29' to a Danville City Limits "1987" iron pin found, N83°49'04"W – 609.41' to an iron pin found (PLS #1880), N82°48'37"W – 909.82' to a 5/8" iron pin found – no ID cap, said iron pin being a common corner to Commonwealth of Kentucky (D.B. 339, Pg. 278, Parcel No. 2); Thence continuing along the common line of Commonwealth of Kentucky (D.B. 339, Pg. 278, Parcel No. 2), the following three (2) courses: N28°02'12"E – 308.72' to a concrete

right-of-way marker found, N26°32'16"E – 247.90' to a concrete right-of-way marker found, N17°57'20"E – 123.27' to an un-marked point on right-of-way, said un-marked point being a common corner to Commonwealth of Kentucky (D.B. 339, Pg. 278, Parcel No. 2) and being on the eastern edge of right-of-way of Shakertown Road (A.K.A. Ky. Hwy 33); Thence leaving Commonwealth of Kentucky (D.B. 339, Pg. 278, Parcel No. 2), and continuing along the eastern edge of right-of-way of Shakertown Road (A.K.A. Ky. Hwy 33), the following eight (8) courses: N23°43'12"E – 299.79' to an un-marked point on right-of-way, N22°29'02"E – 94.75' to an un-marked point on right-of-way, N20°24'01"E – 96.29' to an un-marked point on right-of-way, N18°38'17"E – 462.92' to an un-marked point on right-of-way, N16°41'37"E – 96.95' to an un-marked point on right-of-way, N12°56'34"E – 63.05' to an un-marked point on right-of-way, N05°50'38"E – 137.10 to an un-marked point on right-of-way, N08°36'59"E – 386.67' to the **POINT OF BEGINNING**, and containing 393.788 acres to be Annexed into the City Limits of Danville. This description prepared from a physical survey performed by AGE Engineering Service Inc. on the 21<sup>st</sup> day of March, 2025. All bearings are referenced to grid north of the Kentucky State Plane Coordinate System – South Zone (NAD83).

The above is being part or all of the following three (3) source deeds:

- (1) Deed to Stone Land, LLC, a Kentucky limited liability company, from Caldwell Farm, Inc., a Kentucky corporation, dated September 20, 2004, of record in Deed Book 420, Page 82.
- (2) Deed to Stone Land, LLC, a Kentucky limited liability company, from The Real Estate Asset Legacy Foundation of Kentucky, Inc., dated November 14, 2014, and of record in Deed Book 505, page 750, Boyle County Clerk's office, particularly Tract B on Plat File 1915B.
- (3) Deed to Stone Land, LLC, a Kentucky limited liability company, from Nancy Caldwell Danu and George Danu, her husband, dated September 20, 2004 of record in Deed Book 420, Page 87.

SECTION TWO: The City Clerk is authorized and directed to immediately publish this Ordinance pursuant to KRS Chapter 424 in the Advocate Messenger of Danville, Kentucky, and it shall take effect from and after its passage, signing, and publication as required by law.

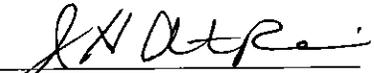
SECTION THREE: If any section, sentence, clause, or portion of this Ordinance is for any reason declared illegal, unconstitutional, or otherwise invalid, such declaration shall not affect the remaining portions thereof.

GIVEN FIRST READING AND PASSED \_\_\_\_\_.

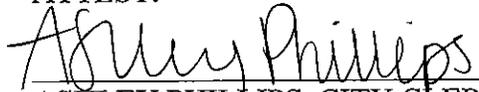
GIVEN SECOND READING AND PASSED \_\_\_\_\_.

DATE OF PUBLICATION \_\_\_\_\_.

APPROVED:

  
\_\_\_\_\_  
J. H. ATKINS, MAYOR  
CITY OF DANVILLE, KENTUCKY

ATTEST:

  
\_\_\_\_\_  
ASHLEY PHILLIPS, CITY CLERK  
CITY OF DANVILLE, KENTUCKY

R:\Common File\City of Danville\Ordinances (2025)\Annexation Ordinance\_Stone Land LLC\_2168.doc

*The undersigned property owner hereby requests and consent to the annexation into the City of Danville, Kentucky, of the unincorporated territory lying adjacent to and contiguous with the present City boundaries, located on the south side of the State Highway 2168, which property is owned by Stone Land, LLC and consists of 390 acres, more or less, and is currently inside the municipal service boundary of the City of Danville. It is my desire that the City proceed with any and all necessary steps to effectuate this request at your earliest possible convenience.*

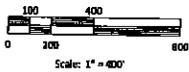
*Respectfully submitted,*

**STONE LAND, LLC**

*Jeannette Germann*

**Jeannette D. Germann President**



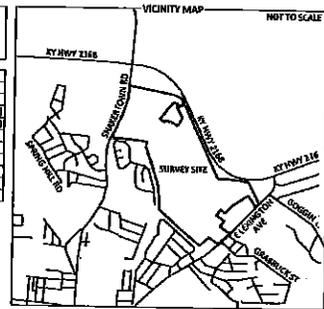


**SOURCE OF TITLE**  
BEING ALL OF  
STONE LAND, LLC  
D.B. 420, PG. 87  
&  
STONE LAND, LLC  
D.B. 505, PG. 730  
PLAT FILE 1315B  
TRACT 8  
&  
STONE LAND, LLC  
D.B. 420, PG. 87

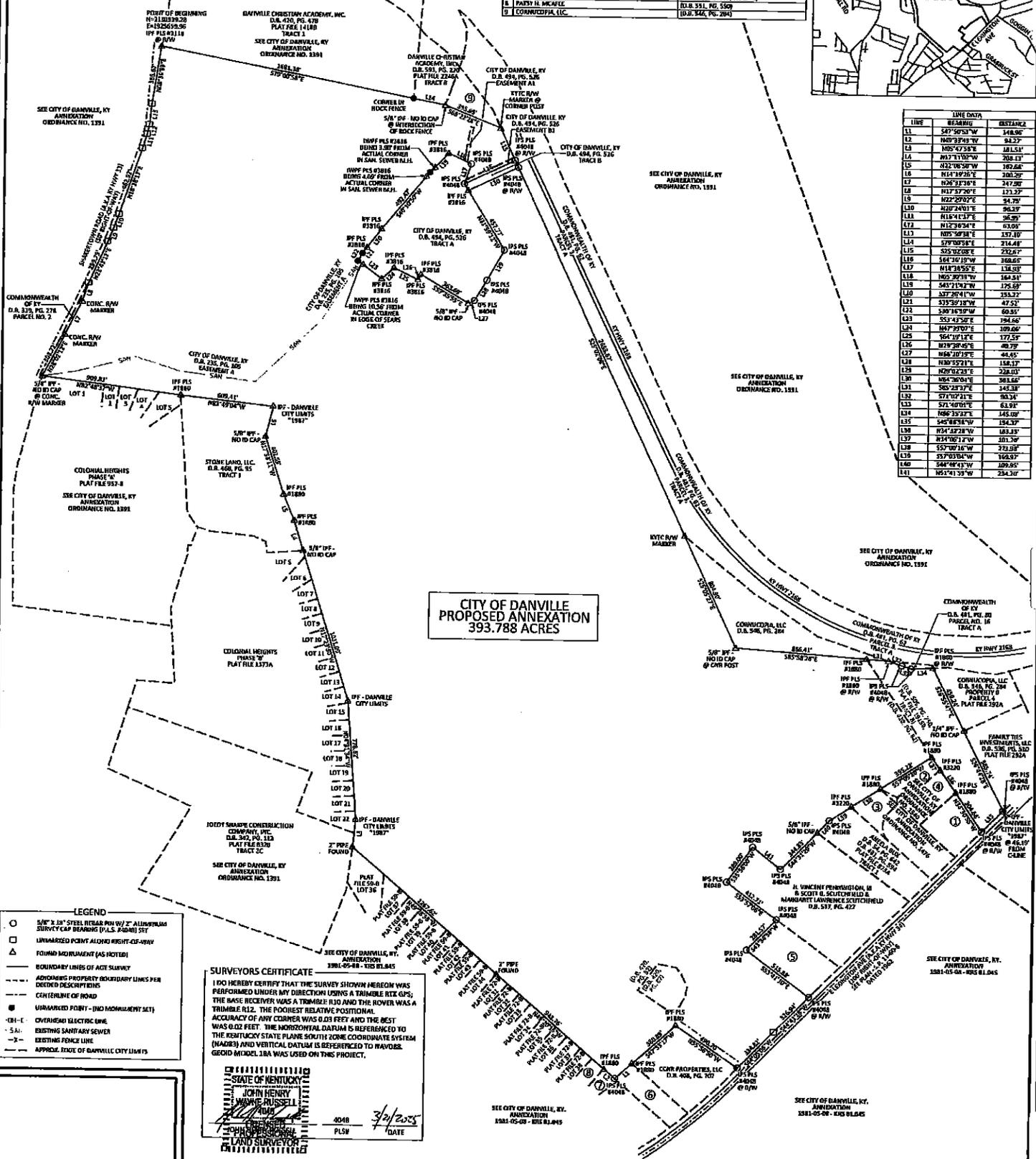
**PURPOSE OF PLAT**  
1.) TO CREATE A 393.741 ACRE PARCEL TO  
BE ANNEXED INTO THE CITY OF DANVILLE.  
  
ALL BEARINGS ARE BASED ON GRID NORTH  
OF THE KENTUCKY STATE PLANE COORDINATE  
SYSTEM SOUTH ZONE.  
  
ALL COORDINATES DISPLAYED ON THIS PLAT  
ARE FROM THE KENTUCKY STATE PLANE  
COORDINATE SYSTEM SOUTH ZONE.

ANNEXATION PLAT  
NOT FOR LAND TRANSFER

CURRENT ZONING: AG  
MINIMUM SETBACKS:  
FRONT: 50'  
SIDE: 30'  
REAR: 25'



CONTRIBUTOR	ADDRESS	DEED BOOK
1	REBECCA E. HODGE	D.B. 42, PG. 2778 & 2780, PLAT FILE 1315B
2	JOSHUA SCOTT & LESLEY WILKINSON WIGLESWORTH	D.B. 505, PG. 730, PLAT FILE 1315B, TRACT 8
3	JOSHUA SCOTT & LESLEY WILKINSON WIGLESWORTH	D.B. 505, PG. 730, PLAT FILE 1315B, TRACT 8
4	JOSHUA SCOTT & LESLEY WILKINSON WIGLESWORTH	D.B. 505, PG. 730, PLAT FILE 1315B, TRACT 8
5	TRACY ENGINEER & BARRY LOUISE WOODLAND	D.B. 305, PG. 471
6	SARANT PROPERTIES, LLC	D.B. 508, PG. 56, PLAT FILE 1315B, TRACT 8
7	JAMES ELLER & BRENDA BAY CALDWELL	D.B. 44, PG. 617, TRACT 13
8	PARIS H. WEAVER	D.B. 591, PG. 550
9	COMMUNICORP, LLC	D.B. 546, PG. 260



LINE	BEARING	DISTANCE
L1	S47°50'34"W	148.96'
L2	N00°39'41"W	94.27'
L3	N05°42'35"E	181.54'
L4	N17°11'02"W	208.13'
L5	N12°06'50"W	182.68'
L6	N14°18'30"E	201.50'
L7	N05°37'10"E	217.00'
L8	N17°37'20"E	121.27'
L9	N22°29'27"E	94.79'
L10	N02°24'01"E	96.29'
L11	N18°14'17"E	272.72'
L12	N12°30'34"E	63.00'
L13	N05°50'34"E	137.10'
L14	S70°09'30"E	214.44'
L15	S25°12'35"E	272.72'
L16	S64°10'10"W	340.65'
L17	N18°18'55"E	134.50'
L18	N02°39'41"W	164.51'
L19	S45°21'10"E	126.50'
L20	S27°30'41"W	255.27'
L21	S19°39'18"W	47.52'
L22	S30°18'30"W	60.85'
L23	S25°42'35"E	181.54'
L24	N07°27'07"E	109.60'
L25	S64°19'14"E	172.53'
L26	N29°30'40"E	40.77'
L27	N05°21'57"E	45.85'
L28	N30°55'21"E	118.13'
L29	N20°04'25"E	228.03'
L30	N02°39'41"W	301.64'
L31	S05°22'37"E	243.81'
L32	S71°00'31"E	63.94'
L33	S71°40'05"E	63.94'
L34	N08°39'41"W	145.00'
L35	S45°21'10"E	126.50'
L36	N34°57'28"W	183.13'
L37	N34°00'14"W	201.50'
L38	S27°30'41"W	255.27'
L39	S25°42'35"E	181.54'
L40	S48°04'43"W	109.60'
L41	N51°41'59"W	234.27'

- LEGEND**
- 5/8" x 1/8" STEEL NEARBY W/ 2" ALUMINUM SURVEY CAP BEARING (P.L.S. 4208) SET
  - UNMARKED POINT ALONG RIGHT-OF-WAY
  - △ FOUND MONUMENT (AS NOTED)
  - BOUNDARY LINES OF ACT SURVEY
  - - - ADJOINING PROPERTY BOUNDARY LINES PER DEEDED DESCRIPTIONS
  - - - CENTERLINE OF ROAD
  - UNMARKED POINT - (NO MONUMENT SET)
  - (B)-C OVERHEAD ELECTRIC LINE
  - - - (S)-I EXISTING SANITARY SEWER
  - - - EXISTING FENCE LINE
  - - - APPROX. EDGE OF DANVILLE CITY LIMITS

**SURVEYORS CERTIFICATE**  
I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTORSHIP USING A TRIMBLE R12 GPS. THE BASE RECEIVER WAS A TRIMBLE R10 AND THE ROVER WAS A TRIMBLE R12. THE POOREST RELATIVE POSITIONAL ACCURACY OF ANY CORNER WAS 0.09 FEET AND THE BEST ACCURACY WAS 0.02 FEET. THE HORIZONTAL DATUM IS REFERENCED TO THE KENTUCKY STATE PLANE SOUTH ZONE COORDINATE SYSTEM (NAD83) AND VERTICAL DATUM IS REFERENCED TO NAVD83. GEOTD MODEL 18A WAS USED ON THIS PROJECT.

STATE OF KENTUCKY  
JOHN HENRY  
JENNIFER PUSSELL  
PLSN  
DATE 3/4/2025

**AGE ENGINEERING SERVICES, INC.**  
P.O. BOX 204  
166 FOSTER LANE  
STANFORD, KY 40484  
PHONE (806) 365-8362  
FAX (806) 365-1097

**ANNEXATION SURVEY PLAT**  
STONE LAND, LLC, PROPERTY  
393.788 ACRES BY SURVEY  
SHAKERTOWN ROAD (KY HWY 333) / E LEXINGTON AVE (KY HWY 34) / KY HWY 2168  
DANVILLE, BOYLE COUNTY, KY

DATE: 03/18/2025  
SCALE: 1" = 400'  
DRAWN BY: BROWN  
APPROVED BY: JHWR  
FILENAME: 25058ANNEX