



# CALVERT CITY

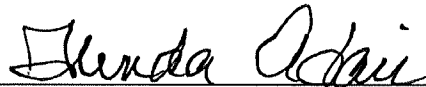
## CITY HALL

---

### KRS 81A.470 FILINGS

I certify I am the duly qualified City Clerk of the City of Calvert City, Kentucky,  
and the following 2 pages of Ordinance No. 2019-09 is a true, correct, and complete copy duly  
adopted by the City Council at a duly convened meeting held on August 12, 2019, all as appears  
in the official records of said City.


WITNESS, my hand and (*Seal or the Seal of said City*), this 18<sup>th</sup> day of December 2020.



(Signature of City Clerk)

(Seal)

RECEIVED AND FILED  
DATE October 10, 2020

MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY 

ORDINANCE NO. 2019-09

AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY  
LOCATED ON LONE VALLEY ROAD AND LYING ADJACENT TO THE  
SOUTHERN BOUNDARY OF THE CITY

WHEREAS, the Calvert City Planning Commission has considered and proposed annexation of the property located on Lone Valley Road and lying adjacent to the southern boundary of the City; and Garrett Travis, being the owner of all of the land lying in the territory proposed to be annexed, has consented in writing to the proposed annexation pursuant to KRS81A.412; and

WHEREAS, the City Council has determined the proposed annexation to be in the best interests of the City;

NOW THEREFORE BE IT ORDAINED BY THE CITY OF CALVERT CITY,  
COMMONWEALTH OF KENTUCKY, that the following described property be annexed into the City of Calvert City, Kentucky:

Being a 1.42 acre parcel of land lying on the southeast side of the Lone Valley Road, generally located 2/10 miles South of U.S. Highway 62, and being more particularly described as follows:

Beginning at the northwest corner of the herein described tract, said point being a ¾" iron pipe set in the east right-of-way line of Lone Valley Road, 30 feet from the centerline and 991.5 feet South from the centerline intersection with U.S. Highway 62, said beginning point also being the southwest corner of Parcel 2, Wilson Trust property, Deed Book 188, page 692; thence, South 74° 44' 43" East, along the south line of said Parcel 2, a distance of 291.53 feet to an existing steel rebar pin found by a corner fence post, marking a corner with the Anderson & Conner property as described in Deed Book 243, page 444; thence, along the boundaries of said property as follows: South 3° 30' 21" West, 140.31 feet to a ¾" iron pipe set at an existing corner fence post; thence, North 88° 02' 55" West, a distance of 367.25 feet to a ¾" iron pipe set on the east side of a 60 foot wide roadway easement; thence, North 3° 55' 59" West, along the east side of said roadway easement, a distance of 76.48 feet to a ¾" iron pipe set in the southeast right-of-way line of Lone Valley Road, 30 feet from its centerline and being located North 52° 35' 15" East, 67.25 feet from an existing pipe found at the northeast corner of the Robert Cotham property; thence, along a curve in said right-of-way line, 163.12 feet, subtended by a straight chord bearing of North 37° 53' 56" East, 162.15 feet back to the point of beginning.

The above described tract contains 1.42 acres per survey of James E. Stevenson, Kentucky Registered Professional Land Surveyor 2236, dated July 11, 1996.

Being the same property conveyed to Garrett Travis by Deed dated May 8, 2007, recorded in Deed Book 375, page 44, in the Marshall County Clerk's Office.


PASSED BY THE CITY COUNCIL OF THE CITY OF CALVERT CITY, KENTUCKY, AT THE FIRST MEETING ON THE 8TH DAY OF JULY 2019. PASSED BY THE CITY COUNCIL OF THE CITY OF CALVERT CITY, KENTUCKY, AT THE SECOND MEETING ON THE 12TH DAY OF AUGUST 2019.

The members of the City Council voting upon this Ordinance voted as follows:

<u>Member</u>	<u>Vote</u>
TANARA BABCOCK	AYE
GENE COLBURN	AYE
NEETA HALE	AYE
CHRIS HARRINGTON	AYE
JEREMY ROWE	AYE
KEVIN STOKES	AYE

PASSED: AUGUST 12, 2019

  
\_\_\_\_\_  
GLENDA ADAIR, CLERK/TREASURER

  
\_\_\_\_\_  
LYNN B. JONES, MAYOR

## CONSENT TO ANNEXATION

The undersigned, pursuant to KRS 81A.412, being all of the owners of the hereinafter described property, hereby consent to and request the annexation of said property by the City of Calvert City, Kentucky, said property being more particularly described as follows:

Being a 1.42 acre parcel of land lying on the southeast side of the Lone Valley Road, generally located 2/10 miles South of U.S. Highway 62, and being more particularly described as follows:

Beginning at the northwest corner of the herein described tract, said point being a ¾" iron pipe set in the east right-of-way line of Lone Valley Road, 30 feet from the centerline and 991.5 feet South from the centerline intersection with U.S. Highway 62, said beginning point also being the southwest corner of Parcel 2, Wilson Trust property, Deed Book 188, page 692; thence, South 74° 44' 43" East, along the south line of said Parcel 2, a distance of 291.53 feet to an existing steel rebar pin found by a corner fence post, marking a corner with the Anderson & Conner property as described in Deed Book 243, page 444; thence, along the boundaries of said property as follows: South 3° 30' 21" West, 140.31 feet to a ¾" iron pipe set at an existing corner fence post; thence, North 88° 02' 55" West, a distance of 367.25 feet to a ¾" iron pipe set on the east side of a 60 foot wide roadway easement; thence, North 3° 55' 59" West, along the east side of said roadway easement, a distance of 76.48 feet to a ¾" iron pipe set in the southeast right-of-way line of Lone Valley Road, 30 feet from its centerline and being located North 52° 35' 15" East, 67.25 feet from an existing pipe found at the northeast corner of the Robert Cotham property; thence, along a curve in said right-of-way line, 163.12 feet, subtended by a straight chord bearing of North 37° 53' 56" East, 162.15 feet back to the point of beginning.

The above described tract contains 1.42 acres per survey of James E. Stevenson, Kentucky Registered Professional Land Surveyor 2236, dated July 11, 1996.

Being the same property conveyed to Garrett Travis by Deed dated May 8, 2007, recorded in Deed Book 375, page 44, in the Marshall County Clerk's Office.

The undersigned hereby states that the above described property is adjacent and contiguous to the City's boundaries. The undersigned also waives any right to the notification ordinance required by KRS 81A.420 (1), the notice requirements of KRS 81A.425, and the sixty (60) day period provided for in KRS 81A.420 (2) prior to enacting a final ordinance annexing the above described property.

Given by my hand this 15 day of February, 2019.

Garett Travis  
Garett Travis, Owner



**DEED**

BE IT KNOWN that LYNN EGNER and ELLEN EGNER, his wife, having an address of 2881 Lone Valley Road, Calvert City, Kentucky 42029, "GRANTORS" for and in consideration of Eighty-Eight Thousand Five Hundred Dollars (\$88,500.00) cash in hand paid, being the full actual consideration, the receipt of all of which is hereby acknowledged, have sold and hereby convey unto GARETT TRAVIS, in fee simple title, his heirs and assigns, "GRANTEE", whose address is 2881 Lone Valley Road, Calvert City, Kentucky 42029, the following described land lying in Marshall County, Kentucky, viz,

Being a 1.42 acre parcel of land lying on the southeast side of the Lone Valley Road, generally located 2/10 miles South of U.S. Highway 62, and being more particularly described as follows:

Beginning at the northwest corner of the herein described tract, said point being a 3/4" iron pipe set in the east right-of-way line of Lone Valley Road, 30 feet from the centerline and 991.5 feet South from the centerline intersection with U.S. Highway 62, said beginning point also being the southwest corner of Parcel 2, Wilson Trust property, Deed Book 183, page 692; thence, South 74° 44' 43" East, along the south line of said Parcel 2, a distance of 291.53 feet to an existing steel rebar pin found by a corner fence post, marking a corner with the Anderson & Conner property as described in Deed Book 243, page 444; thence, along the boundaries of said property as follows: South 3° 30' 21" West, 140.31 feet to a 3/4" iron pipe set at an existing corner fence post; thence, North 88° 02' 55" West, a distance of 367.23 feet to a 3/4" iron pipe set in the east side of a 60 foot wide roadway easement; thence, North 3° 55' 59" West, along the east side of said roadway easement, a distance of 76.48 feet to a 3/4" iron pipe set in the southeast right-of-way line of Lone Valley Road, 30 feet from its centerline and being located North 52° 33' 15" East, 67.25 feet from an existing iron pipe found at the northeast corner of the Robert Cotham property; thence, along a curve in said right-of-way line, 163.12 feet, subtended by a straight chord bearing of North 37° 53' 56" East, 162.15 feet back to the point of beginning.

The above described tract contains 1.42 acres per survey of James E. Stevenson, Kentucky Registered Professional Land Surveyor 2236, dated July 11, 1996.

And being the same property conveyed to Lynn Egner from Joseph Cornwell et ux by deed dated July 29, 1999, of record in Deed Book 312, page 328, Marshall County Court Clerk's Office.

TO HAVE AND TO HOLD the said property unto the said GARETT TRAVIS, in fee simple title, his heirs and assigns, forever with "Covenant of General Warranty".

The undersigned Grantors and Grantee under penalties of perjury, pursuant to KRS Chapter 382, do hereby certify that the above stated consideration is the full and actual consideration for the property herein conveyed.

Given under our hands on this the 1 day of May, 2007.

44

"GRANTORS"

*Lynn Egner*  
LYNN EGNER

*Ellen Egner*  
ELLEN EGNER

"GRANTEE"

*Garett Travis*  
GARETT TRAVIS

STATE OF KENTUCKY

COUNTY OF MARSHALL

The foregoing Deed and Certificate of Consideration were subscribed, sworn to and acknowledged before me this the 8 day of May, 2007, by Lynn Egner and Ellen Egner, his wife, Grantors.

*John E. J.*  
Notary Public

My Commission expires: 3/27/07

STATE OF KENTUCKY

COUNTY OF MARSHALL

The foregoing Certificate of Consideration was subscribed, sworn to and acknowledged before me this the 8 day of May, 2007, by Garett Travis, Grantee.

*John E. J.*  
Notary Public

My Commission expires: 3/27/07

This Instrument Prepared By:  
GEORGE E. LONG II LAW OFFICE  
908 Poplar, Benton, KY 42025

*George E. Long II*

45

STATE OF KENTUCKY

COUNTY OF MARSHALL

I, Dan Duke, Clerk of the aforesaid County Court, do certify that the foregoing Deed was on the 15 day of May, 2007 lodged in my office for record. Whereupon the foregoing and this Certificate have been duly recorded in my office in Deed Book 375 page 44.

Given under my hand this the 16 day of \_\_\_\_\_, 2007.

Dan Duke CLERK

By Holly Moore D.C.

AM4220970000

FOR FILING OFFICER

Pri \$ 17.00 Rec fee \$ 88.50 Tax  
Date Filed 5-15-07 Time 9:45 AM  
Dan Duke, Clerk By Bob DC

44



# Knoth Surveying and Design, LLC

1835 S Main St.  
Calvert City, KY 42029  
270.395.5600



214 Commerce Street  
Eddyville, KY 42038  
270.388.7453

Marshall County Kentucky

November 5, 2020

Boundary Description: the Garrett Travis property

Source: Deed Book 375 Page 44

A tract of land in Marshall County Kentucky, lying on the east side of the Lone Valley Road, 0.2 plus or minus miles southerly of U.S. Highway 62 and better described as follows:

Note: Any monument described herein as a "5/8" iron pin set" is a 5/8" diameter rebar two feet in length with an orange plastic cap stamped J.L. Knoth PLS 3585. All bearings stated herein are based on Kentucky Single Zone Coordinates as taken from GPS observations onsite this survey and are used for orientation and calculation purposes only.

Beginning at the northwest corner, an existing 1/2" iron pin (L.S. #2236) having Kentucky Single Zone Coordinates of N 3534214.35' and E 4167464.68', said pin being 30.00' easterly of center of the travel-way of the Lone Valley Road and being a common corner the Randle W. Dawes property, (Deed Book 391 Page 229 Plat Cabinet E Slide 314), and a common corner of the City of Calvert Annexation No. 1997-05;

Thence; and with his line and the City of Calvert, S 65°58'18" E 292.23 feet to an existing 1/2" iron pin found in the west line of the Tag Real Estate Holdings of Missouri property, (Deed Book 462 Page 718);

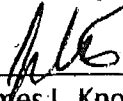
Thence; S 12°23'28" W 140.41 feet to an existing 5/8" iron pin found (LS #3585);

Thence; S 79°19'41" E 366.76 feet to an existing 1/2" iron pin found (LS #3499);

Thence; N 04°48'11" E 76.58 feet to an existing 1/2" iron pin found (LS #2236) 30.00 feet easterly of center the travel-way the Lone Valley Road;

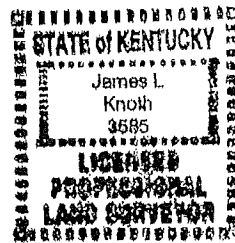
Thence; and with the road around a curve to the left with a Radius of 412.88 feet, an Arc length of 163.12 feet but is best described as a chord which bears N 46°19'49" E 162.06 feet to the beginning containing 1.4108 acres as surveyed by James L. Knoth Professional Land Surveyor No. 3585 on November 5, 2020.

But the property may be subject to those other rights-of-ways, codes, easements, restrictions, etc. as may be a matter of record.



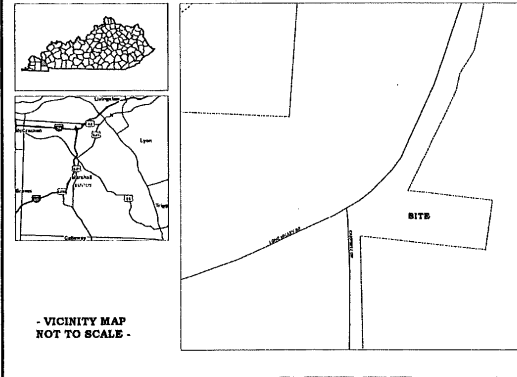
James L. Knoth

Professional Land Surveyor No. 3585



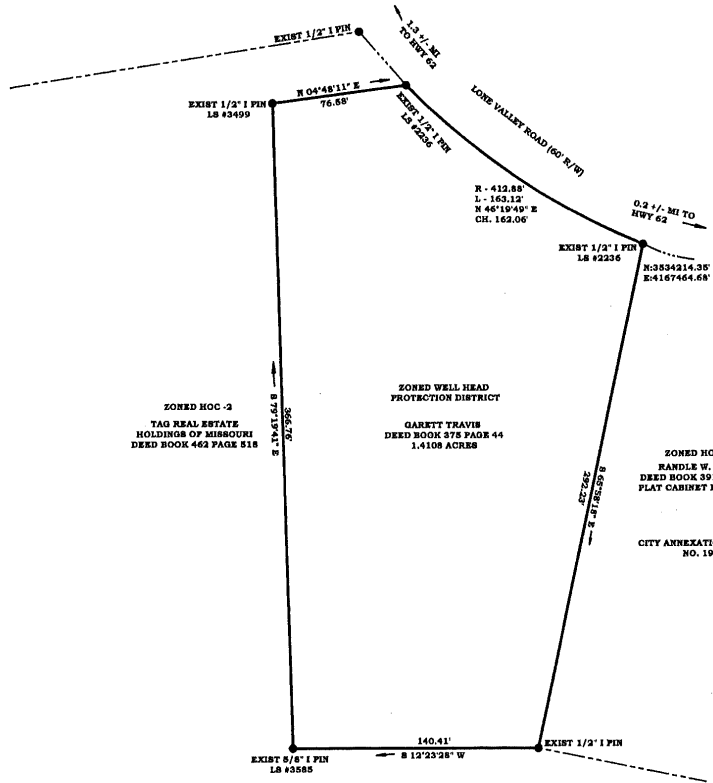
REFERENCE MERIDIAN IS BASED ON UNADJUSTED KENTUCKY SINGLE ZONE STATE PLANNING COORDINATES AND WAS TAKEN FROM GPS OBSERVATIONS OBTAINED THIS SURVEY AND IS USED FOR ORIENTATION AND CALCULATION PURPOSES ONLY.

# MARSHALL COUNTY KENTUCKY



**Survey Notes:**

1. A Boundary Survey Does Not Determine Land Ownership and the professional land surveyor only provides an Opinion of the previously described boundary lines which may or may not be upheld by a court of law. Unsettled Rights may or may not exist on the subject real estate.
2. This survey plat does not represent evidence as to the location of underground features such as steel, oil, gas, water, wells or any other rights or claims that may exist underground and no claim of liability is expressed by the Surveyor.
3. This survey plat does not purport to detect any evidence of hazardous or otherwise potentially injurious materials and the surveyor expressly disclaims any responsibility or liability for the same.
4. This survey plat may indicate the possible presence of underground utility services. All Underground utility lines or features shown hereon are based on visible above ground features and/or paint markings placed on the ground by the underground locale services and/or maps provided by the operating companies. Additional underground utilities may exist and their locations may vary from those shown. All Contractors are required by law to contact the underground locale services prior to any digging or disturbance of the surface. Call 811.
5. The only easements shown hereon are those, if any, which information has been supplied to the surveyor by the owner or this attorney, if which are contained in the contract deed to the subject property, all for which the surveyor has specific knowledge, the accuracy or contribution as to the presence or absence of any other easements is being made known by the surveyor or any approving agency including the Planning Commission or Local Planning Authority.
6. Additions or Deletions to Survey Maps or Reports by other than Signing Party or Parties are prohibited without the written consent of the Signing Party or Parties.
7. Usage for any other purpose, reproductions (in whole or part) shall not be made without the explicit written permission of the surveyor.
8. No scaling information was provided by the owner or this company, all scaling information shown was taken from public records. No guarantee is made to the accuracy of the scaled information.
9. Apparent Encroachments are based upon field observations. No research has been made for any documentation for rights that may be associated with these apparent encroachments. Therefore, the surveyor takes no claim of responsibility as to the validity of these apparent encroachments.
10. This survey is based on documentation provided or found at the time of the survey. Any document or information that may be provided at a later date may change the surveyor's opinion as to the location of the lines and features shown on this survey.



ZONED HOC - 2  
TAG REAL ESTATE  
HOLDINGS OF MISSOURI  
DEED BOOK 462 PAGE 518

ZONED WELL HEAD  
PROTECTION DISTRICT  
GARRETT TRAVIS  
DEED BOOK 375 PAGE 44  
1.4108 ACRES

ZONED HOC - 2  
RANDLE W. DAWES  
DEED BOOK 391 PAGE 229  
FLAT CABINET # SLIDE 214

CITY ANNEXATION ORDINANCE  
NO. 1997-08

TAG REAL ESTATE  
HOLDINGS OF MISSOURI  
DEED BOOK 462 PAGE 518

CITY ANNEXATION ORDINANCE  
NO. 1997-05

**CERTIFICATE OF RECORDING:**

I, \_\_\_\_\_, CLERK FOR THE COURT OF MARSHALL COUNTY, KENTUCKY, DO HEREBY CERTIFY THAT THIS PLAT WAS THIS DAY LODGED IN MY OFFICE FOR RECORD AND THAT I HAVE RECORDED THE SAME AND THE FOREGOING CERTIFICATE IN MY OFFICE.

GIVE UNDER MY HAND AND SEAL THIS DATE:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020  
CLERK:

D.C.:

THIS PLAT TO BE RECORDED IN:

CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_

I, JAMES L. KNOTH, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND TO THE INFORMATION BEFORE ME AT THIS TIME. I FURTHER CERTIFY THAT:

THE SURVEY WAS PERFORMED ON THE GROUND USING GLOBAL POSITIONING SYSTEM (GPS) SINGLE NETWORK ROVER MANUFACTURED BY TOPCON MODEL HIPER VR. THE METHOD OF SURVEY WAS REAL-TIME KINEMATIC (RTK) NETWORK REFERENCE MERIDIAN IS MAGNETIC NORTH. BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE. THE SURVEY SHOW HEREON COMPLES WITH THE STANDARDS OF PRACTICE AS DEFINED BY 201 KAR 18:150. URBAN SURVEY WHOSE SINGLE WORST POINT RELATIVE WAS 0.05.

JAMES L. KNOTH  
PROFESSIONAL LAND SURVEYOR NO. 3585



THERE ARE NO OBSERVED CEMETERIES IN THE AREA OF THIS PROPERTY THIS SURVEY.

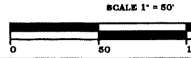
THERE ARE NO OBSERVED ENCROACHMENTS, DISCONTINUED OR SOME IMPROVEMENTS ARE AS SHOWN.

SOME UTILITIES SHOWN FOR VISUAL REFERENCE. NO OTHER UTILITIES LOCATED THIS SURVEY.

- INDICATES EXISTING POWER POLE
- INDICATES EXISTING IRON PIN, FOUND, AS NOTED
- INDICATES 5/8" IRON PIN, SET
- INDICATES EXISTING WATER METER
- ⊗ INDICATES ACTUAL FIELD MEASUREMENT OF EXISTING WIRE FENCE
- △ STEEL T FENCE POST SET ON LINE

UNLESS STATED OTHERWISE, ANY MONUMENT REFERENCE TO HEREIN, AS A "5/8" IRON PIN SET", IS A 5/8" DIAMETER NEAR TWO FEET IN LENGTH WITH A BLUE PLASTIC CAP STAMPED JAMES L. KNOTH, L.S. #3585.

THE PROPERTY IS ZONED X, AREAS DETERMINED TO BE FLOOD HAZARD ARE SHOWN BY FLOOD RATES MAP (FIRM) 21157C007E DATED 06/02/2011.



**MARSHALL COUNTY KENTUCKY**  
**ANNEXATION PLAT**  
**A BOUNDARY RETRACEMENT**  
**ANNEXATION OF THE GARRETT TRAVIS PROPERTY**

2881 LONE VALLEY ROAD  
CALVERT CITY KENTUCKY 40301  
FOR: CITY OF CALVERT CITY  
P.O. BOX 36  
CALVERT CITY, KENTUCKY

DEED BOOK 375 PAGE 44  
1.4108 TOTAL ACRES SURVEYED

NOVEMBER 2020

KNOTH SURVEYING AND DESIGN  
LAND SURVEYING  
80 EAST 5TH AVENUE  
CALVERT CITY, KY. 40309  
(270) 395-5600  
(james@knothsurveying.com)  
www.knothsurveying.com