

**ORDINANCE NO. 16-07**

**AN ORDINANCE ANNEXING INTO THE BOUNDARIES OF THE CITY OF CAMPBELLVILLE, KENTUCKY, A CERTAIN TRACT OR PARCEL OF LAND LYING IN TAYLOR COUNTY BELONGING TO CURT RAFFERTY**

ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE

COMMONWEALTH OF KENTUCKY  
By Karin Holman

The City of Campbellsville has received a written request (consent) for annexation of the property described below, thereby eliminating the requirement of a proposed Ordinance for annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMPBELLVILLE, KENTUCKY AS FOLLOWS:

Pursuant to the provisions of KRS Chapter 81A, the City Council of the City of Campbellsville, Kentucky, does hereby annex into the boundaries of the City of Campbellsville, Kentucky, the below-described property; and further, the City Council does hereby declare that the annexation is desirable to the needs of the City of Campbellsville, Kentucky; and, further, the City Council does hereby state that the area annexed is urban in character and that prior to the annexation it was an unincorporated territory.

The following is a legal description prepared this 14<sup>th</sup> day of September, 2016 of real property, lying in Taylor County, Kentucky, more particularly described as follows:

Beginning at a right of way marker on the South right of way of KY 3350 at the Southwest corner of Tract #6 of the W.D. Ross land division, a plat of which is recorded in Plat Cabinet D, Slide 90, Taylor County Clerk's Office, thence along said South right of way North 74°44'43" East 408.29 feet to a right of way marker, thence South 62°46'04" East 73.72 feet to a steel pin and cap as set by the Kentucky Transportation Cabinet on the East right of way of KY 289, thence South 11°40'34" East 40.17 feet to a magnetic nail, thence along the North right of way of West Black Bear Tract Road as follows; South 65°40'58" West 40.24 feet to a #5 reinforcing bar with an orange plastic cap stamped "PLS 33137" this type of monument hereinafter referred to as a capped reinforcing bar, thence South 51°39'08" West 322.91 feet to a capped reinforcing bar, thence North 44°13'20" West 254.74 feet to the point of beginning, containing 1.416 Acres more or less.

Being a revised description of that property conveyed to Bobby Lee and Rebecca Phillips in Deed Book 299, Page 596 in the Taylor County Clerks Office.

Being subject to all easements, restrictions and rights of way of record.

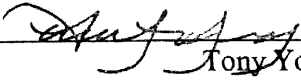
\* \* \* \* \*

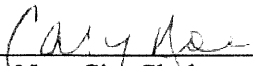
This Ordinance is sponsored by council member Mike Hall, Jr.

The property annexed hereby shall be zoned B-2.

This ordinance was introduced and given a first reading at a special meeting of the City Council held on the 19<sup>th</sup> day of September, 2016; it received its second reading, passage and became effective at a special meeting of the City Council held on the 10<sup>th</sup> day of October, 2016.

ATTEST:

  
Tony Young, Mayor

  
Cary Noe, City Clerk

**CERTIFICATION  
KRS 81A.470 FILINGS**

I certify I am the duly qualified City Clerk of the City of Campbellsville, Kentucky, and the foregoing Ordinance dated October 10th, 2016 is a true, correct and complete copy as duly adopted by the City Council at a duly convened meeting held on October 10th, 2016, all as appears in the official records of said City.

WITNESS, my hand and seal, this 10th day of October , 2016.

  
\_\_\_\_\_  
Cary C. Noe, City Clerk

SEAL

September 28, 2016

City of Campbellsville  
110 South Columbia Ave., Suite 8  
Campbellsville, KY 42718

RE: Annexation  
Tract #6 of W D Rose Estate

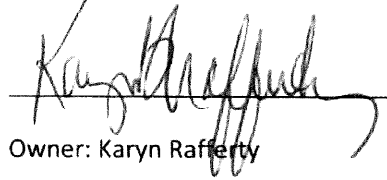
To Whom It May Concern,

We are requesting that our property located at the southwest corner of the intersection of North bypass and Old Lebanon Rd be annexed to the City of Campbellsville, KY. This lot can be described as Tract #6 W D Rose Estate (1.461 Ac). The PVA Map Number for this lot is 43-080-06. This property is being planned to be used as a 9,100 Sq.Ft. Dollar General Store intended to be connected to the City of Campbellsville sanitary sewer system. This commercial development will have two bathrooms. There will be six employees and twenty customers per peak hour. The proposed building will be constructed out of block and metal.

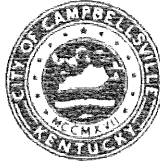
Sincerely,

A handwritten signature in black ink, appearing to read "Curt Rafferty", written over a horizontal line.

Owner: Curt Rafferty

A handwritten signature in black ink, appearing to read "Karyn Rafferty", written over a horizontal line.

Owner: Karyn Rafferty



CAMPBELLVILLE HOUSING & REDEVELOPMENT AUTHORITY

P.O. BOX 597

CAMPBELLVILLE, KENTUCKY 42719-0597

PHONE 270 465-3576

TDD 1-800-648-6056

FAX 1-270-465-2444

September 29, 2016

Mayor Tony Young  
City of Campbellsville  
110 South Columbia Avenue Suite B  
Campbellsville, Kentucky 42718

Dear Mayor Young:

In request of annexation into the boundaries of the City of Campbellsville for property being located at the intersection of Old Lebanon Road and the Northern By Pass Campbellsville, in Taylor County, Kentucky, which is of record in Deed Book 299, Page 596, in the Taylor County Clerks Office.

Hearing this request on Wednesday, September 21, 2016, The Campbellsville Planning & Zoning Commission recommends to the members of the Campbellsville City Council that the above mentioned property located off of Old Lebanon Road and the Northern By Pass be annexed into the Corporate limits of the City of Campbellsville, and this property be applied a zone of B-2 ( General Business District ). The Commission feels this annexation, and the zoning therefore applied, is in accordance with the future planned development as outlined in the City of Campbellsville Comprehensive Plan.

If I can be of any further assistance on this matter, you may contact me at 465-3576 ext. 227.

Respectfully,

Chris A. Tucker  
Administrator,  
Campbellsville Planning & Zoning Commission

We do not discriminate against any person because of Race, Color, Religion, Age, Sex, Handicap, Familial Status, or National Origin.

PAUL PRIMAVERA & ASSOCIATES  
Registered Engineers and Land Surveyors

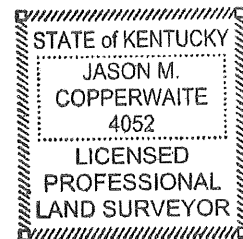
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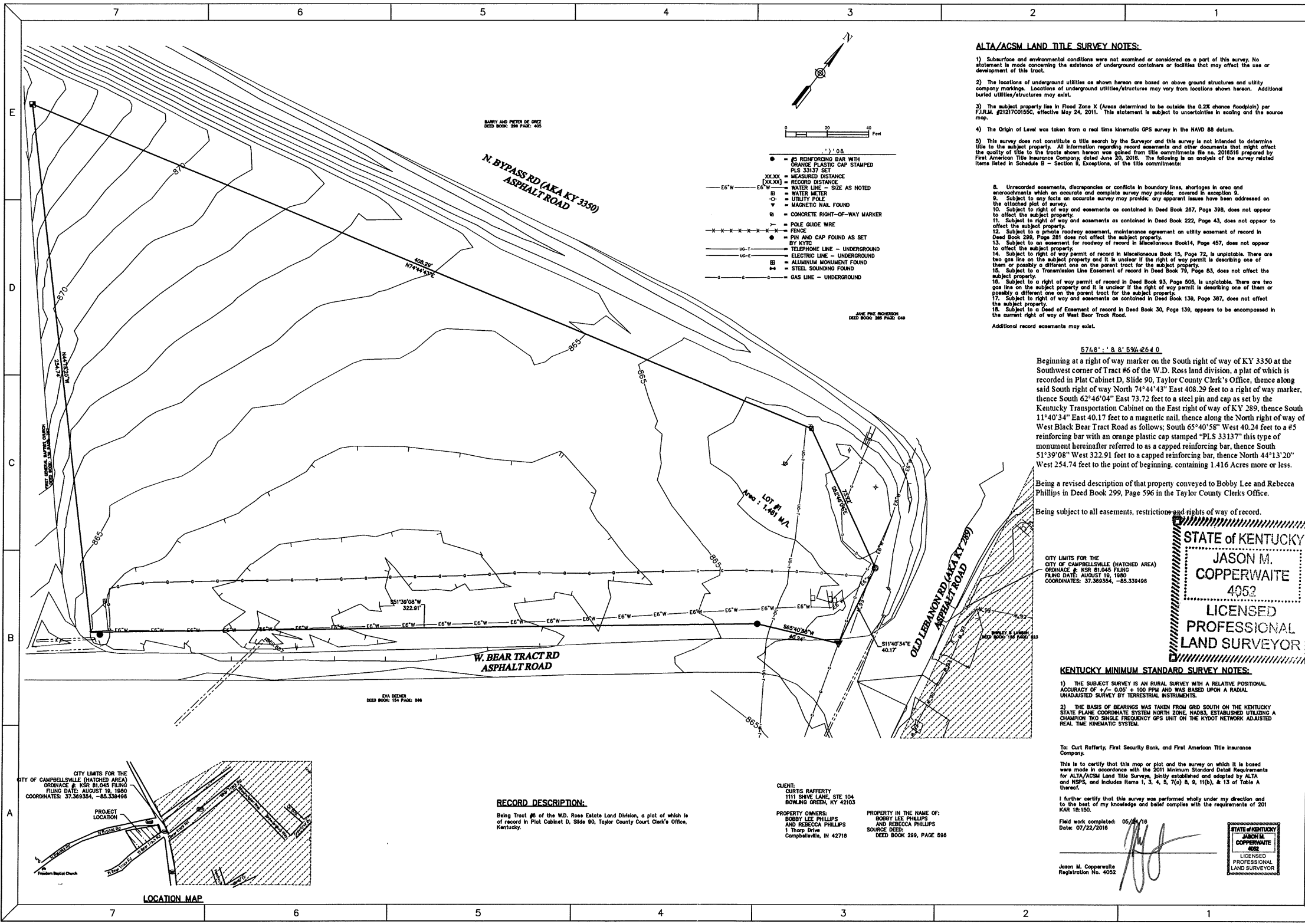
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*[Handwritten signature]*  
10/10/16



**ALTA/ACSM LAND TITLE SURVEY NOTES:**

1) Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground containers or facilities that may affect the use or development of this tract.

2) The locations of underground utilities as shown hereon are based on above ground structures and utility company markings. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may exist.

3) The subject property lies in Flood Zone X (Areas determined to be outside the 0.2% chance floodplain) per F.I.R.A. #212700155C, effective May 24, 2011. This statement is subject to uncertainties in scaling and the source map.

4) The Origin of Level was taken from a real time kinematic GPS survey in the NAVD 88 datum.

5) This survey does not constitute a title search by the Surveyor and this survey is not intended to determine title to the subject property. All information regarding record easements and other documents that might affect the quality of title to the tract shown hereon was gained from title commitments file no. 2016516 prepared by First American Title Insurance Company, dated June 20, 2016. The following is an analysis of the survey related items listed in Schedule B - Section II, Exceptions, of the title commitment:

8. Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area and encroachments which an accurate and complete survey may provide; covered in exception 9.
9. Subject to any facts an accurate survey may provide; any apparent issues have been addressed on the attached plat of survey.
10. Subject to right of way and easements as contained in Deed Book 287, Page 398, does not appear to affect the subject property.
11. Subject to right of way and easements as contained in Deed Book 222, Page 43, does not appear to affect the subject property.
12. Subject to a private roadway easement, maintenance agreement on utility easement of record in Deed Book 286, Page 281 does not affect the subject property.
13. Subject to an easement for roadway of record in Miscellaneous Book 14, Page 457, does not appear to affect the subject property.
14. Subject to right of way permit of record in Miscellaneous Book 15, Page 72, is unplatable. There are two gas lines on the subject property and it is unclear if the right of way permit is describing one of them or possibly a different one on the parent tract for the subject property.
15. Subject to a Transmission Line Easement of record in Deed Book 76, Page 83, does not affect the subject property.
16. Subject to a right of way permit of record in Deed Book 93, Page 505, is unplatable. There are two gas lines on the subject property and it is unclear if the right of way permit is describing one of them or possibly a different one on the parent tract for the subject property.
17. Subject to right of way and easements as contained in Deed Book 130, Page 387, does not affect the subject property.
18. Subject to a Deed of Easement of record in Deed Book 30, Page 139, appears to be encompassed in the current right of way of West Bear Tract Road.
- Additional record easements may exist.

574.8' ± 8.8' 594.264.0

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STATE of KENTUCKY  
JASON M. COPPERWAITE  
4952  
LICENSED PROFESSIONAL LAND SURVEYOR

**KENTUCKY MINIMUM STANDARD SURVEY NOTES:**

- 1) THE SUBJECT SURVEY IS AN RURAL SURVEY WITH A RELATIVE POSITIONAL ACCURACY OF +/- 0.05' ± 100 PPM AND WAS BASED UPON A RADIAL UNADJUSTED SURVEY BY TERRESTRIAL INSTRUMENTS.
- 2) THE BASIS OF BEARINGS WAS TAKEN FROM GRID SOUTH ON THE KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83, ESTABLISHED UTILIZING A CHAMPION TWO SINGLE FREQUENCY GPS UNIT ON THE KYDOT NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM.

To: Curt Rafferty, First Security Bank, and First American Title Insurance Company.

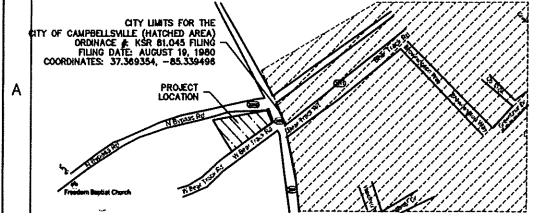
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 7(c), 8, 9, 11(b), & 13 of Table A thereof.

I further certify that this survey was performed wholly under my direction and to the best of my knowledge and belief complies with the requirements of 201 KAR 18.150.

Field work completed: 05/16/16  
Date: 07/22/2016

Jason M. Copperwaite  
Registration No. 4052

STATE of KENTUCKY  
JASON M. COPPERWAITE  
4052  
LICENSED PROFESSIONAL LAND SURVEYOR



**RECORD DESCRIPTION:**

Being Tract #6 of the W.D. Ross Estate Land Division, a plat of which is of record in Plat Cabinet D, Slide 90, Taylor County Court Clerk's Office, Kentucky.

CLIENT:  
CURTIS RAFFERTY  
1111 SHIVE LANE, STE 104  
BOWLING GREEN, KY 42103

PROPERTY OWNERS:  
BOBBY LEE PHILLIPS  
AND REBECCA PHILLIPS  
1 Tharp Drive  
Campbellsville, IN 47216

PROPERTY IN THE NAME OF:  
BOBBY LEE PHILLIPS  
AND REBECCA PHILLIPS  
SOURCE DEED:  
DEED BOOK 299, PAGE 596

Description		Date	Revision	By
ALTA/ACSM SURVEY			1:	
CURTIS RAFFERTY			2:	
PT OF TAYLOR CO, KY, INTERSECTION			3:	
OF KY 3350 AND KY 289			4:	
PAUL PRIMAVERA & ASSOCIATES, INC. ENGINEERS & LAND SURVEYORS			5:	
301 E. CHESTNUT ST. P.O. BOX 123 CORYDON, IN 47112 TEL: (812) 738-4124 FAX: (812) 738-6740 E-MAIL: PPRIMAVERA@PRIMAVERA-WV.NET			6:	
Date: 09/14/16			7:	
Drafted By: PWF			8:	
Checked By: JMC			9:	
Directory: T:\2016\13383\			10:	
File: 13383 ALTA.dwg			11:	
Job No.: 16-13383			12:	
Drawing No.			13:	
1 OF 1			14:	

OVERSIZE MAP INCLUDED WITH  
SUBMISSION.

To research the map, contact the  
Office of Secretary of State  
or the County Clerk.