

MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Handie Adkins

ORDINANCE NO. 20-11

**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 CYANN HERRON LOCATED AT 2040  
NORTH BYPASS, CAMPBELLVILLE, KENTUCKY,  
JERROD ENTERPRISES, INC. LOCATED AT 150 WEST BEAR TRACK ROAD,  
CAMPBELLVILLE, KENTUCKY, AND  
CAMPBELLVILLE CROSSROADS COMMUNITY CHURCH, INC.  
LOCATED AT 85 WEST BEAR TRACK ROAD.**

The City of Campbellville has received a written request (consent) for annexation of the property described below from Cyann Herron, Jerrod Enterprises, Inc., and Campbellville Crossroads Community Church, Inc., thereby eliminating the requirement of a proposed Ordinance for annexation.

Whereas, the City Council of City of Campbellville believes it would be appropriate to annex certain unincorporated territory described below and owned by Cyann Herron, Jerrod Enterprises, Inc., and Campbellville Crossroads Community Church, Inc. as it is contiguous to the current corporate boundaries of the City of Campbellville, it is suitable for development for urban purposes, it does not lie within the boundary of another incorporated city, and it lies within Taylor County.

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 Campbellville, Kentucky, does hereby annex into the boundaries of the City of Campbellville, 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 Campbellville, 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.

This property is located in Taylor County, Kentucky and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as a "set steel stake" is an eighteen inch, number four rebar with a plastic cap stamped "DABNEY 3319" and any monument referred to herein as a "set steel stake reference monument" is an eighteen inch, number four rebar with a plastic cap stamped "Reference Monument KY PLS 3319". All bearings stated herein are referred to Geodetic North as observed September 28, 2020 by G.P.S. observation.

This property was surveyed by Donald A. Dabney, PLS 3319, Dabney Engineering and Land Surveying, October 5, 2020 and being a combination of the following properties: property conveyed to First General Baptist Church Inc. by Willie Rose and Mayme Rose by deed dated September 14, 1979 which is of record in Deed Book 139, Page 387 in the records of Taylor County; the property conveyed to Campbellsville Crossroads Community Church Inc. by W.D. Rose Estate by deed dated September 25, 2014 which is of record in Deed Book 299, Page 434 in the records of Taylor County; the property conveyed to Jerrod Enterprises Inc. by Lewis W. Cornelius, Wanda Cornelius, Donald E. Shackleford and Mary Rose Shackleford by deed dated May 31, 2002 which is of record in Deed Book 233, Page 533 in the records of Taylor County and the property conveyed to Cyann Herron by Lewis W. Cornelius and Wanda Cornelius by deed dated September 7, 2007 which is of record in Deed Book 255, Page 473 in the records of Taylor County.

Beginning at an existing steel stake with a plastic cap stamped 33137 on the north right of way of West Bear Track Road and being a corner common to Curtis S. Rafferty & Karyn B. Rafferty (Deed Book 308 Page 401). Said stake is located at Kentucky Single Zone Coordinate N:3658069.454 E:5040216.076 and being an existing Campbellsville City Boundary Corner with Annexation Ordinance 16-07.

THENCE with the north right of way of West Bear Track Road, S 51°58'28" W for a distance of 295.35 feet to a set steel stake, N 44°12'49" W for a distance of 19.11 feet to an existing steel stake with a plastic cap stamped "DABNEY 3319" on the north right of way of West Bear Track Road and in the line common to First General Baptist Church (Deed Book 139 Page 387; see also Campbellsville Crossroads Community Church, Inc. (Deed Book 299 Page 434).

THENCE continuing with the north right of way of West Bear Track Road, S 74°27'11" W for a distance of 235.00 feet to an existing steel stake with a plastic cap stamped "DABNEY 3319" and being a corner common to Cyann Herron (Deed Book 255 Page 473).

THENCE continuing with the north right of way of West Bear Track Road, S 74°27'11" W for a distance of 255.40 feet to an existing steel stake with a plastic cap stamped "DABNEY 3319" on the east right of way of Fox Crossing (right of way varies, see Plat Cabinet A Slide 190B) (KSZC of N:3657769.770 E:5039497.637).

THENCE with the east right of way of Fox Crossing, N 82°07'49" W for a distance of 83.50 feet to a set steel stake, N 46°33'27" W for a distance of 22.50 feet to a set steel stake, N 35°53'48" W for a distance of 51.89 feet to a set steel stake, N 48°31'43" W for a distance of 100.12 feet an existing steel stake with a plastic cap

stamped "DABNEY 3319" on the south right of way of North Bypass (Deed Book 220 Page 744) (KSZC of N:3657905.010 E:5039293.147)

THENCE with the south right of way of North Bypass, N 16°36'42" E for a distance of 41.11 feet an existing steel stake with a plastic cap stamped "DABNEY 3319", N 58°33'04" E for a distance of 236.65 feet to a set steel stake, N 65°19'43" E for a distance of 73.03 feet to an existing steel stake with a plastic cap stamped "DABNEY 3319" and being a corner common to Jerrod Enterprises Inc. (Deed Book 233 Page 533).

THENCE continuing with the south right of way of North Bypass, N 65°06'56" E for a distance of 138.33 feet to an existing steel stake without an identification cap, S 20°57'02" E for a distance of 62.24 feet to a set steel stake, N 70°53'32" E for a distance of 45.36 feet to an existing steel stake without an identification cap and being a corner common to First General Baptist Church (Deed Book 139 Page 387).

THENCE continuing with the south right of way of North Bypass, N 70°32'36" E for a distance of 43.75 feet to a Kentucky Transportation Cabinet Concrete R/W Monument, N 16°56'14" W for a distance of 57.08 feet to a KTC Concrete R/W Monument, N 74°18'30" E for a distance of 234.17 feet to a KTC Concrete R/W Monument, N 54°46'09" E for a distance of 22.81 feet to a KTC Concrete R/W Monument, S 39°01'34" E for a distance of 9.17 feet to a KTC Concrete R/W Monument (KSZC of N:3658251.827 E:5040038.221) and being a corner common to Curtis S. Rafferty & Karyn B. Rafferty (Deed Book 308 Page 401) and also being an existing Campbellsville City Boundary Corner with Annexation Ordinance 16-07.

THENCE with the line common to Curtis S. Rafferty & Karyn B. Rafferty (Deed Book 308 Page 401) and the existing Campbellsville City Boundary with the Annexation Ordinance 16-07, S 44°16'53" E for a distance of 254.74 feet to the point of beginning.

Said property contains 235969.37 Square Feet, 5.4171 Acres more or less.

The above description is for annexation purposes only. It is not a new survey and is not to be used for land transfer.

The above described property is subject to all right-of-ways and easements, whether implied or of record.

This Ordinance is sponsored by council member David Nunery.

The property annexed hereby shall be zoned as B-4.

This ordinance was introduced and given a first reading and passage at a regular meeting of the City Council held on the 19<sup>th</sup> day of October , 2020; it received its second reading, passage and became effective at a regular meeting of the City Council held on the 16 day of November, 2020.

ATTEST:

Cary Noe  
Cary Noe, City Clerk

Brenda Allen  
Brenda Allen, Mayor

**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 November 16th, 2020 is a true, correct and complete copy as duly adopted by the City Council at a duly convened meeting held on November 16th, 2020, all as appears in the official records of said City.

WITNESS, my hand and seal, this 16th day of November, 2020.

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

SEAL



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

November 6, 2020

Mayor Brenda Allen  
City of Campbellsville  
110 South Columbia Avenue Suite B  
Campbellsville, Kentucky 42718

Dear Mayor Allen:

In request of annexation into the boundaries of the City of Campbellsville for property being located in Taylor County, Kentucky, described as follows: Annexation Description for Ordinance NO: 20-011- With the following tracks of land located in Taylor County, Kentucky, and being: 2040 North Bypass, 150 West Bear Track Road, and 85 West Bear Track Road.

Hearing this request on Tuesday, October 27, 2020, The Campbellsville Planning & Zoning Commission recommends to the members of the Campbellsville City Council that the above mentioned property As described in Ordinance NO: 20-011 be annexed into the Corporate limits of the City of Campbellsville, and this property be applied a zone of B-4 ( Highway 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,

A handwritten signature in cursive script that reads "Chris A. Tucker".

Chris A. Tucker

Administrator,

Campbellsville Planning & Zoning Commission

September 30, 2020

Campbellsville Crossroads Community Church  
58 West Bear Track Rd  
Campbellsville, Kentucky 42743

To Whom It May Concern:

We, the administrative board of Campbellsville Crossroads Community Church located at 58 West Bear Track Rd, Campbellsville, Kentucky, seek voluntary annexation of our property into the city limits of Campbellsville, Kentucky.

We are excited about the possibility of becoming an official member of the great city of Campbellsville. We also look forward to working with city and government officials in serving the people of our city in different capacities because we have a heart for the people of Campbellsville.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dr. Troy Long, Jr.", written in dark ink.

Dr. Troy Long, Jr.

Pastor of Campbellsville Crossroads Community Church

**Crossroads Medicine**

*Family Medicine • Osteopathic Medicine • Occupational Medicine*

**JEROME A. DIXON, D.O., PSC**

Jerome A. Dixon, D.O., MNS, FACOFP  
Troy M. Nelson, D.O., Pharm. D., M.P.H.  
Kevin A Graves, D.O.

To: City of Campbellsville

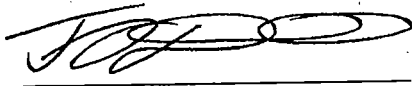
From: JERROD Enterprises Inc.

As the property owner of 150 W. Bear Track Rd and 175 W. Bear Track Rd. Campbellsville, Ky. 42718,

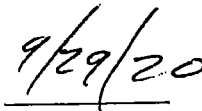
I voluntarily request to be annexed into the City of Campbellsville, Kentucky.

Our intent to annex into the City of Campbellsville is, to help promote more businesses to the City of Campbellsville. The property of 150 W. Bear Track Rd. is presently a Medical Office with three bathrooms. The property of 175 W. Bear Track Rd. is presently leased to Amedisys Home Health with two bathrooms.

Thank you for your consideration,



Jerome A. Dixon DO, MNS, FACOFP



Date

TEL (270) 465-8133 FAX (270) 789-1543

*By Appointment*

150 W. Beartrack Road, Campbellsville, Kentucky 42718



Cyann L. Herron  
140 Maywood Avenue  
Bardstown, KY. 40004  
Phone: (502) 432-1807  
Email: cyann\_herron@kywp.uscourts.gov

DATE: August 26, 2020

**Re: Request to Voluntarily Annex into the City of Campbellsville**

Dear Mayor Brenda Allen,

Please accept this writing as a formal request to voluntary annexation of my property located in Taylor County, at 2040 N Bypass Road (Deed B/P: 255/473, Map #43-206-29, 1.9300 acres) Campbellsville, KY., 42718 into the City of Campbellsville.

The purpose of this request for annexation is to develop this property, adding economic growth to our community. Additionally, I (as the business owner) would benefit from the utilities (water and sewer) and public services offered by the Campbellsville Fire Department and Campbellsville City Police.

In the developing of this property, I intend to construct a full-service tunnel car wash that would be approximately a 3,400 square foot structure. The City of Campbellsville does not have such a service. I have had a professional commercial site proforma conducted and our community would support this type of business. The building itself would have one (1) bathroom and an estimated usage of water/sewer at 397,000 gallons per month. I will employ one (1) manager and up to ten (10) labor employees. The building will be constructed of stucco, multicolored decorative stone and concrete. The decorative colors of the business will be tan, black, white, and red. The name of this business has not yet been established.

If any further information is needed, please feel free to email me or contact me via cell phone at (502) 432-1807. I look forward to your response.

Thank you in advance for your time and consideration.

Sincerely,



Cyann L. Herron

## LEGAL DESCRIPTION

### ***City of Campbellsville Ordinance No. 20-11***

This property is located in Taylor County, Kentucky and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as a "set steel stake" is an eighteen inch, number four rebar with a plastic cap stamped "DABNEY 3319" and any monument referred to herein as a "set steel stake reference monument" is an eighteen inch, number four rebar with a plastic cap stamped "Reference Monument KY PLS 3319". All bearings stated herein are referred to Geodetic North as observed September 28, 2020 by G.P.S. observation.

This property was surveyed by Donald A. Dabney, PLS 3319, Dabney Engineering and Land Surveying, October 5, 2020 and being a combination of the following properties: property conveyed to First General Baptist Church Inc. by Willie Rose and Mayme Rose by deed dated September 14, 1979 which is of record in Deed Book 139, Page 387 in the records of Taylor County; the property conveyed to Campbellsville Crossroads Community Church Inc. by W.D. Rose Estate by deed dated September 25, 2014 which is of record in Deed Book 299, Page 434 in the records of Taylor County; the property conveyed to Jerrod Enterprises Inc. by Lewis W. Cornelius, Wanda Cornelius, Donald E. Shackleford and Mary Rose Shackleford by deed dated May 31, 2002 which is of record in Deed Book 233, Page 533 in the records of Taylor County and the property conveyed to Cyann Herron by Lewis W. Cornelius and Wanda Cornelius by deed dated September 7, 2007 which is of record in Deed Book 255, Page 473 in the records of Taylor County.

Beginning at an existing steel stake with a plastic cap stamped 33137 on the north right of way of West Bear Track Road and being a corner common to Curtis S. Rafferty & Karyn B. Rafferty (Deed Book 308 Page 401). Said stake is located at Kentucky Single Zone Coordinate N:3658069.454 E:5040216.076 and being an existing Campbellsville City Boundary Corner with Annexation Ordinance 16-07.

THENCE with the north right of way of West Bear Track Road, S 51°58'28" W for a distance of 295.35 feet to a set steel stake, N 44°12'49" W for a distance of 19.11 feet to an existing steel stake with a plastic cap stamped "DABNEY 3319" on the north right of way of West Bear Track Road and in the line common to First General Baptist Church (Deed Book 139 Page 387; see also Campbellsville Crossroads Community Church, Inc. (Deed Book 299 Page 434)).

THENCE continuing with the north right of way of West Bear Track Road, S 74°27'11" W for a distance of 235.00 feet to an existing steel stake with a plastic cap stamped "DABNEY 3319" and being a corner common to Cyann Herron (Deed Book 255 Page 473).

THENCE continuing with the north right of way of West Bear Track Road, S 74°27'11" W for a distance of 255.40 feet to an existing steel stake with a plastic cap stamped "DABNEY 3319" on the east right of way of Fox Crossing (right of way varies, see Plat Cabinet A Slide 190B) (KSZC of N:3657769.770 E:5039497.637).

THENCE with the east right of way of Fox Crossing, N 82°07'49" W for a distance of 83.50 feet to a set steel stake, N 46°33'27" W for a distance of 22.50 feet to a set steel

stake, N 35°53'48" W for a distance of 51.89 feet to a set steel stake, N 48°31'43" W for a distance of 100.12 feet an existing steel stake with a plastic cap stamped "DABNEY 3319" on the south right of way of North Bypass (Deed Book 220 Page 744) (KSZC of N:3657905.010 E:5039293.147).

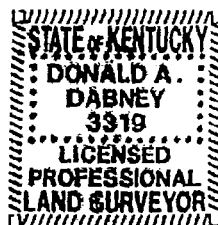
THENCE with the south right of way of North Bypass, N 16°36'42" E for a distance of 41.11 feet an existing steel stake with a plastic cap stamped "DABNEY 3319", N 58°33'04" E for a distance of 236.65 feet to a set steel stake, N 65°19'43" E for a distance of 73.03 feet to an existing steel stake with a plastic cap stamped "DABNEY 3319" and being a corner common to Jerrod Enterprises Inc. (Deed Book 233 Page 533).

THENCE continuing with the south right of way of North Bypass, N 65°06'56" E for a distance of 138.33 feet to an existing steel stake without an identification cap, S 20°57'02" E for a distance of 62.24 feet to a set steel stake, N 70°53'32" E for a distance of 45.36 feet to an existing steel stake without an identification cap and being a corner common to First General Baptist Church (Deed Book 139 Page 387).

THENCE continuing with the south right of way of North Bypass, N 70°32'36" E for a distance of 43.75 feet to a Kentucky Transportation Cabinet Concrete R/W Monument, N 16°56'14" W for a distance of 57.08 feet to a KTC Concrete R/W Monument, N 74°18'30" E for a distance of 234.17 feet to a KTC Concrete R/W Monument, N 54°46'09" E for a distance of 22.81 feet to a KTC Concrete R/W Monument, S 39°01'34" E for a distance of 9.17 feet to a KTC Concrete R/W Monument (KSZC of N:3658251.827 E:5040038.221) and being a corner common to Curtis S. Rafferty & Karyn B. Rafferty (Deed Book 308 Page 401) and also being an existing Campbellsville City Boundary Corner with Annexation Ordinance 16-07.

THENCE with the line common to Curtis S. Rafferty & Karyn B. Rafferty (Deed Book 308 Page 401) and the existing Campbellsville City Boundary with the Annexation Ordinance 16-07, S 44°16'53" E for a distance of 254.74 feet to the point of beginning.

Said property contains 235969.37 Square Feet, 5.4171 Acres more or less. See plat attached to and made a part hereof.



*Donald Dabney*  
10/13/20

LINE	BEARING	DISTANCE
L1	N46°33'27"W	22.50'
L2	N35°53'48"W	51.89'
L3	N16°36'42"E	41.11'
L4	N65°19'43"E	73.03'
L5	S20°57'02"E	62.24'
L6	N70°53'32"E	45.36'
L8	N70°32'36"E	43.75'
L9	N16°56'14"W	57.08'
L10	N54°46'09"E	22.81'
L11	S39°01'34"E	9.17'



Location: Taylor County, Kentucky

- — Set Steel Stake 18" #4 Rebar with Plastic Cap Stamped DABNEY 3319 Unless Otherwise Noted
- — Meander Point
- — Steel Stake monument found without an identification cap
- ★ — Steel Stake monument found with Plastic Cap Stamped DABNEY 3319
- ⊙ — Steel Stake monument found with Plastic Cap Stamped 33317
- ▲ — KTC Concrete R/W Monument

NORTH BYPASS  
R/W VARIES  
PARCEL NO. 37  
COMMONWEALTH OF KENTUCKY  
(TRANSPORTATION CABINET)  
DEED BOOK 220 PAGE 744

City of Campbellsville Ordinance No. 20-11  
5.4171 Acres  
235969.37 Sq. Feet

Source of Title  
First General Baptist Church (Deed Book 139 Page 387)  
Campbellsville Crossroads Community Church, Inc.  
(Deed Book 299 Page 434)

Source of Title  
Jerrold Enterprises Inc.  
(Deed Book 233 Page 533)

Source of Title  
Cyann Herron  
(Deed Book 255 Page 473)

CURTIS S. RAFFERTY  
& KARYN B. RAFFERTY  
DEED BOOK 308 PAGE 401

EXISTING CITY BOUNDARY  
Corner With Annexation  
Ordinance 16-07

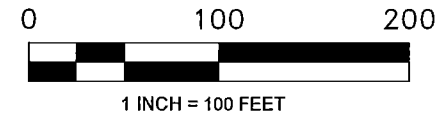
N:3658069.454  
E:5040216.076

N:3657905.010  
E:5039293.147

N48°31'43"W  
100.12'  
FOX CROSSING

WEST BEAR TRACK ROAD

N:3657769.770  
E:5039497.637



- Note:
- 1) This Plat is for the purpose of annexing 5.4171 acres into the city limits of Campbellsville, Kentucky.
  - 2) This boundary is for the purpose of Annexation into the corporate limits of the City of Campbellsville. Not intended to be a boundary survey.
  - 3) For Illustration Only, not for record.
  - 4) Based on Kentucky Single Zone Coordinate System.

**CITY OF CAMPBELLVILLE  
ORDINANCE NUMBER 20-11  
ANNEXATION MAP**  
For  
City of Campbellsville  
South Columbia Avenue  
Campbellsville, Kentucky 42718

CITY OF CAMPBELLVILLE KENTUCKY ANNEXATION PLAT 20-11

For  
Cyann Herron  
140 Maywood Avenue  
Bardstown, Kentucky 40004

Showing the Property of  
Cyann Herron  
2040 North Bypass  
Campbellsville, Kentucky 42718

For  
Jerrold Enterprises, Inc.  
307 E. Broadway  
Campbellsville, Kentucky 42718

Showing the Property of  
Jerrold Enterprises, Inc.  
150 West Bear Track Road  
Campbellsville, Kentucky 42718

For  
Campbellsville Crossroads Community Church, Inc.  
85 West Bear Track Road  
Campbellsville, Kentucky 42718

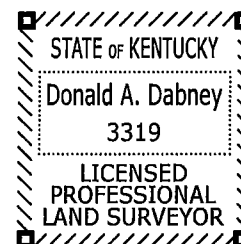
Showing the Property of  
Campbellsville Crossroads Community Church, Inc.  
85 West Bear Track Road  
Campbellsville, Kentucky 42718

PLATTED: OCTOBER 13, 2020  
SURVEYED: OCTOBER 5, 2020

This boundary is derived from a combination of existing descriptions, field measurements and information provided by others. This does not constitute a physical boundary survey.  
Said boundary contains approximately 5.4171 Acres.

KYPLS 3319: *Donald A. Dabney*

DATE: 10/13/2020



**DABNEY**  
Engineering and Land Surveying  
213 East First Street  
Campbellsville, Kentucky 42718  
270-789-4458