

DATE December 21, 2020

MICHAEL G. ADAMS

ORDINANCE NO. 20-09

SECRETARY OF STATE

COMMONWEALTH OF KENTUCKY

BY K. Adkins

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 LINDA CLARK AND SHERRI BOTKIN
LOCATED AT 3000 NEW COLUMBIA ROAD,
CAMPBELLVILLE, KENTUCKY

The City of Campbellville has received a written request (consent) for annexation of the property described below from Linda Clark and Sherri Botkin, 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 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.

A certain tract of land located in Taylor County, Kentucky, and being a part of Tract 5 of the Philip and Linda Clark Farm Division #1 (Deed Book 321, Page 711) and being more particularly described as follows:

All bearings stated herein are referenced to Geodetic North as observed by GPS on February 21, 2018.

Beginning at a point (Coordinate Latitude 37 degrees 17 minutes 41.05 seconds North, Longitude 85 degrees 21 minutes 36.27 seconds West) in the line of the City of Campbellville Boundary (Ordinance 12-10 and said point in the center of a 30 foot right of way for ingress and egress, also on the east side of Kentucky Highway 55, and said point being a corner of the Linda Clark and Sherri Botkin property, Deed Book 321, Page 711, Tract 1 of the Philip and Linda Clark Farm Division #1) said point being located North 33 degrees 39 minutes 38 seconds East 29.75 feet from an iron pin and cap marked "Witness 3997", thence with said Clark and Botkin property (Deed Book 321, Page 711, Tract 1 of the Philip and Linda Clark Farm Division #1 property and center of said 30 foot easement for right of ingress and egress) as follows: South 33 degrees 05 minutes 05 seconds East 79.36 feet; South 46 degrees 42 minutes 36 seconds East 105.30 feet; South 66 degrees 59 minutes 22 seconds East 51.31 feet to a point in said 30 foot easement for right of ingress and egress and

said point being a corner of the Clark and Botkin property, (Deed Book 321, Page 711, Tract 4 of the Philip and Linda Clark Farm Division #1) also point being North 56 degrees 06 minutes 14 seconds West 21.65 feet from an iron pin and cap marked Witness 3997", thence with new division of the Clark and Botkin property (Deed Book 321, Page 711, Tract 5 of the Philip and Linda Clark Farm Division #1) as follows: South 22 degrees 30 minutes 17 seconds East 159.42 feet; South 64 degrees 57 minutes 52 seconds West 25.22 feet; South 38 degrees 50 minutes 37 seconds West 34.96 feet; South 20 degrees 00 minutes 18 seconds West 30.29 feet; South 09 degrees 21 minutes 59 seconds West 69.60 feet; South 02 degrees 02 minutes 35 seconds East 48.69 feet to a point in the line of Clark and Botkin property, (Deed Book 321, Page 711, Tract 6 of the Philip and Linda Clark Farm Division #1) thence with said Tract 6 South 27 degrees 36 minutes 16 seconds West 57.78 feet to a point in the line of the Clark and Botkin property, (Deed Book 321, Page 711, Tract 7 of the Philip and Linda Clark Farm Division #1), thence with said Tract 7 North 59 degrees 33 minutes 00 seconds West 414.27 feet to an existing iron pin and cap marked "TUNGATE 3997", said iron pin and cap being in the east right of way of Kentucky Highway 55 and also in the east line of said Ordinance 12-10, thence with said Kentucky Highway 55 and Ordinance 12-10 (Ordinance 12-10, bearing South 33 degrees 39 minutes 26 seconds West) North 33 degrees 39 minutes 38 seconds East 397.66 feet (passing an iron pin and cap marked "WITNESS 3997" at 367.91 feet) to the beginning containing 2.855 acres.

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

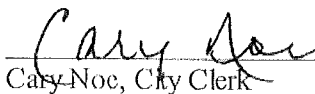
The above described property is subject to all right-of-ways and easements, whether implied or of record.

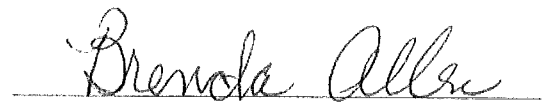
This Ordinance is sponsored by council member David Nuncry.

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 2nd day of March, 2020; it received its second reading, passage and became effective at a regular meeting of the City Council held on the 15th day of September, 2020.

ATTEST:

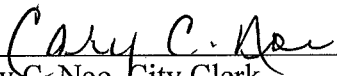

Cary Noc, City Clerk


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 September 15h, 2020 is a true, correct and complete copy as duly adopted by the City Council at a duly convened meeting held on September 15th, 2020, all as appears in the official records of said City.

WITNESS, my hand and seal, this 15th day of September , 2020.



Cary C. Noe, City Clerk

SEAL

January 15, 2020

Linda Clark or Sherri Botkin
Owners, Swans Landing Venue
3000 New Columbia Road
Campbellsville, KY 42718

City of Campbellsville,

We have recently finished a new facility to host private and corporate events on Highway 55, at 3000 New Columbia Road in Campbellsville. We would like you to please consider our new facility for city annexation, as we are located outside the city limits. Our business opened in September of 2019, and is finished with all major construction. We have two large certified septic systems, which have passed inspection. Jeff Hatcher, with Milltown Construction, has laid numerous drain lines to provide the property with sufficient drainage. All of the property has been surveyed within the past year. The acreage between Swans Landing and Performance Marine may also be annexed at a later date.

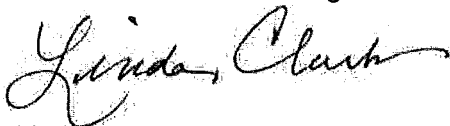
With this new facility we hope to bring in tourism through weddings, various types of musical events, corporate retreats/conventions, etc. The facility has two female and two male restrooms, with a total of four stalls each. The building will hold two hundred and fifty people inside with additional space on the covered patio that adjoins the venue. We also offer several beautiful locations around the property for outdoor events.

Thank you for your time and consideration in this matter. Please let us know if you need anything further from us.

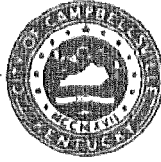
Sincerely,



Sherri Botkin
Co Owner Swans Landing



Linda Clark
Co Owner Swans Landing



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

March 25, 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 at 3000 New Columbia Road Campbellsville, in Taylor County, Kentucky, described as follows: Annexation Description for Ordinance NO: 20-01. A certain track of land located in Taylor County, Kentucky, and being a part of Tract 5 of the Phillip and Linda Clark Farm Division #1 (Deed Book 321, Page 711). As prepared by Gregory H. Tungate PLS #3997 with Miller, Tungate Land Surveying LLC. As observed by GPS on February 21, 2018.

Hearing this request on Tuesday, March 24, 2020, The Campbellsville Planning & Zoning Commission recommends to the members of the Campbellsville City Council that the above mentioned property located at 3000 New Columbia Road 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

**ANNEXATION DESCRIPTION FOR CITY OF CAMPBELLVILLE
ORDINANCE NO. 20-09
LINDA CLARK AND SHERRI BOTKIN PROPERTY
KENTUCKY HIGHWAY 55, 3000 NEW COLUMBIA ROAD
CAMPBELLVILLE, KENTUCKY**

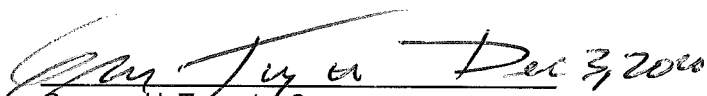
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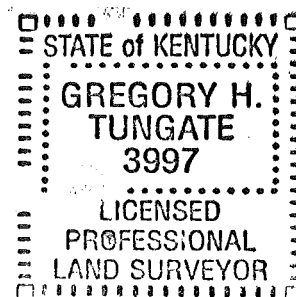
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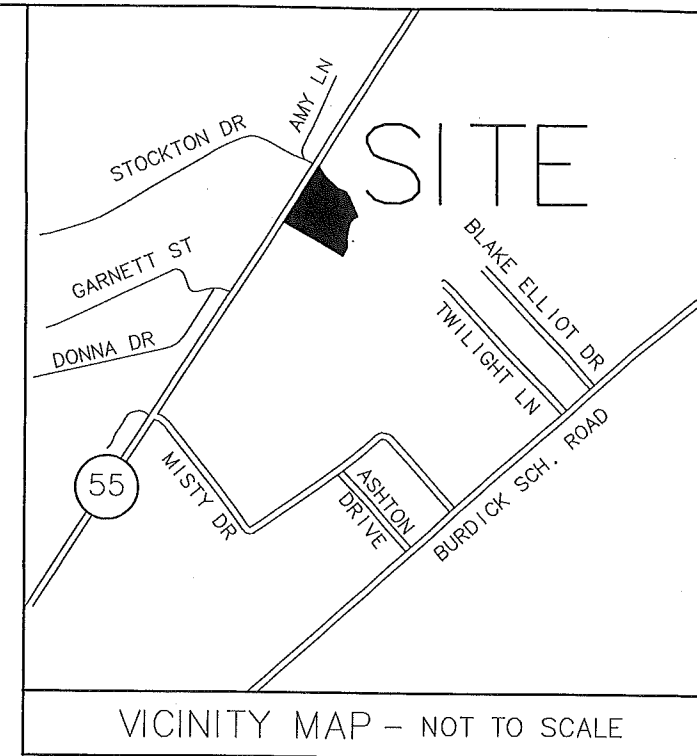
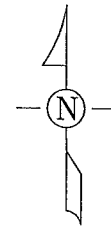
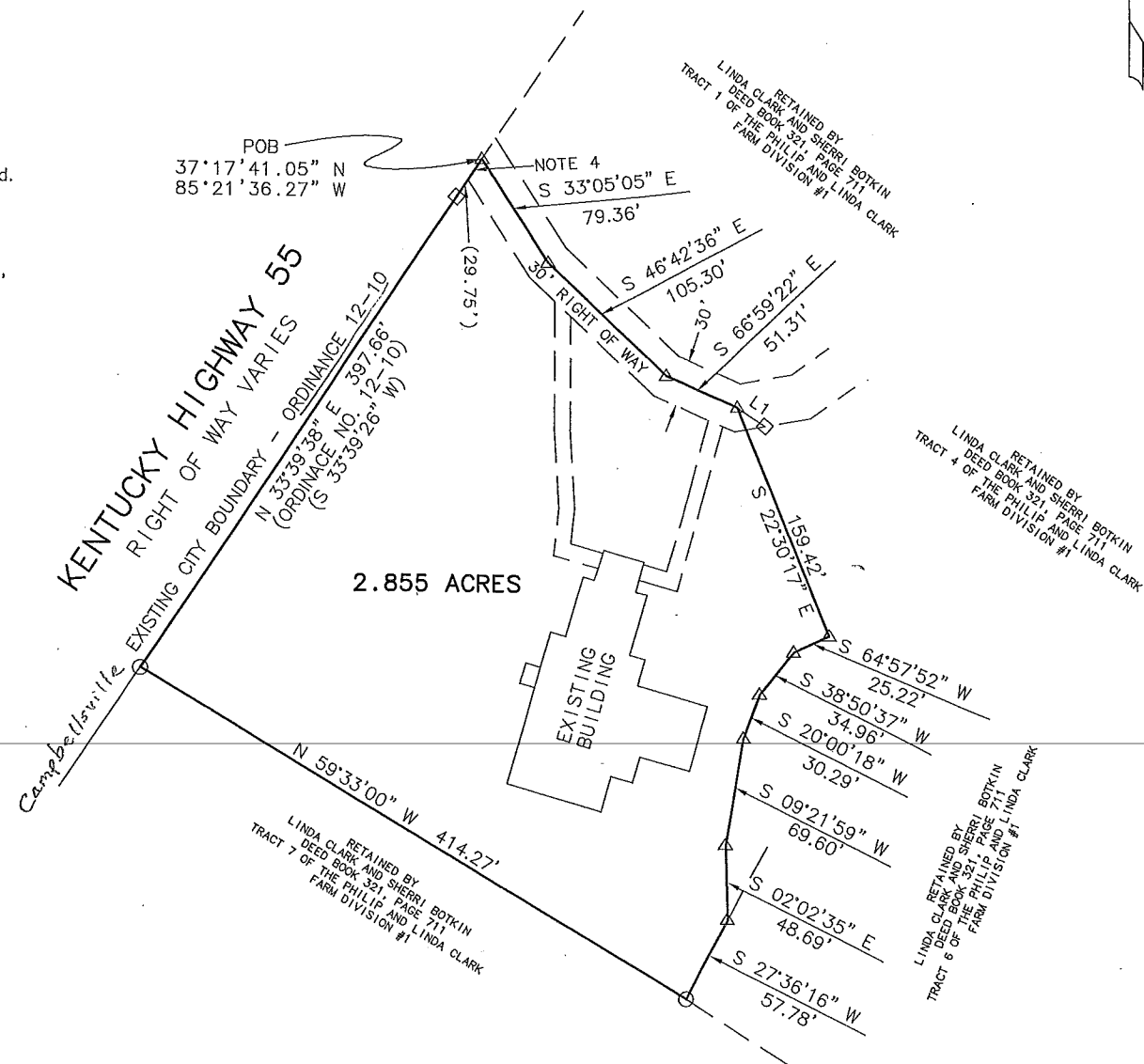

Gregory H. Tungate, Surveyor
Kentucky #3997



GPS NOTE:
The survey shown hereon is based on GPS data collected by Miller, Tungate Land Surveying, LLC, using both Static and RTK methods with dual frequency Carlson BR6+ receivers. Data was also collected using conventional EDM equipment. The Kentucky Single Zone Coordinate, NAD 83 was used for coordinate system. Acceptable positional tolerances were achieved by redundant measurements on all GPS control points.

NOTES:

- 1 - The property shown on this plat is subject to all right-of-ways and easements whether implied or of record.
- 2 - Bearings are referenced to Geodetic North as observed by GPS on February 21, 2018.
- 3 - Kentucky Highway 55 - New Columbia Road right of way varies. See transportation plans SP109-128-13 DP55-1(9), dated Nov. 3, 1976.
- 4 - Existing Entrance as of March 12, 2018.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 56°06'14" W	21.65'

LEGEND

- Existing Iron Pin with cap "TUNGATE 3997"
- △ Unmarked point.
- Existing Iron Pin with cap "WITNESS 3997"

ORDINANCE 20-09

ANNEXATION MAP FOR
(NOT FOR LAND TRANSFER)
PART OF THE

PHILIP AND LINDA CLARK
FARM DIVISION #1
TAYLOR COUNTY, KENTUCKY

PROPERTY LOCATION
3000 NEW COLUMBIA ROAD
TAYLOR COUNTY
CAMPBELLVILLE, KENTUCKY

PVA#: 36-087 (PART OF)
SCALE: 1 INCH = 100 FEET



GRAPHIC SCALE

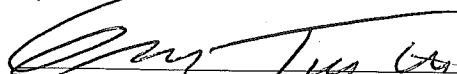
DATE OF PLAT: DECEMBER 3, 2020
PREPARED BY

MILLER, TUNGATE LAND SURVEYING, LLC.
110 E. FIRST STREET
CAMPBELLVILLE, KY 42718
PHONE: (270) 465-2831 011PC18CLAR

CERTIFICATION

I hereby certify that this plat was prepared by me or under my direct supervision. The information shown hereon is based on the plat of the Philip and Linda Clark Farm Division #1 as recorded in Plat Cabinet D, Slide 267, Tract 5.

This plat is not a new survey and is not to be used for land transfer. This plat is for annexation purposes only.


Gregory H. Tungate, Surveyor
Kentucky #3997
DATE
Dec 3, 2020

