

ORDINANCE NO. 21-18

**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 LUCKY VISTA MOTEL LOCATED AT
1409 SOUTH COLUMBIA ROAD, CAMPBELLVILLE, KENTUCKY.**

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

Whereas, the City Council of City of Campbellsville believes it would be appropriate to annex certain unincorporated territory described below and owned by Lucky Vista Motel as it is contiguous to the current corporate boundaries of the City of Campbellsville, 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 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 property which is the subject of this ordinance will be zoned B-2.

This Ordinance is sponsored by council member Dave Nunery.

This ordinance was introduced and given a first reading and passage at a regular meeting of the City Council held on the 20th day of December, 2021; it received its second reading, passage and became effective at a regular meeting of the City Council held on the 18th day of January, 2022.

ATTEST:

Cary Noe
Cary Noe, City Clerk

Diane Ford Benningfield
Diane Ford-Benningfield, Mayor

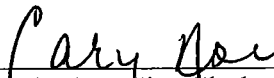
RECEIVED AND FILED
DATE January 27, 2022

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

**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 January 18th, 2022 is a true, correct and complete copy as duly adopted by the City Council at a duly convened meeting held on January 18th, 2022, all as appears in the official records of said City.

WITNESS, my hand and seal, this 18th day of January, 2022.



Cary C. Noe, City Clerk

SEAL

KY Development 14 LLC

Lucky Vista Motel

1409 S Columbia Ave

Campbellsville KY 42718

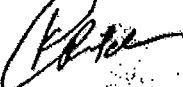
Subject: Voluntary Annexation of Lucky Vista Motel

This is Chintu Patel owner of Lucky Vista Motel located at 1409 S Columbia Ave, Campbellsville, KY 42718 kindly requesting city of Campbellsville to annex my property into city.

- a. Address: 1409 S Columbia Ave., Campbellsville, KY 42718
- b. Plan of Usage: Motel Guests
- c. The Intention to Annex: To connect with City Sewer
- d. Number of Bathrooms: 20
- e. Number of Occupants: 45-50
- f. Approximate Square feet of the Structure: 8700 square feet

Please feel free to contact me by Phone or Text or email at Below:

Sincerely,



Chintu K Patel

Owner

317-701-3962(cell)

cpatel@ccreations.co (Note: Not .com)

**PROPERTY DESCRIPTION FOR
KY DEVELOPMENT 14, LLC
1409 SOUTH COLUMBIA AVENUE
TAYLOR COUNTY
CAMPBELLSVILLE, KENTUCKY**

A certain tract of land located approximately 1.1 miles southwest of Downtown Campbellsville in Taylor County, Kentucky, and being more particularly described as follows:

All bearings stated herein are referenced to Geodetic North as observed by GPS on September 17, 2021.

The description below is for **ANNEXATION PURPOSES ONLY** and is not to be used for land transfer.

Beginning at an existing iron pin and cap marked "DABNEY 1069/3319", a corner of the Tim Edwards Company, LLC property (Deed Book 331, Page 487), said pin also being a corner of the existing City limits of Campbellsville Kentucky, Ordinance 10-06 on the northwest side of South Columbia Avenue (said South Columbia Avenue right of way varies, said corner is 20 feet from center of said South Columbia Avenue); thence with said Edwards property as follows: North 60 degrees 14 minutes 01 seconds West 196.13 feet to an iron pin and cap marked "DABNEY 3319"; North 26 degrees 02 minutes 39 seconds East 28.20 feet to an iron pin and cap marked "DABNEY 3319"; North 42 degrees 02 minutes 18 seconds West 150.55 feet to an iron pin and cap marked "DABNEY 3319" on the south side of the old L & N Railroad (Campbellsville Housing and Redevelopment Authority – Deed Book 192, Page 178); thence with old railroad North 55 degrees 18 minutes 17 seconds East 415.00 feet to a point, a corner of the Thomas Davenport property (Deed Book 318, Page 699); thence with said Davenport property South 52 degrees 26 minutes 08 seconds East 222.65 feet to a point on the northwest side of said South Columbia Avenue and in the line of said Ordinance 10-06; thence with said South Columbia Avenue and with said Ordinance 10-06 as follows: South 38 degrees 40 minutes 42 seconds West 241.58 feet; South 36 degrees 25 minutes 32 seconds West 181.95 feet to the beginning containing 2.80 acres according to a survey by Gregory H. Tungate, PLS #3997 with Miller, Tungate Land Surveying, LLC. December 6, 2021 and being a part of the property conveyed to KY Development 14, LLC by deed lodged October 19, 2017 which is of record in Deed Book 313, Page 301 in the Taylor County Clerk's office.

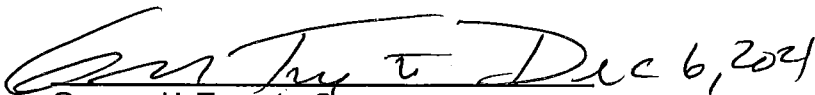
The above described property is subject to all right-of-ways and easements, whether implied or of record.

GPS NOTE:

The survey shown described above is based on GPS data collected by Miller, Tungate Land Surveying, LLC. using both Static and RTK methods with dual frequency Carlson BR6+ and BR7 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.

Surveyor's Note:

This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements, appurtenant easements or any other facts that an accurate and current title search may disclose.


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+ and BR7 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.

RETRACEMENT NOTE:

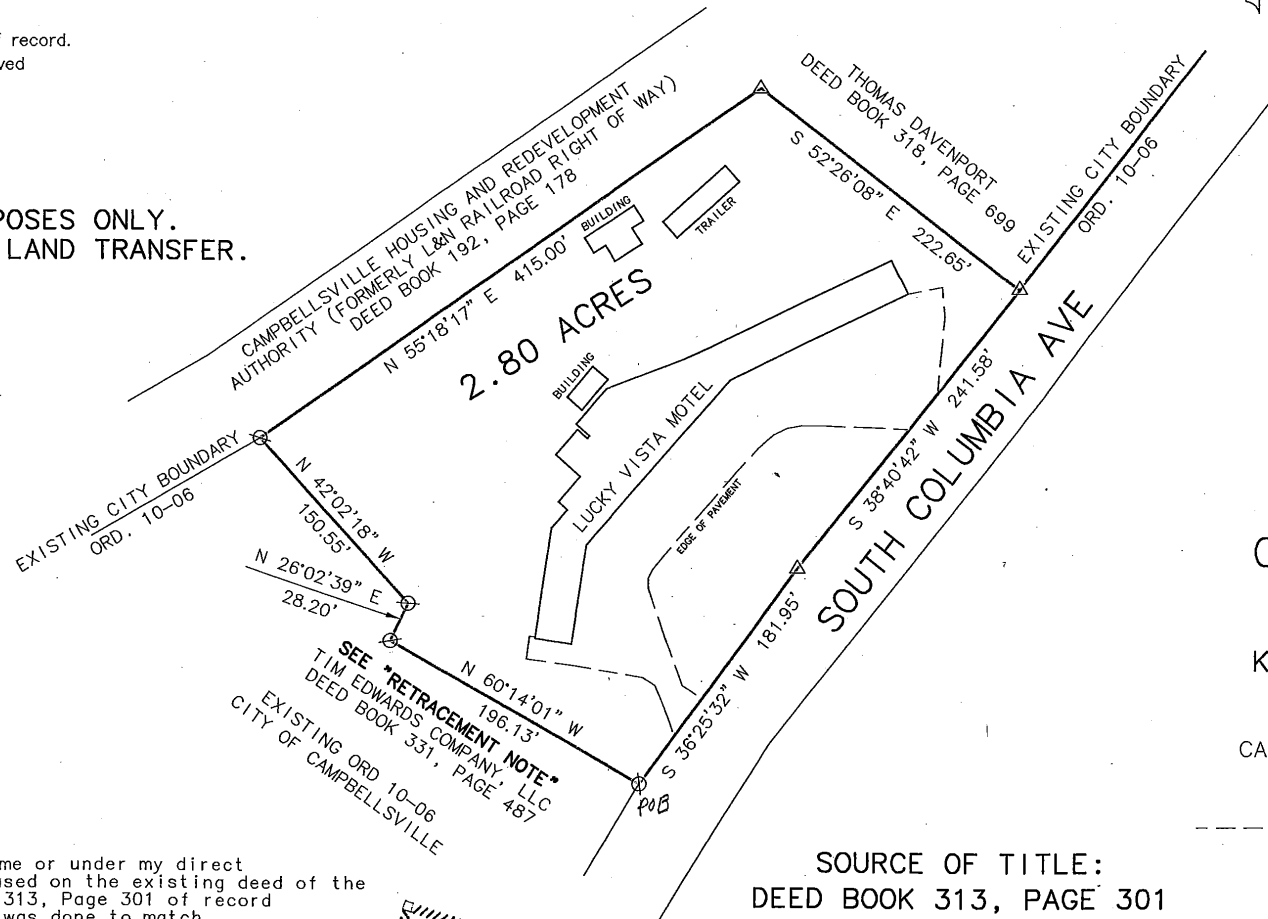
The West boundary line is based on a recent survey of the Tim Edwards Company, LLC property (Deed Book 331, Page 487). The proposed property to be annexed into the city was rotated to match the north right of way of South Columbia Avenue.

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 September 17, 2021.

NOTE:

THIS PLAT IS FOR ANNEXATION PURPOSES ONLY.
THIS PLAT IS NOT TO BE USED FOR LAND TRANSFER.



CERTIFICATION

I hereby certify that this plat was prepared by me or under my direct supervision. The information shown hereon is based on the existing deed of the KY Development 14, LLC as recorded in Deed Book 313, Page 301 of record in the Taylor County Clerk's office. Field work was done to match the recent survey of the Tim Edwards Company, LLC property.

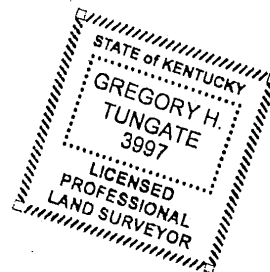
This plat is not a new survey and is not to be used for land transfer. This plat is for annexation purposes only.

Gregory H. Tungate, Surveyor
Kentucky #3997

DATE

Surveyor's Note:

This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements, appurtenant easements or any other facts that an accurate and current title search may disclose.



SOURCE OF TITLE:
DEED BOOK 313, PAGE 301

ORDINANCE

ANNEXATION
(NOT FOR LAND TRANSFER)

KY DEVELOPMENT 14, LLC
PROPERTY
1409 SOUTH COLUMBIA AVE
CAMPBELLVILLE, KY 40301
TAYLOR COUNTY
PVA#:

OWNED BY

KY DEVELOPMENT 14, LLC
315 US 31
GREENWOOD, KY 40301

SCALE: 1 INCH = 100 FEET

0 50 100

GRAPHIC SCALE

DATE OF PLAT: DEC 6, 2021
PREPARED BY:

MILLER, TUNGATE LAND SURVEYING, LLC
202 BROOKS AVE
CAMPBELLVILLE, KY 40301
PHONE: (270) 222-6666