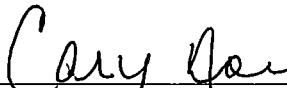


**CERTIFICATION  
KRS 81A.470 FILINGS**

I certify I am the duly qualified City Clerk of the City of Campbellsville, Kentucky, and the foregoing Ordinance dated March 21st, 2022 is a true, correct and complete copy as duly adopted by the City Council at a duly convened meeting held on March 21st, 2022, all as appears in the official records of said City.

WITNESS, my hand and seal, this 21st day of March, 2022.

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

SEAL

RECEIVED AND FILED  
DATE April 7, 2022  
\_\_\_\_\_  
\_\_\_\_\_  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kandie Adkins

## **ORDINANCE NO. 22-04**

### **AN ORDINANCE ANNEXING INTO THE BOUNDARIES OF THE CITY OF CAMPBELLSVILLE, KENTUCKY, A CERTAIN TRACT OR PARCEL OF LAND LYING IN TAYLOR COUNTY BELONGING TO NEWCOMB OIL COMPANY, LLC, LOCATED AT HIGHWAY 55 CAMPBELLSVILLE, KENTUCKY.**

The City of Campbellsville has received a written request (consent) for annexation of the property described below from Newcomb Oil Company, LLC, 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 Newcomb Oil Company, LLC, 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 CAMPBELLSVILLE, 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.

#### **Tract B of the Newcomb Oil Co., LLC property**

Description of a **2.01 Ac.** parcel of land lying on the headwaters of Meadow Creek, State of Kentucky, County of Taylor and located on the west side and adjacent to KY 55 (New Columbia Road), said KY 55 being in the City of Campbellsville per ordinance #08-03. This Description encompasses the property of Newcomb Oil Company, LLC. (DB 333, PG 667) and also shown as Tract B on the plat titled "Plat Depicting Annexation of Newcomb Oil Company Property, KY HWY 55 City of Campbellsville".

The bearings and distances stated herein are referenced to Grid North, Kentucky Single Zone (KY1600) as determined by GPS observations.

BEGINNING at a point on the west side of KY HWY 55 approximately 90' westerly of the centerline of same, said point being a common corner to Newcomb

Oil Co., LLC (DB 332; PG 647) and having the Kentucky State Plane Coordinate per KY Single Zone (KY1600) of N: 3,636,235.08 E: 5,035,895.86; THENCE along the R/W of said highway, also being the current boundary of the City of Campbellsville (Ordinance #08-03), S06°27'44"E, 260.74' to a point, a corner common to Tommy Greene, Jr. (DB 322; PG 535); THENCE with the Greene line, an Un-incorporated area of Taylor County, S49°46'34"W, 333.23' to a point, a corner common to Tract A of Wilson Properties of Campbellsville, LLC (DB 326; PG 580); THENCE with said Tract A, an Un-incorporated area of Taylor County, N39°28'57"W, 216.02' to a point, a corner common to said Newcomb Oil Co.; THENCE with the Newcomb Oil Co line, an Un-incorporated area of Taylor County, N49°41'03"E, 475.34' to The POINT OF BEGINNING and Containing 2.01 acres, more or less, as shown by plat by Nathan King, PLS #3831, with KWM Engineering & Land Surveying, on January 13, 2022 and titled "Plat Depicting Annexation of Newcomb Oil Company Property, KY HWY 55 City of Campbellsville".

**Tract 1 of the Newcomb Oil Co., LLC property**

Description of a **8.56 Ac.** parcel of land lying on the headwaters of Meadow Creek, State of Kentucky, County of Taylor and located on the west side and adjacent to KY 55 (New Columbia Road), said KY 55 being in the City of Campbellsville per ordinance #08-03. This Description encompasses the property of Newcomb Oil Company, LLC. (DB 332, PG 647) and also shown as Tract 1 on the plat titled "Plat Depicting Annexation of Newcomb Oil Company Property, KY HWY 55 City of Campbellsville".

The bearings and distances stated herein are referenced to Grid North, Kentucky Single Zone (KY1600) as determined by GPS observations.

BEGINNING at a point on the west side of KY HWY 55 approximately 90' westerly of the centerline of same, said point being a common corner to Newcomb Oil Co., LLC (DB 333: PG 667) and having the Kentucky State Plane Coordinate per KY Single Zone (KY1600) of N: 3,636,235.08 E: 5,035,895.86; THENCE with the Newcomb Oil Company property, an Un-incorporated area of Taylor County, S49°41'03"W, 475.34' to a point, a corner common to Tract A of Wilson Properties of Campbellsville, LLC (DB 326; PG 580); THENCE with said Tract A, an Un-incorporated area of Taylor County, S49°41'03"W, 71.25' to point, a corner common to Matthew & Natasha Nall (DB 316; PG 217); THENCE with the Nall line, an Un-incorporated area of Taylor County, N48°05'13"W, 200.05' to point; THENCE with same, S49°38'44"W, 149.99' point in the R/W of KY Hwy 1625; THENCE with said highway, Un-incorporated area of Taylor County, N47°54'59"W, 30.10' to point; THENCE with same, N47°48'29"W, 231.14' to a point, a corner common to Clifton & Peggy Aaron (DB 186: PG 730); THENCE with the Aaron line, Un-incorporated area of Taylor County, N49°40'56"E, 643.03'

to point, a corner common to Valco, Inc. (DB 184; PG 595 & DB 184; PG 821): THENCE with the Valco line. Un-incorporated area of Taylor County, N49°36'00"E, 378.69' to point; THENCE with same, N49°39'10"E, 42.29' to a point in the R/W of said KY HWY 55. THENCE with said highway, also being the current boundary of the City of Campbellsville (Ordinance #08-03), S06°30'17"E, 275.37' to a point; THENCE with same, S06°33'07"E, 275.36' to The POINT OF BEGINNING and Containing 8.56 acres, more or less, as shown by plat by Nathan King, PLS #3831, with KWM Engineering & Land Surveying, on January 13, 2022 and titled "Plat Depicting Annexation of Newcomb Oil Company Property. KY HWY 55 City of Campbellsville".

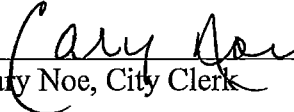
**Plat Attached**

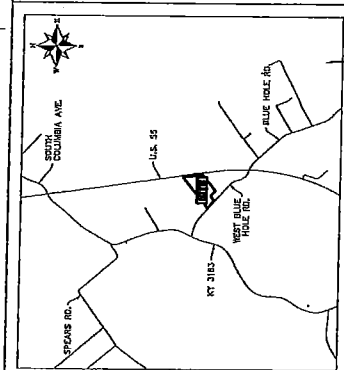
This Ordinance is sponsored by council member David Nunery. The property annexed hereby shall be zoned as B-2.

This ordinance was introduced and given a first reading and passage at a regular meeting of the City Council held on the 22<sup>nd</sup> day of February, 2022; it received its second reading, passage and became effective at a regular meeting of the City Council held on the 21 day of March, 2022.

ATTEST:

  
Diane Ford-Benningfield, Mayor

  
Cary Noe, City Clerk

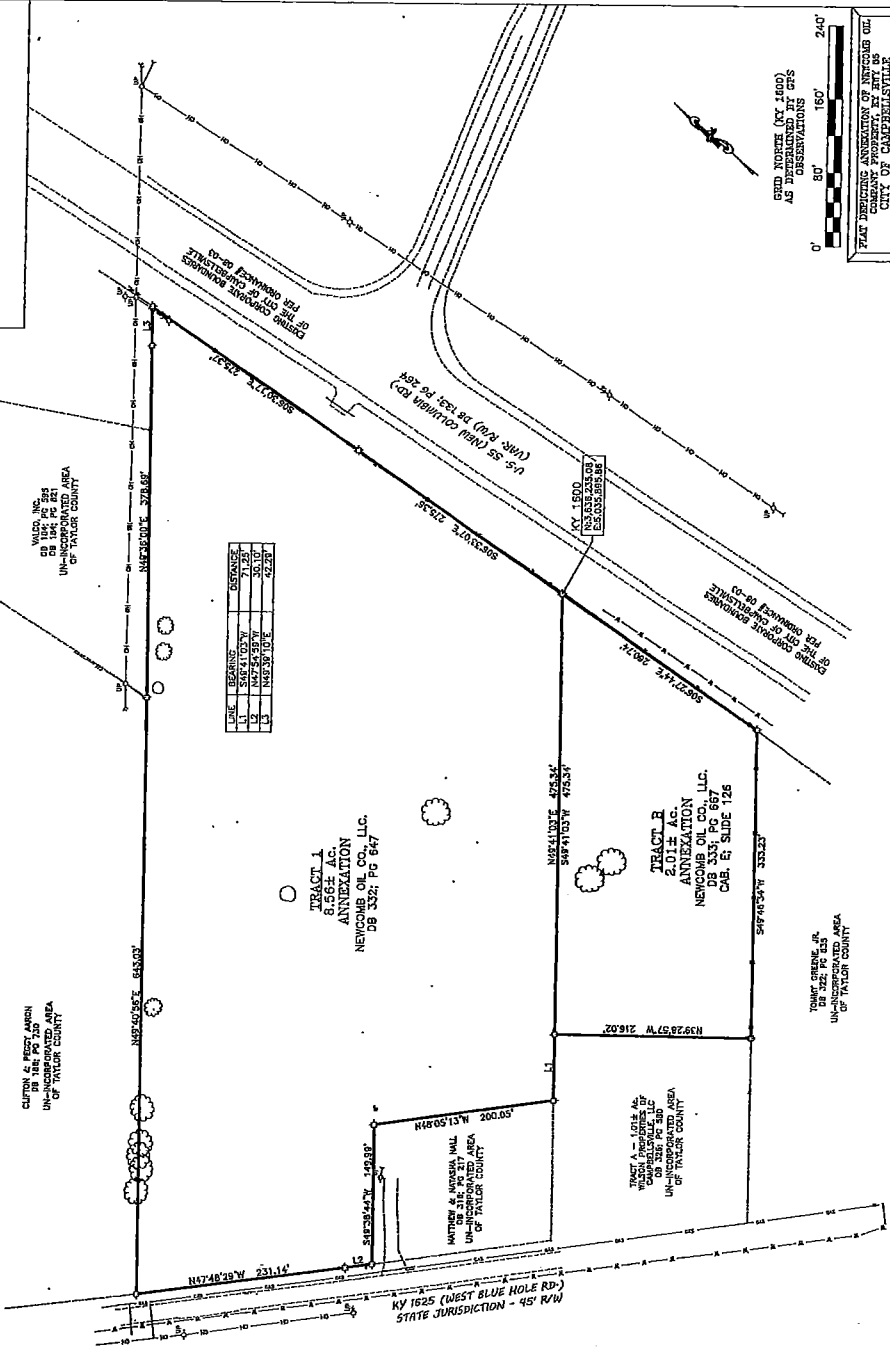


# VICINITY MAP N.T.S.

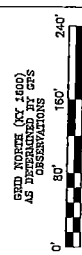
- SURVEY LEGEND**
- = PROPERTY CORNER
  - = ANNEXATION LINES
  - = ADJACENT PROPERTY BOUNDARIES

ANNEXATION PLAT: THIS IS NOT A BOUNDARY SURVEY

**NOTE:**  
The purpose of this Annexation Ordinance is to Annex the following two tracts in the name of Newcomb Oil Company, LLC:  
Tract 1: 8.58 Ac. as recorded in Deed Book 332, Page 847.  
Tract 2: 2.008 Ac. as recorded in Deed Book 333, Page 867. Tract 3 of Plat Cabinet 2, Slide 138.



LINE	BEARING	DISTANCE
1	S84°10'30"W	71.25'
2	N42°30'10"E	42.39'



GRID NORTH (NAD 83)  
AS DETERMINED BY GPS  
OBSERVATIONS

**STATE ENGINEERING ASSOCIATION OF MISSISSIPPI**  
MEMBER  
TAYLOR COUNTY ENGINEER  
TAYLOR COUNTY, MISSISSIPPI

**REGISTERED PROFESSIONAL ENGINEER**  
STATE OF MISSISSIPPI  
No. 10000  
Exp. 12/31/2022

**REGISTERED PROFESSIONAL SURVEYOR**  
STATE OF MISSISSIPPI  
No. 10000  
Exp. 12/31/2022



**SURVEYOR'S CERTIFICATE**  
I, **DAVID L. HARRIS**, a duly Licensed Professional Engineer and Professional Surveyor, do hereby certify that the foregoing plat is a true and correct representation of the survey conducted by me or under my direct supervision, and that the same conforms to the requirements of the laws of the State of Mississippi. This certificate is given in full faith and belief that the survey was conducted in accordance with the laws of the State of Mississippi and the rules and regulations of the State Board of Engineering and Surveying. Witness my hand and the seal of my office this 1st day of January, 2022.

**DAVID L. HARRIS**  
Professional Engineer and Surveyor  
No. 10000  
Exp. 12/31/2022



September 14<sup>th</sup>, 2021

City of Campbellsville,

We, the Newcomb Oil Co., LLC, are requesting that our two properties located at 1995 New Columbia Road in Campbellsville, KY be voluntarily annexed into the City of Campbellsville. We plan to combine the two properties in order to build and operate a new FiveStar convenience store at this location. We also plan to build a new road at the intersection of the New Columbia Rd and the currently under construction Campbellsville Bypass (as shown on the accompanying drawings). This new road will serve the new FiveStar, along with several outlots which uses will be determined in the future. It is our intention to be annexed into the City of Campbellsville so that our properties will have access to city sanitary sewer, city water, and will have the ability to sell alcohol which is typical of other FiveStar's in the region. The FiveStar convenience store we plan to build will have a men's and women's restroom, which combined will include 3 toilets and 2 urinals. The occupancy load of our proposed new FiveStar will be 83 and the structure will be approximately 5,000 sqft. The exterior material of the structure will be brick. If there are any questions, please give Brad Miles a call at 502-373-7289.

Thanks,

J. L. Newcomb, Jr., President

**DIANE FORD-  
BENNINGFIELD**  
MAYOR

Phone: 270-465-7011

Fax: 270-789-0251

**CARY C. NOE**

CITY CLERK



City of Campbellsville  
CITY HALL - 110 SO. COLUMBIA AVE. SUITE B  
CAMPBELLSVILLE, KY 42718

13 December 2021

Mayor Diane Ford-Benningfield  
City of Campbellsville  
110 S. Columbia Avenue Suite B  
Campbellsville, Kentucky 42718

Dear Mayor Benningfield:

In request of annexation into the boundaries of the City of Campbellsville for property being located at 1995 New Columbia Road Campbellsville, in Taylor County, Kentucky, described as follows:

**Annexation of Tract 1 of the Newcomb Oil Co., LLC property**

Description of a **8.56 Ac.** parcel of land lying on the headwaters of Meadow Creek, State of Kentucky, County of Taylor and located on the west side and adjacent to KY 55 (New Columbia Road), said KY 55 being in the City of Campbellsville per ordinance #08-03. This Description encompasses the property of Newcomb Oil Company, LLC. (DB 332, PG 647) and also shown as Tract 1 on the plat titled "Plat Depicting Annexation of Newcomb Oil Company Property, KY HWY 55 City of Campbellsville".

The bearings and distances stated herein are referenced to Grid North, Kentucky Single Zone (KY1600) as determined by GPS observations.

BEGINNING at a point on the west side of KY HWY 55 approximately 90' westerly of the centerline of same, said point being a common corner to Newcomb Oil Co., LLC (DB 333; PG 667) and having the Kentucky State Plane Coordinate per KY Single Zone (KY1600) of N: 3,636,235.08 E: 5,035,895.86; THENCE with the Newcomb Oil Company property, an Un-incorporated area of Taylor County, **S49°41'03"W, 475.34'** to a point, a corner common to Tract A of Wilson Properties of Campbellsville, LLC (DB 326; PG 580); THENCE with said Tract A, an Un-incorporated area of Taylor County, **S49°41'03"W, 71.25'** to point, a corner common to Matthew & Natasha Nall (DB 316; PG 217); THENCE with the Nall line, an Un-incorporated area of Taylor County, **N48°05'13"W, 200.05'** to point; THENCE with same, **S49°38'44"W, 149.99'** point in the R/W of KY Hwy 1625; THENCE with said highway, Un-incorporated area of Taylor County, **N47°54'59"W, 30.10'** to point; THENCE with same, **N47°48'29"W, 231.14'**



to a point, a comer common to Clifton & Peggy Aaron (DB 186; PG 730); THENCE with the Aaron line, Un-incorporated area of Taylor County, N49°40'56"E, 643.03' to point, a comer common to Valeo, Inc. (DB 184; PG 595 & DB 184; PG 821); THENCE with the Valeo line, Un-incorporated area of Taylor County, N49°36'00"E, 378.69' to point; THENCE with same, N49°39'10"E, 42.29' to a point in the R/W of said KY HWY 55; THENCE with said highway, also being the current boundary of the City of Campbellsville (Ordinance #08-03), S06°30'17"E, 275.37' to a point;

THENCE with same, S06°33'07"E, 275.36' to The POINT OF BEGINNING and Containing 8.56 acres, more

or less, as shown by plat by Nathan King, PLS #3831, with KWM Engineering & Land Surveying, on January 13, 2022 and titled "Plat Depicting Annexation of Newcomb Oil Company Property, KY HWY 55 City of Campbellsville".

### **Annexation of Tract B of the Newcomb Oil Co., LLC property**

Description of a **2.01 Ac.** parcel of land lying on the headwaters of Meadow Creek, State of Kentucky, County of Taylor and located on the west side and adjacent to KY 55 (New Columbia Road), said KY 55 being in the City of Campbellsville per ordinance #08-03. This Description encompasses the property of Newcomb Oil Company, LLC. (DB 333, PG 667) and also shown as Tract Bon the plat titled "Plat Depicting Annexation of Newcomb Oil Company Property, KY HWY 55 City of Campbellsville".

The bearings and distances stated herein are referenced to Grid North, Kentucky Single Zone (KY1600) as determined by GPS observations.

BEGINNING at a point on the west side of KY HWY 55 approximately 90' westerly of the centerline of same, said point being a common comer to Newcomb Oil Co., LLC (DB 332; PG 647) and having the Kentucky State Plane Coordinate per KY Single Zone (KY1600) of N: 3,636,235.08 E: 5,035,895.86; THENCE along the R/W of said highway, also being the current boundary of the City of Campbellsville (Ordinance #08-03), S06°27'44"E, 260.74' to a point, a comer common to Tommy Greene, Jr. (DB 322; PG 535); THENCE with the Greene line, an Un-incorporated area of Taylor County, S49°46'34"W, 333.23' to a point, a comer common to Tract A of Wilson Properties of Campbellsville, LLC (DB 326; PG 580); THENCE with said Tract A, an Un-incorporated area of Taylor County, N39°28'57"W, 216.02' to a point, a comer common to said Newcomb Oil Co.; THENCE with the Newcomb Oil Co line, an Un-incorporated area of Taylor County, N49°41'03"E, 475.34' to The POINT OF BEGINNING and Containing 2.01 acres, more or less, as shown by plat by Nathan King, PLS #3831, with KWM Engineering & Land Surveying, on January 13, 2022 and titled "Plat Depicting Annexation of Newcomb Oil Company Property, KY HWY 55 City of Campbellsville".



Hearing this request on Tuesday, September 28, 2021, The Campbellsville Planning & Zoning Commission recommends to the members of the Campbellsville City Council that the above mentioned property located at 1995 New Columbia Road 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 465-7011 ext. 4303.

Respectfully,



Allen Crabtree  
Administrator,  
Campbellsville Planning & Zoning Commission



# KWM

## ENGINEERING & SURVEYING, LLC

335 N. WOODLAWN AVE., LEBANON, KY 40033

BUSINESS: (270) 692-0089

MOBILE: (270) 590-4603

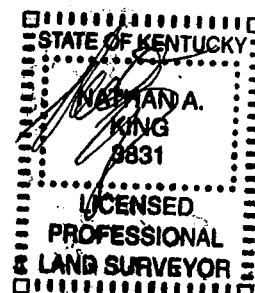
nathan@mykwm.net

### Annexation of Tract 1 of the Newcomb Oil Co., LLC property

Description of a **8.56 Ac.** parcel of land lying on the headwaters of Meadow Creek, State of Kentucky, County of Taylor and located on the west side and adjacent to KY 55 (New Columbia Road), said KY 55 being in the City of Campbellsville per ordinance #08-03. This Description encompasses the property of Newcomb Oil Company, LLC. (DB 332, PG 647) and also shown as Tract 1 on the plat titled "Plat Depicting Annexation of Newcomb Oil Company Property, KY HWY 55 City of Campbellsville".

The bearings and distances stated herein are referenced to Grid North, Kentucky Single Zone (KY1600) as determined by GPS observations.

BEGINNING at a point on the west side of KY HWY 55 approximately 90' westerly of the centerline of same, said point being a common corner to Newcomb Oil Co., LLC (DB 333; PG 667) and having the Kentucky State Plane Coordinate per KY Single Zone (KY1600) of N: 3,636,235.08 E: 5,035,895.86; THENCE with the Newcomb Oil Company property, an Un-incorporated area of Taylor County, S49°41'03"W, 475.34' to a point, a corner common to Tract A of Wilson Properties of Campbellsville, LLC (DB 326; PG 580); THENCE with said Tract A, an Un-incorporated area of Taylor County, S49°41'03"W, 71.25' to point, a corner common to Matthew & Natasha Nall (DB 316; PG 217); THENCE with the Nall line, an Un-incorporated area of Taylor County, N48°05'13"W, 200.05' to point; THENCE with same, S49°38'44"W, 149.99' point in the R/W of KY Hwy 1625; THENCE with said highway, Un-incorporated area of Taylor County, N47°54'59"W, 30.10' to point; THENCE with same, N47°48'29"W, 231.14' to a point, a corner common to Clifton & Peggy Aaron (DB 186; PG 730); THENCE with the Aaron line, Un-incorporated area of Taylor County, N49°40'56"E, 643.03' to point, a corner common to Valco, Inc. (DB 184; PG 595 & DB 184; PG 821); THENCE with the Valco line, Un-incorporated area of Taylor County, N49°36'00"E, 378.69' to point; THENCE with same, N49°39'10"E, 42.29' to a point in the R/W of said KY HWY 55; THENCE with said highway, also being the current boundary of the City of Campbellsville (Ordinance #08-03), S06°30'17"E, 275.37' to a point; THENCE with same, S06°33'07"E, 275.36' to The POINT OF BEGINNING and Containing 8.56 acres, more or less, as shown by plat by Nathan King, PLS #3831, with KWM Engineering & Land Surveying, on January 13, 2022 and titled "Plat Depicting Annexation of Newcomb Oil Company Property, KY HWY 55 City of Campbellsville".



# KWM

## ENGINEERING & SURVEYING, LLC

335 N. WOODLAWN AVE., LEBANON, KY 40033

BUSINESS: (270) 692-0089

MOBILE: (270) 590-4603

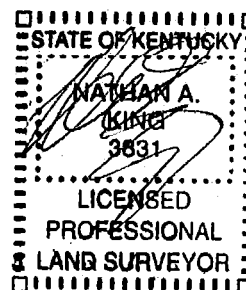
nathan@mykwm.net

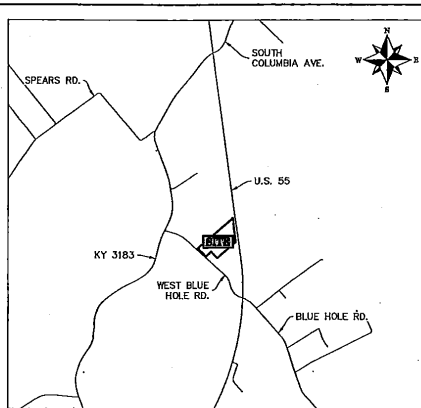
### Annexation of Tract B of the Newcomb Oil Co., LLC property

Description of a **2.01 Ac.** parcel of land lying on the headwaters of Meadow Creek, State of Kentucky, County of Taylor and located on the west side and adjacent to KY 55 (New Columbia Road), said KY 55 being in the City of Campbellsville per ordinance #08-03. This Description encompasses the property of Newcomb Oil Company, LLC. (DB 333, PG 667) and also shown as Tract B on the plat titled "Plat Depicting Annexation of Newcomb Oil Company Property, KY HWY 55 City of Campbellsville".

The bearings and distances stated herein are referenced to Grid North, Kentucky Single Zone (KY1600) as determined by GPS observations.

BEGINNING at a point on the west side of KY HWY 55 approximately 90' westerly of the centerline of same, said point being a common corner to Newcomb Oil Co., LLC (DB 332; PG 647) and having the Kentucky State Plane Coordinate per KY Single Zone (KY1600) of N: 3,636,235.08 E: 5,035,895.86; THENCE along the R/W of said highway, also being the current boundary of the City of Campbellsville (Ordinance #08-03), **S06°27'44"E, 260.74'** to a point, a corner common to Tommy Greene, Jr. (DB 322; PG 535); THENCE with the Greene line, an Un-incorporated area of Taylor County, **S49°46'34"W, 333.23'** to a point, a corner common to Tract A of Wilson Properties of Campbellsville, LLC (DB 326; PG 580); THENCE with said Tract A, an Un-incorporated area of Taylor County, **N39°28'57"W, 216.02'** to a point, a corner common to said Newcomb Oil Co.; THENCE with the Newcomb Oil Co line, an Un-incorporated area of Taylor County, **N49°41'03"E, 475.34'** to The POINT OF BEGINNING and Containing 2.01 acres, more or less, as shown by plat by Nathan King, PLS #3831, with KWM Engineering & Land Surveying, on January 13, 2022 and titled "Plat Depicting Annexation of Newcomb Oil Company Property, KY HWY 55 City of Campbellsville".





## VICINITY MAP N.T.S.

### SURVEY LEGEND

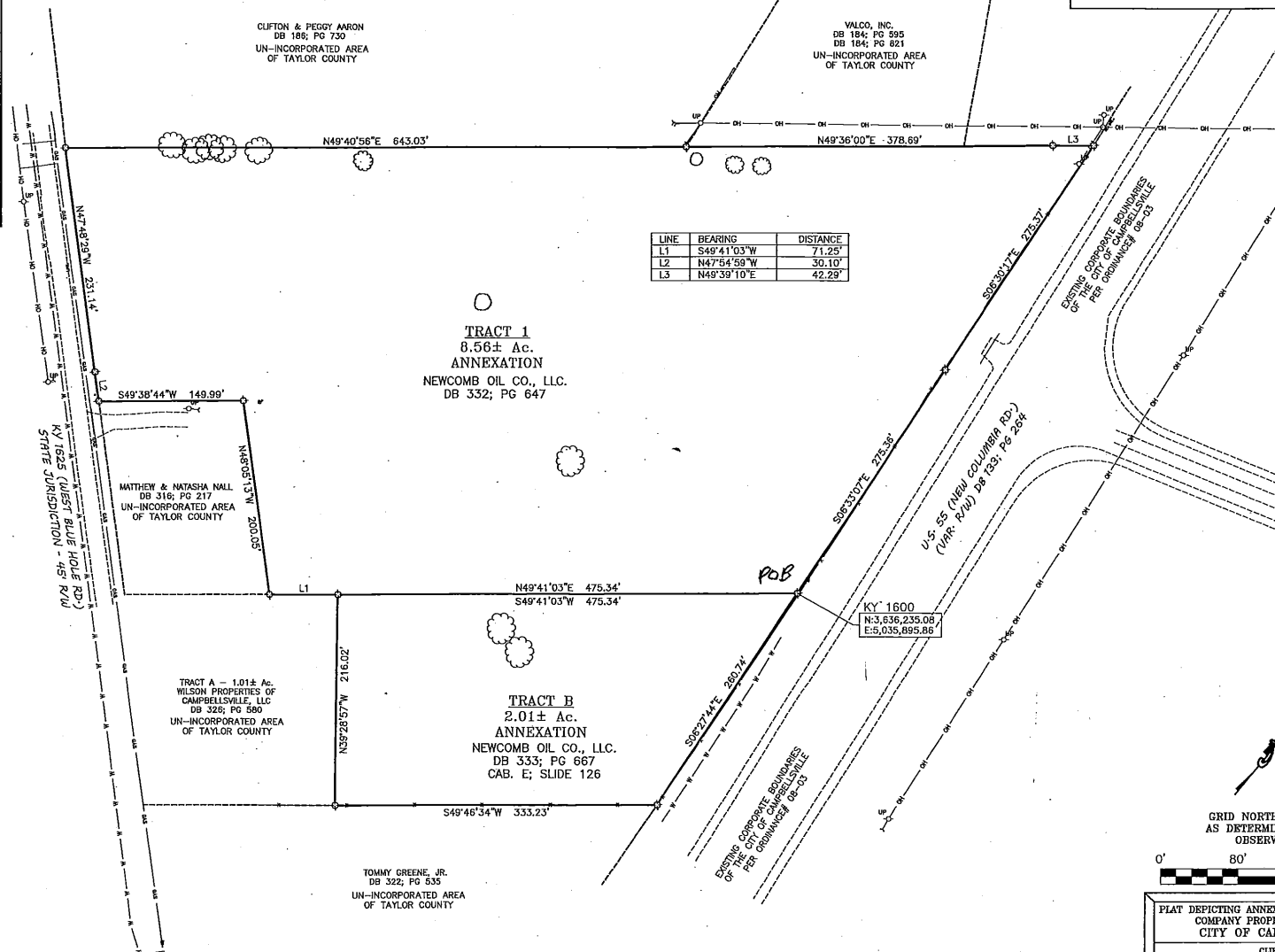
- XX = PROPERTY CORNER
- = ANNEXATION LINES
- - - = ADJACENT PROPERTY BOUNDARIES

ANNEXATION PLAT: THIS IS NOT A BOUNDARY SURVEY

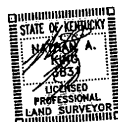
NOTE:  
The Purpose of this Annexation is to Annex the following the name of Newcomb Oil

Tract 1: 8.56 Ac. as recorded in Book 332, Page 647.

Tract B: 2.008 Ac. as recorded in Book 333, Page 667. Tract Cabinet E, Slide 126.



**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE PARCELS TO BE ANNEXED TO THE CORPORATE LIMITS OF THE CITY OF CAMPBELLVILLE, KENTUCKY. FURTHER CERTIFY THAT THIS MAP WAS PREPARED BY ME OR BY PERSONS UNDER MY DIRECT PERSONAL SUPERVISION. THIS IS NOT A BOUNDARY SURVEY AND THE BOUNDARY LINES SHOWN HEREON WERE DERIVED BY A COMBINATION OF FIELD WORK, DEEDS OF RECORD (NOTED HEREON), AND RECENT PROPERTY SURVEYS. THE BEARINGS & DISTANCES SHOWN HEREON ARE BASED ON THE KENTUCKY STATE PLANE COORDINATE SYSTEM, KY SINGLE ZONE (KY1600).



GRID NORTH  
AS DETERMINED  
OBSERVATION

0' 80'

PLAT DEPICTING ANNEXATION  
COMPANY PROPERTY  
CITY OF CAMPBELLVILLE

CITY  
NEWCOMB OIL  
851 WYER  
BARDSTOWN,  
TAYLOR COUNTY

**KW**  
HAND  
SURVEYING  
NATHAN KING  
P.L.S. 3681  
855 WYER AVE.  
BARDSTOWN  
KY 40004

PROJECT: TAYLOR CO/2021/NEWCOMB OIL COMPANY  
SCALE: 1" = 80'  
INCH=FEET  
TOTAL AREA: 1.01  
AC.±