

ORDINANCE NO. 11 - 10

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 BETTY JO BEARD

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 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.

That portion of the 30 3/4 acre tract of Elizabeth Sanders' Commissioner's Deed Book 6, Page 186, Taylor County, Kentucky, that lies on the north side of US 68: Beginning at a stake at the south right of way line of Old Greensburg Road and corner to another tract of Sanders (Rucker tract); thence with said Rucker tract being partially fenced S 25 degrees 30 minutes W 287 feet to a stone and S 30 degrees 30 minutes W 662 feet to a point in an existing right of way fence for US 68 and corner to Bible Baptist Church; thence with said right of way fence N 85 degrees E 115 feet; N 63 degrees 30 minutes E 305 feet; N 71 degrees 30 minutes E 190 feet; N 75 degrees E 130 feet; N 82 degrees E 260 feet; N 87 degrees 30 minutes E 84 feet and N 47 degrees E 106 feet to steel post corner to Union Underwear; thence with Union Underwear N 40 degrees E 72 feet to stake at the south right of way line of Old Greensburg Road; thence with said right of way containing 9.40 acres by this description prepared from an actual survey conducted on October 24, 1987, by B.R. Edelen, RLS #1782.

However, the above described real estate is subject to a sewer easement in favor of the City of Campbellsville, Kentucky, dated June 15, 1981 and found of record in Miscellaneous Book 15, Page 532, records of the Taylor County Court Clerk's Office, Kentucky.

Being the same property conveyed to Betty Jo Beard from Gaddie-Shamrock, Inc., now Gaddie Shamrock, LLC, by deed, dated July 26, 2000 and recorded in Deed Book 229, Page 544, Taylor County Clerk's Office, Campbellsville, Kentucky.

**CERTIFICATION
KRS 81A.470 FILINGS**

I certify I am the duly qualified City Clerk of the City of Campbellsville, Kentucky, and the foregoing Ordinance #11 – 10 dated November 7th, 2011, is a true, correct and complete copy duly adopted by the City Council at a duly convened meeting held on November 7th, 2011, all as appears in the official records of said City.

WITNESS, my hand and seal, this 17 day of November, 2011.

Cary C. Noe
Cary C. Noe, City Clerk

SEAL

RECEIVED AND FILED
DATE November 18, 2011

ELAINE N. WALKER
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Harlie Adkins



Arnold Consulting Engineering Services, Inc.

P.O. Box 1338
Bowling Green, KY 42101

1136 South Park Drive, Suite 201
Bowling Green, KY 42103

Phone (270)780-9445
Fax (270)780-9873

September 21, 2011

Tony Young
Mayor
City of Campbellsville
110 South Columbia Ave, Suite B
Campbellsville, KY 42718

RE: Annexation of the Betty Jo Beard Property

Mr. Young:

I, Betty Jo Beard, wish to voluntarily annex my property, located between US Highway 68-80 (Greensburg Road) and Old Greensburg Road, recorded in Deed Book 299 Page 544 in the office of the Taylor County Court Clerk. The intended use of the property is commercial/retail and will include water and sewer connections for one restroom facility. The property is 9.23 acres and has a 4,500 sq ft, pre-engineered metal building with an occupancy of 10 persons. Thank you for considering my property for annexation.

Sincerely,

Betty Jo Beard

A handwritten signature in black ink that reads "Betty Jo Beard". The signature is written in a cursive, flowing style.



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

October 26, 2011

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

Dear Mayor Young:

In request of the annexation into the boundaries of the City of Campbellsville for property owned by Betty Jo Beard and being located off of US 68-80 - KY 70 - Greensburg Road, as found of record in Deed Book 299, Page 544, records of Taylor County Court Clerk's office. The Campbellsville Planning & Zoning Commission recommends that the property be zoned B-4 (Highway Business District).

Hearing this request on October 25, 2011, The Campbellsville Planning & Zoning Commission recommends to the members of the Campbellsville City Council that the above mentioned property being annexed into the Corporate limits of the City of Campbellsville be zoned B-4 (Highway Business District). The Commission feels that this zoning 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



Arnold Consulting Engineering Services, Inc.

P.O. Box 1338
Bowling Green, KY 42101

1136 South Park Drive, Suite 201
Bowling Green, KY 42103

Phone (270)780-9445
Fax (270)780-9873

Legal Description

A certain tract of land lying in Taylor County, Kentucky, being located in the community of Campbellsville; and being the property previously recorded in Deed Book 299 Page 544, and being more particularly described as follows:

The basis of the bearings for this legal description is based on grid north as established by Kentucky State Plane Coordinates. All iron pins set are 1/2"x18" iron pins with 1" yellow plastic cap stamped "J. Arnold PLS 2934".

Beginning at an iron pin set in the right of way of US Highway 68-80, KY Highway 70, the Greensburg Road. Said pin being set 120' from station 2+00 of the designed centerline per highway plans accepted May 29, 1963, with a master project ID of 16668 per the online project archives; and being a common corner to Lot 3 of the Betty Jo Beard property recorded in Deed Book 169 Page 293 and Plat Book 2 Page 57.

Thence, leaving the right of way of Greensburg Road and with the line of Beard the following two calls, N 27°32'57" E a distance of 650.73' to a planted stone.

Thence, N 22°32'57" E a distance of 298.35' to an iron pin set in the right of way of Old Greensburg Road (50' right of way).

Thence, leaving the line of Beard and with the right of way of Old Greensburg Road the following four calls, with a curve turning to the left, with an arc length of 210.00', with a radius of 1967.69', with a chord bearing of S 67°23'33" E, with a chord length of 209.90', to an iron pin set.

Thence, with a reverse curve turning to the right, with an arc length of 198.91', with a radius of 649.82', with a chord bearing of S 61°03'55" E, with a chord length of 198.13', to an iron pin set.

Thence, with a reverse curve turning to the left, with an arc length of 214.22', with a radius of 1580.31', with a chord bearing of S 56°54'21" E, with a chord length of 214.05', to an iron pin set.

Thence, S 60°13'17" E a distance of 154.65' to an iron pin set at the intersection of the right of ways of Greensburg Road and Old Greensburg Road.

Thence, leaving the right of way of Old Greensburg Road and with the right of way of Greensburg Road the following six calls, S 03°37'16" E a distance of 75.85' to an iron pin set.

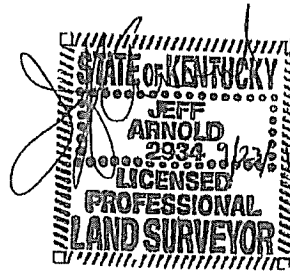
Thence, S 40°56'33" W a distance of 85.08' to an iron pin set.

Thence, with a spiral curve whose data is represented as $\Delta = 30^\circ 08' 31''$, $R = 1909.86'$, $\Delta c = 21^\circ 08' 31''$, $Dc = 3^\circ 00'$, $Ls = 300'$, $Ts = 664.75'$, $E = 70.00'$, $\Theta s = 4^\circ 30'$, $LT = 200.06$, $Lc = 704.73$, $ST = 100.04''$, whose chord is S 84°21'47" W a distance of 62.52' to an iron pin set.

Thence, with a curve turning to the left, with an arc length of 734.22', with a radius of 1989.86', with a chord bearing of S 72°57'03" W, with a chord length of 730.06', to an iron pin set.

Thence, with a spiral curve whose data is represented as $\Delta = 30^\circ 08' 31''$, $R = 1909.86'$, $\Delta c = 21^\circ 08' 31''$, $Dc = 3^\circ 00'$, $Ls = 300'$, $Ts = 664.75'$, $E = 70.00'$, $\Theta s = 4^\circ 30'$, $LT = 200.06$, $Lc = 704.73$, $ST = 100.04''$, whose chord is S 60°02'15" W a distance of 207.63' to an iron pin set

Thence, S 80°03'42" W a distance of 106.66' to the point of **Beginning**, containing 402,084 +/- square feet (9.23 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold PLS 2934 on August 1, 2011.



OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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