



Jennifer Thompson - City Clerk  
270-465-7011  
jennifer.thompson@campbellsville.us

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**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 20, 2025 is a true, correct and complete copy as duly adopted by the City Council at a duly convened meeting held on January 20, 2025, all as appears in the official records of said City.

WITNESS, my hand this 20<sup>th</sup> day of January, 2025.

  
\_\_\_\_\_  
Jennifer Thompson, City Clerk

**RECEIVED AND FILED**  
DATE March 18<sup>th</sup>  
2025  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY James Phillips

DENNIS  
BENNINGFIELD

MAYOR

JENNIFER  
THOMPSON

CITY CLERK

Phone: 270-465-7011  
Fax: 270-789-0251



City of Campbellsville  
CITY HALL – 110 SO. COLUMBIA AVE. SUITE B  
CAMPBELLVILLE, KY 42718

10 December 2024

Mayor Dennis Benningfield  
City of Campbellsville  
110 South 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 1200 New Columbia Road Campbellsville, in Taylor County, Kentucky described as follows:

**ORDINANCE NO: 24-15**

A certain tract of land located approximately 1.3 miles southwest of Downtown Campbellsville, being on the east side of Kentucky Highway 210 – New Columbia Road 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 July 28, 2021.

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

Beginning at a point in the east right of way of South Columbia Avenue, a corner of the Flex Space, LLC property (Deed Book 348, Page 358), being Ordinance 12-06 in the City of Campbellsville; thence with said Flex Space, LLC property and with the existing City of Campbellsville boundary South 71 degrees 52 minutes 58 seconds East 326.66 feet to an existing ½" iron pin, a corner of the Thomas Edwin Dowell II property (Deed Book 341, Page 471- Ordinance 12-06); thence with said Dowell property as follows: South 15 degrees 06 minutes 25 seconds West 292.95 feet; South 75 degrees 08 minutes 39 seconds West 461.49 feet to an existing iron pin and cap in the right of way of Kentucky Highway 210 (formerly Kentucky Highway 55); thence with said Kentucky Highway 210 and then with said South Columbia Avenue as follows: North 07 degrees 55 minutes 54 seconds West 139.05 feet; North 33 degrees 21 minutes 06 seconds East 177.70 feet; thence with a curve turning to the left with an arc length of 168.85 feet, with a radius of 537.47 feet, with a chord bearing of North 36 degrees 08 minutes 32 seconds



East, with a chord length of 168.15 feet; North 23 degrees 00 minutes 41 seconds East 87.75 feet to the beginning containing 3.757 acres according to Miller, Tungate Land Surveying, LLC December 5, 2024. This information is based on a field survey and deed of TARC Properties, LLC which is of record in Deed Book 289, Page 410 (Plat Cabinet B, Slide 4) 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.

Hearing this request on Tuesday, 26 November, 2024, The Campbellsville Planning & Zoning Commission recommends to the members of the Campbellsville City Council that the above mentioned property located at 1200 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 270-465-7011 ext. 4303.

Respectfully,

A handwritten signature in black ink, appearing to read 'Allen Crabtree', with a long horizontal line extending to the right.

Allen Crabtree  
Administrator,  
Campbellsville Planning & Zoning Commission

## **ORDINANCE NO. 24-15**

### **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 TARC PROPERTIES, LLC, LOCATED AT 1200 NEW COLUMBIA ROAD (KENTUCKY HIGHWAY 210 AND SOUTH COLUMBIA AVE) CAMPBELLVILLE, KENTUCKY.**

The City of Campbellsville has received a written request (consent) for annexation of the property described below from TARC Properties, 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 TARC Properties, 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 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.

A certain tract of land located approximately 1.3 miles southwest of Downtown Campbellsville, being on the east side of Kentucky Highway 210 – New Columbia Road in Taylor County, Kentucky, and being more particularly described as follows:

Beginning at a point in the east right of way of South Columbia Avenue, a corner of the Flex Space, LLC property (Deed Book 348, Page 358), being Ordinance 12-06 in the City of Campbellsville; thence with said Flex Space, LLC property and with the existing City of Campbellsville boundary South 71 degrees 52 minutes 58 seconds East 326.66 feet to an existing ½" iron pin, a corner of the Thomas Edwin Dowell II property (Deed Book 341, Page 471-Ordinance 12-06); thence with said Dowell property as follows: South 15 degrees 06 minutes 25 seconds West 292.95 feet; South 75 degrees 08 minutes 39 seconds West 461.49 feet to an existing iron pin and cap in the right of way of Kentucky Highway 210 (formerly Kentucky Highway 55); thence with said Kentucky Highway 210 and then with said South

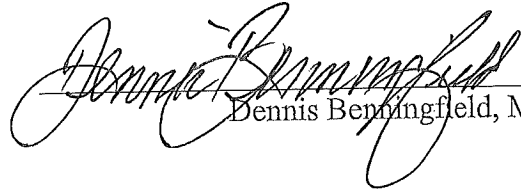
Columbia Avenue as follows: North 07 degrees 55 minutes 54 seconds West 139.05 feet; North 33 degrees 21 minutes 06 seconds East 177.70 feet; thence with a curve turning to the left with an arc length of 168.85 feet, with a radius of 537.47 feet, with a chord bearing of North 36 degrees 08 minutes 32 seconds East, with a chord length of 168.15 feet; North 23 degrees 00 minutes 41 seconds East 87.75 feet to the beginning containing 3.757 acres according to Miller, Tungate Land Surveying, LLC December 5, 2024. This information is based on a field survey and deed of TARC Properties, LLC which is of record in Deed Book 289, Page 410 (Plat Cabinet B, Slide 4) 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.

This Ordinance is sponsored by council member Heather Wise. 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 16<sup>th</sup> day of December, 2024; it received its second reading, passage and became effective at a regular meeting of the City Council held on the 20<sup>th</sup> day of January, 2025.

ATTEST:

  
Dennis Benningfield, Mayor

  
Jennifer Thompson, City Clerk

ANNEXATION DESCRIPTION FOR  
TARC PROPERTIES, LLC  
1200 NEW COLUMBIA ROAD  
(KENTUCKY HIGHWAY 210 AND SOUTH COLUMBIA AVE)  
TAYLOR COUNTY  
CAMPBELLSVILLE, KENTUCKY

ORDINANCE NO: 24-15

A certain tract of land located approximately 1.3 miles southwest of Downtown Campbellsville, being on the east side of Kentucky Highway 210 – New Columbia Road 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 July 28, 2021.

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

Beginning at a point in the east right of way of South Columbia Avenue, a corner of the Flex Space, LLC property (Deed Book 348, Page 358), being Ordinance 12-06 in the City of Campbellsville; thence with said Flex Space, LLC property and with the existing City of Campbellsville boundary South 71 degrees 52 minutes 58 seconds East 326.63 feet to an existing ½" iron pin, a corner of the Thomas Edwin Dowell II property (Deed Book 341, Page 471-Ordinance 12-06); thence with said Dowell property as follows: South 15 degrees 06 minutes 25 seconds West 292.95 feet; South 75 degrees 08 minutes 39 seconds West 461.49 feet to an existing iron pin and cap in the right of way of Kentucky Highway 210 (formerly Kentucky Highway 55); thence with said Kentucky Highway 210 and then with said South Columbia Avenue as follows: North 07 degrees 55 minutes 54 seconds West 139.05 feet; North 33 degrees 21 minutes 06 seconds East 177.70 feet; thence with a curve turning to the left with an arc length of 168.85 feet, with a radius of 537.47 feet, with a chord bearing of North 36 degrees 08 minutes 32 seconds East, with a chord length of 168.15 feet; North 23 degrees 00 minutes 41 seconds East 87.75 feet to the beginning containing 3.757 acres according to Miller, Tungate Land Surveying, LLC December 5, 2024. This information is based on a field survey and deed of TARC Properties, LLC which is of record in Deed Book 289, Page 410 (Plat Cabinet B, Slide 4) in the Taylor County Clerk's office.

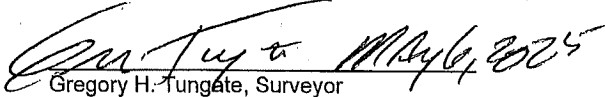
The above described property is subject to all right-of-ways and easements, whether implied or of record.

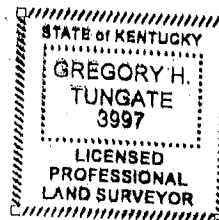
**GPS NOTE:**

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 PLS #3997  
Job #: 133CS24

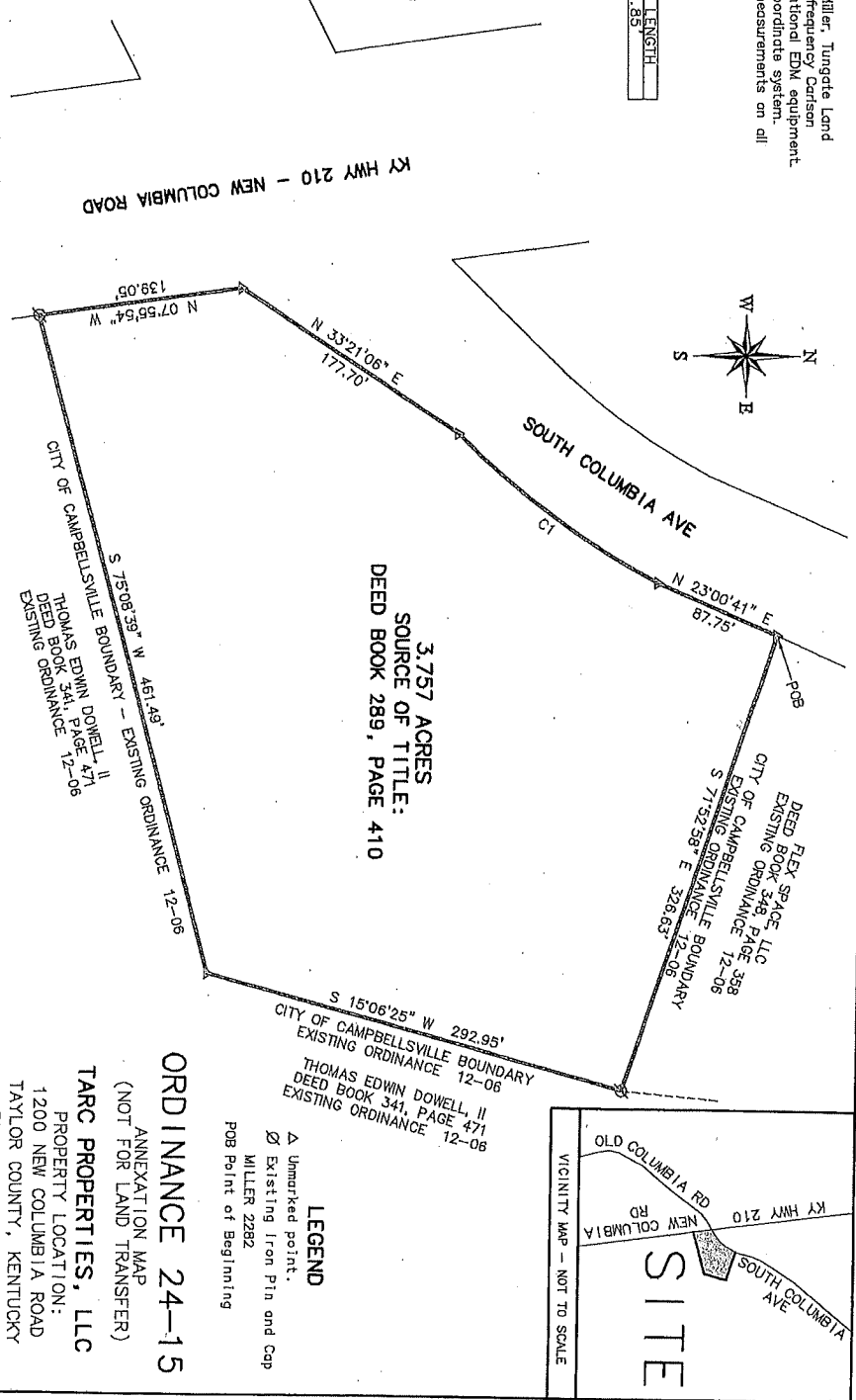


GPS NOTE:  
The survey shown hereon is based on GPS data collected by Miller, Tunga Land Surveying, LLC, using both Static and RTK methods with dual frequency Carlson BRST and BR7 receivers. Data was also collected using conventional EDM equipment. The Kentucky Single Zone Coordinate, NAD 83 was used for coordinate system. Acceptable positional tolerances were achieved by redundant measurements on all GPS control points.

**CURVE TABLE**

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	537.46'	N 36°08'32" E	168.15'	168.85'

- 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 July 28, 2021.
  - 3 - The property shown hereon is the TARC Properties, LLC property as recorded in Deed Book 289, Page 410, also in Plat Cabinet B, Slide 4, all in the Taylor County Clerk's office.



3.757 ACRES  
SOURCE OF TITLE:  
DEED BOOK 289, PAGE 410

CITY OF CAMPBELLSVILLE BOUNDARY - EXISTING ORDINANCE 12-06  
THOMAS EDWIN DOWELL, II  
DEED BOOK 341, PAGE 471  
EXISTING ORDINANCE 12-06

# ORDINANCE 24-15

ANNEXATION MAP  
(NOT FOR LAND TRANSFER)

**TARC PROPERTIES, LLC**

PROPERTY LOCATION:  
1200 NEW COLUMBIA ROAD  
TAYLOR COUNTY, KENTUCKY  
PVA#: 44-056-06-01

OWNER:

TARC PROPERTIES, LLC  
124 PEARL AVENUE  
CAMPBELLSVILLE, KY 42718

SCALE: 1 INCH = 80 FEET  
80 40 0 80

GRAPHIC SCALE

DATE OF PLAT: APRIL 30, 2025  
MILLER, TUNGATE LAND SURVEYING, LLC.  
202 BROOKSIDE AVE  
CAMPBELLSVILLE, KY 42718  
PHONE: (270) 465-2831 133CS24

## 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 TARC Properties, LLC as recorded in Deed Book 289, Page 410 of record in the Taylor County Clerk's office. Field work was done to match the recent survey of the Flex Space, LLC property.

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

*Gregory H. Tunga* Date *May 6, 2025*

Gregory H. Tunga  
Kentucky PLS 3997



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, riparian easements or any other facts that an accurate and current title search may disclose.