

Mayor Dwayne Hatcher

City Attorney  
Bobby H. Richardson

CITY COUNCIL  
Denny Doyle  
Beverly Ford  
Kevin Houchens  
Cliff Parsley  
Steve Pedigo  
Brandon Wright

City Clerk/Treasurer  
Bonita Hendren



**"Working Together for a Better Future"**  
**CITY OF CAVE CITY**  
P.O. Box 567 – 103 Duke St.  
Cave City, KY 42127-0567  
Ph. 270-773-2188 – FAX 270-773-4522  
Toll Free 877-773-2188  
E-mail [bhendren@caveland.net](mailto:bhendren@caveland.net)

Police Chief Darrell Butler      Fire Chief Kevin Jandt

Alcoholic Beverage Control  
Bonita Hendren, Administrator

Receptionist  
Savannah Hicks

April 5, 2024

Travis Horn  
Office of the Secretary of State  
Capitol Annex Bldg. – Room T-21-B  
702 Capital Ave.  
Frankfort, KY 40601

Dear Sir:

In the continuation of our efforts to update your records concerning the corporate limits of Cave City, Kentucky, please find enclosed the following ordinance of property annexation: Ordinance Number **23-14-8(A)**. This annexation is being submitted with all correct documentation pursuant to KRS 81A.470.

If you have any questions concerning the information provided, please contact Kevin Myatt, Planning Director, with our Joint City-County Planning Commission of Barren County at 270-659-0661.

Sincerely,

Kevin Myatt, Planning Director  
City of Cave City, Kentucky

Enclosures

cc: Dept. for Local Government, Barren County Court Clerk

RECEIVED AND FILED  
DATE April 17, 2024

MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Tami A.

Mayor Dwayne Hatcher

City Attorney  
Bobby H. Richardson

**CITY COUNCIL**  
Denny Doyle  
Beverly Ford  
Kevin Houchens  
Cliff Parsley  
Steve Pedigo  
Brandon Wright

City Clerk/Treasurer  
Bonita Hendren



Police Chief      Fire Chief  
Darrell Butler      Kevin Jandt

Alcoholic Beverage Control  
Bonita Hendren, Administrator

Receptionist  
Savannah Hicks

**"Working Together for a Better Future"**

**CITY OF CAVE CITY**

P.O. Box 567 – 103 Duke St.

Cave City, KY 42127-0567

Ph. 270-773-2188 – FAX 270-773-4522

Toll Free 877-773-2188

E-mail [bhendren@caveland.net](mailto:bhendren@caveland.net)

## Certification for KRS 81A.470 Filing

I hereby certify that I am the duly qualified City Clerk for the City of Cave City, Kentucky, and the foregoing 7 pages of Ordinance No. 23-14-8(A) is a true, correct, and complete copy duly adopted by the City Commission at a duly convened meeting held on August 14th, 2023, all as appears in the official records of said City.

WITNESS, my hand and the Seal of said City, this 11th day of September, 2023.

A handwritten signature in cursive script that reads "Bonita Hendren".

Bonita Hendren, City Clerk



Cave City, KY... "It's That Friendly"  
"Anchor to Mammoth Cave National Park"  
Equal Opportunity Employer and Provider

Visit Our Website  
[cavecity.ky.gov](http://cavecity.ky.gov)

CITY OF CAVE CITY, KENTUCKY  
ORDINANCE NO. 23-14-8A

AN ORDINANCE ANNEXING 7.326 CONTIGUOUS ACRES ON  
KENTUCKY HIGHWAY 90 INTO THE CITY OF CAVE CITY, KENTUCKY

WHEREAS, The Place Church is the owner of 7.326 improved acres in Barren County, Kentucky, which territory is adjacent to, or contiguous to, the city limits of Cave City, Kentucky, and

WHEREAS, the owner of the contiguous territory, by written document, has consented to the annexation of the territory into the City of Cave City in accordance with KRS 81A.412, and

WHEREAS, the City of Cave City has determined to annex said territory and has caused the area to be surveyed by a professional surveyor, Pride Engineering Co. which has prepared a metes and bounds description which is incorporated into this ordinance and an accurate map of said territory which is attached to and incorporated into this ordinance, and

WHEREAS, the only property owner in the territory annexed is The Place Church, 9325 Happy Valley Road, Cave City, Kentucky 42127.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF CAVE CITY, KENTUCKY as follows:

1. There is hereby annexed into the city limits of the City of Cave City, Kentucky the following described territory:

Beginning at a point in the existing city limits of Cave City, KY along the East side of KY Highway 90 located at Latitude 37 deg. 07 min. 13.491 sec. N and Longitude 85 deg. 57 min. 44.745 sec. W, thence along said right-of-way of KY Highway 90 S 08 deg. 28 min. 20 sec. W 112.08 feet, thence S 19 deg 46 min. 56 sec. W 254.95 feet, thence S 08 deg. 45 min. 58 sec. W 53.52

feet, thence S 08 deg. 45 min. 48 sec. W 46.56 feet, thence S 02 deg. 59 min. 02 sec. W 203.98 feet, thence S 08 deg. 28 min. 20 sec. W 43.44 feet, thence S 08 deg. 21 min. 22 sec. W 24.12 feet, thence leaving said right-of-way N 82 deg. 18 min. 18 sec. W 11.74 feet, thence S 88 deg. 19 min. 05 sec. W 130.34 feet, thence N 81 deg. 19 min. 53 sec. W 328.87 feet, thence N 06 deg. 05 min. 14 sec. W 168.82 feet, thence N 05 deg. 55 min. 45 sec. W 315.07 feet to the point on the Southern Side of Estes Road right-of-way and along said right-of-way N 72 deg. 51 min. 21 sec. E 501.08, thence S 16 deg. 40 min. 28 sec. E 10.00 feet, thence N 73 deg. 19 min. 32 sec. E 159.65 feet to the point of beginning containing 7.326 acres, more or less

2. The territory annexed is delineated on the map prepared by Henderson Land Surveying, attached as Exhibit A, which is incorporated herein.

3. Upon final adoption and publication of this ordinance and within sixty (60) days thereof, the City Clerk shall cause a certified copy of this ordinance to be recorded in the Office of the Barren County Clerk, Glasgow, Kentucky, and the Office of the Secretary of State of the Commonwealth at the state capital, Frankfort, Kentucky

4. City, real estate and personal property ad valorem taxes, occupational taxes and licenses, and payroll taxes shall not be assessed until the calendar year 2024, but all other city taxes shall be assessed in the normal course following annexation.

5. Zoning classification shall be assigned to the annexed territory by the Joint City-County Planning Commission in accordance with law.

This 11<sup>th</sup> day of September, 2023.

  
MAYOR, CITY OF CAVE CITY

First Reading  
Date: 8-14-23  
For: 6  
Against: 0

Second Reading

Date: 9-11-23

For: 5

Against: 0

ATTEST:

*Bonita Hender*  
CITY CLERK

City of Cave City, Kentucky

**CONSENT TO ANNEXATION**

The undersigned, whose real estate is adjacent to the City of Cave City, Kentucky city limits, real estate is <sup>9325</sup>2325 Happy Valley Road, an area proposed to be annexed into the City of Cave City and by execution of this document, The Place Church, does hereby consent to the annexation of said real estate and requests the City to proceed to annex, or incorporate, the said real estate into the city limits of Cave City, Kentucky,

This 13<sup>th</sup> day of March 2023

By: Pastor John E. Howard



**LEGAL DESCRIPTION**

**TRACT 2**

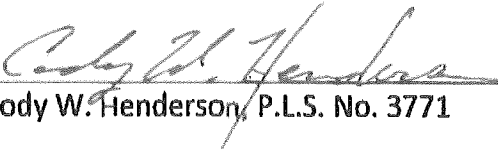
**2.735 ACRES**

A certain tract of land located on the west side of KY Highway 90, approximately 465 feet south of its intersection with Estes Road, city of Cave City, Barren County, Kentucky and being more particularly described as follows:

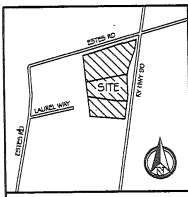
Unless stated otherwise, any monument referred to herein as an "iron pin set" is a 5/8-inch steel reinforcement bar eighteen (18) inches in length, with an orange plastic cap stamped "Cody W. Henderson, PLS 3771".

Beginning at a mag nail set w/ shiner in the west right-of-way line of KY Highway 90, said point being a corner to Tract 3 this survey, said point also lying in the center of an existing drive; thence with new division lines, and the lines of said Tract 3, and the center of said drive, as follows: North 82 degrees 18 minutes 18 seconds West, 11.74 feet to a mag nail set w/ shiner; thence North 88 degrees 19 minutes 05 seconds West, 130.34 feet to a mag nail set w/ shiner; thence North 81 degrees 19 minutes 53 seconds West, 328.87 feet to an iron pin set, said point being a corner to Laura Gilbert (D.B. 400, Pg. 676); thence with Gilbert North 06 degrees 05 minutes 14 seconds West, 168.82 feet to a 5/8 inch iron pin found, said point being a corner to Tract 1 this survey; thence with a new division line, and the line of said Tract 1, North 79 degrees 12 minutes 00 seconds East, passing an iron pin set on line at 437.90 feet, a total distance of 500.17 feet to a point in the west right-of-way line of KY Highway 90; thence with said right-of-way line as follows: South 08 degrees 45 minutes 58 seconds West, 46.56 feet to a concrete right-of-way monument; thence South 02 degrees 59 minutes 02 seconds East, 203.98 feet to a point; thence South 08 degrees 28 minutes 20 seconds West, 43.44 feet to a point; thence with a curve to the right, having a radius of 145,718.30 feet, a chord bearing of South 08 degrees 21 minutes 22 seconds West, a chord distance of 24.12 feet, with an arc distance of 24.12 feet to the point of beginning, containing 2.735 acres, as per survey by Cody W. Henderson, P.L.S. 3771 of Henderson Land Surveying, LLC, on December 8, 2021. The property herein above is subject to all legal easements and rights-of-way of record.

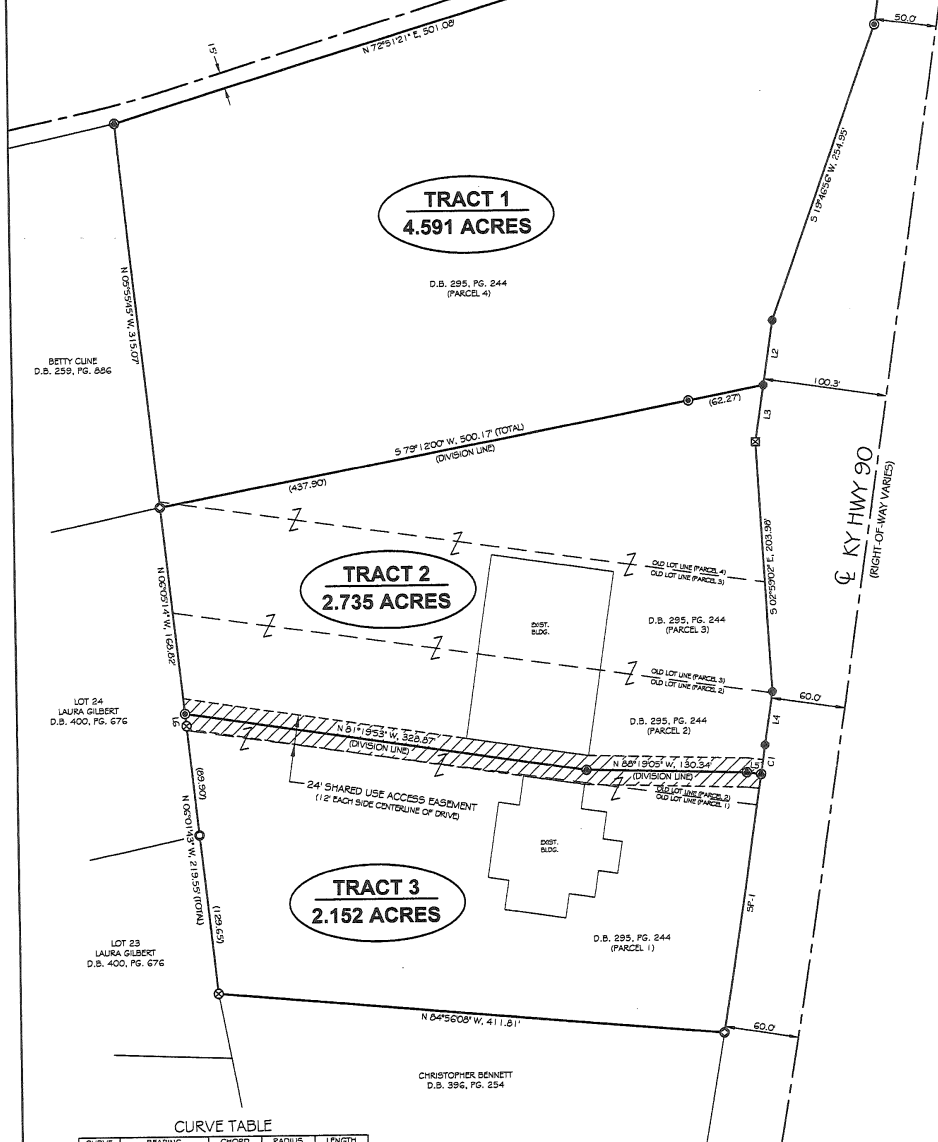
Deed Source: Deed Book 295, Page 244 (Portion)

  
Cody W. Henderson, P.L.S. No. 3771                      2/23/24  
Date





VICINITY MAP



**SURVEYOR'S NOTES:**  
 THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, AND ALL FACTS WHICH MAY BE DISCLOSED FROM A COMPLETE AND ACCURATE TITLE SEARCH.  
 THIS PLAT AND SURVEY REPRESENTED HEREON COMPLIES WITH 201 K.A.R. 19:150.  
 (GNSS NOTE) THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH SPECTRA SP80 RECEIVERS. THE ENTIRETY OF THE DATA WAS COLLECTED BY EITHER GNSS OBSERVATION OR BY CONVENTIONAL MEANS FROM GNSS ESTABLISHED CONTROL POINTS. GNSS DATA HAS A POSITIONAL TOLERANCE OF 0.05'. THE HORIZONTAL DATUM USED WAS NORTH AMERICAN DATUM 1983, GOID 128, US SURVEY FEET.

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR BARREN COUNTY, KY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND/OR IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

CHAIRMAN OR PLANNING COMMISSION STAFF DATE

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 12°40'28" E	19.00
L2	S 08°45'58" W	53.52
L3	S 08°45'58" W	46.56
L4	S 08°28'22" W	43.44
L5	N 01°01'01" W	11.74
L6	N 02°05'14" W	9.97

**RECORD SOURCE**  
 DEED BOOK 295, PAGE 244

**CAVELAND BAPTIST CHURCH, INC.**

BOUNDARY SURVEY, DIVISION & CONSOLIDATION LOCATED ON KY HWY 90 CITY OF CAVE CITY BARREN COUNTY, KENTUCKY DATE: 12-08-2021

**HENDERSON LAND SURVEYING**  
 362 Johnis Finer Road  
 Morgantown, Kentucky 42261  
 270-526-3825

**CURVE TABLE**

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S 08°12'12" W	24.12	145718.30	24.12

**SPIRAL TABLE**

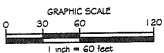
SPIRAL	RADIUS	LENGTH	THETA	P	K	A
SP1	4857.28'	236.28'	1°23'37"	0.48	118.14'	1071.33'

**SURVEYOR'S CERTIFICATION**  
 I DO HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY PERFORMED UNDER MY DIRECTION. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE RATIO OF ALL TRAVERSE LOOPS EXCEEDS 1:10,000 AND WERE NOT ADJUSTED. THE BEARINGS SHOWN HEREON WERE TAKEN FROM A GNSS OBSERVATION. THE SURVEY SHOWN HEREON IS AN URBAN SURVEY AND THE ACCURACY AND PRECISION MEET ALL SPECIFICATIONS OF THIS CLASS. THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Cody W. Henderson* 12/08/21  
 CODY W. HENDERSON, KY P.L.S. NO. 3771 DATE



- LEGEND**
- ⊙ 5/8" REBAR SET W/ CAP, KY P.L.S. NO. 3771
  - ⊙ MAGNETIC NAIL SET W/ SHINER, KY P.L.S. NO. 3771
  - ⊙ CALCULATED POINT (NO MONUMENT SET OR FOUND)
  - ⊙ IRON PIN FOUND W/ CAP, KY P.L.S. NO. 2649
  - ⊙ 1" IRON PIPE FOUND
  - ⊙ 5/8" IRON PIN FOUND
  - ⊠ CONCRETE RIGHT-OF-WAY MONUMENT



FOR COUNTY CLERK'S USE ONLY