

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

September 23, 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 **24-9-9(C)**. 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,

A handwritten signature in black ink that reads "Kevin Myatt". The signature is written in a cursive style.

Kevin Myatt, Planning Director
City of Cave City, Kentucky

Enclosures

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

RECEIVED AND FILED
DATE Sept. 27, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY [Signature]

CITY OF CAVE CITY, KENTUCKY
ORDINANCE NO. 24-9-9C

AN ORDINANCE ANNEXING 245.29 CONTIGUOUS ACRES AT THE END OF PEDEN ROAD INTO THE CITY OF CAVE CITY, KENTUCKY

WHEREAS, Branstetter Family Holdings, LLC., is the owner of 245.29 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, Leftwich Land Surveying, Inc., 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 Branstetter Family Holdings, LLC., 2205 Woodburn Hall Road, Lexington, Kentucky 40515.

A public hearing was conducted by the Joint City-County Planning Commission of Barren County, Kentucky after due notice on August 19, 2024, to consider the applicable zoning classification for the described real estate being annexed unto the City of Cave City and after due deliberation, the Commission unanimously assigned the classification of I-2, subject to binding elements.

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:

Legal Description of Property Annexed
Annex Ordinance 24-9-9C

Being a certain tract of land lying on the east side of Interstate 65. Located in Barren County, Kentucky. Being a portion of the property of Branstetter

Holdings, LLC. (Deed Book 422 Page 79S and 803 recorded in the office of the Barren County Clerk) and being more particularly described as follows:

Beginning at a point on the r/w of Interstate GS in the existing City limits of Cave City at State Plane Coordinate (North 1930418.S229 East 152098.1172) [Referenced: S 43 deg. 30 min. 35 sec. W 143.04 ft. from a set ½" rebar]; thence with the existing City of limits of Cave City, N 85 deg. 35 min. 06 sec. E 776.20 ft.; thence S 16 deg. 03 min. 31 sec. E 700.00 ft.; thence N 74 deg. 56 min. 17 sec. E 600.02 ft.; thence S 19 deg. 03 min. 35 sec. E 1277.65 ft. to a point on the r/w of CSX Railroad (GG ft. r/w) [Referenced: S 46 deg. 01 min. 22 sec. W 2294.03 ft. from a ½" rebar cap 966 found a corner to Branstetter on the r/w of CSX Railroad]; thence leaving the City limits with the r/w of CSX Railroad (66 ft. r/w), S 46 deg. 01 min. 02 sec. W 1487.84 ft. to a set ½" rebar on the r/w of CSX Railroad on the north r/w of Peden Road (40 ft. r/w); thence crossing the r/w of Peden Road, S 54 deg. 28 min. 56 sec. W 44.84 ft. set ½" rebar on the west r/w of CSX Railroad (66 ft. r/w) and the south r/w of Peden Road (40 ft. r/w); thence with the r/w of CSX Railroad, S 46 deg. 01 min. 02 sec. W 471.69 ft. to a set ½" rebar; thence S 43 deg. 58 min. 58 sec. E 6.60 ft. to a set ½" rebar; thence S 46 deg. 01 min. 02 sec. W [passing a set ½" rebar at 419.00 ft.] 1419.00 ft. to a ½" rebar found on the r/w of CSX Railroad a corner to Nathan Duvall (Deed Book 343 Page 540, Plat Book 19 Page 875); thence with Duvall, N 62 deg. 02 min. 04 sec. W [passing a ½" rebar cap 3644 found at 1429 S2 ft] 1430.66 ft. to a corner post found, thence N 62 deg. 07 min. 10 sec. W 871.38 ft. to a ½" rebar cap 3013 found a corner to Duvall and Patrick Wright (Deed Book 362 Page 606. Plat Book 19 Page 675); thence with Wright, N 62 deg. 15 min. 40 sec. W 553.82 ft. to a set ½" rebar; thence N 86 deg. 45 min. 01 sec. W 637.87 ft. to a set ½" rebar a corner to Wright on the south east r/w of Interstate 65; thence with the r/w of Interstate 65 (Deed Book 176 Page 124), a curve turning to the left with an arc length of 3598.68 ft., with a radius of 7789.44 ft., with a chord bearing of N 56 deg. 44 min. 30 sec. E, with a chord length of 3566.76 ft.; thence N 43 deg. 30 min. 35 sec. E 983.43 to the beginning containing 245.29 acres more or less as surveyed by Joe R. Leftwich, PLS #3013 with Leftwich Land Surveying Inc. on 12-07-2023.

2. The territory annexed is delineated on the map prepared by Pride Engineering Co., 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. The annexed area is hereby assigned a zoning classification of I-2, subject to the binding element that any crossings of the railroad comply with all CSX requirements and the Peden Road not be used as access to the property.

This 11th day of September, 2024.



MAYOR, CITY OF CAVE CITY

First Reading

Date: 9-9-24

For: 4

Against: 0

Amended on

Second Reading

Date: 9-11-24

For: 4

Against: 0

ATTEST

Bonita Henderson
CITY CLERK

Mayor Dwayne Hatcher

City Attorney
Bobby H. Richardson

CITY COUNCIL
Denny Doyle
Beverly Ford
Kevin Houchens
Cliff Parsley
Peggy Pippin
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Police Chief Fire Chief
Paul Reynolds Kevin Jandt

Alcoholic Beverage Control
Bonita Hendren, Administrator

Receptionist
Savannah Hicks

Clerk
Karisa Waddle

Clerk
Melissa Hayes

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 3 pages of Ordinance No. 24-9-9C is a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on September 11, 2024, all as appears in the official records of said City.

WITNESS, my hand and the Seal of said City, this 20th day of September 2024.



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

City of Cave City, Kentucky
CONSENT TO ANNEXATION

I, the undersigned, whose real estate is adjacent to the City of Cave City, Kentucky, city limits, referred to by the Barren County Property Valuation Administrator's office as PVA Parcel numbers 60-5-CO, 60-5-CA, 60-27 and 60-25 (see attached map) is to be annexed into the City of Cave City and by execution of this document, Branstetter Family Holdings LLC., 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 the 1st day of April, 2024

By: *wes branstetter*

Wes Branstetter

UNANIMOUS WRITTEN CONSENT OF THE MEMBERS
OF
BRANSTETTER FAMILY HOLDINGS, LLC

The undersigned, being all of the members of BRANSTETTER FAMILY HOLDINGS, LLC, a Kentucky limited liability company (hereinafter sometimes referred to as the "Company"), hereby consent to the adoption of the following resolutions taking or authorizing the actions specified therein:

RESOLVED, the members of the Company, having reviewed and considered the proposed CONSENT TO ANNEXATION attached hereto as Exhibit A, wherein it is proposed that certain of the Company's real estate be annexed into the City of Cave City, Kentucky, consent to and affirm the annexation of such real estate into the City of Cave City, Kentucky, as set forth therein, such annexation to occur as soon as practical.

BE IT FURTHER RESOLVED, the members authorize Wes Branstetter, member, to act on behalf of the Company with respect to the CONSENT TO ANNEXATION, including executing same and any other necessary document and taking any further action necessary to cause the annexation of the real property described therein into the City of Cave City, Kentucky.

This document may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with the U.S. federal E-SIGN Act of 2000, e.g., www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and shall be effective as if an original.

The undersigned, being all of the members of BRANSTETTER FAMILY HOLDINGS, LLC, are signing this consent effective as of April 1, 2024.

Gretchen Fleming
GRETCHEN FLEMING
Wes Branstetter

WES BRANSTETTER
Gretchen Fleming
JUDITH BRANSTETTER
PDF for Judith Branstetter

1802570

Tap to change

Tap to change

X

X

Caption

Legal Description of Property Annexed
Annex Ordinance 24-9-9C

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Joe Leftwich 9-24-24
JOE R. LEFTWICH P.L.S. #3013 DATE



