

Mayor Dwayne Hatcher

City Attorney  
Bobby H. Richardson

CITY COUNCIL  
Denny Doyle  
Beverly Ford  
Ronald Coffey  
Cliff Parsley  
Leticia Cline  
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      Fire Chief  
Paul Reynolds      Kevin Jandt

Alcoholic Beverage Control  
Bonita Hendren, Administrator

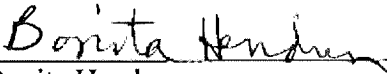
Asst. Clerk/ Code  
Enforcement Officer  
Karisa Waddle

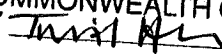
Economic/ Community Dev.  
Dir./Grant Writer  
Melissa Hayes

**CERTIFICATION for KRS 81A.470**

I hereby certify that I am the duly qualified City Clerk for the City of Cave City, Kentucky, and the foregoing Ordinance No. 24-13-11A is a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on November 18, 2024, all as appears in the official records of the City.

So certified this 18 day of November 2024.

  
\_\_\_\_\_  
Bonita Hendren  
City Clerk, Cave City, KY

RECEIVED AND FILED  
DATE February 3, 2025  
\_\_\_\_\_  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY 



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

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[cavecity.ky.gov](http://cavecity.ky.gov)

CITY OF CAVE CITY, KENTUCKY  
ORDINANCE NO. 24-13-11A

**AN ORDINANCE ANNEXING PROPERTY LOCATED AT 29459 LOUISVILLE ROAD, CAVE CITY, KENTUCKY, CONTAINING 39.51 ACRES, MORE OR LESS, AND ASSIGNING A I-2 ZONING CLASSIFICATION.**

**WHEREAS**, Kentucky Industrial Alliance is the owner of 39.51 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, 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 Kentucky Industrial Alliance, P. O. Box 2277, Glasgow, Kentucky 42142.

1. **WHEREAS**, the property subject to zoning classification shown on the schematic drawing attached as **Exhibit "A"**, known as 29459 Louisville Road was recently annexed into the City of Cave City, Kentucky, and by statute if the annexation ordinance does not assign a zoning classification, which it did not, the applicable planning commission must assign a classification.
2. On September 16, 2024, after all notice required by law were given, a trial type hearing was conducted by the Joint City County Planning Commission of Barren County, Kentucky, and after due consideration, the real estate known as 29459 Louisville Road, was unanimously recommended to be assigned the zoning classification of I-2. A copy of the Planning Commission recommendations and findings are attached as **Exhibit "B"**.

### Legal description of Property Annexed

Being a certain tract of land lying on the north side of Highway 31-W. Located in Barren County, Kentucky. Being a portion of the property of CSX Transportation and James Shaw "Estate" (Plat Book 22 Page 427 recorded in the office of the Barren County Clerk) and being more particularly described as follows:

Beginning at a ½" rebar cap 3609 found at State Plane Coordinate (North 1929372.96 East 1574837.02) on the south r/w of CSX Transportation a corner to Tract 4 (Plat Book 22 Page 427) and Kenneth Sartin (Deed Book 363 Page 282); thence severing CSX, N 35 deg. 45 min. 21 sec. W 68.17 ft. to a point in the line of the city limits of Cave City; thence Cave City - city limits, N 46 deg. 17 min. 28 sec. E 895.13 ft.; thence S 38 deg. 03 min. 35 sec. E 63.87 ft. to a point in the line south r/w CSX Transportation and the line of Tract 4 (Plat Book 22 Page 427); thence continuing with the line of the city limits and severing Tract 4 and Tract 1 (Plat Book 22 Page 427) S 38 deg. 03 min. 35 sec. E 1911.27 ft. to a point in the center of old road in the line of Tract 1 and Terry Cline (Deed Book 373 Page 958, Plat Book 7 Page 92); thence with Cline along the center of old road, S 71 deg. 46 min. 36 sec. W 53.70 ft. to a ½" rebar cap 3609 found; thence S 56 deg. 15 min. 57 sec. W 91.14 ft. to a W' rebar cap 3609 found; thence S 43 deg. 31 min. 05 sec. W 174.42 ft. to a ½" rebar cap 3609 found; thence S 40 deg. 43 min. 34 sec. E 15.42 ft. to an iron pipe found; thence S 40 deg. 51 min. 52 sec. E 50.26 ft. to an iron pipe found a corner to Cline on the north r/w of Highway 31-W; thence with the r/w of Highway 31-W (r/w varies Deed Book 92 Page 583) S 49 deg. 05 min. 09 sec. W 374.99 ft. to a ½" rebar cap 3609 found; thence S 49 deg. 06 min. 02 sec. W 205.07 ft. to a ½" rebar cap 3609 found on the north r/w of Highway 31-W a corner to Larry Marcum; thence with Marcum, N 35 deg. 51 min. 38 sec. W 57.00 ft. to a ½" rebar cap 3609 found; thence S 64 deg. 53 min. 34 sec. W 81.65 ft. to a ½" rebar cap 3609 found a corner to Marcum and Kenneth Sartin (Deed Book 363 Page 282); thence with Sartin, N 35 deg. 45 min. 21 sec. W 1840.02 ft. to the beginning containing 42.13 acres more or less as surveyed by Joe R. Leftwich, PLS #3013 with Leftwich Land Surveying Inc. on 09-17-2024.

**NOW, THEREFORE, BE IT HEREBY ORDAINED**, by the City of Cave City, Kentucky, as follows:

**SECTION ONE:** The territory annexed is delineated on map prepared by licensed surveyor as Exhibit "C", which is incorporated herein.

**SECTION TWO:** The annexed territory is assigned a zoning classification of I=2.

**SECTION THREE:** This Ordinance shall be effective upon its passage and publication as required by law.

  
\_\_\_\_\_  
**MAYOR, CITY OF CAVE CITY**

First Reading

Date: 11-18-24

For: 6

Against: 0

Second Reading

Date: 12-09-24

For: 5

Against: 0

ATTEST:

Bonita Henderson

CITY CLERK

Legal Description of Property Annexed  
Annex Ordinance 24-13-11A

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

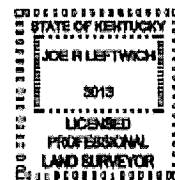


EXHIBIT *F*

SURVEY WAS BASED ON STATE PLANE COORDINATES STITCH SOUTH ZONE TAKEN FROM INTERSTATE 65 R/W PLANS NUMBER JH-NH 5002 (08B)

**BRANSTETTER FAMILY HOLDINGS, LLC**  
 DEED BOOK 422 PAGE 833  
 DEED BOOK 422 PAGE 795

V.J. GARCIA, INC.  
 DEED BOOK 381 PAGE 98  
 PLAT BOOK 7 PAGE 498

**KENNETH SARTIN**  
 DEED BOOK 363 PAGE 222

- ▲ 1/2" REBAR FOUND CAP 3609
- IRON PIPE FOUND

LINE	BEARING	DISTANCE
1	N 22°51'30" W	57.000'
2	S 64°51'14" W	81.000'
3	S 62°43'34" W	115.220'
4	S 42°51'52" E	153.220'

THIS IS NOT A BOUNDARY SURVEY

**TOTAL AREA OF ANNEX 42.13 ACRES±**  
 EXHIBIT FOR  
**K AND M SERVICES**  
 A PORTION OF TRACT 1, 3, 4, AND 5  
 AS SHOWN IN PLAT BOOK 22 PAGE 427  
 A PORTION OF CSX TRANSPORTATION  
 1.24 ACRES±

LOCATED IN THE CAVE CITY COMMUNITY OF BARREN COUNTY KY  
 I HEREBY CERTIFY THE MAP DEPICTED WAS DONE  
 BY PERSONS UNDER MY DIRECT SUPERVISION AND  
 IS A TRUE AND ACCURATE REPRESENTATION OF THE  
 CITY LIMITS ANNEX, ORDINANCE #2024.....

*Joe Leftwich* 9-24-24  
 JOE K. LEFTWICH P.L.S. # 2013 DATE  
 DATE 09-17-24 FILE: 24-249

PROFESSIONAL  
 LAND SURVEYOR  
 2013  
 LICENSED  
 JOE K. LEFTWICH

