



CITY OF EDDYVILLE

P.O. Box 744 • 153 W. Main St. • Eddyville, KY 42038

Phone: (270) 388-2226
Fax: (270) 388-5683
Mayor, John L. Choat

Email: Eddyville@vci.net
Website: www.eddyvilleky.org
City Clerk / Treasurer, Linda Greene-Williams

I certify I am the duly qualified City Clerk of the City of Eddyville, Kentucky, and the following two pages of Ordinance 22-03-07A is a true, correct and complete copy duly adopted by the City Council at a duly convened meeting held on March 28, 2022, all as appears in the official records of said City.

WITNESS, my hand and the seal of Eddyville, Kentucky, this 28 day of March, 2022.

Linda Greene-Williams
City Clerk / Treasurer



RECEIVED AND FILED
DATE June 3, 2022

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandie Adkins

**CITY OF EDDYVILLE, KENTUCKY
ORDINANCE 22-03-07A**

**AN ORDINANCE ANNEXING APPROXIMATELY 18.06 ACRES INTO THE
CITY OF EDDYVILLE, KENTUCKY (EDDYVILLE INDUSTRIAL PARK)**

WHEREAS, the City of Eddyville has declared it desirable to annex certain unincorporated property into the City of Eddyville limits; and

WHEREAS, the subject property is adjacent to the City's current boundaries and is urban in character or suitable for development for urban purposes; and

WHEREAS, Eddyville Riverport and Industrial Development Authority, Inc gave prior written consent to annexation

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDDYVILLE, KENTUCKY AS FOLLOWS:

SECTION ONE

Pursuant to KRS 81A.410 and 81A.412 Eddyville City Council hereby annexes the following unincorporated area of Lyon County into the City limits of Eddyville:

A parcel of land consisting of approximately 18.068 total acres in two (2) tracts, more particularly described in Exhibit A attached hereto and incorporated herein by reference as if fully set forth.

Eddyville City Council hereby declares the service delivery plan and City taxes will be in effect on the first date after publication and notice as required in KRS 81A.470 and KRS 81A.475 have been met.

Eddyville City Council hereby declares that the zoning of the subject property is "Light Industrial" (I-1).

SECTION TWO

If any section, subsection, sentence, clause, or phrase of this Ordinance is held unconstitutional or otherwise invalid, such infirmities shall not affect the validity of the remaining portions of this Ordinance.

SECTION THREE

Any and all existing ordinances inconsistent with this Ordinance are hereby repealed.

SECTION FOUR

This Ordinance shall take effect after its passage and publication according to law.

ORDINANCE 22-03-07A

ANNEX 18.068 ACRES - EDDYVILLE INDUSTRIAL PARK

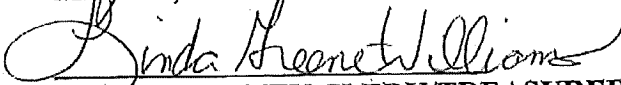
PUBLICLY READ AND PASSED FIRST TIME: 03/07/22

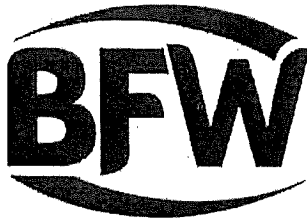
PUBLICLY READ AND PASSED SECOND TIME: 03/28/22

APPROVED:


MAYOR, JOHN L. CHOAT

ATTEST:


**ASSISTANT CITY CLERK/TREASURER,
LINDA GREENE-WILLIAMS**



BACON | FARMER | WORKMAN

ENGINEERING & TESTING, INC.

500 SOUTH 17th STREET | PADUCAH, KY 42003

CITY ANNEXATION TRACT 4 - LEGAL DESCRIPTION

A certain tract of land as surveyed by Kyrun Jett Wood, P.L.S.#3445 and being generally located on the south side of U.S. Highway 62 and west of Industrial Park Road in the Lyon County Industrial Park, in Eddyville, Lyon County, Kentucky, more particularly described as follows:

Beginning at a ½" rebar with cap stamped "PLS #2932" (found), said point being in the south right-of-way of U.S. Highway 62, said point also being 77.5 ft. from the centerline of above said road, said point also being the northeast corner of the Huey Wayne McDowell property (recorded in Deed Book 121, Page 242);

Thence along the east property line of the above said McDowell property, S7°51'42"E a distance of 239.73 ft. to a ½" rebar with cap stamped "BFW KJW #3445" (found);

Thence continuing along the east property line of the above said McDowell property, S5°10'57"E a distance of 136.01 ft. to a ½" rebar with cap stamped "BFW KJW #3445" (found), said point being the southeast corner of the above said McDowell property, said point also being the northeast corner of described Tract 4 recorded in Deed Book 168, Page 589, said point also being the TRUE POINT OF BEGINNING;

Thence from the TRUE POINT OF BEGINNING, S5°10'57"E a distance of 240.27 ft. to a ½" rebar with cap stamped "BFW KJW #3445" (found);

Thence, S7°33'27"E a distance of 577.83 ft. to a point, said point being in the east property line of the Meadwestvaco Kentucky property (Tract 8A recorded in Deed Book 137, Page 275);

Thence along the east property line of the above said Meadwestvaco Kentucky (Tract 8A) property, N43°50'16"W a distance of 598.37 ft. to a ½" rebar (found), said point being the northeast corner of the above said Meadwestvaco Kentucky property, said point also being the southeast corner of the Meadwestvaco Kentucky property (Tract 8B recorded in Deed Book 137, Page 275);

Thence along the east property line of the above said Meadwestvaco Kentucky (Tract 8B) property, N25°15'16"W a distance of 441.46 ft. to a ½" rebar with cap stamped "Knoth #3585" (found), said point being the northwest corner of described Tract 4, said point also being the southwest corner of the Huey Wayne McDowell property (recorded in Deed Book 121, Page 242);

Thence along the south property line of the above said McDowell property, S87°52'17"E a distance of 505.43 ft. to the TRUE POINT OF BEGINNING.

The above described Tract contains 5.597 acres.

BEING the same as the Eddyville Riverport and Industrial Development Authority, Inc. property recorded in Deed Book 168, Page 589.

The above described property is subject to any right-of-ways, easements or restrictions recorded or in existence.

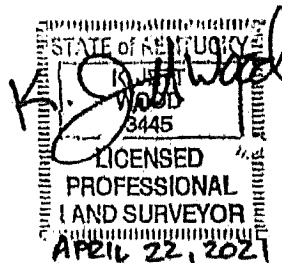
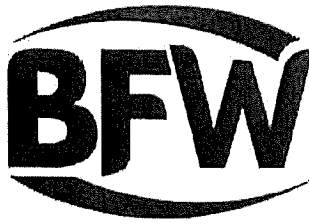


EXHIBIT "A"

www.bfwengineers.com



BACON | FARMER | WORKMAN
ENGINEERING & TESTING, INC.
500 SOUTH 17th STREET | PADUCAH, KY 42003

CITY ANNEXATION TRACT 5 - LEGAL DESCRIPTION

A certain tract of land as surveyed by Kyrun Jett Wood, P.L.S.#3445 and being generally located on the south side of U.S. Highway 62 and east of Industrial Park Road in the Lyon County Industrial Park, in Eddyville, Lyon County, Kentucky, more particularly described as follows:

Beginning at a ½" rebar with cap stamped "BFWKW #3445" (found), said point being in the south right-of-way of U.S. Highway 62, said point being 71.5 ft. from the centerline of U.S. Highway 62, said point also being the northwest corner of the Joey and Kristy Dorroh property (recorded in Deed Book 140, Page 456), said point also being the northeast corner of the Eddyville Riverport and Industrial Development Authority Inc. property (recorded in Deed Book 129, Page 514), said point also being located in a creek;

Thence along the west property line of the above said Dorroh property and the east property line of the above said Eddyville Riverport and Industrial Development Authority Inc. property and along the meanders of above said creek, S34°20'56"W a distance of 207.97 ft. to a point;

Thence continuing along the west property line of the above said Dorroh property and the east property line of the above said Eddyville Riverport and Industrial Development Authority Inc. property and along the meanders of above said creek, S43°22'04"E a distance of 88.09 ft. to a point;

Thence continuing along the west property line of the above said Dorroh property and the east property line of the above said Eddyville Riverport and Industrial Development Authority Inc. property and along the meanders of above said creek, S53°55'56"W a distance of 68.62 ft. to a point;

Thence continuing along the west property line of the above said Dorroh property and the east property line of the above said Eddyville Riverport and Industrial Development Authority Inc. property and along the meanders of above said creek, S32°52'04"E a distance of 65.30 ft. to a point;

Thence continuing along the west property line of the above said Dorroh property and the east property line of the above said Eddyville Riverport and Industrial Development Authority Inc. property and along the meanders of above said creek, S45°49'56"W a distance of 32.02 ft. to a point;

Thence continuing along the west property line of the above said Dorroh property and the east property line of the above said Eddyville Riverport and Industrial Development Authority Inc. property and along the meanders of above said creek, S4°09'04"E a distance of 50.99 ft. to a point;

Thence continuing along the west property line of the above said Dorroh property and the east property line of the above said Eddyville Riverport and Industrial Development Authority Inc. property and along the meanders of above said creek, S30°24'04"E a distance of 82.01 ft. to a point;

Thence continuing along the west property line of the above said Dorroh property and the east property line of the above said Eddyville Riverport and Industrial Development Authority Inc. property and along the meanders of above said creek, S3°07'56"W a distance of 355.88 ft. to a point;

Thence continuing along the west property line of the above said Dorroh property and the east property line of the above said Eddyville Riverport and Industrial Development Authority Inc. property and along the meanders of above said creek, S11°16'04"E a distance of 63.25 ft. to a point;

Thence continuing along the west property line of the above said Dorroh property and the east property line of the above said Eddyville Riverport and Industrial Development Authority Inc. property and along the meanders of above said creek, S61°59'04"E a distance of 112.36 ft. to a point;

Thence continuing along the west property line of the above said Dorroh property and the east property line of the above said Eddyville Riverport and Industrial Development Authority Inc. property and along the meanders of above said creek, S39°02'50"E a distance of 80.07 ft. to a ½" rebar with cap stamped "BFW KJW #3445" (found);

Thence continuing along the west property line of the above said Dorroh property and the east property line of the above said Eddyville Riverport and Industrial Development Authority Inc. property and leaving the meanders of above said creek, S0°59'31"E a distance of 938.75 ft. to a ½" rebar with cap stamped "BFW KJW #3445" (found), said point being the southeast corner of the above said Eddyville Riverport and Industrial Development Authority Inc. property, said point also being the TRUE POINT OF BEGINNING;

Thence from the TRUE POINT OF BEGINNING, S73°27'14"E a distance of 119.03 ft. to a ½" rebar with cap stamped "BFW KJW #3445" (found);

Thence, S2°33'49"E a distance of 334.64 ft. to a ½" rebar with cap stamped "BFW KJW #3445" (found), said point being in the north right-of-way of the P&L Railroad, said point also being 59.5 ft. from the centerline of said railroad, said point also being the southwest corner of the above said Dorroh property;

Thence along the north right-of-way of the above said P&L Railroad, N76°55'04"W a distance of 1,433.07 ft. to a ½" rebar with cap stamped "BFW KJW #3445" (found), said point being 59.5 ft. from the centerline of said railroad;

Thence continuing along the north right-of-way of the above said P&L Railroad, N13°04'56"E a distance of 25.52 ft. to a ½" rebar with cap stamped "BFW KJW #3445" (found), said point being 85.00 ft. from the centerline of said railroad;

Thence continuing along the north right-of-way of the above said P&L Railroad, N76°55'26"W a distance of 77.96 ft. to a king post (found), said point being 85.00 ft. from the centerline of said railroad;

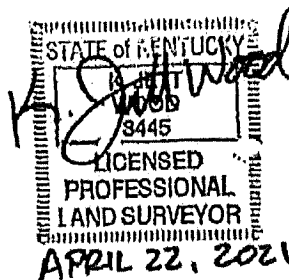
Thence leaving the north right-of-way of the above said P&L Railroad, N4°03'49"E a distance of 391.29 ft. to a ½" rebar with cap stamped "GRAY RLS2932" (found);

Thence, S73°27'14"E a distance of 1,365.80 ft. to the TRUE POINT OF BEGINNING.

The above described Tract contains 12.471 acres.

BEING the same as the Eddyville Riverport and Industrial Development Authority, Inc. property recorded in Deed Book 175, Page 242.

The above described property is subject to any right-of-ways, easements or restrictions recorded or in existence.



Eddyville Riverport & Industrial Development Authority, Inc.



November 16, 2021

CITY OF EDDYVILLE
ATTN: MAYOR JOHN CHOAT
PO BOX 744
153 W. MAIN STREET
EDDYVILLE, KY 42038

Re: Request for Annexation

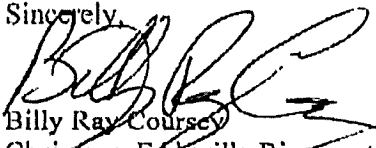
Dear Mayor Choat:

Please allow this letter to serve as a formal request to annex certain real property owned by the Eddyville Riverport and Industrial Development Authority, Inc. (hereinafter "ERIDA") into the City of Eddyville, Kentucky. The subject property is identified as Tract 4 and Tract 5 of the real property known as the Eddyville Industrial Park. Property descriptions for each Tract 4 and Tract 5 are enclosed herewith, along with the proposed plat. The property to be annexed is contiguous with the City of Eddyville's current boundaries and meets all other requirements of KRS 81A.410. ERIDA hereby consents to the annexation of the subject real property pursuant to KRS 81A.412, which statute allows annexation with a single ordinance upon consent of the owner.

ERIDA has also submitted a proposed zoning map amendment to the Eddyville-Kuttawa-Lyon County Joint Planning Commission, which would designate the zoning of the subject property as "Light Industrial" (I-1).

Should you need additional information with regard to this request and consent, please do not hesitate to contact us.

Sincerely,


Billy Ray Coursey
Chairman, Eddyville Riverport and
Industrial Development Authority, Inc.

cc: Stephen Underwood (via email)

Enclosures

STATE OF KENTUCKY, COUNTY OF LYON

I, Lori Duff, Clerk of Lyon County do certify that the foregoing instrument was on the day 13th of April 2022 at 1:01 P.M. lodged in my office for record, and that it has been duly recorded in my said office together with this and the certificate thereon endorsed. Given under my hand this 13th day of April 2022
LORI DUFF, Lyon Co. Clerk By Chandra Lewis

Misc 29 pg 221

Check Date 04/13/2022 Check Number 63530

Vendor 108 LYON COUNTY CLERK
Voucher Number Invoice Number

<u>Voucher Number</u>	<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>Amount Paid</u>	<u>Discount Taken</u>	<u>Net Amount</u>
022333	Recording Fees-Annex EIP	04/13/2022	\$52.00	\$52.00	\$0.00	\$52.00
				Check Total		\$52.00

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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