

COUNCIL  
TONY BISHOP  
MATT DENEEN  
MARTY E. FULKERSON  
JULIA SPRINGSTEEN  
CINDY D. WALKER  
VIRGIL WILLOUGHBY



200 West Dixie Avenue  
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Elizabethtown, KY 42702  
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Fax: (270) 737-5362  
Web Site: www.ETOWNKY.ORG

**CITY OF ELIZABETHTOWN**  
JEFFREY H. GREGORY, MAYOR

**CERTIFICATION**

I, the undersigned, Jessica J. Graham, do hereby certify that I am the duly qualified and acting City Clerk of the City of Elizabethtown, Kentucky, and as such Clerk, I further certify that the attached is a true, correct and complete copy of Ordinance No. 29-2022 series duly adopted by the City Council of said City at a duly convened meeting held on September 26, 2022 and thereafter signed by the Mayor as evidence of his approval, and now in full force and effect, all as appear from the official records of said City Council in my possession and under my control.

WITNESS my hand and Seal of the City, as of this 28<sup>th</sup> day of September 2022.



  
\_\_\_\_\_  
JESSICA J. GRAHAM, CITY CLERK

RECEIVED AND FILED  
DATE Oct. 3, 2022

\_\_\_\_\_  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kandi Adkisson



**ORDINANCE NO. 29-2022**

**AN ORDINANCE FOR THE CITY OF ELIZABETHTOWN, KENTUCKY  
ANNEXING PROPERTY LOCATED AT LEITCHFIELD ROAD AND  
SOUTH RING ROAD**

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WHEREAS, the property owned by CMW Family Realty Management, LLC located at Southwest corner of Leitchfield Road and South Ring Road is adjacent or contiguous to the City of Elizabethtown's existing boundaries; and,

WHEREAS, by reason of population density, commercial, industrial, institutional or governmental use of land, and/or subdivision of land, this property is suitable for development for urban purposes without unreasonable delay.

NOW, THEREFORE, BE IT ORDAINED by the City of Elizabethtown, Kentucky, that from and after the passage, approval, and publication of this Ordinance, property located at Southwest corner of Leitchfield Road and South Ring Road, being known as PVA #187-00-00-009 as being more particularly described in the attached Exhibit A and shown on Exhibit B (map) is annexed into the City of Elizabethtown. Said property shall be zoned as Regional Commercial (C-3) pursuant to the recommendation of the City of Elizabethtown Planning Commission based on a public hearing conducted on September 13, 2022. The findings of fact of the Commission in support of this recommendation are adopted as if set out verbatim.

This action is taken for property owned by CMW Family Realty Management, LLC pursuant to their request and consent (Exhibit C).

BE IT FURTHER ORDAINED that the Mayor of the City of Elizabethtown and/or his designee is hereby authorized and directed to take all steps necessary to perfect this Ordinance, including notifying all appropriate agencies of this annexation.

BE IT FURTHER ORDAINED that this Ordinance be published in summary form.

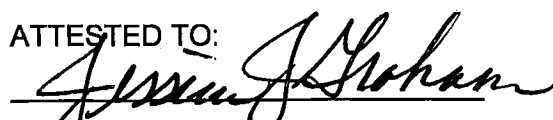
READ THE FIRST TIME this 19<sup>th</sup> day of September 2022.

READ, ADOPTED AND APPROVED this 26<sup>th</sup> day of September 2022.

Published in summary September 30, 2022.

  
\_\_\_\_\_  
JEFFREY H. GREGORY, MAYOR

ATTESTED TO:

  
\_\_\_\_\_  
JESSICA J. GRAHAM, CITY CLERK

**EXHIBIT A**

**ORDINANCE NO. 29-2022  
LEGAL DESCRIPTION  
FOR ANNEXATION PURPOSES ONLY  
EXHIBIT A  
CMW FAMILY REALTY MANAGEMENT, LLC.  
PROPERTY  
DEED BOOK 1291 PAGE 360  
PROPOSED ZONING: C-3  
PVA MAP #187-00-00-009**

The following described property is the CMW Family Realty Management, LLC., property per Deed Book 1291 Page 360 as recorded in the office of the Hardin County Clerk. Said property is located at the southwest intersection of the south side of U.S. Hwy. 62, (Leitchfield Road), and the west side of Ky. Hwy. 3005, (Ring Road), in the City of Elizabethtown, Hardin County, Kentucky and is more particularly described as follows:

All bearings stated herein are referenced to grid north KY 1602 South Zone State Plane. The coordinates of the point of beginning are (Northing: 2126642.18, Easting: 1591678.69).

Beginning at a point, said point being the northeast property corner of the New Elizabethtown Memorial Gardens property, (D.B. 245 Pg. 271), and a point in the south right of way of U.S. Hwy. 62, (Leitchfield Road), said point is also a point in the existing city limits of the City of Elizabethtown, (Annexation Ordinance 15-2018), thence leaving said New Elizabethtown Memorial Gardens property and continuing with said south right of way of U.S. Hwy. 62, (Leitchfield Road) and the existing city limits of the City of Elizabethtown for nine calls

North 63 degrees 42 minutes 25 seconds East for a distance of 729.49 feet to a point, thence

North 61 degrees 49 minutes 52 seconds East for a distance of 94.53 feet to a point, thence

North 60 degrees 02 minutes 53 seconds East for a distance of 206.00 feet to a point, thence

North 59 degrees 19 minutes 31 seconds East for a distance of 255.37 feet to a point, thence

North 60 degrees 52 minutes 27 seconds East for a distance of 44.04 feet to a point, thence

North 60 degrees 51 minutes 59 seconds East for a distance of 150.12 feet to a point, thence

North 69 degrees 20 minutes 54 seconds East for a distance of 123.29 feet to a point, thence

North 63 degrees 09 minutes 53 seconds East for a distance of 177.43 feet to a point, thence

North 58 degrees 43 minutes 39 seconds East for a distance of 46.74 feet to a point, said point is a point in the south right of way of U.S. Hwy. 62, (Leitchfield Road) and is a point of intersection of the city limits of the City of Elizabethtown, (Annexation Ordinance 15-2018) and (Annexation Ordinance 24-2014), thence continuing with said south right of way of U.S. Hwy. 62, (Leitchfield Road) and the the existing city limits of the City of Elizabethtown, (Annexation Ordinance 24-2014)

North 66 degrees 36 minutes 48 seconds East for a distance of 206.81 feet to a point, said point is the southwest intersection of the south right of way of U.S. Hwy. 62, (Leitchfield Road), and the west right of way of Ky. Hwy. 3005, (Ring Road), thence leaving said south right of way of U.S. Hwy. 62, (Leitchfield Road), and continuing with said west right of way of Ky. Hwy. 3005 (Ring Road) and said city limits of the City of Elizabethtown, (Annexation Ordinance 24-2014), for five calls

South 25 degrees 57 minutes 40 seconds East for a distance of 424.40 feet to a point, thence

South 21 degrees 42 minutes 16 seconds East for a distance of 418.22 feet to a point, thence

South 56 degrees 45 minutes 01 seconds East for a distance of 235.00 feet to a point, thence

South 56 degrees 45 minutes 27 seconds East for a distance of 220.40 feet to a point, thence

South 54 degrees 40 minutes 17 seconds East for a distance of 374.78 feet to a point, said point is a northwest corner of the Imogene Bush property, (D.B. 222 Pg. 34), (Lot 1 Imogene Acres Subdivision, P.C. 1 Sht. 5306), thence leaving said west right of way of Ky. Hwy. 3005 (Ring Road) and said city limits of the City of Elizabethtown, (Annexation Ordinance 24-2014), with the west property line of said Imogene Bush property and a new line of the city limits of the City of Elizabethtown

South 29 degrees 19 minutes 17 seconds West for a distance of 512.39 feet to a point, said point is a southwest corner of said Imogene Bush property and is a northwest corner of the Kenneth Bush property, (D.B. 222 pg. 31), thence with the west property line of said Kenneth Bush property and continuing with a new line of the city limits of the City of Elizabethtown

South 29 degrees 17 minutes 11 seconds West for a distance of 550.24 feet to a point, said point is a southwest corner of said Kenneth Bush property and is a northwest corner of the Joseph & Rebecca Thomas property, (D.B. 1448 Pg. 1254), (Lots 1-39 & 49-53 Sheacraft Subdivision, P.C. 1 Sht. 337B), thence with the west property line of said Joseph & Rebecca Thomas property and continuing with a new line of the city limits of the City of Elizabethtown

South 29 degrees 51 minutes 03 seconds West for a distance of 1829.31 feet to a point, said point is a point in the western property line of said Joseph & Rebecca Thomas property and is a southeast corner of the New Elizabethtown Memorial Gardens property,

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(D.B. 245 Pg. 271), thence with the east property line of said New Elizabethtown Memorial Gardens property and continuing with a new line of the city limits of the City of Elizabethtown

North 26 degrees 26 minutes 51 seconds West for a distance of 3154.61 feet to the true point of beginning.

Said property contains a total of 5,220,367.1 square feet, (119.84 acres), per survey by Engineering Design Group, Inc. (Michael P. Billings, KY. PLS #3472).

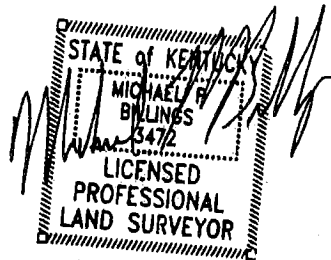
This legal description was prepared from record information, (i.e. annexation ordinances, record plats, and deeds).

This legal description is not a boundary survey and should not be considered as such.

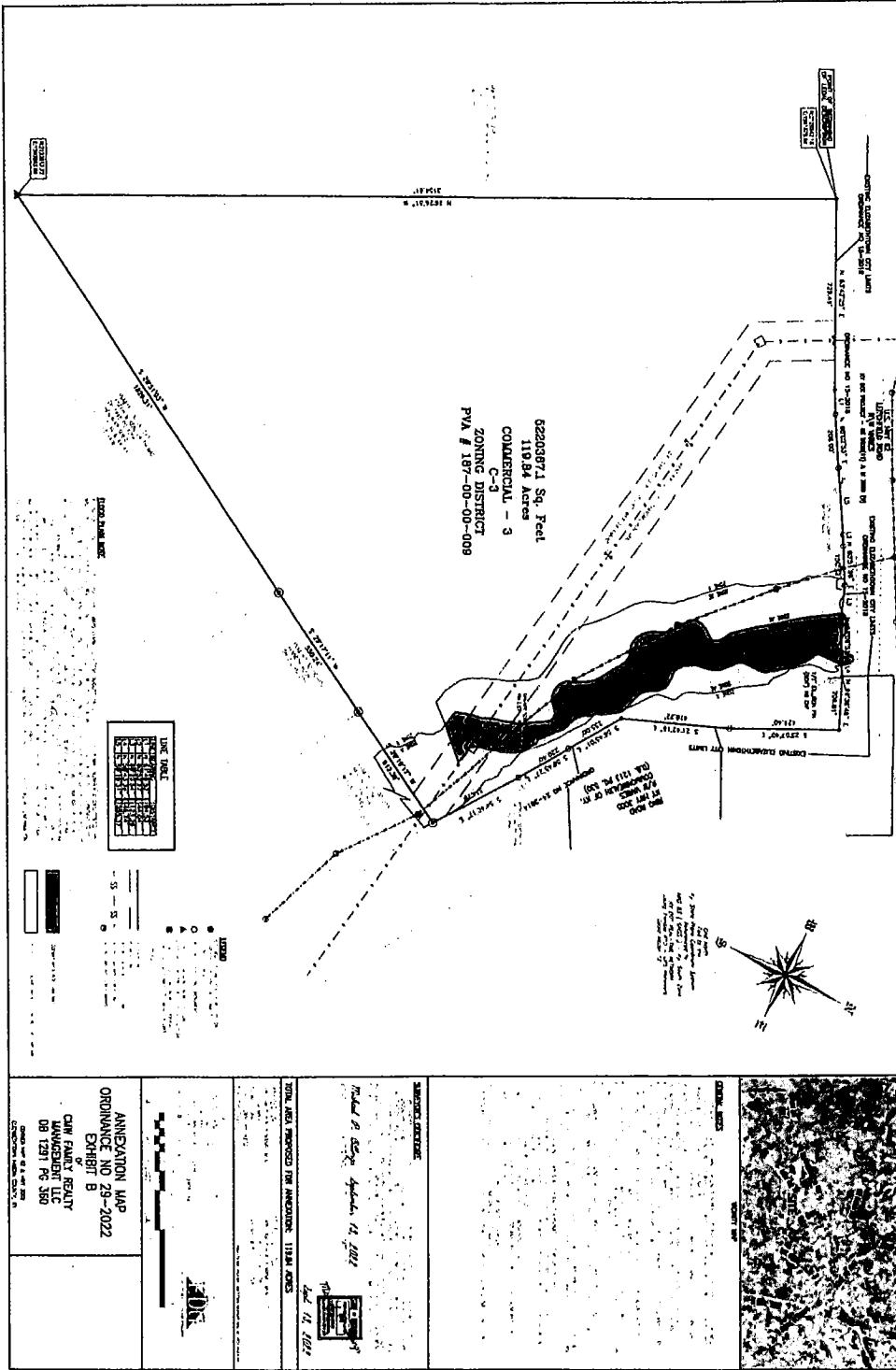
The sole purpose of this legal description is for that of annexation of the area described into the city limits of the City of Elizabethtown and shall not be used for the sale, transfer or conveyance of property.

All adjoining property owners are according to the Hardin County Property Valuation Office.

This legal description was prepared by Engineering Design Group, Inc. (Michael P. Billings, KY. PLS #3472).

  
Sept 13, 2012

# EXHIBIT B ORDINANCE NO. 29-2022 MAP



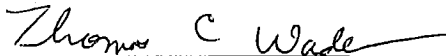
**EXHIBIT C  
ORDINANCE #29-2022  
CONSENTS**

**CONSENT TO ANNEXATION**

Comes Thomas C. Wade, as representative of CMW Family Realty Management, LLC, owners of property located along South Ring Road (KY 3005) and Leitchfield Road (US 62W), more specifically known as PVA # 187-00-00-009, and gives consent to the annexation by the City of Elizabethtown of approximately 119 acres of property fronting along South Ring Road (KY 3005) and Leitchfield Road (US 62W). The property is recorded in Deed Book 1291 Pages 360-366 in the office of the Hardin County Clerk.


Thomas C. Wade, as representative of CMW Family Realty Management, LLC, further acknowledges and does not object to the commercial zoning district classification that will be effective upon the property through the annexation process. By consenting to the annexation, the property owners understand and agree to waive their objection to the annexation, agree to waive any notice of the annexation to allow them to file an objection and waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.

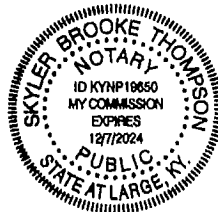
Thomas C. Wade, as representative of CMW Family Realty Management, LLC, further agrees to pay for the expenses incurred by the City of Elizabethtown associated with the preparation of the annexation ordinance relating to the required boundary survey, annexation map and legal description for the annexation of said property.

  
Thomas C. Wade  
CMW Family Realty Management, LLC

STATE OF KENTUCKY  
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Thomas C. Wade in his capacity as a representative for CMW Family Realty Management, LLC, this the 2<sup>nd</sup> day of August, 2022.

  
NOTARY PUBLIC  
My Commission Expires: 12/7/2024  
Notary ID: KYNP19650



**ORDINANCE NO. 29-2022**  
**LEGAL DESCRIPTION**  
**FOR ANNEXATION PURPOSES ONLY**  
**EXHIBIT A**  
**CMW FAMILY REALTY MANAGEMENT, LLC.**  
**PROPERTY**  
**DEED BOOK 1291 PAGE 360**  
**PROPOSED ZONING: C-3**  
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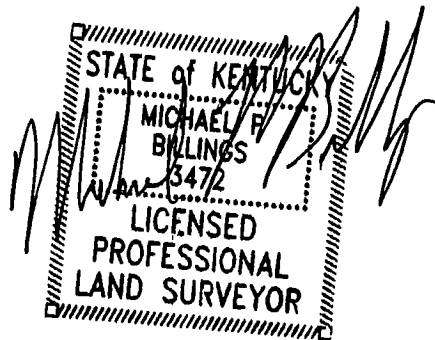
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This legal description was prepared by Engineering Design Group, Inc. (Michael P. Billings, KY. PLS #3472).



Sept 13, 2012

OVERSIZE MAP INCLUDED WITH  
SUBMISSION.

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