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BILL WISEMAN



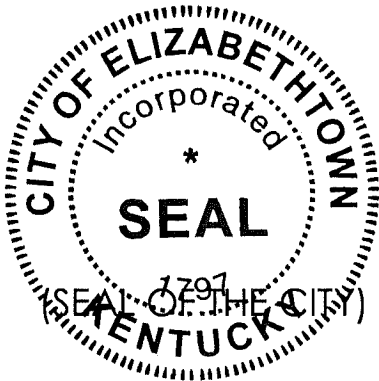
200 West Dixie Avenue
P.O. Box 550
Elizabethtown, KY 42702
(270) 765-6121
Web Site: www.etownky.org

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. 23-2023 series duly adopted by the City Council of said City at a duly convened meeting held on October 16, 2023 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 17th day of October 2023.




JESSICA J. GRAHAM, CITY CLERK

RECEIVED AND FILED
DATE October 23, 2023

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



ORDINANCE NO. 23-2023

AN ORDINANCE FOR THE CITY OF ELIZABETHTOWN, KENTUCKY ANNEXING PROPERTY LOCATED ON SOUTH RING ROAD AT ITS INTERSECTION WITH THE WESTERN KY PARKWAY

WHEREAS the property, owned by Philip Janes and optioned for sale to the Elizabethtown Hardin County Industrial Foundation, located on South Ring Road at its intersection with the Western KY Parkway 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; and,

WHEREAS, the City of Elizabethtown gave written notice of this requested annexation to Hardin County Government on August 3, 2023.

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 on South Ring Road at its intersection with the Western KY Parkway, more specifically known as PVA #204-00-00-009.05 as being more particularly described in the attached Legal Description (Exhibit A) and shown on the attached Map (Exhibit B) 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 12, 2023. The findings of fact of the Commission in support of this recommendation are adopted as if set out verbatim and attached (Exhibit C).

This action is taken for property owned by Philip Janes and optioned for sale to the Elizabethtown Hardin County Industrial Foundation pursuant to their request and consent. This current and future property owner both have signed a consent agreement to the annexation (Exhibit D).

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 the 2nd day of October 2023.

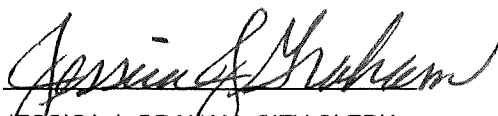
READ, ADOPTED AND APPROVED the 16th day of October 2023.

Published in summary October 20, 2023.



JEFFREY H. GREGORY, MAYOR

ATTESTED TO:



JESSICA J. GRAHAM, CITY CLERK

ORDINANCE NO. 23-2023

South 48 degrees 59 minutes 26 seconds West for a distance of 197.00 feet to a point, said point is a point in the western right of way of the said Western Kentucky Parkway and is the end of the existing city limits of the City of Elizabethtown, (Annexation Ordinance #24-2014), thence leaving said existing city limits of the City of Elizabethtown, (Annexation Ordinance #24-2014) and continuing with said western right of way of the Western Kentucky Parkway and a new annexation line of the City of Elizabethtown for four calls

Along a curve to the right having a radius of 5285.26 feet and an arc length of 83.58 feet, being subtended by a chord of South 55 degrees 45 minutes 18 seconds West for a distance of 83.58 feet to a point, thence

South 68 degrees 30 minutes 36 seconds West for a distance of 161.42 feet to a point, thence

South 57 degrees 10 minutes 23 seconds West for a distance of 364.73 feet to a point, thence

South 64 degrees 07 minutes 35 seconds West for a distance of 14.20 feet to a point, said point is a point in said western right of way of the Western Kentucky Parkway and is a southeast corner of the Steve & Rosemary Wiseman and Josh & Becky Wiseman property, (D.B. 1421 Pg. 1230) thence leaving said western right of way of the Western Kentucky Parkway and continuing with the eastern property line of the Steve & Rosemary Wiseman and Josh & Becky Wiseman property, (D.B. 1421 Pg. 1230), and a new annexation line of the City of Elizabethtown

North 69 degrees 13 minutes 44 seconds West for a distance of 493.93 feet to a point, said point is an eastern corner of said Wiseman property and is a southwestern corner of the Gillan Niceley, Jr. property, (D.B. 516 Pg. 51), thence leaving said Wiseman property and continuing with a southern property line of said Niceley property and a new annexation line of the City of Elizabethtown

North 27 degrees 27 minutes 20 seconds East for a distance of 1792.00 feet to a point, said point is a southeastern corner of said Niceley property and is a point in the southern end of Access Road #4, thence leaving said Niceley property and continuing with the south end and eastern side of said Access Road #4 and a new annexation line of the City of Elizabethtown for two calls

South 62 degrees 06 minutes 18 seconds East for a distance of 16.04 feet to a point, thence

North 36 degrees 33 minutes 58 seconds East for a distance of 303.16 feet to the true point of beginning.

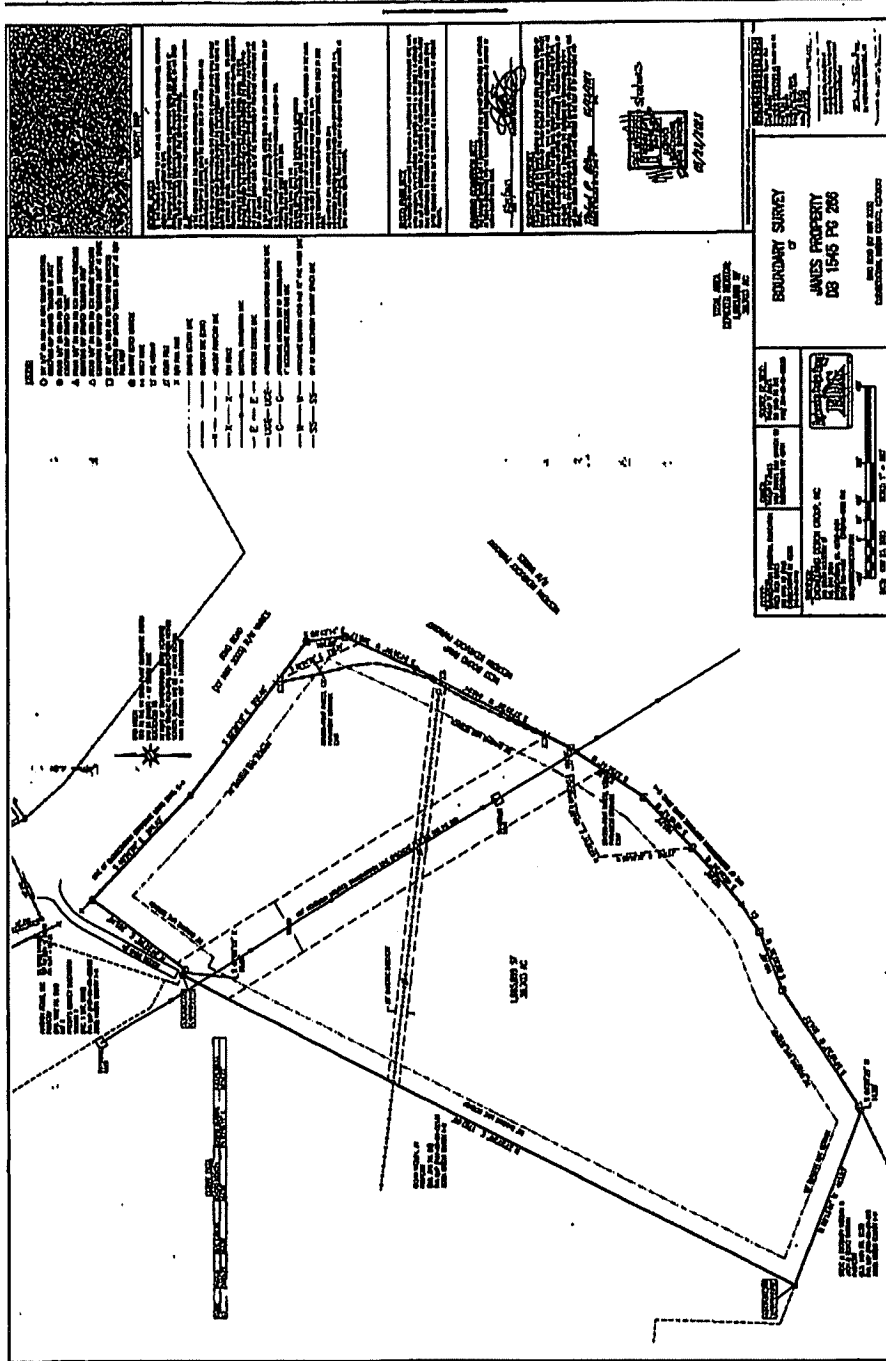
Said property contains a total of 1,685,899 square feet, (38.703 acres), per survey by Engineering Design Group, Inc. (Michael P. Billings, KY. PLS #3472).

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.

ORDINANCE NO. 23-2023

EXHIBIT B ORDINANCE NO. 23-2023 MAP



ORDINANCE NO. 23-2023

WHEREAS, the Commission finds that the location of the subject property at the intersection of two high traffic roadways, South Ring Rd and the Western Kentucky Pkwy, and its location to adjacent, undeveloped lands, and the recommendation within Sub Area 13 for the expansion of industrial uses and commercial, service uses makes this property appropriate for either commercial or industrial uses; and

WHEREAS, the Commission finds that development proposals on the subject property should consider access and connectivity standards to support the appropriate development of adjacent lands and mitigate potential congestion along South Ring Rd; and

WHEREAS, the Commission finds that development of the subject property should consider the potential extension of utilities to adjacent properties to support the appropriate development of adjacent lands; and

WHEREAS, the Commission finds that development of the property should consider the visual appeal from South Ring Rd and the Western Kentucky Pkwy, including the design of buildings, landscaping and screening, tree canopy, lighting, and community amenities.

RESOLVED, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council a zoning assignment of C-3 Regional Commercial for the proposed annexation of approximately 38.703 acres on the southwest corner of South Ring Rd and the Western Kentucky Pkwy, parcel number 204-00-00-009.05 be **APPROVED**.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, Young, and Souleyrette

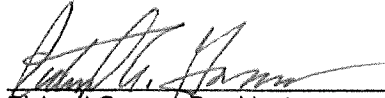
ORDINANCE NO. 23-2023

ANNEXATION CONSENT

Comes, Rick Games, President of the Elizabethtown Hardin County Industrial Foundation, and states that the Elizabethtown Hardin County Industrial Foundation (EHCIF) has property owned by Philip Janes located at the intersection of South Ring Road and the Western KY Parkway, more specifically known as PVA # 204-00-00-009.05 under option to purchase. The EHCIF gives consent to the annexation by the City of Elizabethtown of approximately 38 acres of property. Property is currently recorded in Deed Book 1545 Page 226-268.


EHCIF 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, EHCIF, as the future property owner does understand and agrees to waive objection to the annexation, agrees to waive any notice of the annexation to allow the filing of an objection and agrees to waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.

EHCIF 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 and legal description for the annexation of said property.

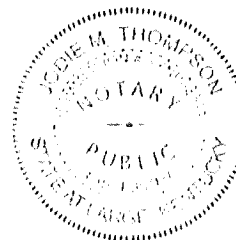

Richard Games, President
Elizabethtown Hardin County Industrial Foundation

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Richard Games, President, and representative of the Elizabethtown Hardin County Industrial Foundation, this the 14th day of September, 2023.


NOTARY PUBLIC

My Commission Expires: 1/9/2027
Notary ID: RYNPU4211



ORDINANCE NO.23 -2023
LEGAL DESCRIPTION
FOR ANNEXATION PURPOSES ONLY
EXHIBIT A
PHILLIP W. JANES - PROPERTY
DEED BOOK 1545 PAGE 266
PROPOSED ZONING: C-3
PVA MAP #204-00-00-009.05

The following described property is the Phillip W. Janes property per Deed Book 1545 Page 266 as recorded in the office of the Hardin County Clerk. A Boundary Survey of said property is also recorded in the office of the Hardin County Clerk in Plat Cabinet 1 Sheet 7159. Said property is located at the southwest intersection of Ky. Hwy. 3005 (South Ring Road) and the Western Kentucky Parkway on the south side of 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: 2122223.458, Easting: 1598868.828).

Beginning at the intersection of the eastern side of Access Road #4 and the southern right of way of Ky. Hwy. 3005, (South Ring Road), and a point in the existing city limits of the City of Elizabethtown, (Annexation Ordinance #24-2014), thence with the southern right of way of said South Ring Road and with the existing city limits of the City of Elizabethtown, (Annexation Ordinance #24-2014) for two calls.

South 46 degrees 24 minutes 29 seconds East for a distance of 374.43 feet to a point, thence

South 52 degrees 32 minutes 13 seconds East for a distance of 501.48 feet to a point, said point is the southwest intersection of the southern right of way of South Ring Road and the western right of way of the Western Kentucky Parkway and is a point in the existing city limits of the City of Elizabethtown, (Annexation Ordinance #24-2014), thence with the western right of way of the Western Kentucky Parkway and the existing city limits of the City of Elizabethtown, (Annexation Ordinance #24—2014), for six calls

South 06 degrees 42 minutes 14 seconds East for a distance of 101.09 feet to a point, thence

South 24 degrees 35 minutes 07 seconds West for a distance of 200.17 feet to a point, thence

South 27 degrees 25 minutes 29 seconds West for a distance of 449.94 feet to a point, thence

South 33 degrees 56 minutes 47 seconds West for a distance of 230.35 feet to a point, thence

South 46 degrees 45 minutes 43 seconds West for a distance of 183.75 feet to a point, thence

South 48 degrees 59 minutes 26 seconds West for a distance of 197.00 feet to a point, said point is a point in the western right of way of the said Western Kentucky Parkway and is the end of the existing city limits of the City of Elizabethtown, (Annexation Ordinance #24-2014), thence leaving said existing city limits of the City of Elizabethtown, (Annexation Ordinance #24-2014) and continuing with said western right of way of the Western Kentucky Parkway and a new annexation line of the City of Elizabethtown for four calls

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South 57 degrees 10 minutes 23 seconds West for a distance of 364.73 feet to a point, thence

South 64 degrees 07 minutes 35 seconds West for a distance of 14.20 feet to a point, said point is a point in said western right of way of the Western Kentucky Parkway and is a southeast corner of the Steve & Rosemary Wiseman and Josh & Becky Wiseman property, (D.B. 1421 Pg. 1230) thence leaving said western right of way of the Western Kentucky Parkway and continuing with the eastern property line of the Steve & Rosemary Wiseman and Josh & Becky Wiseman property, (D.B. 1421 Pg. 1230), and a new annexation line of the City of Elizabethtown

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Said property contains a total of 1,685,899 square feet, (38.703 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 23, 2023

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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