

JEFFREY H. GREGORY
MAYOR



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Elizabethtown, KY 42702
(270) 765-6121
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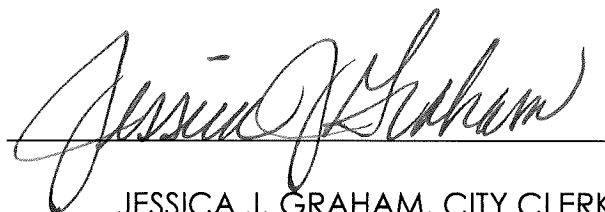
CITY OF ELIZABETHTOWN

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. 01-2025 series duly adopted by the City Council of said City at a duly convened meeting held on January 13, 2025 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 16th day of January 2025.




JESSICA J. GRAHAM, CITY CLERK

RECEIVED AND FILED
DATE January 30, 2025

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Michael Adams



ORDINANCE NO. 01-2025

AN ORDINANCE FOR THE CITY OF ELIZABETHTOWN, KENTUCKY ANNEXING PROPERTY LOCATED AT 1750 GAITHER STATION ROAD

WHEREAS the properties, owned by the Elizabethtown Hardin County Industrial Foundation, Mark & Wesley Thomas, Aulbach Pence LLC, Hardin County Government and the Commonwealth of Kentucky, located along a portion of South Ring Road and Gaither Station Road is adjacent or contiguous to the City of Elizabethtown's existing boundaries; and,

WHEREAS, the property which is adjacent or contiguous to the City's boundaries at the time the annexation proceedings is begun; and which by reason of population density, commercial, industrial, institutional, or governmental use of land, or subdivision of land, is urban in character or suitable for development for urban purposes without reasonable delay; and,

WHEREAS, the City of Elizabethtown gave written notice of this requested annexation to Hardin County Government on October 29, 2024.

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 along a portion of South Ring Road and Gaither Station Road, more specifically known as PVA # 187-00-00-028, 187-00-00-028.01 and 187-00-00-028.03, and 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 Industrial-2 (I-2) pursuant to the recommendation of the City of Elizabethtown Planning Commission based on a public hearing conducted on December 10, 2024. 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 the Elizabethtown Hardin County Industrial Foundation, Mark & Wesley Thomas, Aulbach Pence LLC, Hardin County Government and the Commonwealth of Kentucky pursuant to their request and consent. The property owners have given a signed consent in 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 pursuant to KRS 81A.

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

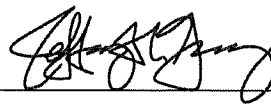
READ THE FIRST TIME the 16th day of December 2024.

READ, ADOPTED AND APPROVED the 13th day of January 2025.

Published in summary January 17, 2025.

ATTESTED TO: **Signed by:**

JESSICA J. GRAHAM, CITY CLERK

Signed by:

JEFFREY H. GREGORY, MAYOR

ORDINANCE NO. 01-2025

EXHIBIT A LEGAL DESCRIPTION

Ordinance No. 01-2025
Exhibit A
Property Description
154.159 Acre Tract

A certain tract of land lying and being in Hardin Co., Ky., adjoining the current southernmost city limits of Elizabethtown, lying on both sides of Gaither Station Road and on the south side of Ky. Hwy. 3005 (Ring Road) and being more particularly bounded and described as follows:

BEGINNING at a point in the current Elizabethtown city limits (Ordinance #24-2014), said point being on the south side of Ky. Hwy. 3005 and having a KY State Plane South Zone Coordinate of: N:2124759.69; E:1597113.29.

Thence with ordinance #24-2014 and the south right-of-way of Ky. Hwy. 3005 as follows:

S 57°50'01" E a distance of 10.66' to a point;

Thence S 54°42'06" E a distance of 379.78' to a point;

Thence S 27°40'13" W a distance of 193.79' to a point;

Thence S 07°58'44" E a distance of 208.27' to a point;

Thence S 46°04'52" E a distance of 271.34' to a point in the west right-of-way of Gaither Station

Road;

Thence with the west side of said road; S 34°36'53" W a distance of 300.00' to a point;

Thence crossing Gaither Station Road and the CSX Railroad; S 57°07'07" E a distance of 105.08' to a point in the east right-of-way of the CSX Railroad.

Thence with the railroad; N 34°52'08" E a distance of 679.94' to a point on the east side of the railroad and the south right-of-way of Ky. Hwy. 3005.

Thence with the right-of-way of said road as follows: S 54°42'06" E a distance of 613.30' to a point;

Thence S 16°43'14" E a distance of 356.00' to a point;

Thence S 11°41'28" E a distance of 642.00' to a point;

Thence S 12°52'26" E a distance of 314.86' to a point;

Thence S 24°39'21" E a distance of 233.79' to a point;

Thence S 31°28'59" E a distance of 181.87' to a point, said point being a corner to ordinance

#23-2023.

Thence with ordinance #23-2023 as follows: S 36°35'35" W a distance of 303.66' to a point;

Thence N 62°06'18" W a distance of 16.04' to a point;

Thence S 27°27'20" W a distance of 1792.00' to a point;

Thence leaving ordinance #23-2023 and with new annexation lines as follows: N 69°11'02" W a distance of 109.73' to a point;

Thence N 02°07'00" E a distance of 324.58' to a point;

Thence N 86°00'31" W a distance of 1364.18' to a point on the east right-of-way of the CSX

Railroad;

Thence with the east right-of-way of the railroad as follows: N 07°01'57" E a distance of 120.55' to a point;

Thence with a curve turning to the right with an arc length of 724.32', with a radius of 5325.50', with a chord bearing of N 11°47'31" E, with a chord length of 723.76' to a point;

ORDINANCE NO. 01-2025

Thence with a compound curve turning to the right with an arc length of 503.65', with a radius of 5089.81', with a chord bearing of N 17°47'56" E, with a chord length of 503.45' to a point;

Thence N 21°11'01" E a distance of 97.71' to a point;

Thence N 22°35'56" E a distance of 267.28' to a point;

Thence N 19°02'45" E a distance of 38.91' to a point;

Thence with a curve turning to the left with an arc length of 93.80', with a radius of 123.64', with a chord bearing of N 00°38'11" W, with a chord length of 91.57' to a point;

Thence with a reverse curve turning to the right with an arc length of 111.46', with a radius of 5387.42', with a chord bearing of N 25°35'24" E, with a chord length of 111.45' to a point;

Thence crossing the railroad and Gaither Station Road; N 63°49'02" W a distance of 101.18' to a point on the west side of Gaither Station Road and a corner to ordinance #02-2024.

Thence with ordinance #02-2024 as follows: N 28°20'13" E a distance of 116.01' to a point;

Thence N 27°18'56" E a distance of 237.05' to a point;

Thence N 29°52'25" E a distance of 58.26' to a point;

Thence N 70°44'51" W a distance of 13.38' to a point;

Thence N 70°44'51" W a distance of 68.69' to a point;

Thence N 89°04'22" W a distance of 47.35' to a point;

Thence N 65°40'07" W a distance of 46.49' to a point;

Thence S 39°16'57" W a distance of 74.51' to a point;

Thence S 55°04'21" W a distance of 38.86' to a point;

Thence S 87°27'02" W a distance of 38.75' to a point;

Thence N 71°16'38" W a distance of 37.06' to a point;

Thence N 50°01'36" W a distance of 45.02' to a point;

Thence N 43°40'33" W a distance of 41.12' to a point;

Thence N 63°15'31" W a distance of 51.08' to a point;

Thence N 15°22'19" W a distance of 18.08' to a point;

Thence N 11°45'05" W a distance of 45.06' to a point;

Thence S 64°48'51" W a distance of 15.78' to a point;

Thence S 09°54'15" W a distance of 77.45' to a point;

Thence S 01°59'10" W a distance of 38.09' to a point;

Thence S 25°03'56" W a distance of 20.69' to a point;

Thence S 38°19'08" W a distance of 29.80' to a point;

Thence S 18°38'32" W a distance of 31.56' to a point;

Thence S 35°30'10" E a distance of 32.45' to a point;

Thence S 09°24'16" W a distance of 17.62' to a point;

Thence S 45°16'57" W a distance of 32.95' to a point;

Thence S 12°44'00" W a distance of 99.51' to a point;

Thence leaving ordinance #02-2024 and with new annexation lines as follows: N 14°28'35" W a distance of 197.88' to a point;

Thence N 20°28'32" W a distance of 225.13' to a point;

Thence N 25°12'18" W a distance of 137.44' to a point;

Thence N 32°51'42" W a distance of 89.93' to a point;

Thence N 08°46'22" W a distance of 78.14' to a point;

Thence N 03°40'47" W a distance of 123.89' to a point;

Thence N 02°29'51" E a distance of 91.24' to a point;

Thence N 14°55'07" E a distance of 57.51' to a point;

Thence N 36°53'25" E a distance of 54.14' to a point;

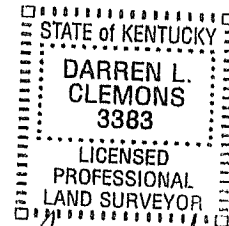
ORDINANCE NO. 01-2025

Thence N 43°07'41" E a distance of 48.64' to a point;
Thence N 50°58'40" E a distance of 59.03' to a point;
Thence N 59°10'19" E a distance of 90.84' to a point;
Thence N 52°49'25" E a distance of 146.05' to a point;
Thence N 43°12'45" E a distance of 97.04' to a point;
Thence N 54°51'24" E a distance of 104.28' to a point;
Thence N 50°57'37" E a distance of 154.91' to a point;
Thence N 48°39'55" E a distance of 212.15' to a point;
Thence N 29°22'04" E a distance of 92.41' to a point;
Thence N 20°17'19" E a distance of 111.08' to a point;
Thence N 27°27'12" E a distance of 118.00' TO THE POINT OF BEGINNING.

CONTAINING: 154.159 ACRES (6,715,170 Sq. Ft.) more or less according to a survey conducted by Clemons & Associates Land Surveying on the 9th day of December, 2024. Darren Clemons Ky. P.L.S. 3383. Subject to any and all rights-of-way, appurtenances, restrictions, and/or easements in effect to date.

Bearings and distances are based on KY. State Plane South Zone.

THE ABOVE DESCRIBED description is for annexation purposes ONLY and is not a boundary survey and does not meet the minimum standards of practice for Professional Land Surveyors.

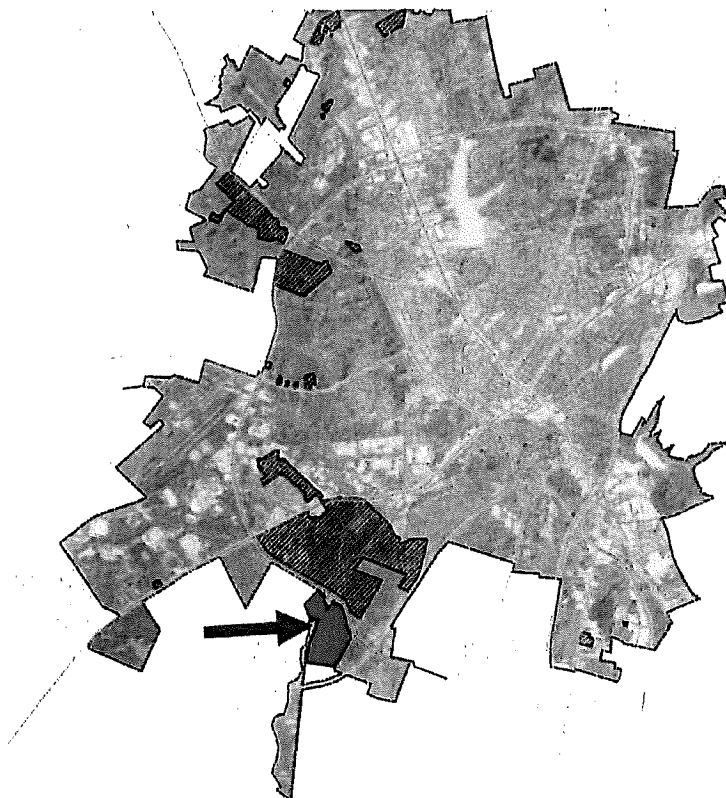


Darren L. Clemons
12-30-24

ORDINANCE NO. 01-2025

EXHIBIT B MAP

Subject Property Location



ORDINANCE NO. 01-2025

EXHIBIT C PLANNING COMMISSION FINDINGS OF FACT Zoning Docket No. 2024-PC-17

The Elizabethtown Planning Commission's recommendation to assign a zoning district classification of I-2, Regional Industrial, for property located on the south side of South Ring Road, beginning approximately 1,000 feet west of the Western Kentucky Parkway and extending west to a point approximately 825 feet west of Gaither Station Road, containing approximately 154 acres was based on the evidence and testimony presented to the Commission, and the following findings:

WHEREAS, the Elizabethtown Planning Commission (Commission) finds that Goal 1 of the Envision Elizabethtown 2040 Comprehensive Plan (Plan) calls to identify and acquire appropriate property for future growth, and to expand infrastructure to facilitate development; and

WHEREAS, the Commission finds Goal 2 of the Plan calls for the responsible expansion and improvement of infrastructure, and Goal 4 of the Plan encourages the City to plan for growth by expanding the existing City limits in a fiscally responsible way; and

WHEREAS, the Commission finds that the annexation was requested by the property owner, and all proper notification was provided to nearby property owners; and

WHEREAS, the Commission finds the Hardin County Government and the Kentucky Transportation Cabinet were provided proper notification of the proposed annexation; and

WHEREAS, the Commission finds that assignment of a zoning district should comply with the goals, objectives, policies, guidelines, and recommended land use map of the Plan, and that the property is located in Sub Area 13: Industrial Park, of the recommended land use map of the Plan, and within Targeted Planning Areas C and D; and

WHEREAS, the Commission finds that utilities necessary for development are available for extension, and developers of the property will be required to extend these utilities to serve the property; and

WHEREAS, the Commission finds that the properties proposed for annexation are recommended for a general industrial zoning district, but that a regional industrial zoning district classifications is more appropriate since the area has a high level of access and visibility, since the area has access to a high level of infrastructure, and since the properties are large enough to be developed as an industrial park; and

WHEREAS, the Commission finds that community-wide guidelines, and sub area guidelines of the Plan will be applied during development of the properties; and

Now, therefore be it **RESOLVED** that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council a zoning assignment of I-2, Regional Industrial, for the proposed annexation area be **APPROVED**.

The vote was as follows:

YES: Commissioners Dozer, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Rice

ORDINANCE NO. 01-2025

EXHIBIT D CONSENT

ANNEXATION CONSENT

Comes, Elizabethtown Hardin County Industrial Foundation, owner of property along Gaither Station Road and South Ring Road (KY 3005), more specifically known as 1750 Gaither Station Road and PVA # 187-00-00-028, and a portion of # 187-00-00-028.01 and gives consent to the annexation by the City of Elizabethtown of approximately 120 acres of their property along Gaither Station Road. Property is recorded in Deed Book 1573 Page 358.

Elizabethtown Hardin County Industrial Foundation acknowledges and does not object to the industrial and commercial zoning district classifications that will be effective upon the property through the annexation process. By consenting to the annexation, Elizabethtown Hardin County Industrial Foundation, as the current property owner does understand and agrees to waive their objection to the annexation, agrees to waive any notice of the annexation to allow them to file an objection and agrees to waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.

Elizabethtown Hardin County Industrial Foundation 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.


Elizabethtown Hardin County Industrial Foundation

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Andrew C. Gannes
as a representative of Elizabethtown Hardin County Industrial Foundation, this the 31st day of
October, 2024.


NOTARY PUBLIC

My Commission Expires: 2/12/25
Notary ID: KYNP 20914

Cherri O. Spalding NOTARY PUBLIC STATE AT LARGE KENTUCKY ID # KYNP20914 MY COMMISSION EXPIRES February 12, 2025
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ORDINANCE NO. 01-2025

ANNEXATION CONSENT

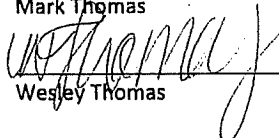
Comes, Mark & Wesley Thomas, husband & wife, owners of property along Gaither Station Road, more specifically known as a portion of PVA # 187-00-00-028.01 and gives consent to the annexation by the City of Elizabethtown of approximately 29 acres of their property along Gaither Station Road. Property is recorded in Deed Book 1574 Page 1339-1342.

Mark & Wesley Thomas acknowledge and do not object to the industrial and commercial zoning district classifications that will be effective upon the property through the annexation process. By consenting to the annexation, Mark & Wesley Thomas, as the current property owners do 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 agree to waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.

Mark & Wesley Thomas further agree 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.



Mark Thomas



Wesley Thomas

STATE OF KENTUCKY
COUNTY OF HARDIN

4th SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Mark and Wesley Thomas, this the November day of 2024.



NOTARY PUBLIC

My Commission Expires: MAY 6 2026
Notary ID: KYKIP47322

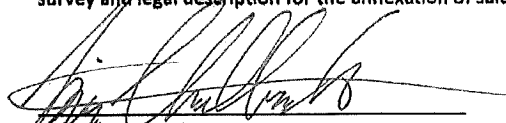
ORDINANCE NO. 01-2025

ANNEXATION CONSENT

Comes, Aulbach Pence LLC, owner of property along South Ring Road (KY 3005), more specifically known as South Ring Road and PVA # 187-00-00-028.03 and gives consent to the annexation by the City of Elizabethtown of approximately 11 acres of their property along South Ring Road. Property is recorded in Deed Book 1472 Page 526.

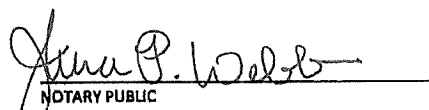
Aulbach Pence LLC acknowledges and does not object to the industrial and commercial zoning district classifications that will be effective upon the property through the annexation process. By consenting to the annexation, Aulbach Pence LLC, as the current property owner does understand and agrees to waive their objection to the annexation, agrees to waive any notice of the annexation to allow them to file an objection and agrees to waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.

Aulbach Pence 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 and legal description for the annexation of said property.


Aulbach Pence LLC

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Tim H. Aulbach
as a representative of Aulbach Pence LLC, this the 23rd day of October, 2024.


NOTARY PUBLIC
My Commission Expires: 06/06/27
Notary ID: KY NP 78626

ORDINANCE NO. 01-2025

ANNEXATION CONSENT

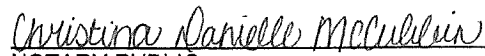
Comes Bradley Bottoms, Chief District Engineer, KY Transportation Cabinet, Department of Highways, District 4 Office, in his official capacity as a representative for the Commonwealth of Kentucky as owner of property (right-of-way of KY 3005, also known as South Ring Road) and gives consent to the annexation by the City of Elizabethtown of said street right-of-way, and further acknowledges and does not object to the zoning district classification that will be effective upon said property through the annexation process. By consenting to the annexation, the Commonwealth of Kentucky (property owner) understands and agrees to waive their objection to the annexation, agrees to waive any notice required to file an objection to the annexation and agrees to waive any waiting period for the finalization of the annexation as may be noted in KRS 81A.



Bradley Bottoms, KYTC
Chief District Engineer
Commonwealth of Kentucky

STATE OF KENTUCKY
COUNTY OF HARDIN

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by
Bradley Bottoms, representative of the Commonwealth of Kentucky, KY Transportation
Cabinet this the 6th day of December, 2024.



NOTARY PUBLIC

My Commission Expires: 7/30/2026
Notary ID: KYNP54341

Ordinance No. 01 -2025
Exhibit A
Property Description
154.159 Acre Tract

A certain tract of land lying and being in Hardin Co., Ky., adjoining the current southernmost city limits of Elizabethtown, lying on both sides of Gaither Station Road and on the south side of Ky. Hwy. 3005 (Ring Road) and being more particularly bounded and described as follows:

BEGINNING at a point in the current Elizabethtown city limits (Ordinance #24-2014), said point being on the south side of Ky. Hwy. 3005 and having a KY State Plane South Zone Coordinate of: N:2124759.69; E:1597113.29.

Thence with ordinance #24-2014 and the south right-of-way of Ky. Hwy. 3005 as follows:
S 57°50'01" E a distance of 10.66' to a point;

Thence S 54°42'06" E a distance of 379.78' to a point;
Thence S 27°40'13" W a distance of 193.79' to a point;
Thence S 07°58'44" E a distance of 208.27' to a point;
Thence S 46°04'52" E a distance of 271.34' to a point in the west right-of-way of Gaither Station Road;

Thence with the west side of said road; S 34°36'53" W a distance of 300.00' to a point;
Thence crossing Gaither Station Road and the CSX Railroad; S 57°07'07" E a distance of 105.08' to a point in the east right-of-way of the CSX Railroad.

Thence with the railroad; N 34°52'08" E a distance of 679.94' to a point on the east side of the railroad and the south right-of-way of Ky. Hwy. 3005.

Thence with the right-of-way of said road as follows: S 54°42'06" E a distance of 613.30' to a point;

Thence S 16°43'14" E a distance of 356.00' to a point;
Thence S 11°41'28" E a distance of 642.00' to a point;
Thence S 12°52'26" E a distance of 314.86' to a point;
Thence S 24°39'21" E a distance of 233.79' to a point;
Thence S 31°28'59" E a distance of 181.87' to a point, said point being a corner to ordinance #23-2023.

Thence with ordinance #23-2023 as follows: S 36°35'35" W a distance of 303.66' to a point;
Thence N 62°06'18" W a distance of 16.04' to a point;
Thence S 27°27'20" W a distance of 1792.00' to a point;
Thence leaving ordinance #23-2023 and with new annexation lines as follows: N 69°11'02" W a distance of 109.73' to a point;

Thence N 02°07'00" E a distance of 324.58' to a point;
Thence N 86°00'31" W a distance of 1364.18' to a point on the east right-of-way of the CSX Railroad;

Thence with the east right-of-way of the railroad as follows: N 07°01'57" E a distance of 120.55' to a point;

Thence with a curve turning to the right with an arc length of 724.32', with a radius of 5325.50', with a chord bearing of N 11°47'31" E, with a chord length of 723.76' to a point;

Thence with a compound curve turning to the right with an arc length of 503.65', with a radius of 5089.81', with a chord bearing of N 17°47'56" E, with a chord length of 503.45' to a point;

Thence N 21°11'01" E a distance of 97.71' to a point;

Thence N 22°35'56" E a distance of 267.28' to a point;

Thence N 19°02'45" E a distance of 38.91' to a point;

Thence with a curve turning to the left with an arc length of 93.80', with a radius of 123.64', with a chord bearing of N 00°38'11" W, with a chord length of 91.57' to a point;

Thence with a reverse curve turning to the right with an arc length of 111.46', with a radius of 5387.42', with a chord bearing of N 25°35'24" E, with a chord length of 111.45' to a point;

Thence crossing the railroad and Gaither Station Road; N 63°49'02" W a distance of 101.18' to a point on the west side of Gaither Station Road and a corner to ordinance #02-2024.

Thence with ordinance #02-2024 as follows: N 28°20'13" E a distance of 116.01' to a point;

Thence N 27°18'56" E a distance of 237.05' to a point;

Thence N 29°52'25" E a distance of 58.26' to a point;

Thence N 70°44'51" W a distance of 13.38' to a point;

Thence N 70°44'51" W a distance of 68.69' to a point;

Thence N 89°04'22" W a distance of 47.35' to a point;

Thence N 65°40'07" W a distance of 46.49' to a point;

Thence S 39°16'57" W a distance of 74.51' to a point;

Thence S 55°04'21" W a distance of 38.86' to a point;

Thence S 87°27'02" W a distance of 38.75' to a point;

Thence N 71°16'38" W a distance of 37.06' to a point;

Thence N 50°01'36" W a distance of 45.02' to a point;

Thence N 43°40'33" W a distance of 41.12' to a point;

Thence N 63°15'31" W a distance of 51.08' to a point;

Thence N 15°22'19" W a distance of 18.08' to a point;

Thence N 11°45'05" W a distance of 45.06' to a point;

Thence S 64°48'51" W a distance of 15.78' to a point;

Thence S 09°54'15" W a distance of 77.45' to a point;

Thence S 01°59'10" W a distance of 38.09' to a point;

Thence S 25°03'56" W a distance of 20.69' to a point;

Thence S 38°19'08" W a distance of 29.80' to a point;

Thence S 18°38'32" W a distance of 31.56' to a point;

Thence S 35°30'10" E a distance of 32.45' to a point;

Thence S 09°24'16" W a distance of 17.62' to a point;

Thence S 45°16'57" W a distance of 32.95' to a point;

Thence S 12°44'00" W a distance of 99.51' to a point;

Thence leaving ordinance #02-2024 and with new annexation lines as follows: N 14°28'35" W a distance of 197.88' to a point;

Thence N 20°28'32" W a distance of 225.13' to a point;

Thence N 25°12'18" W a distance of 137.44' to a point;

Thence N 32°51'42" W a distance of 89.93' to a point;

Thence N 08°46'22" W a distance of 78.14' to a point;

Thence N 03°40'47" W a distance of 123.89' to a point;

Thence N 02°29'51" E a distance of 91.24' to a point;

Thence N 14°55'07" E a distance of 57.51' to a point;

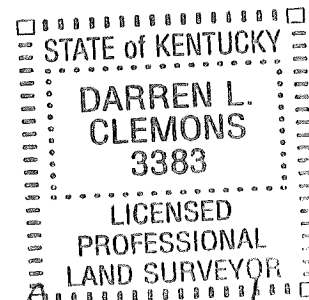
Thence N 36°53'25" E a distance of 54.14' to a point;

Thence N 43°07'41" E a distance of 48.64' to a point;
Thence N 50°58'40" E a distance of 59.03' to a point;
Thence N 59°10'19" E a distance of 90.84' to a point;
Thence N 52°49'25" E a distance of 146.05' to a point;
Thence N 43°12'45" E a distance of 97.04' to a point;
Thence N 54°51'24" E a distance of 104.28' to a point;
Thence N 50°57'37" E a distance of 154.91' to a point;
Thence N 48°39'55" E a distance of 212.15' to a point;
Thence N 29°22'04" E a distance of 92.41' to a point;
Thence N 20°17'19" E a distance of 111.08' to a point;
Thence N 27°27'12" E a distance of 118.00' TO THE POINT OF BEGINNING.

CONTAINING: 154.159 ACRES (6,715,170 Sq. Ft.) more or less according to a survey conducted by Clemons & Associates Land Surveying on the 9th day of December, 2024. Darren Clemons Ky. P.L.S. 3383. Subject to any and all rights-of-way, appurtenances, restrictions, and/or easements in effect to date.

Bearings and distances are based on KY. State Plane South Zone.

THE ABOVE DESCRIBED description is for annexation purposes ONLY and is not a boundary survey and does not meet the minimum standards of practice for Professional Land Surveyors.



Handwritten signature of Darren L. Clemons
12-30-24

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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