

**ORDINANCE 01-2018**

**AN ORDINANCE ANNEXING APPROXIMATELY 122.741 ACRES INTO THE CITY OF HOPKINSVILLE, KENTUCKY (Concord Lane)**

**WHEREAS**, the City of Hopkinsville has declared it desirable to annex certain unincorporated property owned by E.G. Adams into the City of Hopkinsville 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**, Planters Bank, Executor of the estate of E.G. Adams, has given prior written consent to annexation, copies of which are on file in Miscellaneous Book 133, page 740, and Miscellaneous Book 133, page 745, at the Christian County Courthouse.

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

**SECTION ONE**

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

A portion of land consisting of approximately 122.741 acres more particularly described in Exhibit A attached hereto and incorporated herein by reference as if fully set forth.

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

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Any and all existing ordinances inconsistent with this ordinance are hereby repealed.

COMMONWEALTH OF KENTUCKY  
SECRETARY OF STATE  
ALBION L. BURGESS

## SECTION FOUR

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

ORDINANCE 01-2018  
ANNEX 122.741 ACRES - CONCORD LANE

PUBLICLY READ AND PASSED FIRST TIME: January 2, 2018

PUBLICLY READ AND PASSED SECOND TIME: February 6, 2018

APPROVED: \_\_\_\_\_

Carter M. Hendricks  
Mayor

Ordinance 01-2018  
was published in the Kentucky New Era

on: 02-14-18

As Certified By A. Mohon

ATTEST: \_\_\_\_\_

Christine F. Upton  
Christine F. Upton, MMC  
City Clerk

As City Clerk of the City of Hopkinsville, I do  
certify this is a true and correct copy of the  
original record in the City Clerk's Office, 715  
South Virginia Street, Hopkinsville, Kentucky,  
this 26<sup>th</sup> day of February, 2018.

Christine Upton, City Clerk

**Property Description of  
The Adcorp, Inc. Property  
Tax Map 120-00 00, Parcels 005.00 & 006.00  
Deed Book 386, Page 537, C.C.C.C.O.  
Deed Book 458, Page 438, C.C.C.C.O.**

Being a Tract of land situated in Christian County, Kentucky, said Tract being 1.95 miles, more or less, northeast of downtown Hopkinsville and being generally located north of E. 1<sup>st</sup> Street, south of Kentucky Highway 1682 (Dr. Martin Luther King, Jr. Way), east of, and adjacent to the Edward T. Breathitt Pennyrile Parkway, and west of Kentucky Highway 107 (Greenville Road), said Tract being more particularly described as follows:

Beginning at an iron pin (new) at the intersection of the eastern right-of-way of the Edward T. Breathitt Pennyrile Parkway and the southern right-of-way of Concord Lane, said iron pin being 1585 feet, more or less, southwest of the intersection of Concord Lane and Dr. Martin Luther King, Jr. Way;

Thence leaving the eastern right-of-way of the Edward T. Breathitt Pennyrile Parkway, and with the southern right-of-way of Concord Lane, North 81 degrees 39 minutes 10 seconds East 89.76 feet to a point;

Thence continuing with the southern right-of-way of Concord Lane, on a curve to the left, said curve having a radius of 1289.00 feet, an arc length of 314.95 feet, a chord bearing of North 74 degrees 39 minutes 11 seconds East, and a chord distance of 314.17 feet to a point, said point being in the northern line of the Timothy N. Willingham property, as recorded in Deed Book 662, Page 182, C.C.C.C.O.;

Thence leaving the southern right-of-way of Concord Lane, and with the said Willingham property for the next 3 calls as follows: On a curve to the left, said curve having a radius of 25.00 feet, an arc length of 30.65 feet, a chord bearing of South 32 degrees 31 minutes 31 seconds West, and a chord distance of 28.77 feet to an existing ½" iron pin, cap #3467; Thence South 02 degrees 35 minutes 29 seconds East 89.49 feet to an existing ½" iron pin, cap #3467; Thence North 87 degrees 24 minutes 31 seconds East 162.60 feet to an existing ½" iron pin, cap #3467;

Thence continuing with the southern line of the said Willingham property, and the southern line of the Donna J. Thurman property, as recorded in Deed Book 692, Page 157, C.C.C.C.O., North 65 degrees 17 minutes 35 seconds East 99.61 feet to an existing ½" iron pin, cap #3467, said iron pin being in the western line of the JNC Properties, LLC property, as recorded in Deed Book 728, Page 429, C.C.C.C.O.;

Thence with the said JNC Properties, LLC property for the next 3 calls as follows: South 24 degrees 42 minutes 24 seconds East 40.05 feet to an iron pin (new); Thence North 65 degrees 17 minutes 35 seconds East 157.20 feet to an iron pin (new); Thence North 24 degrees 42 minutes 25 seconds West 198.65 feet to an iron pin (new), said iron pin being in the southern right-of-way of Concord Lane;

Thence with the southern right-of-way of Concord Lane for the next 4 calls as follows: North 65 degrees 17 minutes 35 seconds East 95.26 feet to a point; Thence on a curve to the right, said curve having a radius of 1461.00 feet, an arc length of 255.16 feet, a chord bearing of North 70 degrees 17 minutes 46 seconds East, and a chord distance of 254.83 feet to a point; Thence North 75 degrees 17 minutes 58 seconds East 77.99 feet to a point; Thence on a curve to the right, said curve having a radius of 711.00 feet, an arc length of 101.46 feet, a chord bearing of North 79 degrees 23 minutes 15 seconds

East, and a chord distance of 101.37 feet to an iron pin (new), said iron pin being the northwestern corner of the Transtar Recycling, LLC property, as recorded in Deed Book 657, Page 338, C.C.C.C.O.;

Thence leaving the southern right-of-way of Concord Lane, and with the western line of the said Transtar Recycling, LLC property, South 17 degrees 43 minutes 39 seconds East 851.23 feet to an existing king post;

Thence with the southern line of the said Transtar Recycling, LLC property, North 55 degrees 22 minutes 49 seconds East 402.09 feet to an existing ½" iron pin, uncapped, said iron pin being the southwestern corner of the U.S. Bank National Association property, as recorded in Master Commissioner's Deed Book 33, Page 5, C.C.C.C.O.;

Thence with the western line of the said U.S. Bank National Association property, North 58 degrees 33 minutes 11 seconds East 98.06 feet to an existing ½" iron pin, uncapped;

Thence continuing with the western line of the said U.S. Bank National Association property, and the western line of the Roy E. Meade, ET UX property, as recorded in Deed Book 422, Page 548, C.C.C.C.O., South 47 degrees 29 degrees 59 seconds East 500.00 feet to an iron pin (new);

Thence continuing with the western line of the said Meade property, South 46 degrees 32 minutes 37 seconds East 641.27 feet to an existing king post, said king post being the northeastern corner of the Philip A. Garnett property, as recorded in Deed Book 710, Page 508, C.C.C.C.O.;

Thence with the northern line of the said Garnett property for the next 8 calls as follows: South 47 degrees 30 minutes 58 seconds West 1097.92 feet to an existing ½" iron pin, cap #3467; Thence South 72 degrees 47 minutes 04 seconds West 419.28 feet to an existing ½" iron pin, cap #3467; Thence South 59 degrees 27 minutes 24 seconds West 333.81 feet to an existing ½" iron pin, cap #3467; Thence South 00 degrees 26 minutes 33 seconds East 141.86 feet to an existing ½" iron pin, cap #3467; Thence South 60 degrees 18 minutes 32 seconds West 156.40 feet to an existing ½" iron pin, cap #3467; Thence South 71 degrees 33 minutes 35 seconds West 357.22 feet to an existing ½" iron pin, cap #3467; Thence South 80 degrees 17 minutes 24 seconds West 266.48 feet to an existing ½" iron pin, cap #3467; Thence South 83 degrees 15 minutes 05 seconds West 481.14 feet to an existing ½" iron pin, cap #3467, said iron pin being in the eastern right-of-way of the Edward T. Breathitt Pennyrile Parkway;

Thence on a new line, South 89 degrees 49 minutes 14 seconds West 130.00 feet to a point in the centerline of the right-of-way of the said Edward T. Breathitt Pennyrile Parkway;

Thence with the centerline of the said Edward T. Breathitt Pennyrile Parkway, North 00 degrees 10 minutes 46 seconds West 2889.14 feet to a point;

Thence leaving the centerline of the said Edward T. Breathitt Pennyrile Parkway, and on a new line, North 89 degrees 49 minutes 14 seconds East 177.18 feet to an iron pin (new), said iron pin being in the eastern right-of-way of the said Edward T. Breathitt Pennyrile Parkway;

Thence with the said eastern right-of-way for the next 5 calls as follows: North 48 degrees 05 minutes 23 seconds East 235.39 feet to an iron pin (new); Thence North 47 degrees 23 minutes 19 seconds East 21.36 feet to an iron pin (new); Thence North 44 degrees 31 minutes 13 seconds East 228.44 feet to an iron pin (new); Thence North 65 degrees 04 minutes 43 seconds East 183.43 feet to an iron pin (new);

Thence North 85 degrees 51 minutes 26 seconds East 86.75 feet to an iron pin (new), said iron pin being in the northern line of the Concord Baptist Church property, as recorded in Deed Book 217, Page 110, C.C.C.C.O., Deed Book 259, Page 107, C.C.C.C.O., Deed Book 269, Page 514, C.C.C.C.O., and Deed Book 345, Page 205, C.C.C.C.O.;

Thence with the said Concord Baptist Church property for the next 4 calls as follows: South 16 degrees 04 minutes 19 seconds East 13.33 feet to an iron pin (new); Thence South 84 degrees 18 minutes 39 seconds West 108.00 feet to an iron pin (new); Thence South 03 degrees 08 minutes 39 seconds West 420.00 feet to an iron pin (new); Thence South 00 degrees 15 minutes 54 seconds West 270.23 feet to an iron pin (new), said iron pin being in the northern right-of-way of Concord Lane;

Thence with the northern right-of-way of Concord Lane for the next 3 calls as follows: South 65 degrees 17 minutes 35 seconds West 116.75 feet to a point; Thence on a curve to the right, said curve having a radius of 1229.00 feet, an arc length of 350.92 feet, a chord bearing of South 73 degrees 28 minutes 22 seconds West, and a chord distance of 349.73 feet to a point; Thence South 81 degrees 39 minutes 10 seconds West 79.77 feet to an iron pin (new), said iron pin being in the eastern right-of-way of the Edward T. Breathitt Pennyrite Parkway;

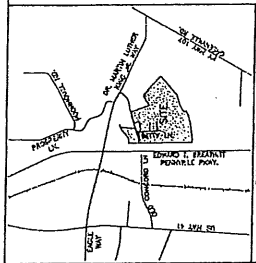
Thence with the eastern right-of-way of the Edward T. Breathitt Pennyrite Parkway, South 01 degree 06 minutes 31 seconds West 60.83 feet to the point of beginning.

Said Tract contains 122.741 Acres (5,346,585.1 sq. ft.) more or less.

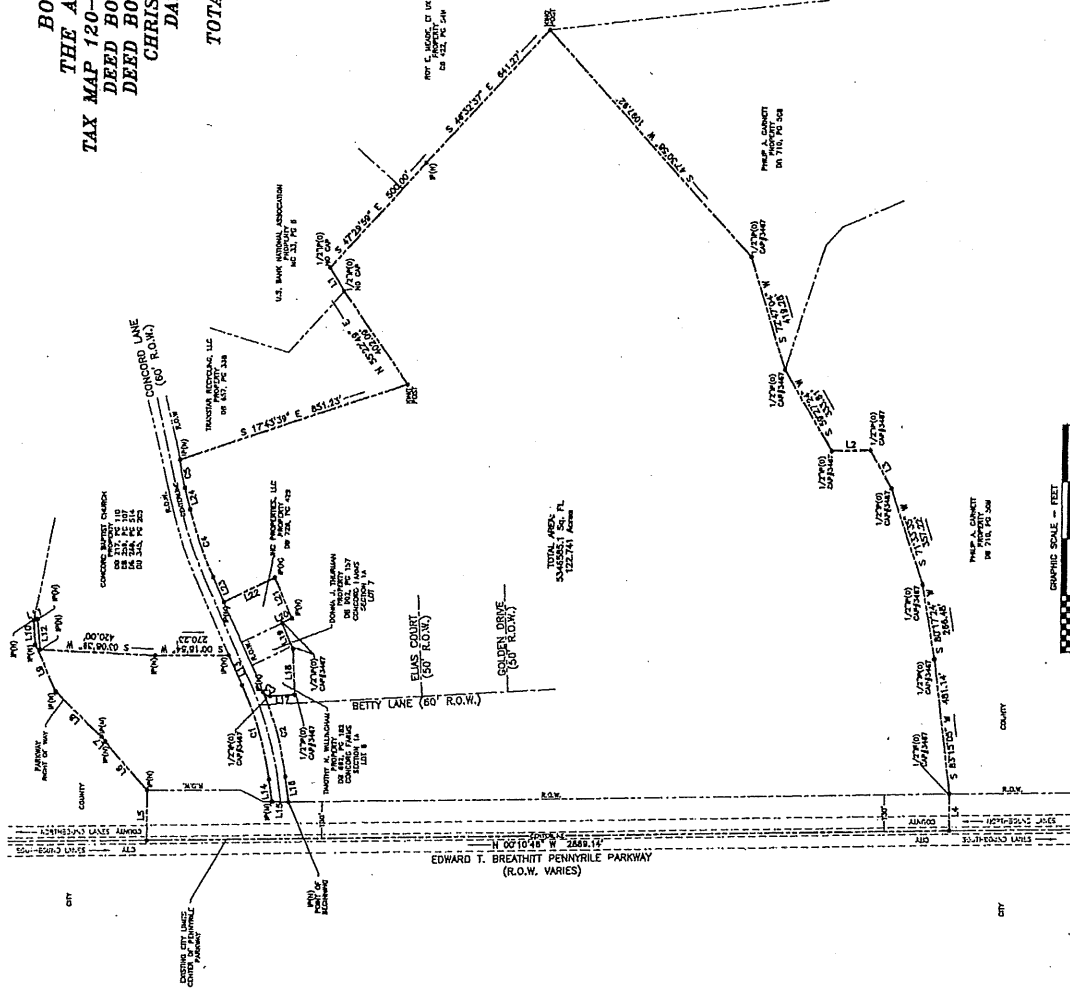
Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 3467, on October 18, 2017.

All new iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER 3467".



**BOUNDARY SURVEY OF  
THE ADCORP, INC. PROPERTY**  
TAX MAP 120-00 00, PARCELS 005.00 & 006.00  
DEED BOOK 386, PAGE 537, C.C.C.O.  
DEED BOOK 458, PAGE 498, C.C.C.O.  
CHRISTIAN COUNTY, KENTUCKY  
DATE: OCTOBER 18, 2017  
SCALE: 1" = 200'  
TOTAL AREA: 122.741 ACRES



LINE DATA		DISTANCE
LINE	BEARING	
L1	S 35°13'11" E	94.06
L2	S 27°02'13" E	141.86
L3	S 27°02'13" E	141.86
L4	S 49°42'14" W	130.00
L5	S 89°49'14" E	177.18
L6	N 46°05'23" E	235.38
L7	N 46°05'23" E	235.38
L8	N 44°13'13" E	214.48
L9	N 85°04'25" E	163.43
L10	N 85°04'25" E	163.43
L11	N 85°04'25" E	163.43
L12	N 85°04'25" E	163.43
L13	S 85°17'33" W	118.29
L14	S 85°17'33" W	118.29
L15	S 10°06'11" W	50.83
L16	S 10°06'11" W	50.83
L17	S 02°23'51" E	89.49
L18	S 02°23'51" E	89.49
L19	N 67°24'31" E	122.80
L20	N 67°24'31" E	122.80
L21	N 65°17'33" E	99.01
L22	N 65°17'33" E	99.01
L23	N 65°17'33" E	99.01
L24	N 65°17'33" E	99.01
L25	N 65°17'33" E	99.01
L26	N 65°17'33" E	99.01
L27	N 65°17'33" E	99.01
L28	N 65°17'33" E	99.01
L29	N 65°17'33" E	99.01
L30	N 65°17'33" E	99.01
L31	N 65°17'33" E	99.01
L32	N 65°17'33" E	99.01
L33	N 65°17'33" E	99.01
L34	N 65°17'33" E	99.01
L35	N 65°17'33" E	99.01
L36	N 65°17'33" E	99.01
L37	N 65°17'33" E	99.01
L38	N 65°17'33" E	99.01
L39	N 65°17'33" E	99.01
L40	N 65°17'33" E	99.01
L41	N 65°17'33" E	99.01
L42	N 65°17'33" E	99.01
L43	N 65°17'33" E	99.01
L44	N 65°17'33" E	99.01
L45	N 65°17'33" E	99.01
L46	N 65°17'33" E	99.01
L47	N 65°17'33" E	99.01
L48	N 65°17'33" E	99.01
L49	N 65°17'33" E	99.01
L50	N 65°17'33" E	99.01
L51	N 65°17'33" E	99.01
L52	N 65°17'33" E	99.01
L53	N 65°17'33" E	99.01
L54	N 65°17'33" E	99.01
L55	N 65°17'33" E	99.01
L56	N 65°17'33" E	99.01
L57	N 65°17'33" E	99.01
L58	N 65°17'33" E	99.01
L59	N 65°17'33" E	99.01
L60	N 65°17'33" E	99.01
L61	N 65°17'33" E	99.01
L62	N 65°17'33" E	99.01
L63	N 65°17'33" E	99.01
L64	N 65°17'33" E	99.01
L65	N 65°17'33" E	99.01
L66	N 65°17'33" E	99.01
L67	N 65°17'33" E	99.01
L68	N 65°17'33" E	99.01
L69	N 65°17'33" E	99.01
L70	N 65°17'33" E	99.01
L71	N 65°17'33" E	99.01
L72	N 65°17'33" E	99.01
L73	N 65°17'33" E	99.01
L74	N 65°17'33" E	99.01
L75	N 65°17'33" E	99.01
L76	N 65°17'33" E	99.01
L77	N 65°17'33" E	99.01
L78	N 65°17'33" E	99.01
L79	N 65°17'33" E	99.01
L80	N 65°17'33" E	99.01
L81	N 65°17'33" E	99.01
L82	N 65°17'33" E	99.01
L83	N 65°17'33" E	99.01
L84	N 65°17'33" E	99.01
L85	N 65°17'33" E	99.01
L86	N 65°17'33" E	99.01
L87	N 65°17'33" E	99.01
L88	N 65°17'33" E	99.01
L89	N 65°17'33" E	99.01
L90	N 65°17'33" E	99.01
L91	N 65°17'33" E	99.01
L92	N 65°17'33" E	99.01
L93	N 65°17'33" E	99.01
L94	N 65°17'33" E	99.01
L95	N 65°17'33" E	99.01
L96	N 65°17'33" E	99.01
L97	N 65°17'33" E	99.01
L98	N 65°17'33" E	99.01
L99	N 65°17'33" E	99.01
L100	N 65°17'33" E	99.01

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1239.00'	350.92'	S 73°18'22" W	349.73'	167°13'
C2	1789.00'	314.92'	N 74°39'11" E	314.77'	156°08'
C3	25.00'	30.65'	S 32°11'31" E	29.77'	170°15'
C4	1461.00'	255.18'	N 107°47'48" E	254.83'	170°07'
C5	211.00'	101.45'	N 89°23'14" E	100.85'	170°03'

I, the undersigned, being a duly licensed Surveyor of the State of Kentucky, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property surveyed.

#### LEGEND

120-00 00, PARCELS 005.00 & 006.00  
DEED BOOK 386, PAGE 537, C.C.C.O.  
DEED BOOK 458, PAGE 498, C.C.C.O.  
CHRISTIAN COUNTY, KENTUCKY  
DATE: OCTOBER 18, 2017  
SCALE: 1" = 200'  
TOTAL AREA: 122.741 ACRES

#### COMMISSIONER'S CERTIFICATION

I, the undersigned, being a duly licensed Surveyor of the State of Kentucky, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property surveyed.

#### CERTIFICATE OF ACCURACY

I, the undersigned, being a duly licensed Surveyor of the State of Kentucky, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property surveyed.

#### FLOOD CERTIFICATION

I, the undersigned, being a duly licensed Surveyor of the State of Kentucky, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property surveyed.

#### PRELIMINARY IMPROVEMENT CERTIFICATION

I, the undersigned, being a duly licensed Surveyor of the State of Kentucky, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property surveyed.

**Sturges  
Surveying  
& Land Planning, Inc.**  
P.O. Box 30271  
1800A Apple Drive  
Hopkinsville, KY 40521  
TEL: (270) 832-1780  
FAX: (270) 832-4460

OWNER:  
ADCORP, INC.  
ADDRESS:  
HOPKINSVILLE, KY

**Property Description of  
The Adcorp, Inc. Property  
Tax Map 120-00 00, Parcels 005.00 & 006.00  
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Thence with the northern right-of-way of Concord Lane for the next 3 calls as follows: South 65 degrees 17 minutes 35 seconds West 116.75 feet to a point; Thence on a curve to the right, said curve having a radius of 1229.00 feet, an arc length of 350.92 feet, a chord bearing of South 73 degrees 28 minutes 22 seconds West, and a chord distance of 349.73 feet to a point; Thence South 81 degrees 39 minutes 10 seconds West 79.77 feet to an iron pin (new), said iron pin being in the eastern right-of-way of the Edward T. Breathitt Pennyryle Parkway;

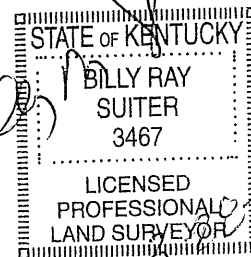
Thence with the eastern right-of-way of the Edward T. Breathitt Pennyryle Parkway, South 01 degree 06 minutes 31 seconds West 60.83 feet to the point of beginning.

Said Tract contains 122.741 Acres (5,346,585.1 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 3467, on October 18, 2017.

All new iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER 3467".



OVERSIZE MAP INCLUDED WITH  
SUBMISSION.

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