

ORDINANCE 36-2024

AN ORDINANCE ANNEXING APPROXIMATELY 4.106 ACRES INTO THE CITY OF HOPKINSVILLE, KENTUCKY (Newcomb Oil Co., LLC)

WHEREAS, the City of Hopkinsville has declared it desirable to annex certain unincorporated property known as Newcomb Oil Co., LLC 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, Newcomb Oil Co., LLC gave prior written consent to annexation, copies of which are on file 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 4.106 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Any and all existing ordinances inconsistent with this ordinance are hereby repealed.

SECTION FOUR

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

ORDINANCE 36-2024
ANNEX 4.106 ACRES – NEWCOMB OIL CO., LLC

PUBLICLY READ AND PASSED FIRST TIME: DECEMBER 3, 2024

PUBLICLY READ AND PASSED SECOND TIME: DECEMBER 17, 2024

APPROVED: James R. Knight Jr.
Mayor James R. Knight Jr.

ATTEST: Brittany Byrum
City Clerk Brittany Byrum, CMC

As City Clerk of the City of Hopkinsville, I
certify this is a true and accurate copy of the
original record in the City Clerk's Office, 715
South Virginia Street, Hopkinsville, Kentucky
this 18th day of December, 2024

Brittany Byrum
City Clerk

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

DATE January 27, 2025
RECEIVED AND FILED

EXHIBIT A

Annexation Boundary Description Containing 4.106 Acres

Being a certain parcel of land located on the southeast side of Hopkinsville, KY on the northeast side of the intersection of Bill Bryan Blvd. with U.S. Highway #41 and being further described as follows:

Unless stated otherwise, any monument referred to as an iron pin and cap is a 5/8-inch by 18-inch rebar with an orange plastic cap stamped "C. KENNER PLS 4120." All bearings contained herein are referenced to Grid North based upon GPS observation using a VRS network of KY CORS stations. Distances shown are grid distances based upon NAD83, Geoid 18US in Kentucky South state plane coordinate system.

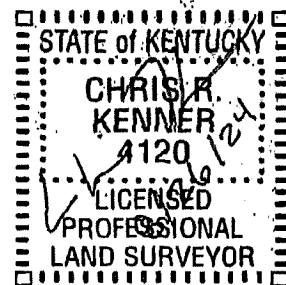
Beginning at an iron pin and cap (set) in the northeast right-of-way line of U.S. Highway #41 (R/W Varies – KY DOH Project #FSP 024 0041 007-009 017 D), southeast corner to Sominco Farms, Inc. (Deed Book 469 Page 387) in the eastern corporate boundary line of the city of Hopkinsville (ordinance 02-2001); thence along the line of Sominco Farms, Inc. and the eastern corporate boundary line of the city of Hopkinsville North 38° 06' 16" East 421.54 feet to a 5/8-inch rebar and no cap (found), capped this survey, southwest corner to Ralph Collins (Deed Book 516 Page 635); thence along the south and west lines of Ralph Collins the following three (3) calls: South 46° 47' 17" East 210.54 feet to a 5/8-inch rebar and cap (found), PLS #2484; thence South 46° 46' 12" East 223.81 feet to a 5/8-inch rebar and no cap (found), capped this survey; thence South 34° 36' 02" West 380.23 feet to a 5/8-inch rebar and cap (found), PLS #2484, in the northeast right-of-way line of U.S. Highway #41 (R/W Varies – KY DOH Project #FSP 024 0041 007-009 017 D); thence along the northeast right-of-way line of U.S. Highway #41 the following four (4) calls: North 50° 24' 06" West 23.83 feet to a point; thence North 53° 27' 33" West 211.45 feet to a 5/8-inch rebar and cap (found), PLS #2484; thence North 53° 26' 46" West 116.73 feet to a point; thence North 49° 07' 57" West 104.10 feet to the Point of Beginning; containing 178,842 sq. ft. or 4.106 acres more or less, according to a field survey completed on June 27, 2023 conducted by Kenner Randolph Engineering & Surveying under the direction of Chris R. Kenner, "PLS 4120".

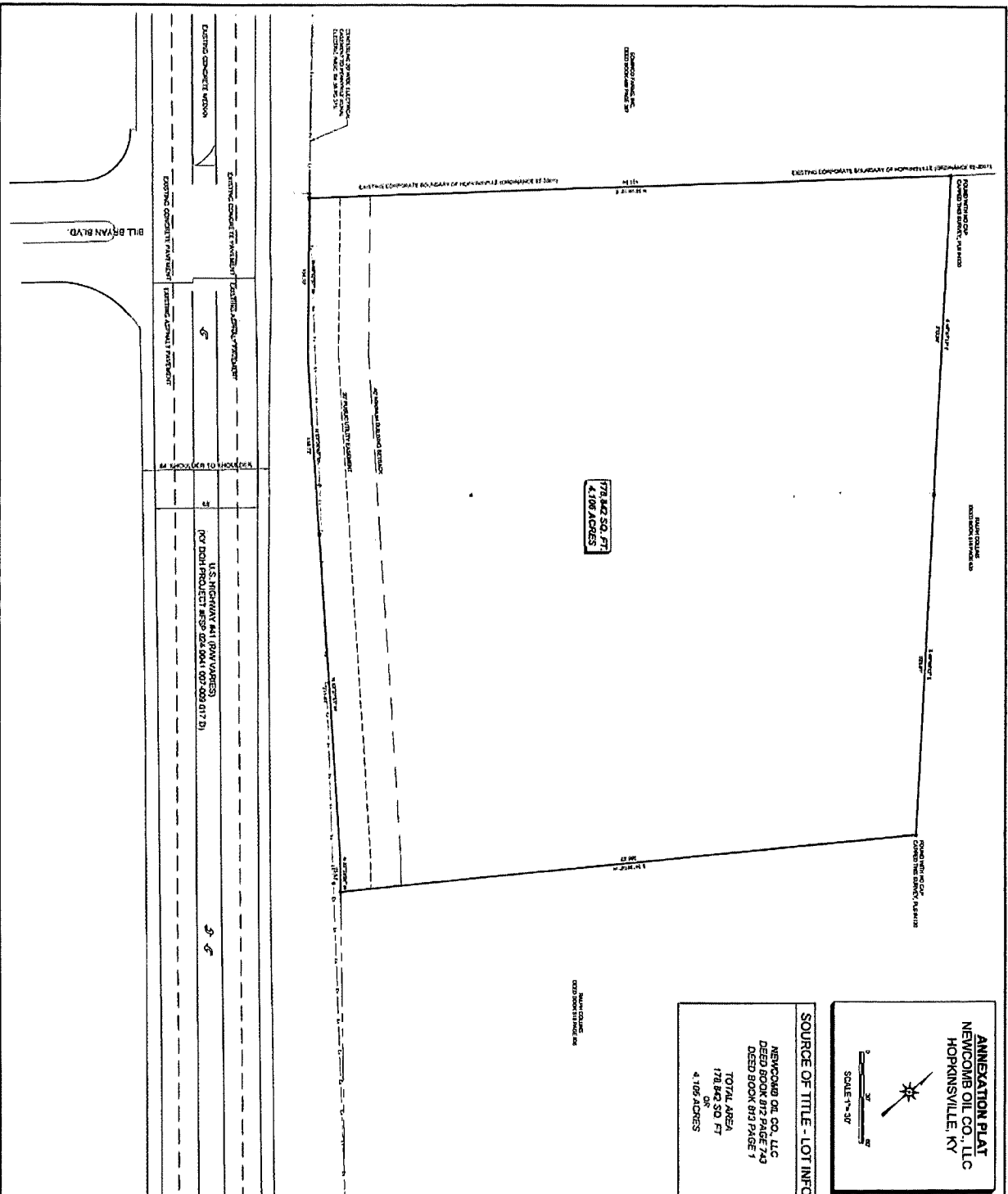


8/26/24

CHRIS R. KENNER
LICENSED SURVEYOR
STATE OF KENTUCKY
LICENSE NO. 4120
KENNER RANDOLPH ENGINEERING & SURVEYING

DATE





ANNEXATION PLAT
NEWCOMB OIL CO., LLC
HOPKINSVILLE, KY

SCALE 1"=30'

SOURCE OF TITLE - LOT INFO

NEWCOMB OIL CO., LLC
DEED BOOK 812 PAGE 743
DEED BOOK 813 PAGE 1

TOTAL AREA
178,842 SQ. FT.
OR
4.100 ACRES

SURVEYOR'S NOTES

1. IN PREPARING THIS SURVEY, THE SURVEYOR HAS GUARANTEED AS TRUE TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE ACCURACY OF THE LOCATION OF THE SURVEYED POINTS, THE CORNER MARKS, THE DISTANCES, THE BEARINGS, THE AREA, AND THE LOCATION OF THE SURVEYED TRACT. THE SURVEYOR HAS NOT GUARANTEED THE ACCURACY OF THE LOCATION OF THE SURVEYED TRACT, THE CORNER MARKS, THE DISTANCES, THE BEARINGS, THE AREA, AND THE LOCATION OF THE SURVEYED TRACT.

2. NO EXISTING INTERESTS HAVE BEEN REPRODUCED TO EXCEPT FOR RECORDS OR RECORDATION OF EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS. THE SURVEYOR HAS NOT GUARANTEED THE ACCURACY OF THE LOCATION OF THE SURVEYED TRACT, THE CORNER MARKS, THE DISTANCES, THE BEARINGS, THE AREA, AND THE LOCATION OF THE SURVEYED TRACT.

3. ALL RIGHTS RESERVED, NO PART OF THIS DOCUMENT MAY BE REPRODUCED BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE SURVEYOR. THIS PLAT REPRESENTS A MONUMENTAL SURVEY AND IS IN CONFORMANCE WITH THE KENTUCKY SURVEYING ACT.

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, CERTIFY THAT THE SURVEYED CORNER HAS BEEN REPRODUCED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NOT GUARANTEED THE ACCURACY OF THE LOCATION OF THE SURVEYED TRACT, THE CORNER MARKS, THE DISTANCES, THE BEARINGS, THE AREA, AND THE LOCATION OF THE SURVEYED TRACT.

DATE: 8/24/24

REFERENCE MERIDIAN

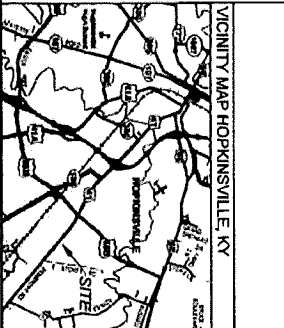
THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH. THE GRID NORTH IS THE NORTH ARROW OF THE GRID. THE GRID NORTH IS THE NORTH ARROW OF THE GRID. THE GRID NORTH IS THE NORTH ARROW OF THE GRID. THE GRID NORTH IS THE NORTH ARROW OF THE GRID.

FLOOD PLAN INFO

THE SURVEYED TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA. THE SURVEYOR HAS NOT GUARANTEED THE ACCURACY OF THE LOCATION OF THE SURVEYED TRACT, THE CORNER MARKS, THE DISTANCES, THE BEARINGS, THE AREA, AND THE LOCATION OF THE SURVEYED TRACT.

LEGEND

• 5/8" x 1/4" IRON ROD & CAP (GEO. PL. MARK)
• 5/8" IRON ROD & CAP (GROUND) P.S. MARK U.N.O.
• BOUNDARY LINE
• APPROXIMATE ADJACENT ON EASY LINES
• ORIGINAL TRACT LINE (NOW REDUCED)
• EXISTING ROADWAY AS LABELED
• EXISTING PLANS AND DISTANCE ELECTRIC
• POWER POLE



ANNEXATION PLAT NEWCOMB OIL CO., LLC 3064 PEMBROKE RD HOPKINSVILLE, KY 42240	CLIENT ADDRESS: NEWCOMB OIL CO., LLC 641 WITHROW COURT BARDSTOWN, KY 40004	PROPERTY OWNER / ADDRESS: NEWCOMB OIL CO., LLC 551 WITHROW COURT BARDSTOWN, KY 40004	SURVEYOR KENNER RANDOLPH ENGINEERING & SURVEYING 150 SOUTH BREATHITT STREET RUGGELLVILLE, KY 42276 270-717-1131	DATE 8/24/24	FILE NO. 2306021E
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Containing 4.106 Acres**

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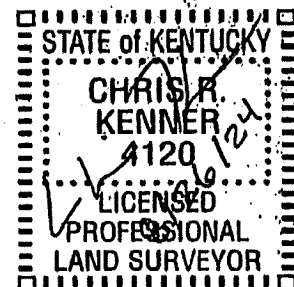
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OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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