



BRITTANY BYRUM, CMC
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CITY OF HOPKINSVILLE
KENTUCKY
42240

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April 18, 2025

VIA CERTIFIED MAIL

Michael G. Adams
Office of the Kentucky Secretary of State
700 Capital Avenue, Suite 152
Frankfort, KY 40601

Re: Annexation Ordinance 05-2025 (Ronald K. Berry Property)

Dear Mr. Adams:

Pursuant to KRS 81A.470 enclosed is a certified copy of Ordinance 05-2025 annexing property into Hopkinsville's city limits.

If you have any questions, please contact the number above.

Respectfully,

Brittany Byrum, CMC
City Clerk

RECEIVED AND FILED
DATE May 1st
2025
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY James Phillips

ORDINANCE 05-2025

AN ORDINANCE ANNEXING APPROXIMATELY 51.66 ACRES INTO THE CITY OF HOPKINSVILLE, KENTUCKY (Ronald K. Berry Property)

WHEREAS, the City of Hopkinsville has declared it desirable to annex certain unincorporated property known as the Ronald K. Berry property 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, Ronald Kent Berry and Donna Berry 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 51.66 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Any and all existing ordinances inconsistent with this ordinance are hereby repealed.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 05-2025
· ANNEX 51.66 ACRES – RONALD K. BERRY PROPERTY

PUBLICLY READ AND PASSED FIRST TIME: March 18, 2025

PUBLICLY READ AND PASSED SECOND TIME: April 8, 2025

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

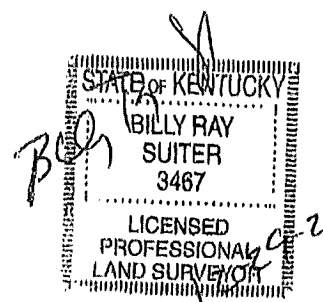
ATTEST: Brittany Byrum
City Clerk Brittany Byrum, CMC

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 14th day of April, 2025

Brittany Byrum
City Clerk

EXHIBIT A

Property Description of a portion
of
The Ronald K. Berry Property
Tax Map 177-00 00, Parcel 019.00 (portion of)
Deed Book 727, Page 633, C.C.C.C.O.



Tract 1

Being a Tract of land situated in Christian County, Kentucky, 8.70 miles, mole or less, southeast of downtown Hopkinsville, and being generally located north of Long Pond Roads south of U.S. Highway 41, east of Kentucky Highway 109, and west of Kentucky Highway 115, said Tract being more particularly described as follows:

Beginning at an existing iron pin capped with number "1859" in the southernly right-of-way of the CSX Railroad, said iron pin being South 53 degrees 56 minutes 03 seconds East 3728.38 feet from the centerline intersection of the main line of the CSX Railroad and John Rivers Road, and the northeasterly corner of the Hopkinsville Industrial Foundation (I-I.F.) property, as recorded in Deed Book 786, Page 334, C.C.C.C.O.;

Thence leaving the said H.I.F. property, and continuing with the afore-mentioned right-of-way of the CSX Railroad, South 55 degrees 08 minutes 51 seconds East passing an existing 1/2" iron pin at 765.3 feet, and continuing for a total distance of 1960.38 feet to an iron pin (new);

Thence leaving the above-mentioned right-of-way of the CSX Railroad, and continuing with 2 new severance lines as follows: South 61 degrees 56 minutes 30 seconds West 1485.53 feet to an iron pin (new); Thence South 52 degrees 11 minutes 16 seconds West 578.50 feet to an iron pin (new), said iron pin being a common corner of the Creekland Farms, Inc. property, as recorded in Deed Book 485, Page 392, C.C.C.C.O.;

Thence continuing with the said Creekland Farms property, North 14 degrees 28 minutes 29 seconds West 118.28 feet to a 60" Oak Tree, said tree being the southeasterly corner of the abovementioned H.I.F. property;

Thence leaving the said Creekland Farms property, and continuing with the above-mentioned I-I.F. property, and generally following a fence line, for the next 4 calls as follows: North 08 degrees 52 minutes 25 seconds West 568.74 feet to a king post; Thence North 15 degrees 56 minutes 19 seconds West 19.28 feet to an existing iron pin capped with number "3467"; Thence North 28 degrees 15 minutes 51 seconds West 623.97 feet to a king post; Thence North 31 degrees 51 minutes 14 seconds East 1093.87 feet to the point of beginning.

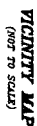
Said Tract contains 51.66 Acres (2,250,146 sq. ft.) more or less.

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 December 28, 2022.

All new iron pins set are 1/2" x 18" rebar with plastic cap stamped "SUITER 3467".

THE RONALD K. BERRY PROPERTY
TAX MAP 177-00 00, PARCEL 019.00 (PORTION OF)
CHRISTIAN COUNTY, KENTUCKY
DATE: DECEMBER 28, 2022
SCALE: 1" = 200'
TOTAL AREA: 51.66 ACRES



LINE DATA		
LINE	BEARING	DISTANCE
L1	N 14°28'29" W	118.28
L2	N 15°56'19" W	19.28

I hereby certify to the herein named participants that this survey meets or exceeds the requirements of an in-person survey and that the information obtained is not to be used for any purpose other than that stated in the survey instrument.

This boundary survey was completed to the minimum standards as required under the authority of 201 KAR 13:150 of the Standards of Practice for Kentucky Professional Land Surveyors, 1986.

That I am not liable for anything that is submitted, but that I am not responsible for anything that is not submitted and that I am not at all liable for anything that is not submitted to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

HOPE

THE FOLLOWING IS THE FULL AND COMPLETE NAME OF THE PERSON WHO HAS AUTHORITY TO SIGN THIS SURVEY: I AM SUBJECT TO CHANGE COMMITMENT, I AM NOT SUBJECT TO A CURRENT ASSIGNMENT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

LEGEND

[illegible]

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWING HEREON COMPLIES WITH ALL SUBMISSION REGULATION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN MINUTES OF THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY COURT CLERK.

PLANNING COMMISSION CHAIRMAN

DATE:

2613
REGISTERED SURVEYOR

DATE 12-29-72

LAND SURVEYOR
SEAL

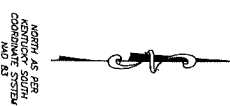
OWNER

DATE _____

TOTAL ACRES: 51.66
CLOSURE

TOTAL LOTS: 1
1:32,711

DATA



NOTES:
1.) FLOOD ZONE LOCATIONS ARE APPROXIMATE, BEING TAKEN FROM FLOOD MAP 21047C-0390C EFFECTIVE: 09/17/2008.
2.) PARCELS 10, TRACTS A, B, & C, ARE TO BE GRANTED TO THE KENTUCKY DEPARTMENT OF HIGHWAYS

DEED BOOK 727, PAGE 633, C.C.C.C.O

OWNER:

RONALD K. BERRY

ADDRESS:

HOPKINSVILLE, KY

(FOR FINAL PAY ONLY)
I HEREBY CERTIFY THAT IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME, ARE IN CONFORMANCE WITH SUBDIVISION REGULATIONS, AND THE ESTIMATED COST FOR SUCH IMPROVEMENTS HAVE BEEN PREPARED BY AN OFFICE AND COMMUNICATED TO THE PLANNING COMMISSION FOR THE PURPOSE OF ESTABLISHING THE AMOUNT OF THE SURETY PERFORMANCE BOND.

Suiter
Surveying
& Land Planning
CIVIL ENGINEERING & LAND SURVEYING
FLOOD CERTIFICATION

P.O. Box 30271
18054 Alpine Drive
Clarksville, TN, 37040
ph. # (931) 920-1751
Fax # (931) 920-8499

FLOOD CERTIFICATION

A PORTION OF THIS SUBDIVISION PLAT
X IS

(MARK APPROPRIATE SPACE)
WITHIN A DESIGNATED FLOOD HAZARD AREA AS
DESIGNATED ON THE OFFICIAL FLOOD BOUNDARY
MAP OF CHRISTIAN COUNTY, KENTUCKY.

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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