

**CERTIFICATION: KRS 81A.470 FILINGS**

I certify I am the duly qualified City Clerk of the City of Madisonville, Kentucky,  
and the following 6 pages of Ordinance No.2024-03 dated May 6, 2024 is a true,  
correct and complete copy duly adopted by the City Council at a duly convened meeting  
held on May 6, 2024 all as appears in the official records of said City.

WITNESS, my hand and Seal of the City of Madisonville, this 3<sup>rd</sup> day of October, 2024.



Kim Blue, City Clerk, City of Madisonville

(Seal)

RECEIVED AND FILED  
DATE October 3, 2024  
\_\_\_\_\_  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY MA

**CITY OF MADISONVILLE, KY  
ORDINANCE 2024-03**

**ORDINANCE ANNEXING CERTAIN REAL ESTATE INTO THE CITY  
LIMITS OF MADISONVILLE, KENTUCKY KNOWN AS M-5-2-3, MAP-79-  
10A, MAP-79-10, and MAP-79-10C-1**

**BE IT ORDAINED BY THE CITY OF MADISONVILLE, KY, AS FOLLOWS:**

Section 1: The City of Madisonville, Kentucky, pursuant to KRS 81A.412, does hereby annex certain unincorporated territory into the city limits of Madisonville. The unincorporated territory hereby annexed is more particularly described on Exhibit A as M-5-2-3, MAP-79-10A, MAP-79-10, and MAP-79-10C-1, attached hereto and incorporated herein by reference.

Section 2: The City of Madisonville and Hopkins County are the record title owners of the property to be annexed and have given their written notarized consent to the annexation of the subject property. Since the owner of the subject properties to be annexed have consented in writing to the proposed annexation pursuant to the provisions of KRS 81A.412, there is no requirement for a notification ordinance as required by KRS 81A.420(1), or a notice requirement pursuant to KRS 81A.425, or a waiting period of 60 days as provided in KRS 81A.420(2) prior to enacting a final ordinance annexing the subject area.

Section 3: The area hereby annexed is adjacent or contiguous to the City's boundaries and, by reason of population density, commercial, industrial, institutional, or governmental use of land or subdivision of land, is urban in character and suitable for development for urban purposes without unreasonable delay.

Section 4: No portion of the area to be annexed is included within the boundary

of another incorporated city.

Section 5: The City of Madisonville hereby finds it to be desirable to annex the unincorporated territory described in Exhibit A.

Section 6: The unincorporated territory hereby annexed and identified as M-5-2-3 has been assigned a zoning classification of Agricultural and the unincorporated territory hereby annexed and identified as MAP-79-10A, MAP-79-10, and MAP-79-10C-1 has been assigned a zoning classification of General Industrial as established by the Hopkins County Joint Planning Commission at its regular meeting held on March 28, 2024 and became final on April 18, 2024. A map reflecting the area hereby annexed and the zoning classification relating thereto is attached hereto as required by KRS 81A.412.

Upon vote being taken thereon, the votes were cast as follows:

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Frank Stevenson, Ward 5

**SECONDER:** Larry Noffsinger, Ward 4

**AYES:** Space, Townsend, Noffsinger, Stevenson, Menser

It appearing that the Councilmembers voted [Unanimous] the Mayor announced that the Motion was Adopted and that the above Ordinance would be published as required by law and would be effective as a new Ordinance of the City of Madisonville, Kentucky, immediately upon publication thereof, unless otherwise stated.

Dated 6<sup>th</sup> day of May, 2024.



Kevin Cotton, Mayor

ATTEST:

*Kim Blue*

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Kim Blue, City Clerk



## HOPKINS COUNTY JOINT PLANNING COMMISSION

67 North Main Street, Madisonville, KY 42431

Phone 270-825-4457 • Fax 270-821-7354 • www.hopkinscountyp planning.org

### City of Madisonville Zoning Map Classification Parcels

M-5-2-3, MAP-79-10A, MAP-79-10, and MAP-79-10C-1

This matter came before the Hopkins County Joint Planning Commission at its regular meeting conducted March 28<sup>th</sup>, 2024. The request was initiated by The City of Madisonville and they sought to zone four parcels of land that were to be annexed into city limits. They sought to zone the parcels as follows:

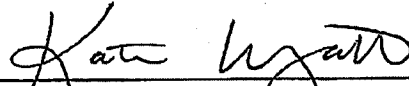
- M-5-2-3: Agriculture (79.2 acres)
- MAP-79-10A: General Industrial (32.70 acres)
- MAP-79-10: General Industrial (335 acres)
- MAP-79-10C-1: General Industrial (8.48 acres)

Upon the motion of Commissioner Black to approve this zoning classification with the finding of fact that this zoning classification aligns with the Comprehensive Plan to provide for industrial growth in strategic locations. Additionally, a specific goal in the Comprehensive Plan is to "build a training facility for all emergency management departments, including fire, police, and EMS." Motion seconded by Commissioner Wyatt. The Commission voted unanimously to APPROVE this request.

Pursuant to the proper motion, second, and unanimous vote of the Commissioners in attendance, the Hopkins County Joint Planning Commission hereby RECOMMENDS to the City of Madisonville that the request for zoning classification be GRANTED.

Submitted to the City of Madisonville on this 28th day of March, 2024

Hopkins County Joint Planning Commission

  
Katie Wyatt, Planning Director, HCJPC



## HOPKINS COUNTY JOINT PLANNING COMMISSION

67 North Main Street, Madisonville, KY 42431

Phone 270-825-4457 • Fax 270-821-7354 • [www.hopkinscountypanning.org](http://www.hopkinscountypanning.org)

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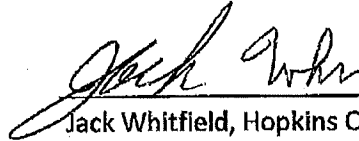
Hopkins County Joint Planning Commission

  
Katie Wyatt, Planning Director, HCJPC

**CONSENT TO ANNEXATION PURSUANT TO KRS 81A.412**

The Hopkins County Fiscal Court does hereby consent to the annexation of parcel # MAP-5-2-3 into the city limits of the City of Madisonville. The property to be annexed is set forth in a deed of conveyance executed by Chevron U.S.A Inc. to the City of Madisonville and Hopkins County dated May 25, 1988 and of record in Deed Book 474, page 715, in the Hopkins County Clerk's office. A copy of said deed of conveyance is attached herewith and incorporated herein.

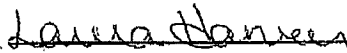
This 18<sup>th</sup> day of March, 2024

  
\_\_\_\_\_  
Jack Whitfield, Hopkins County Judge Executive

STATE OF KENTUCKY

COUNTY OF HOPKINS

Subscribed and sworn to before me by Jack Whitfield, Hopkins County Judge Executive, persons known to me or presenting sufficient evidence of their identifications on this \_\_\_\_ day of March, 2024.

  
\_\_\_\_\_  
Notary Public, State at Large, KY  
My Commission Expires: 5-10-24  
Notary #: KYNP7062

The City of Madisonville  
Annexation  
Ordinance number 2024-03  
Deed Book 474, Page 715  
Deed Book 584, Page 276 &  
Deed Book 650 Page 052  
429.265 Total Acres

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a ½" diameter rebar 24 inches in length, with an orange cap stamped "PLS 3277". All bearings stated herein are based on the Kentucky South Zone, North American Datum 1983 in U.S. Survey Feet.

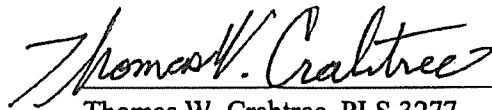
A certain tract of land located west of the City of Madisonville, Hopkins County, Kentucky, more particularly described as follows:

Beginning at the southeast right of way intersection of West Center Street and The CSX Railroad and being a point in the existing city limit line, thence with said city limit line, S 77°17'50" E for a distance of 685.73' to a point in Greasy Creek and also being a point in the said city limit line; Thence with said Creek and City limit line, S 11°30'16" W for a distance of 1499.94' to a point in said Creek and city limit line; thence, S 03°49'38" W for a distance of 351.04' to a point in said Creek and city limit line; thence, S 11°06'15" W for a distance of 194.40' to a point in said Creek and city limit line; thence, S 63°25'22" W for a distance of 349.38' to a point in said city limit line; thence, S 84°14'02" E for a distance of 233.87' to a point in said city limit line and being a corner to David and Shannon Brumfield as recorded in Deed Book 730 Page 460; thence leaving said City limit line, S 31°56'01" W for a distance of 787.62' to a corner to said Brumfield as recorded in Deed Book 815 Page 490; thence, S 46°36'29" E for a distance of 1163.91' to a corner of said Brumfield as recorded in Deed Book 815 Page 490; thence, S 13°31'41" E for a distance of 821.31' to a corner of Walter & Sheila Locke as recorded in Deed Book 661 Page 580; thence, S 22°25'11" E for a distance of 170.09' to a corner of Gary Peyton Estate as recorded in Deed Book 812 Page 188; thence, S 22°32'08" E for a distance of 465.10' to a corner of Kayla & Anthony Wester as recorded in Deed Book 813 Page 480; thence, S 03°11'47" E for a distance of 572.04' to a corner of Keith & Diane Dexter as recorded in Deed Book 468 Page 140; thence, S 37°32'34" W for a distance of 279.52' to a corner of Kenneth Ray Hill as recorded in Deed Book 814 Page 024; thence, S 08°08'59" W for a distance of 233.48' to a corner of Christopher Lindsey as recorded in Deed Book 755 Page 427; thence with said Lindsey the next 15 calls, N 85°24'25" W for a distance of 100.00'; thence, S 18°25'35" W for a distance of

105.45'; thence, S 58°31'35" W for a distance of 72.25'; thence, S 79°12'35" W for a distance of 131.68'; thence, S 87°04'23" W for a distance of 276.11'; thence, S 53°39'35" W for a distance of 73.08'; thence, S 36°59'35" W for a distance of 94.02'; thence, S 14°41'35" W for a distance of 93.81'; thence, S 19°09'35" W for a distance of 60.30'; thence, S 82°58'35" W for a distance of 47.44'; thence, S 89°38'35" W for a distance of 117.60'; thence, S 60°29'35" W for a distance of 98.28'; thence, N 84°40'25" W for a distance of 82.00'; thence, N 72°00'25" W for a distance of 71.00'; thence, N 85°05'25" W for a distance of 49.15' to a point in the east line of Mikel & Joan Cartwright as recorded in Deed Book 653 Page 169; thence, N 04°28'44" E for a distance of 444.46' to the northeast corner of said Mikel & Joan Cartwright; thence with said Cartwright, S 86°10'37" W for a distance of 407.10' to the northwest corner of said Mikel & Joan Cartwright; thence with said Cartwright, S 10°11'15" W for a distance of 385.37' to a ½" iron pin found at the northeast corner of Kenneth & Inez Fulcher as recorded in Deed Book 746 Page 320; thence with said Fulcher, thence, S 86°01'37" W for a distance of 273.19'; thence, N 10°47'47" E for a distance of 33.82' to an existing ½" iron pin, the northeast corner of said Fulcher; thence, N 82°13'31" W for a distance of 550.49' to an existing ½" iron pin, the northwest corner of said Fulcher; thence, S 10°57'10" W for a distance of 47.77' to an existing ½" iron pin, the northeast corner of Michael Vandiver & Paula Vandiver as recorded in Deed Book 711 Page 274; thence, N 71°44'04" W for a distance of 646.80' to an existing T-Post found at the northeast corner of Tanna & Brian Orten as recorded in Deed Book 821 Page 264; thence with said Orten the next seven calls, N 71°43'23" W for a distance of 90.87'; thence, S 72°57'37" W for a distance of 248.55'; thence, S 09°37'23" E for a distance of 349.20'; thence, S 60°58'37" W for a distance of 205.80'; thence, N 63°16'23" W for a distance of 537.37'; thence, N 35°54'23" W for a distance of 539.95'; thence, S 29°02'37" W for a distance of 326.05'; thence, S 85°01'16" W for a distance of 136.70' to east right of way line of Bean Cemetery Road and being a point in the existing city limit line; thence with the said city limit line, N 13°13'46" E for a distance of 23.00'; thence with the said city limit line, N 08°20'44" E for a distance of 467.64'; thence with the said city limit line, N 09°04'11" E for a distance of 289.68'; thence with the said city limit line, N 10°55'37" E for a distance of 168.73'; thence with the said city limit line, N 14°29'57" E for a distance of 110.32'; thence with the said city limit line, N 21°03'03" E for a distance of 53.83'; thence with the said city limit line, N 25°57'39" E for a distance of 219.51'; thence with the said city limit line, N 15°56'48" E for a distance of 55.65'; thence with the said city limit line, N 07°18'33" E for a distance of 277.21'; thence with the said city limit line, N 09°56'10" E for a distance of 598.87'; thence with the said city limit line, N 08°32'29" E for a distance of 168.30'; thence with the said city limit line, N 03°58'58" E for a distance of 57.34' to a point in the East right of way line of the said CSX railroad; thence with said railroad right of way and with a curve turning to the right with an arc length of 786.62', with a radius of 2892.13', with a chord bearing of N 34°39'31" E, with a chord length of 784.20'; thence with said railroad right of way, N 39°11'21" E for a distance of 867.26'; thence with said railroad right of way,

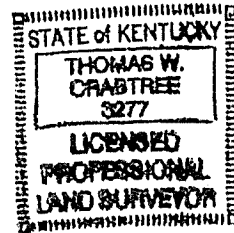
N 39°11'21" E for a distance of 867.26'; thence with said railroad right of way, N 39°49'03" E for a distance of 510.00'; thence with said railroad right of way, N 43°40'54" E for a distance of 779.53'; thence with said railroad right of way, N 44°07'44" E for a distance of 483.16'; thence, N 44°02'39" E for a distance of 337.22'; thence with said railroad right of way, with a curve turning to the left with an arc length of 597.55', with a radius of 827.18', with a chord bearing of N 24°25'34" E, with a chord length of 584.64'; to the point of beginning, having an area of 429.265 acres and being Deed Book 474, Page 715, Deed Book 584 Page 276 and Deed Book 650, Page 052 as recorded in the Hopkins County Clerk's Office.

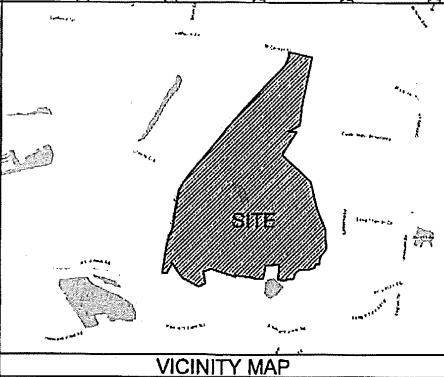
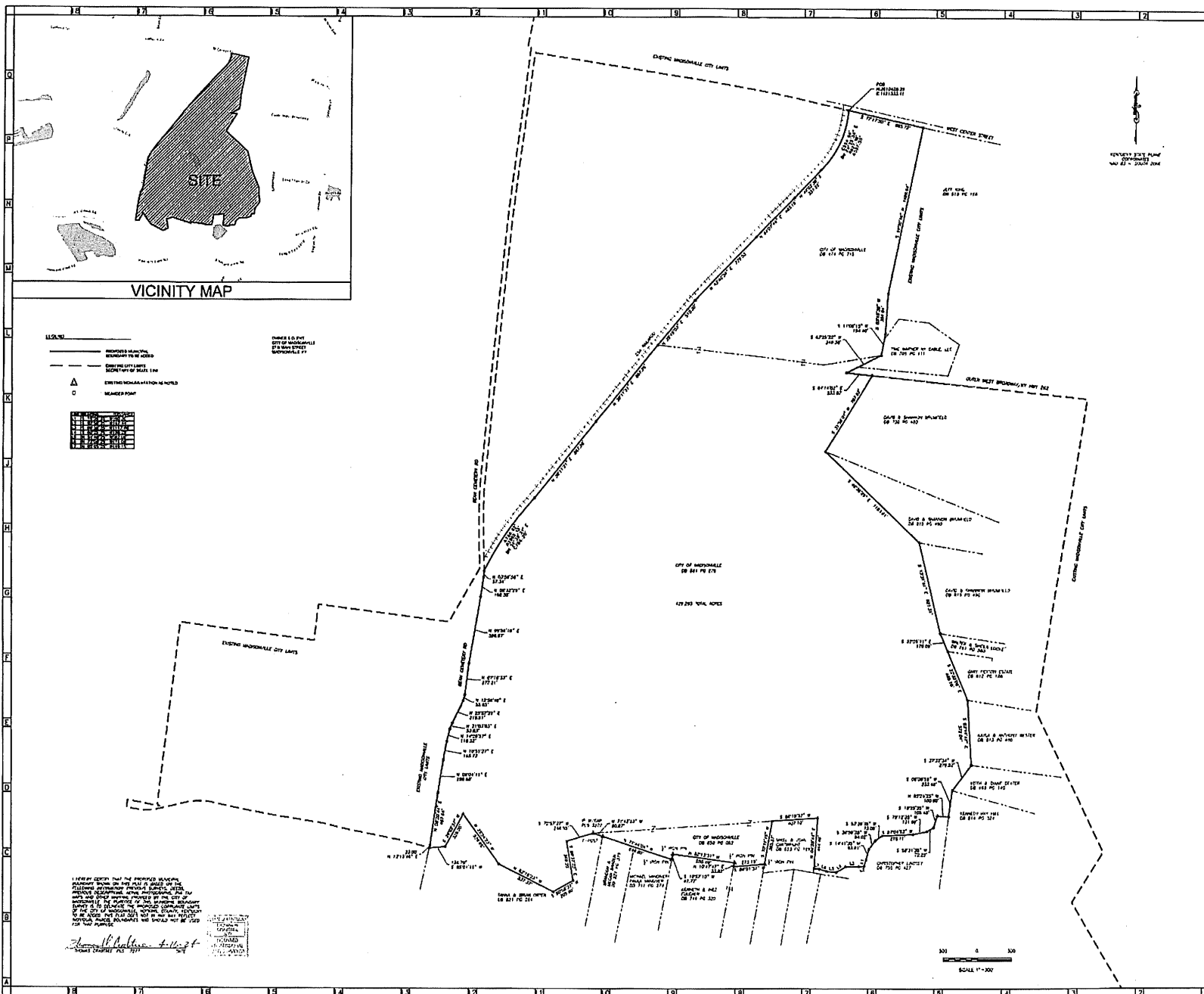
I hereby certify that the proposed Municipal Boundary described above is based on the following information: Previous Surveys, Deeds, Previous Descriptions, Aerial Photographs, PVA tax Maps and other mapping provided by the City of Madisonville: The purpose of this Municipal Boundary Survey is to delineate these proposed corporate limits of the City of Madisonville, Hopkins County, Kentucky to be added. This plat does not in any way reflect individual parcel boundaries and should not be used for that purpose.



Thomas W. Crabtree, PLS 3277

April 14, 2024





**LEGEND**

- SOLID LINE: BOUNDARY LINES, BOUNDARY PER M. 2020
- DASHED LINE: EXISTING CITY LINES, BOUNDARY PER M. 190
- ▲: EXISTING HOMOLOGATION AS NOTED
- : BOUNDARY PER M.

**CHANGES TO PLAN**  
CITY OF MADISONVILLE  
BY ORDINANCE  
NO. 2020-001

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I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF THE CITY OF MADISONVILLE, KENTUCKY, AND THAT THE CITY OF MADISONVILLE, KENTUCKY, IS THE PROPRIETOR OF THE PROPERTY DESCRIBED HEREIN. THE CITY OF MADISONVILLE, KENTUCKY, IS THE PROPRIETOR OF THE PROPERTY DESCRIBED HEREIN. THE CITY OF MADISONVILLE, KENTUCKY, IS THE PROPRIETOR OF THE PROPERTY DESCRIBED HEREIN.

*James W. Johnson*  
Mayor Madisonville, KY

**RONALD JOHNSON & ASSOCIATES, P.S.C.**

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ANNEXATION PLAN FOR  
THE CITY OF MADISONVILLE, KY.  
67 N MAIN STREET  
MADISONVILLE, KY 40402

DATE: APRIL 11, 2024  
DRAWN BY: [Name]  
CHECKED BY: [Name]

ANNEXATION

24-060 1