



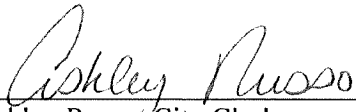
City of Radcliff
J. J. Duvall, Mayor

Radcliff City Hall
411 West Lincoln Trail Blvd.
Radcliff, KY 40160

Phone: 270-351-4714
Fax: 270-351-7329
www.radcliff.org

I certify I am the duly qualified City Clerk of the City of Radcliff, Kentucky, and the forgoing two pages of Ordinance No. 24-01-1298 is a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on January 16, 2024, all as appears in the official records of the City.

Witness, my hand and Seal of the City of Radcliff, this 14th day of February, 2024



Ashley Russo, City Clerk

RECEIVED AND FILED
DATE February 16, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Tina Hu

**AN ORDINANCE ANNEXING TERRITORY
TO THE CITY OF RADCLIFF, KENTUCKY,
LOCATED AT 5571 NORTH DIXIE HIGHWAY IN
ELIZABETHTOWN, KENTUCKY
PORTION OF PVA# 182-40-00-032
22,630.7 SQ. FT.**

WHEREAS, it is the intent of the City Council of the City of Radcliff, Kentucky, pursuant to KRS 81A.412 to annex territory which is described below, and

WHEREAS, the owners of record of the land to be annexed have given prior written consent in writing to said annexation in accordance with the requirements of KRS 81A.412, and

WHEREAS, the City is not required to enact an ordinance stating the intention of the City to annex as provided for in KRS 81A.420 when all owners of record of the land give prior consent in writing to the annexation;

NOW, THEREFORE, be it ordained by the City Council of the City of Radcliff as follows:

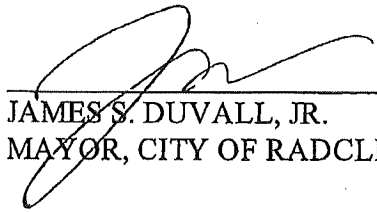
The following territory is hereby annexed and the same is hereby incorporated within the municipal boundaries and limits to the City of Radcliff, Kentucky, and said territory is described as follows:

Being a tract of land lying in Hardin County Kentucky located at 5571 North Dixie Highway and being more particularly described below.

Commencing at a point, said point lying in the western right of way line of North Dixie Highway, and said point being the northernmost corner of a property conveyed to WRE-Madison, LLC, of record in Deed Book 1240, Page 769 in the Office of the Clerk of Hardin County, Kentucky; thence N19°38'53"W, 40.22' to a point; thence S70°21'07"W, 40.00' to a point; thence N19°38'53"W, 320.00' to a point thence S70°03'27"W, 188.70' to a point, the True Point of **BEGINNING**; thence S70°29'25"W, 330.05' to a point; thence N08°53'51"W, 71.22' to a point; thence N70°29'25"E, 316.55' to a point; thence S19°49'24"E, 70.00' to the True Point of **BEGINNING**, containing 22630.7 square feet.

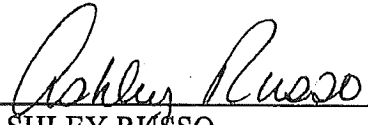
Being the same property acquired by Sugar Mill Properties, LLC, by Deed dated May 22, 2008, of record in Deed Book 1263, page 435, in the Office of the Hardin County Court Clerk.

Read at a meeting of the Radcliff City Council on the 19th day of December, 2023;
a second reading was held on the 11th day of January, 2024; said Ordinance
was READ and APPROVED on the 11th day of January, 2024.



JAMES S. DUVALL, JR.
MAYOR, CITY OF RADCLIFF

ATTESTED:



ASHLEY RUSSO
CITY CLERK

**LIST OF OWNERS
WITHIN ANNEXATION OF
PORTION OF PROPERTY AT 5571 NORTH DIXIE HIGHWAY, ELIZABETHTOWN, KY 42701
PVA# 182-40-00-032**

The City of Radcliff provides the following list including the name and address of all property owners within territory annexed by the City of Radcliff, for purposes of KRS 81A.475 for the annexation effected by Ordinance 24-01-1298 adopted on January 16, 2024:

1. Sugar Mill Properties LLC, 593 Timber Ln, Elizabethtown, KY, 42701-8947

Hardin County, KY PVA

Summary

Parcel Number 182-40-00-032
 Location Address 5571 N DIXIE HWY
 Property Class Commercial
 Tax District 00
 Acres 4.59
 Description (Note: Not to be used on legal documents)
 Subdivision
 Deed Book/ Deed Page 1263-435
 Deed Date 05/22/2008

[View Map](#)



	2024	2023	2022	2021	2020
Commercial Land Value	\$200,000	\$160,000	\$160,000	\$160,000	\$160,000
+ Commercial Improvement Value	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000
= Commercial Total Value	\$470,000	\$430,000	\$430,000	\$430,000	\$430,000
- Homestead Exemption	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
= Taxable Assessment Total	\$470,000	\$430,000	\$430,000	\$430,000	\$430,000

Owner

SUGAR MILL PROPERTIES LLC
 593 TIMBER LN
 ELIZABETHTOWN KY 42701-8947

Outbuildings

Description	Year Built	Square Footage	Condition
	2000	10200	C

Sales

Sale Date	Sale Price	Deed Book/Page	Grantor	Grantee
5/22/2008	\$490,000	1263-435	MOUSER DENNIS C & BONNIE J	SUGAR MILL PROPERTIES LLC
2/7/2002	\$474,000	1024-727	KING ROBERT	MOUSER DENNIS C & BONNIE J
12/30/1998	\$275,000	920-284	KING ROBERT	KING ROBERT
12/30/1998	\$275,000		ROUTT W CARROLL	KING ROBERT

Recent Sales In Area

Sale date range:

From: 02/13/2021 To: 02/13/2024

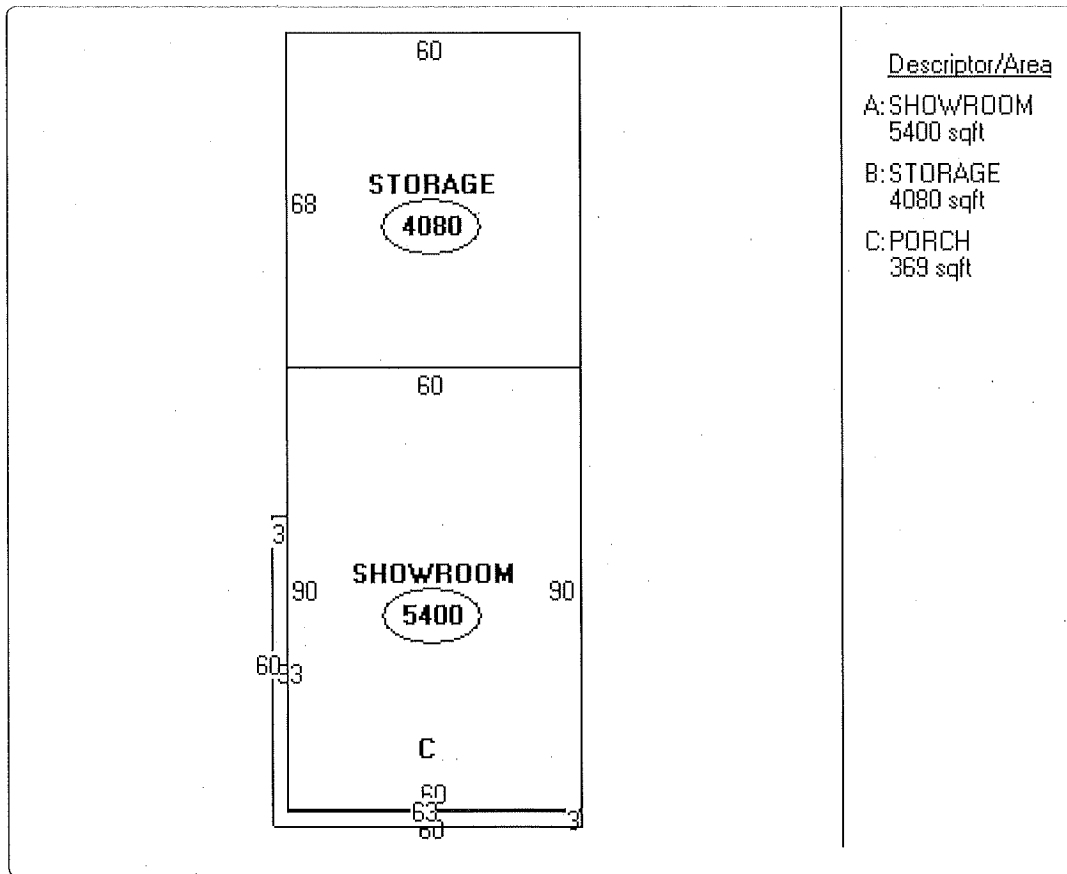
Sales by Area

1500 Feet Sales by Distance

Photos



Sketches



No data available for the following modules: Improvement Information.

Hardin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
 | User Privacy Policy | GDPR Privacy Notice
 Last Data Upload: 2/12/2024, 5:52:25 PM

Contact Us

Developed by
 Schneider
 GEOSPATIAL

**WRITTEN DESCRIPTION
FOR
ANNEXATION
AT
PORTION OF 5571 NORTH DIXIE HIGHWAY,
ELIZABETHTOWN, KY 42701
PVA# 182-40-00-032
22630.7 SQ. FT.**

COMMENCING at a point, said point lying in the western right of way line of North Dixie Highway, and said point being the northernmost corner of a property conveyed to WRE-Madison, LLC, of record in Deed Book 1240, Page 769 in the Office of the Clerk of Hardin County, Kentucky; thence N19°38'53"W, 40.22' to a point; thence S70°21'07"W, 40.00' to a point; thence N19°38'53"W, 320.00' to a point thence S70°03'27"W, 188.70' to a point, the True Point of **BEGINNING**; thence S70°29'25"W, 330.05' to a point; thence N08°53'51"W, 71.22' to a point; thence N70°29'25"E, 316.55' to a point; thence S19°49'24"E, 70.00' to the True Point of **BEGINNING**, containing 22630.7 square feet.

Brian K. Gibbon

STATE OF KENTUCKY
BRIAN K.
FITZGIBBON
2008
LICENSED
PROFESSIONAL
LAND SURVEYOR
10/26/2023

