



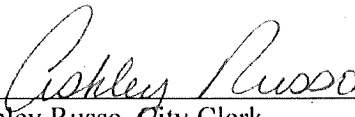
City of Radcliff
J. J. Duvall, Mayor

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. 24-01-1299 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 June H

**AN ORDINANCE ANNEXING TERRITORY
TO THE CITY OF RADCLIFF, KENTUCKY,
LOCATED AT 5511 NORTH DIXIE HIGHWAY IN
ELIZABETHTOWN, KENTUCKY
PORTION OF PVA# 182-40-00-033
9,409.9 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 5511 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, the True Point of **BEGINNING**; thence S70°03'27"W, 188.70' to a point; thence N19°49'24"W, 70.00' to a point; thence N70°03'27"E, 125.56' to a point; thence S19°29'21"E, 60.00' to a point; thence N70°03'27"E, 63.52' to a point; thence S19°38'53"E, 10.00' to the True Point of **BEGINNING**, containing 9409.9 square feet.

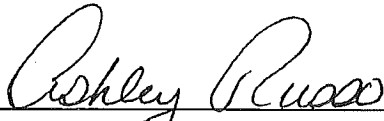
Being the same property acquired by Sugar Mill Properties, LLC, by Deed dated May 22, 2008, of record in Deed Book 1263, page 428, in the Office of the Hardin County Court Clerk.

Read at a meeting of the Radcliff City Council on the 19th day of December, 2023; a second reading was held on the 16th day of January, 2024; said Ordinance was READ and APPROVED on the 16th 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 5511 NORTH DIXIE HIGHWAY, ELIZABETHTOWN, KY 42701
PVA# 182-40-00-033**

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 24-01-1299 adopted on January 16, 2024:

1. Sugar Mill Properties LLC, 5511 Dixie Hwy, Elizabethtown, KY, 42701-7806

Hardin County, KY PVA

Summary

Parcel Number 182-40-00-033
 Location Address 5511 N DIXIE HWY
 Property Class Commercial
 Tax District 00
 Acres 1
 Description (Note: Not to be used on legal documents)
 Subdivision
 Deed Book/ Deed Page 1263-428
 Deed Date 05/22/2008

[View Map](#)



| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------------------------|-----------|-----------|-----------|-----------|-----------|
| Commercial Land Value | \$50,000 | \$40,000 | \$40,000 | \$40,000 | \$40,000 |
| + Commercial Improvement Value | \$220,000 | \$200,000 | \$200,000 | \$200,000 | \$200,000 |
| = Commercial Total Value | \$270,000 | \$240,000 | \$240,000 | \$240,000 | \$240,000 |
| - Homestead Exemption | \$0 | \$0 | \$0 | \$0 | \$0 |
| - Disability Exemption | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Taxable Assessment Total | \$270,000 | \$240,000 | \$240,000 | \$240,000 | \$240,000 |

Owner

SUGAR MILL PROPERTIES LLC
 5511 DIXIE HWY
 ELIZABETHTOWN KY 42701-7806

Outbuildings

| Description | Year Built | Square Footage | Condition |
|-------------|------------|----------------|-----------|
| | 2004 | 4435 | B |

Sales

| Sale Date | Sale Price | Deed Book/Page | Grantor | Grantee |
|-----------|------------|----------------|----------------------------|----------------------------|
| 5/22/2008 | \$225,000 | 1263-428 | MOUSER DENNIS C & BONNIE J | SUGAR MILL PROPERTIES LLC |
| 6/13/2003 | \$225,000 | 1077-512 | ARREDONDO SAMUEL & KATE | MOUSER DENNIS C & BONNIE J |

Recent Sales In Area

Sale date range:

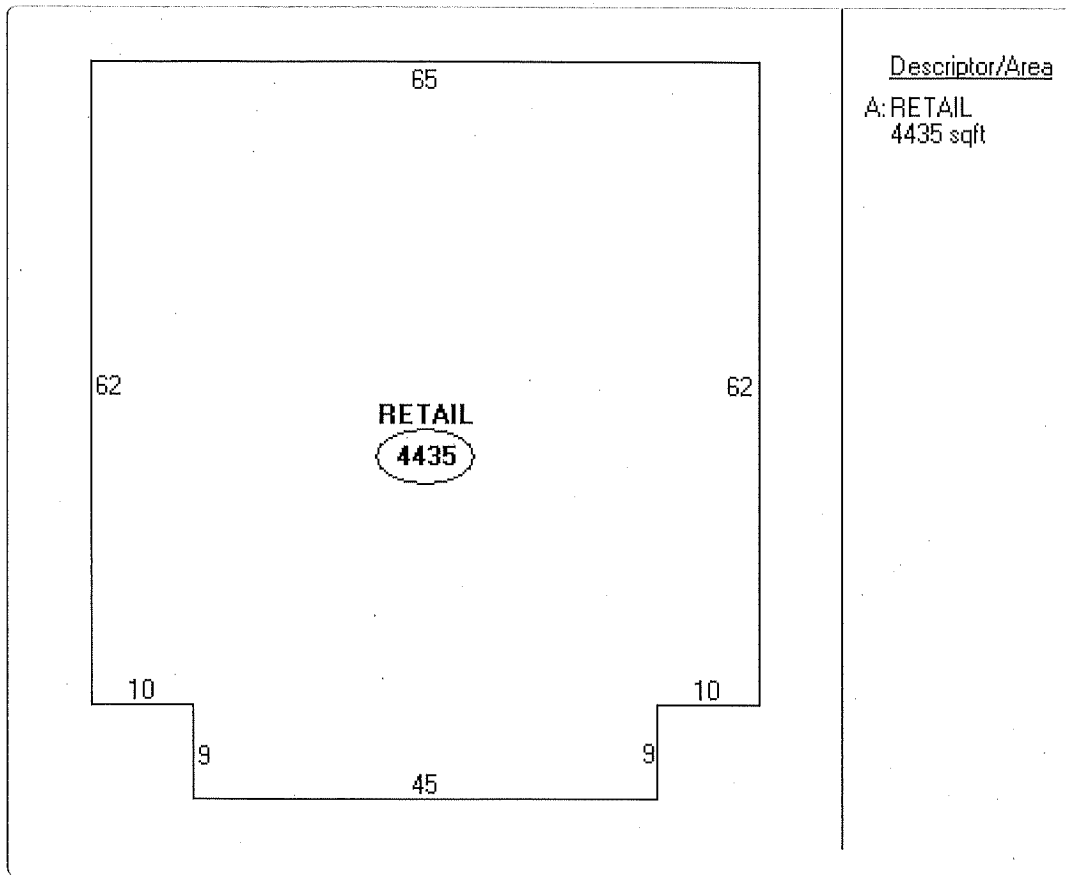
From: To:

Feet

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 5511 NORTH DIXIE HIGHWAY,
ELIZABETHTOWN, KY 42701
PVA# 182-40-00-033
9409.9 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 $N19^{\circ}38'53''W$, 40.22' to a point; thence $S70^{\circ}21'07''W$, 40.00' to a point; thence $N19^{\circ}38'53''W$, 320.00' to a point, the True Point of **BEGINNING**; thence $S70^{\circ}03'27''W$, 188.70' to a point; thence $N19^{\circ}49'24''W$, 70.00' to a point; thence $N70^{\circ}03'27''E$, 125.56' to a point; thence $S19^{\circ}29'21''E$, 60.00' to a point; thence $N70^{\circ}03'27''E$, 63.52' to a point; thence $S19^{\circ}38'53''E$, 10.00' to the True Point of **BEGINNING**, containing 9409.9 square feet.

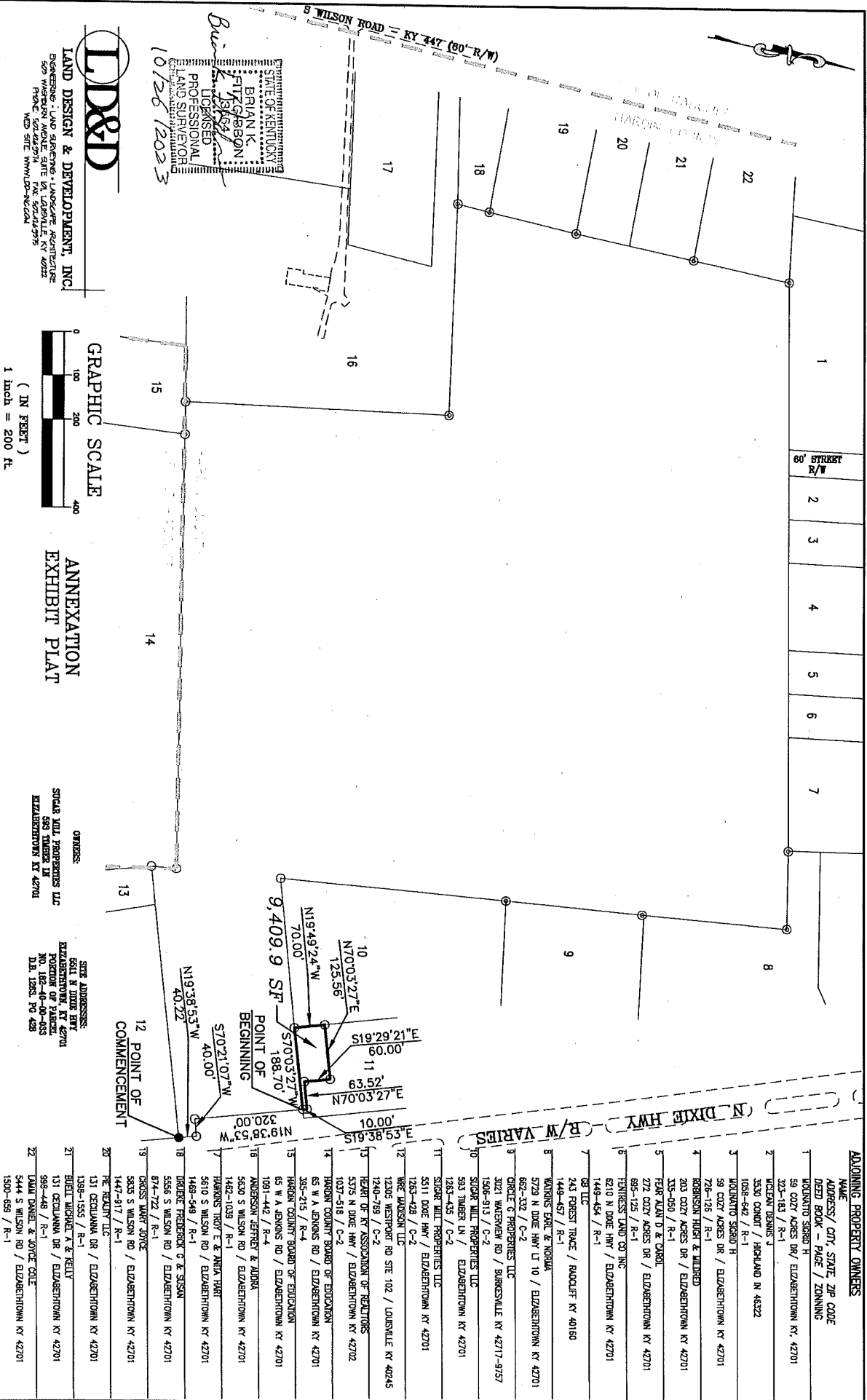
Brian K. Fitzgibbon

STATE OF KENTUCKY
BRIAN K.
FITZGIBBON
5066
LICENSED
PROFESSIONAL
LAND SURVEYOR
10/26/2023



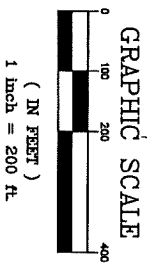
8 WILSON ROAD = KY 347 (80' R/W)

HARROD COUNTY



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

LD&D
LAND DESIGN & DEVELOPMENT, INC.
DESIGNER: LAND ACQUISITION - LANDSCAPE ARCHITECTURE
500 WILSON AVENUE, SUITE 101, LOUISVILLE, KY 40222
PHONE: 502-262-2700 FAX: 502-262-2705
150 S. STATE STREET, 10TH FLOOR, LOUISVILLE, KY 40202



**ANNEXATION
EXHIBIT PLAT**

OWNERS:
STONER MILL PROPERTIES LLC
583 TURNER LN
ELIZABETHTON KY 42701

SITE ADDRESS:
583 TURNER LN
ELIZABETHTON KY 42701
PHONE: 502-262-2700
FAX: 502-262-2705

| ADJOINING PROPERTY OWNERS | NAME | ADDRESS / CITY, STATE, ZIP CODE | DEED BOOK | PAGE | ZONING |
|---------------------------|-----------------|--|-----------|------|--------|
| 1 | WILSON ROAD | 583 TURNER LN / ELIZABETHTON KY 42701 | | | |
| 2 | WILSON DENNIS J | 3530 CONANT / HIGHLAND IN 46322 | | | |
| 3 | WILSON DENNIS J | 1058-642 / R-1 | | | |
| 4 | WILSON DENNIS J | 59 COZY ACRES DR / ELIZABETHTON KY 42701 | | | |
| 5 | WILSON DENNIS J | 726-126 / R-1 | | | |
| 6 | WILSON DENNIS J | 203 COZY ACRES DR / ELIZABETHTON KY 42701 | | | |
| 7 | WILSON DENNIS J | 335-050 / R-1 | | | |
| 8 | WILSON DENNIS J | FEAR ALAN D & CHAROL | | | |
| 9 | WILSON DENNIS J | 272 COZY ACRES DR / ELIZABETHTON KY 42701 | | | |
| 10 | WILSON DENNIS J | 685-125 / R-1 | | | |
| 11 | WILSON DENNIS J | 6210 N DIXIE HWY / ELIZABETHTON KY 42701 | | | |
| 12 | WILSON DENNIS J | 1449-454 / R-1 | | | |
| 13 | WILSON DENNIS J | 828 LLC | | | |
| 14 | WILSON DENNIS J | 243 FOREST TRACE / BOOZELF KY 40180 | | | |
| 15 | WILSON DENNIS J | 1449-457 / R-1 | | | |
| 16 | WILSON DENNIS J | WARRONS EARL & KORIWA | | | |
| 17 | WILSON DENNIS J | 5729 N DIXIE HWY LT 10 / ELIZABETHTON KY 42701 | | | |
| 18 | WILSON DENNIS J | 682-332 / C-2 | | | |
| 19 | WILSON DENNIS J | CIRCLE C PROPERTIES LLC | | | |
| 20 | WILSON DENNIS J | 3021 WATERVIEW RD / BIRKESVILLE KY 42717-9757 | | | |
| 21 | WILSON DENNIS J | 1506-913 / C-2 | | | |
| 22 | WILSON DENNIS J | SUGAR MILL PROPERTIES LLC | | | |
| 23 | WILSON DENNIS J | 583 TURNER LN / ELIZABETHTON KY 42701 | | | |
| 24 | WILSON DENNIS J | 1263-435 / C-2 | | | |
| 25 | WILSON DENNIS J | SUGAR MILL PROPERTIES LLC | | | |
| 26 | WILSON DENNIS J | 5511 DIXIE HWY / ELIZABETHTON KY 42701 | | | |
| 27 | WILSON DENNIS J | 1263-428 / C-2 | | | |
| 28 | WILSON DENNIS J | WRE WILSON LLC | | | |
| 29 | WILSON DENNIS J | 12065 WESTPORT RD SITE 102 / LOUISVILLE KY 40245 | | | |
| 30 | WILSON DENNIS J | 1240-789 / C-2 | | | |
| 31 | WILSON DENNIS J | HEART OF KY ASSOCIATION OF REALTORS | | | |
| 32 | WILSON DENNIS J | 5379 N DIXIE HWY / ELIZABETHTON KY 42702 | | | |
| 33 | WILSON DENNIS J | 1037-918 / C-2 | | | |
| 34 | WILSON DENNIS J | HARROD COUNTY BOARD OF EDUCATION | | | |
| 35 | WILSON DENNIS J | 65 W A JENKINS RD / ELIZABETHTON KY 42701 | | | |
| 36 | WILSON DENNIS J | 363-215 / R-4 | | | |
| 37 | WILSON DENNIS J | 65 W A JENKINS RD / ELIZABETHTON KY 42701 | | | |
| 38 | WILSON DENNIS J | 1091-442 / R-4 | | | |
| 39 | WILSON DENNIS J | ANDERSON JEFFREY & ALURA | | | |
| 40 | WILSON DENNIS J | 5630 S WILSON RD / ELIZABETHTON KY 42701 | | | |
| 41 | WILSON DENNIS J | 1462-1039 / R-1 | | | |
| 42 | WILSON DENNIS J | THOMPSON TROY E & ANITA THUR | | | |
| 43 | WILSON DENNIS J | 5610 S WILSON RD / ELIZABETHTON KY 42701 | | | |
| 44 | WILSON DENNIS J | 1469-548 / R-1 | | | |
| 45 | WILSON DENNIS J | BRIDGES FREDERICK E & SUSAN | | | |
| 46 | WILSON DENNIS J | 5556 S WILSON RD / ELIZABETHTON KY 42701 | | | |
| 47 | WILSON DENNIS J | 874-722 / R-1 | | | |
| 48 | WILSON DENNIS J | CROSS TAYLOR TORRE | | | |
| 49 | WILSON DENNIS J | 3833 S WILSON RD / ELIZABETHTON KY 42701 | | | |
| 50 | WILSON DENNIS J | 1447-917 / R-1 | | | |
| 51 | WILSON DENNIS J | THE REGENCY LLC | | | |
| 52 | WILSON DENNIS J | 131 CEDARHURST DR / ELIZABETHTON KY 42701 | | | |
| 53 | WILSON DENNIS J | 1389-1555 / R-1 | | | |
| 54 | WILSON DENNIS J | BEILE WILSON K & KELLY | | | |
| 55 | WILSON DENNIS J | 131 CEDARHURST DR / ELIZABETHTON KY 42701 | | | |
| 56 | WILSON DENNIS J | 988-448 / R-1 | | | |
| 57 | WILSON DENNIS J | DAVID DANIEL & JOYCE COLE | | | |
| 58 | WILSON DENNIS J | 5444 S WILSON RD / ELIZABETHTON KY 42701 | | | |
| 59 | WILSON DENNIS J | 1500-559 / R-1 | | | |