



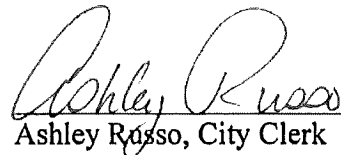
City of Radcliff
J. J. Duvall, Mayor

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. 24-02-1305 is a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on February 20, 2024, all as appears in the official records of the City.

Witness, my hand and Seal of the City of Radcliff, this 5th day of March, 2024



Ashley Russo, City Clerk

RECEIVED AND FILED
DATE March 6, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY _____

**AN ORDINANCE ANNEXING TERRITORY
TO THE CITY OF RADCLIFF, KENTUCKY,
LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ERNEST
R. KOUMA BOULEVARD AND PATRIOT PARKWAY (KY 361),
ELIZABETHTOWN, KENTUCKY
PVA# 163-00-00-012.07
12.522 ACRES**

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:

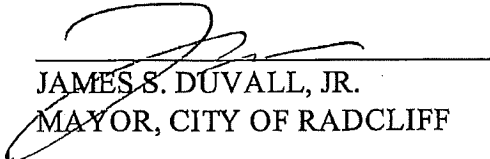
Being a tract of land lying in Hardin County Kentucky located at the northeast corner of the intersection of Ernest R. Kouma Boulevard and Patriot Parkway (KY 361) and being more particularly described below.

Beginning at the intersection of the northern right of way of Ernest R. Kouma Boulevard, (60' R/W), and the eastern right of way of Ky. Hwy. 361, (Patriot Parkway), and a point in the existing city limits of the City of Radcliff, (Annexation Ordinance #16-07-1192), thence leaving the existing city limits of the City of Radcliff and continuing with said eastern right of way of Ky. Hwy. 361, (Patriot Parkway), and with a new annexation line of the City of Radcliff for six calls North 36 degrees 30 minutes 06 seconds East for a distance of 96.73 feet to a point, thence North 14 degrees 24 minutes 19 seconds East for a distance of 153.04 feet to a point, thence North 23 degrees 19 minutes 54 seconds East for a distance of 125.12 feet to a point, thence North 31 degrees 22 minutes 02 seconds East for a distance of 251.20 feet to a point, thence North 23 degrees 42 minutes 59 seconds East for a distance of 150.07 feet to a point, thence North 31 degrees 28 minutes 23 seconds East for a distance of 182.57 feet to a point, said point is a point in the eastern right of way of said Ky. Hwy. 361, (Patriot Parkway), and is a southwestern corner of the Erin Janae & Cory Mabe property, (D.B. 1557 Pg. 415), thence leaving said eastern right of way of Ky. Hwy. 361, (Patriot Parkway), and continuing with a southern property line of said Mabe property and a new annexation line of the City of Radcliff North 63 degrees 24 minutes 17 seconds East for

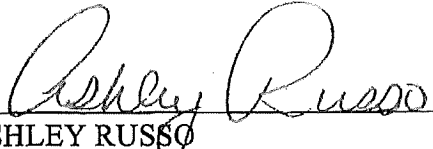
a distance of 435.69 feet to a point, said point is a point in the southern property line of said Mabe property and is a northwestern corner of the Hardin County Developers property, (D.B. 1158 Pg. 783), and is a point in the existing city limits of the City of Radcliff, (Annexation Ordinance #06-05-977), thence leaving said Mabe property and continuing with a western property line of said Hardin County Developers property and the existing city limits of the City of Radcliff, (Annexation Ordinance #06-05-977), for three calls South 03 degrees 41 minutes 30 seconds West for a distance of 647.35 feet to a point, thence South 04 degrees 15 minutes 44 seconds West for a distance of 28.90 feet to a point, thence South 03 degrees 24 minutes 19 seconds West for a distance of 300.75 feet to a point, said point is a point in a western property line of said Hardin County Developers property and is the northeast corner of Lot 4 of The Grove at Cowley Crossing, (P.C. 1 Sht. 6835), and is a point in the existing city limits of the City of Radcliff, (Annexation Ordinance #16-07-1191), thence leaving said Hardin County Developers property and continuing with the northern property line of said Lot 4 and the existing city limits of the City of Radcliff, (Annexation Ordinance #16-07-1191) South 72 degrees 43 minutes 46 seconds West for a distance of 573.32 feet to a point, said point is the northwestern corner of said Lot 4 and is a point in the northern right of way of Ernest R. Kouma Boulevard and is a point in the existing city limits of the City of Radcliff, (Annexation Ordinance #16-07-1192), thence leaving said Lot 4 and continuing with the northern right of way of Ernest R. Kouma Boulevard and the existing city limits of the City of Radcliff, (Annexation Ordinance #16-07-1192) North 64 degrees 21 minutes 47 seconds West for a distance of 235.18 feet to the true point of beginning. Said property contains a total of 545,466 square feet, (12.522 acres), per survey by Engineering Design Group, Inc. (Michael P. Billings, KY. PLS #3472).

Being the same property acquired by B&M Development, LLC, by Deed dated July 27, 2022, of record in Deed Book 1538, page 1072, in the Office of the Hardin County Court Clerk.

Read at a meeting of the Radcliff City Council on the 16th day of January, 2024; a second reading was held on the 20th day of February, 2024; said Ordinance was READ and APPROVED on the 20th day of February, 2024.


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

ATTESTED:


ASHLEY RUSSO
CITY CLERK

ORDINANCE NO. 24-02-1305
LEGAL DESCRIPTION
FOR ANNEXATION PURPOSES ONLY
EXHIBIT A
B&M DEVELOPMENT INC. - PROPERTY
DEED BOOK 1538 PAGE 1072
PROPOSED ZONING: COMMERCIAL
PVA MAP #163-00-00-012.07

The following described property is the B&M Development Inc. property per Deed Book 1538 Page 1072 as recorded in the office of the Hardin County Clerk. Said property is currently recorded as Lot 2D of Mel's Acres Subdivision in the office of the Hardin County Clerk in Plat Cabinet 1 Sheet 6590. Said property is located at the northeast intersection of Ky. Hw. 361 (Patriot Parkway) and Ernest R. Kouma Boulevard on the west side of the City of Radcliff, Hardin County, Kentucky and is more particularly described as follows:

All bearings stated herein are referenced to grid north KY 1602 South Zone State Plane, (City of Radcliff Geodetic Control Network). The coordinates of the point of beginning are (Northing: 2168127.447, Easting: 1587201.617).

Beginning at the intersection of the northern right of way of Ernest R. Kouma Boulevard, (60' R/W), and the eastern right of way of Ky. Hwy. 361, (Patriot Parkway), and a point in the existing city limits of the City of Radcliff, (Annexation Ordinance #16-07-1192), thence leaving the existing city limits of the City of Radcliff and continuing with said eastern right of way of Ky. Hwy. 361, (Patriot Parkway), and with a new annexation line of the City of Radcliff for six calls

North 36 degrees 30 minutes 06 seconds East for a distance of 96.73 feet to a point, thence

North 14 degrees 24 minutes 19 seconds East for a distance of 153.04 feet to a point, thence

North 23 degrees 19 minutes 54 seconds East for a distance of 125.12 feet to a point, thence

North 31 degrees 22 minutes 02 seconds East for a distance of 251.20 feet to a point, thence

North 23 degrees 42 minutes 59 seconds East for a distance of 150.07 feet to a point, thence

North 31 degrees 28 minutes 23 seconds East for a distance of 182.57 feet to a point, said point is a point in the eastern right of way of said Ky. Hwy. 361, (Patriot Parkway), and is a southwestern corner of the Erin Janae & Cory Mabe property, (D.B. 1557 Pg. 415), thence leaving said eastern right of way of Ky. Hwy. 361, (Patriot Parkway), and continuing with a southern property line of said Mabe property and a new annexation line of the City of Radcliff

North 63 degrees 24 minutes 17 seconds East for a distance of 435.69 feet to a point, said point is a point in the southern property line of said Mabe property and is a northwestern

corner of the Hardin County Developers property, (D.B. 1158 Pg. 783), and is a point in the existing city limits of the City of Radcliff, (Annexation Ordinance #06-05-977), thence leaving said Mabe property and continuing with a western property line of said Hardin County Developers property and the existing city limits of the City of Radcliff, (Annexation Ordinance #06-05-977), for three calls

South 03 degrees 41 minutes 30 seconds West for a distance of 647.35 feet to a point, thence

South 04 degrees 15 minutes 44 seconds West for a distance of 28.90 feet to a point, thence

South 03 degrees 24 minutes 19 seconds West for a distance of 300.75 feet to a point, said point is a point in a western property line of said Hardin County Developers property and is the northeast corner of Lot 4 of The Grove at Cowley Crossing, (P.C. 1 Sht. 6835), and is a point in the existing city limits of the City of Radcliff, (Annexation Ordinance #16-07-1191), thence leaving said Hardin County Developers property and continuing with the northern property line of said Lot 4 and the existing city limits of the City of Radcliff, (Annexation Ordinance #16-07-1191)

South 72 degrees 43 minutes 46 seconds West for a distance of 573.32 feet to a point, said point is the northwestern corner of said Lot 4 and is a point in the northern right of way of Ernest R. Kouma Boulevard and is a point in the existing city limits of the City of Radcliff, (Annexation Ordinance #16-07-1192), thence leaving said Lot 4 and continuing with the northern right of way of Ernest R. Kouma Boulevard and the existing city limits of the City of Radcliff, (Annexation Ordinance #16-07-1192)

North 64 degrees 21 minutes 47 seconds West for a distance of 235.18 feet to the true point of beginning.

Said property contains a total of 545,466 square feet, (12.522 acres), per survey by Engineering Design Group, Inc. (Michael P. Billings, KY. PLS #3472).

This legal description was prepared from record information, (i.e. annexation ordinances, record plats, and deeds).

This legal description is not a boundary survey and should not be considered as such.

The sole purpose of this legal description is for that of annexation of the area described into the city limits of the City of Radcliff and shall not be used for the sale, transfer or conveyance of property.

All adjoining property owners are according to the Hardin County Property Valuation Office.

This legal description was prepared by Engineering Design Group, Inc. (Michael P. Billings, KY. PLS #3472).

Stamp: MICHAEL P. BILLINGS 3472 LICENSED PROFESSIONAL LAND SURVEYOR

March 5, 2024

**LIST OF OWNERS
WITHIN ANNEXATION OF
PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ERNEST R. KOUMA
BOULEVARD AND PATRIOT PARKWAY (KY 361),
ELIZABETHTOWN, KENTUCKY
PVA# 163-00-00-012.07**

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 24-02-1305 adopted on February 20, 2024:

NAME	MAILING ADDRESS	PVA MAP #
B & M DEVELOPMENT LLC	118 INSANITY LN VINE GROVE KY 40175	163-00-00-012.07

Hardin County, KY PVA

Summary

Parcel Number 163-00-00-012.07
 Location Address ERNEST R KOUMA BLVD
 Property Class Farm
 Tax District 00
 Acres 12.527
 Description MELS ACRES SUBD LT 2D
 (Note: Not to be used on legal documents)
 Subdivision MELS ACRES SUBD
 Deed Book/ Deed Page 1538-1072
 Deed Date 07/27/2022

[View Map](#)

Valuation

	2024	2023	2022	2021
Farm Fair Cash Value	\$400,000	\$400,000	\$66,600	\$66,600
+ Farm Land Value	\$4,800	\$4,800	\$4,800	\$4,800
+ Farm Residence Value	\$0	\$0	\$0	\$0
+ Farm Special Adjustment Value	\$0	\$0	\$0	\$0
- Farm Ag Value	\$4,800	\$4,800	\$4,800	\$4,800
- Homestead Exemption	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0
= Taxable Assessment Total	\$4,800	\$4,800	\$4,800	\$4,800

Owner

B & M DEVELOPMENT LLC
 118 INSANITY LN
 VINE GROVE KY 40175-6694

Outbuildings

Description MELS ACRES SUBD LT 2D
 Year Built
 Square Footage 0
 Condition

Sales

Sale Date	Sale Price	Deed Book/Page	Grantor	Grantee
7/27/2022	\$400,000	1538-1072	MATTINGLY JOHN E & TAMARA G	B & M DEVELOPMENT LLC

Recent Sales In Area

Sale date range:

From: 03/01/2021 To: 03/01/2024

1500

Feet



No data available for the following modules: Improvement Information, Photos, Sketches.

[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 2/29/2024, 5:50:03 PM

