




City of Radcliff
J. J. Duvall, Mayor

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

Phone: 270-351-4714
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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. 25-01-1323 is a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on January 21, 2025, all as appears in the official records of the City.

Witness, my hand and Seal of the City of Radcliff, this 13th day of February, 2025.



Ashley Russo, City Clerk

RECEIVED AND FILED
DATE February 14th 2025

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY James Phillips

**AN ORDINANCE ANNEXING TERRITORY
TO THE CITY OF RADCLIFF, KENTUCKY,
LOCATED AT 5800 SOUTH WILSON ROAD,
ELIZABETHTOWN, KENTUCKY
PVA# 183-30-00-004
2.083 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 on the east side of South Wilson Road just north of Elizabethtown, and be more particularly described below.

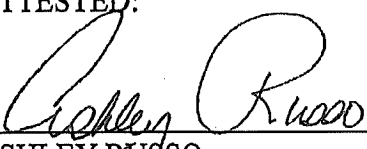
Beginning at a found 3/4" pipe (no id) in the east right of way line of South Wilson Road, being a corner to Kim D. Coleman, JR, Deed Book 1532, page 1343; thence with said road N 13°33'25" W a distance of 101.65' to a found 3/4" pipe (no id), being a corner to Christine Germaine Towson, Deed Book 1006, Page 50; thence leaving said road and with Towson N 79°04'11" E a distance of 902.96' to a found 1/2" rebar (no id), in the line of the Hardin County Board of Education, Deed Book 395, Page 215; thence with the Board of Education S 07°23'25" E a distance of 102.05' to a found 1/2" rebar (no id) in the line of the Board of Education, a corner of the Islamic Center of Elizabethtown Deed Book 986, Page 31; thence With the Islamic Center S 79°10'14" W a distance of 323.56' to a found 1/2" rebar (Turner PLS #2153); thence S 79°13'19" W a distance of 383.52' to a found 1" pipe (no id), being a corner to the Islamic Center and Kim D. Coleman, JR ; thence with Coleman S 78°40'23" W a distance of 184.92'; which is the point of beginning, having an area of 2.083 acres.

Being the same property acquired by Northwood Properties, LLC, by Deed dated September 29, 2023, of record in Deed Book 1559, page 598, in the Office of the Hardin County Court Clerk.

Read at a meeting of the Radcliff City Council on the 17th day of December, 2024; a second reading was held on the 21st day of January, 2025; said Ordinance was READ and APPROVED on the 21st day of January, 2025.


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

ATTESTED:


ASHLEY RUSSO
CITY CLERK

10/23/24

Written Description of Annexation

5800 S. Wilson Road, Elizabethtown, KY 42701

PVA#183-30-00-004

Being a tract of land lying in Hardin County Kentucky on the east side of South Wilson Road just north of Elizabethtown, and be more particularly described below.

Beginning at a found 3/4" pipe (no id) in the east right of way line of South Wilson Road, being a corner to Kim D. Coleman, JR, Deed Book 1532, page 1343; thence with said road N 13°33'25" W a distance of 101.65' to a found 3/4" pipe (no id), being a corner to Christine Germaine Towson, Deed Book 1006, Page 50; thence leaving said road and with Towson N 79°04'11" E a distance of 902.96' to a found 1/2" rebar (no id), in the line of the Hardin County Board of Education, Deed Book 395, Page 215; thence with the Board of Education S 07°23'25" E a distance of 102.05' to a found 1/2" rebar (no id) in the line, of the Board of Education, a corner of the Islamic Center of Elizabethtown Deed Book 986, Page 31; thence With the Islamic Center S 79°10'14" W a distance of 323.56' to a found 1/2" rebar (Turner PLS #2153); thence S 79°13'19" W a distance of 383.52' to a found 1" pipe (no id), being a corner to the Islamic Center and Kim D. Coleman, JR ; thence with Coleman S 78°40'23" W a distance of 184.92'; which is the point of beginning, having an area of 2.083 acres.



Kirby A. Givan
10/23/24

**LIST OF OWNERS
WITHIN ANNEXATION OF
PROPERTY LOCATED AT 5800 SOUTH WILSON ROAD (KY 447),
ELIZABETHTOWN, KENTUCKY
PVA# 183-30-00-004**

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 25-01-1323 adopted on January 21, 2025:

NAME	MAILING ADDRESS	PVA MAP #
NORTHWOOD PROPERTIES LLC	1373 HIGHGROVE RD, COXS CREEK, KY 40013-5708	183-30-00-004

Hardin County, KY PVA

Summary

Parcel Number 183-30-00-004
Location Address 5800 S WILSON RD
Property Class Residential
Tax District 00
Acres 2.07
Description QAISI PHILLIPS & JACKSON
(Note: Not to be used on legal documents)
Subdivision QAISI PHILLIPS & JACKSON
Deed Book/ Deed Page 1559-598
Deed Date 09/29/2023

[View Map](#)



Valuation

	2025	2024	2023	2022	2021
Residential Land Value	\$25,000	\$25,000	\$22,900	\$22,900	\$22,900
+ Residential Improvement Value	\$125,000	\$125,000	\$57,100	\$57,100	\$57,100
= Residential Total Value	\$150,000	\$150,000	\$80,000	\$80,000	\$80,000
- Homestead Exemption	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
= Taxable Assessment Total	\$150,000	\$150,000	\$80,000	\$80,000	\$80,000

Owner

NORTHWOOD PROPERTIES LLC
1373 HIGHGROVE RD
COXS CREEK KY 40013-5708

Improvement Information

Description	QAISI PHILLIPS & JACKSON	Finished Basement %	0
Type of Residence	1-STORY RANCH	Bedrooms	2
Year Built	1954	Full Baths	1
Num Stories	1	Half Baths	0
Above Ground Sqft	1221	Exterior	ALUM/VINYL
Total Living Area	1221	Heat	GAS
Basement	CRAWL	Air Condition	CENTRAL/AC
Basement Sqft	0	Fireplace	0
Basement Sqft Finish	0		

Outbuildings

Description	SHED FRAME UTILITY SHED	Square Footage	320
Year Built	2001	Condition	C

Sales

Sale Date	Sale Price	Deed Book/Page	Grantor	Grantee
9/29/2023	\$150,000	1559-598	THOMAS CHARLES T	NORTHWOOD PROPERTIES LLC
11/30/2017	\$62,500	1449-307	SECRETARY OF HOUSING & URBAN DEVELOPMENT C/O ISNC	THOMAS CHARLES T
7/5/2017	\$0	1447-175	NATIONSTAR MORTGAGE LLC	SECRETARY OF HOUSING & URBAN DEVELOPMENT C/O ISNC
5/3/2017	\$48,575	1441-1210	FAUX BARBARA	NATIONSTAR MORTGAGE LLC
9/30/2008	\$113,900	1279-011	CALDWELL GARY & JOAN	FAUX BARBARA
7/16/2004	\$101,000	1122-222	HAYCRAFT JAMES F	CALDWELL GARY & JOAN

Sale date range:

To:	01/22/2025
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Distance:	1500	Feet
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Sales by Distance



The diagram shows a building footprint divided into several sections. The overall dimensions are 36 units wide and 26 units high. The sections are labeled as follows:

- Top Left:** A square section with side length 8. It is labeled **EF** with a circled **96** below it.
- Top Right:** A rectangular section with a width of 15 and a height of 19. It is labeled **1Fr** with a circled **1221** below it.
- Bottom Left:** A rectangular section with a width of 18 and a height of 26. It is labeled **FG** with a circled **468** below it.
- Bottom Right:** A rectangular section with a width of 13 and a height of 26. It is labeled **D** with a circled **124** below it.

The dimensions are as follows:

- Top Left: 8 (width), 8 (height)
- Top Right: 15 (width), 19 (height)
- Bottom Left: 18 (width), 26 (height)
- Bottom Right: 13 (width), 26 (height)
- Overall Width: 36
- Overall Height: 26

The area calculations are as follows:

- EF:** 8 x 12 = 96
- 1Fr:** 15 x 19 = 285
- FG:** 18 x 26 = 468
- D:** 13 x 12 = 156

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.
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