



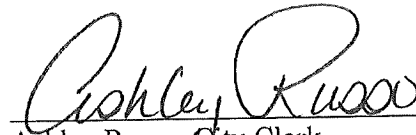
City of Radcliff
J. J. Duvall, Mayor

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. 25-04-1327 is a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on April 15, 2025, all as appears in the official records of the City.

Witness, my hand and Seal of the City of Radcliff, this 15th day of May, 2025


Ashley Russo, City Clerk

RECEIVED AND FILED
DATE May 23rd
2025
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Jenna Phillips

AN ORDINANCE ANNEXING TERRITORY
TO THE CITY OF RADCLIFF, KENTUCKY,
LOCATED ON THE EAST SIDE OF SOUTH DIXIE BOULEVARD (US 31W)
BETWEEN EAST LINCOLN TRAIL BOULEVARD AND TERRACE DRIVE
RADCLIFF, KENTUCKY
PART OF SILVER POINTE SUBDIVISION LOTS 2A & 3A
PVA#'S 160-40-03-074.02 & 160-40-03-074.03
4.532 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:

A parcel of land lying and being in Hardin County, Kentucky in the Radcliff community and lying on the east side of Kentucky Highway 31W (Dixie Highway) approximately 2.8 miles north of its intersection with Kentucky 313 and being more particularly described as follows:

Unless stated otherwise, any corner monument referred to herein as a "set pin" is a set 1/2" x 24" rebar with a yellow plastic identification cap stamped: "G.S. Turner P.L.S. #2153; and any corner monument referred to herein as a "found pin" is a found monument as noted on plan. All bearings stated herein are referred to Grid North as observed by GPS

Beginning at a found rebar with no ID in the east right of way line of Kentucky Highway 31W (AKA Dixie Highway R/W width varies) approximately 130' SE of Highway 144 (AKA East Vine Street), being the northwest corner of The Red Brick Cottage, Inc. (DB 905 Pg 150); being coincident with the current Radcliff Existing Corporate Boundary;

Thence with the east right-of way of US 31 W, N35-48-59W 18.79 to an existing steel pin; Continuing with said right-of-way N 55°44'04" E 10.52' to a found rebar on the R/W;

Thence with said R/W & Lot 3A of Silver Pointe (Sh 7144) N 35°43'55" W 89.32' to a found pin in the corner of Turner (DB 1373 Pg 1327);

Then continuing with Turner for the following two (2) calls;

N 54°49'10" E 106.22 to a found pin, N 45°31'29" W 23.47' to a point;

Thence leaving Turner, crossing Lot 3A & Lot 2A for the following 4 calls;

N 59°22'31" E 4.80' to a point, N 1°41'10" W 76.25' to a point;

N 64°23'19" E 101.99 to a point; N20°05'13" W 369.57 to a point in the common line of Lot 2A & Tract 7B of the Howey Heirs (Sh. 7116)

Then with the common line of Lots 2A & 3A and Tract 7B the following three calls;

S35°40'07" E 528.04' to a found pin, S 35°39'54" E 438.04' to a found pin,

S54°11'14" W 216.16' to a found 1/2" pipe, a corner to Yates (DB 864 Pg 416);

Thence with Yates and Silver Point L3A, along the existing corporate boundary, N53-40-05 W 107.02 to a found 1/2" pipe, the corner of Red Brick Cottage, Inc.;

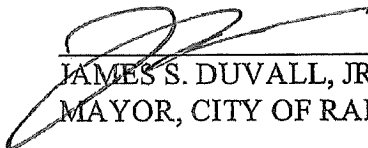
Thence with Silver Pointe Lot 3A and Red Brick Cottage, Inc. along the existing corporate boundary, N 53°58'57" W 351.58' to the point of beginning.

Having an area of 197401.75 square feet, 4.532 acres and as completed on January 17, 2025. Verified by Glenn S. Turner 1-17-25

Being part of the property conveyed to Glenn S. Turner by deed dated January 16, 2013 and recorded in Deed Book 1373, Page 873 in the office of the Hardin County Clerk.

The property is owned by Glenn S. Turner and Sandra G. Turner.

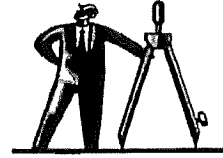
Read at a meeting of the Radcliff City Council on the 20th day of March, 2025; a second reading was held on the 15th day of April, 2025; said Ordinance was READ and APPROVED on the 15th day of April, 2025.


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

ATTESTED:


ASHLEY RUSSO
CITY CLERK

Turner Engineering & Land Surveying Co.



Glenn S. Turner P.E., P.L.S., President

A Division of New Banks, Inc.
5735 North Dixie Hwy.
Phone: 270-737-3232

LEGAL DESCRIPTION OF ANNEXATION Part of Silver Pointe Lots 2A & 3A 4.532 ACRES

LEGAL DESCRIPTION — Glenn S. Turner

A parcel of land lying and being in Hardin County, Kentucky in the Radcliff community and lying on the east side of Kentucky Highway 31 W (Dixie Highway) approximately 2.8 miles north of its intersection with Kentucky 313 and being more particularly described as follows:

Unless stated otherwise, any corner monument referred to herein as a "set pin" is a set $\frac{1}{4}$ " x 24" rebar with a yellow plastic identification cap stamped: "G.S. Turner - P.L.S. #2153; and any corner monument referred to herein as a "found pin" is a found monument as noted on plan. All bearings stated herein are referred to Grid North as observed by GPS.

Beginning at a found rebar with no ID in the east right-of-way line of Kentucky Highway 31 W (AKA Dixie Highway — R/W width varies) approximately 130' SE of Highway 144 (AKA East Vine Street), being the northwest corner of The Red Brick Cottage, Inc. (DB 905 Pg 150); being coincident with the current Radcliff Existing Corporate Boundary;

Thence with the east right-of-way of US 31-W, N35-48-59W 18.79' to an existing steel pin;
Continuing with said right-of-way, N 55°44'04" E 10.52' to a found rebar on the R/W;

Thence with said R/W & Lot 3A of Silver Pointe (Sh 7144) N 35°43'55" W 89.32' to a found pin in the corner of Turner (DB 1373 Pg 1327);

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N 64°23'19" E 101.99' to a point; N20°05'13" W 369.57' to a point in the common line of Lot 2A & Tract 7B of the Howey Heirs (Sh. 7116)

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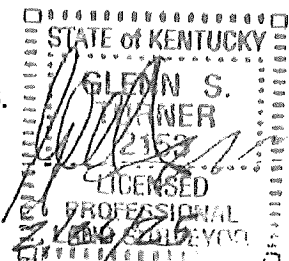
S35°40'07" E 528.04' to a found pin, S 35°39'54" E 438.04' to a found pin, S 54°11'14 W 216.16' to a found $\frac{1}{2}$ " pipe, a corner to Yates (DB 864 Pg 416);

Thence with Yates and Silver Point L3A, along the existing corporate boundary, N53-40-05W 107.02 to a found $\frac{1}{2}$ " pipe, the corner of Red Brick Cottage, Inc.;

Thence with Silver Pointe Lot 3A and Red Brick Cottage, Inc. along the existing corporate boundary, N 53°58'57" W 351.58' to the point of beginning.

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Verified by Glenn S. Turner 1-17-25

Being part of the property conveyed to Glenn S. Turner by deed dated January 16, 2013 and recorded in Deed Book 1373, Page 873 in the office of the Hardin County Clerk.



**LIST OF OWNERS
WITHIN ANNEXATION OF
PROPERTY LOCATED ON THE EAST SIDE OF S. DIXIE BLVD. (US 31W) BETWEEN E. LINCOLN TRAIL BLVD.
AND TERRACE DR. (PART OF SILVER POINTE SUBDIVISION, LOTS 2A & 3A)
RADCLIFF, KENTUCKY
PART OF PVA MAP# 160-40-03-074.02 & 160-40-03-074.03**

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 25-04-1327 adopted on April 15, 2025:

NAME	MAILING ADDRESS	PART OF PVA MAP #
GLENN S & SANDRA G TURNER	295 SHANNON RUN LN, RINEYVILLE, KY 40162-9520	160-40-03-074.02
GLENN S & SANDRA G TURNER	295 SHANNON RUN LN, RINEYVILLE, KY 40162-9520	160-40-03-074.03

Hardin County, KY PVA

Summary

Parcel Number 160-40-03-074.02
Location Address S DIXIE BLVD
Property Class Commercial
Tax District 03
Acres 1.275
Description SILVER POINTE LT 2A #1
(Note: Not to be used on legal documents)
Subdivision SILVER POINTE
Deed Book/ Deed Page 1373-873
Deed Date 01/16/2013

[View Map](#)

Valuation

	2025	2024	2023	2022	2021
Commercial Land Value	\$128,300	\$128,300	\$128,300	\$128,300	\$128,300
+ Commercial Improvement Value	\$0	\$0	\$0	\$0	\$0
= Commercial Total Value	\$128,300	\$128,300	\$128,300	\$128,300	\$128,300
- Homestead Exemption	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
= Taxable Assessment Total	\$128,300	\$128,300	\$128,300	\$128,300	\$128,300

Owner

TURNER GLENN S & SANDRA G
295 SHANNON RUN LN
RINEYVILLE KY 40162-9520

Outbuildings

Description SILVER POINTE LT 2A #1
Year Built
Square Footage 0
Condition

Sales

Sale Date	Sale Price	Deed Book/Page	Grantor	Grantee
1/16/2013	\$0	1373-873	SILVER LINING LLC	TURNER GLENN S & SANDRA G
10/18/2011	\$128,333	1354-862	ROTEN JOSEPHINE	SILVER LINING LLC

Recent Sales In Area

Sale date range:

From:

05/15/20

To:

05/15/20

Sales by Area

Distance:

1500

Units:

Feet



Search Sales by Distance

Sketches

<u>Descriptor/Area</u>	

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

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[Last Data Upload: 5/14/2025, 5:50:43 PM](#)

[Contact Us](#)



Hardin County, KY PVA

Summary

Parcel Number 160-40-03-074.03
Location Address S DIXIE BLVD
Property Class Commercial
Tax District 00
Acres 4.971
Description SILVER POINTE LT 3A #1
(Note: Not to be used on legal documents)
Subdivision SILVER POINTE
Deed Book/ Deed Page 1373-873
Deed Date 01/16/2013

[View Map](#)

Valuation

	2025	2024	2023	2022	2021
Commercial Land Value	\$128,300	\$128,300	\$128,300	\$128,300	\$128,300
+ Commercial Improvement Value	\$0	\$0	\$0	\$0	\$0
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- Homestead Exemption	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
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Owner

TURNER GLENN S & SANDRA G
295 SHANNON RUN LN
RINEYVILLE KY 40162-9520

Outbuildings

Description SILVER POINTE LT 3A #1
Year Built
Square Footage 0
Condition

Sales

Sale Date	Sale Price	Deed Book/Page	Grantor	Grantee
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10/18/2011	\$128,334	1354-865	ROTEN JOSPHINE	SILVER LINING LLC

Recent Sales In Area

Sale date range:

From:

05/15/21

To:

05/15/21

Sales by Area

Distance:

1500

Units:

Feet



Search Sales by Distance

Sketches

<u>Descriptor/Area</u>	

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