



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. 25-04-1329 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 June 26th
2025
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Jane 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 DB 1373 PG 1327
 PVA# 160-40-03-074
 0.140 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 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°48'59" W 18.79' to an existing steel pin, said pin being the True Point of Beginning.

Thence continuing within said right-of-way, N 50°33'46" W 128.48' to a point inside the R/W;


Thence exiting the R/W and crossing Turner (DB 1373 Pg 1327) N 59°22'31" E 146.25' to a point (leaving the 31-W right-of-way at 43.62');

Thence with Turner the following two calls;

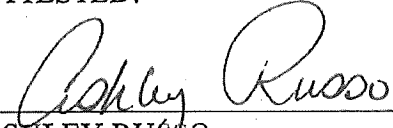
S 45°31'29" E 23.47' to a found pin;
S 54°49'10" W 106.22' to a found pin in US-31W R/W,
Thence leaving Turner and following US-31W R/W S 35°43'55" E 89.32' to a
found pin;
Continuing with the R/W S 55°44'04" W 10.49' to the point of beginning.
Having an area of 6088.39 square feet, 0.140 acres and as completed on January
17, 2025. Verified by Glenn S. Turner 1-17-25
Being part of the property conveyed to Glen S. Turner by deed dated January 16,
2013 and recorded in Deed Book 1373, Page 1327 in the office of the Hardin
County Clerk.

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

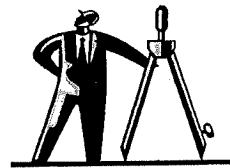
Read at a meeting of the Radcliff City Council on the 20th day of
March, 2025; a second reading was held on the 15th day of
April, 2025, said Ordinance was READ and APPROVED on the
15th day of April, 2025.


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 DB 1373 Pg 1327 0.140 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 $\frac{1}{2}$ " 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.

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Thence continuing within said right-of-way, N 50°33'46" W 128.48' to a point inside the R/W;

Thence exiting the R/W and crossing Turner (DB 1373 Pg 1327) N 59°22'31" E 146.25' to a point (leaving the 31-W right-of-way at 43.62');

Thence with Turner the following two calls;

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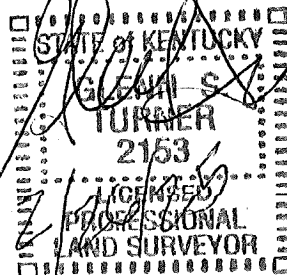
S 54°49'10" W 106.22' to a found pin in US-31 W R/W,

Thence leaving Turner and following US-31 W R/W S 35°43'55" E 89.32' to a found pin;

Continuing with the R/W S 55°44'04" W 10.49' to the point of beginning.

Having an area of 6088.39 square feet, 0.140 acres and as completed on January 17, 2025.
Verified by Glenn S. Turner 1-17-25

Being part of the property conveyed to Glen S. Turner by deed dated January 16, 2013 and recorded in Deed Book 1373, Page 1327 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 DB 1373, PG 1327)
RADCLIFF, KENTUCKY
PART OF PVA MAP# 160-40-03-074**

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 25-04-1329 adopted on April 15, 2025:

NAME	MAILING ADDRESS	PART OF PVA MAP #
GLENN S & SANDRA G TURNER	5735 N DIXIE HWY, ELIZABETHTOWN, KY 42701-8884	160-40-03-074

Hardin County, KY PVA

Summary

Parcel Number 160-40-03-074
Location Address 670 S DIXIE BLVD
Property Class Commercial
Tax District 03
Acres 0.311
Description JACK & JILLS DAYCARE
(Note: Not to be used on legal documents)
Subdivision JACK & JILLS DAYCARE
Deed Book/ Deed Page 1373-1327
Deed Date 01/16/2013

[View Map](#)

Valuation

	2025	2024	2023	2022	2021
Commercial Land Value	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
+ Commercial Improvement Value	\$0	\$0	\$0	\$0	\$0
= Commercial Total Value	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
- Homestead Exemption	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
= Taxable Assessment Total	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

Owner

TURNER GLENN S & SANDRA G
5735 N DIXIE HWY
ELIZABETHTOWN KY 42701-8884

Outbuildings

Description JACK & JILLS DAYCARE
Year Built 0
Square Footage 0
Condition

Sales

Sale Date	Sale Price	Deed Book/Page	Grantor	Grantee
1/16/2013	\$0	1373-1327	SILVER LINING LLC	TURNER GLENN S & SANDRA G
11/22/2011	\$260,000	1356-710	POWELL THOMAS M & JANET F	SILVER LINING LLC
6/11/2001	\$135,000	1000-332	HAGER MARY E	POWELL THOMAS M & JANET F

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>

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

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: 5/14/2025, 5:50:43 PM

Contact Us

