

**CITY OF RUSSELLVILLE, KENTUCKY
ORDINANCE NO. 2026-02**

**AN ORDINANCE ANNEXING INTO THE CITY OF RUSSELLVILLE, KENTUCKY
CERTAIN REAL PROPERTY OWNED BY ROLLING HILLS GC, LLC, BEING A
PORTION OF THE ROLLING HILLS GOLF COURSE AND
CONTAINING APPROXIMATELY 84.891 ACRES**

WHEREAS, the Rolling Hills GC, LLC is the owner (hereinafter “the Property Owner”) of certain real property known as the “Rolling Hills Golf Course” which contains approximately 84.891 acres that is not currently within the city limits boundaries of the City of Russellville and is more particularly described in the legal description of surveyor, Jeff Harris, attached hereto and labeled as Exhibit A; and

WHEREAS, the Property Owner has requested and consented to the annexation of said property by and into the City of Russellville, Kentucky, as demonstrated and ratified by the Consent to Annexation attached hereto and labeled as Exhibit B; and

WHEREAS, the City Council, on behalf of the City of Russellville, deem said annexation as beneficial to the City, its citizens, and that all legal requirements have been met in order to proceed with said annexation;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL IN AND FOR THE CITY OF RUSSELLVILLE, KENTUCKY AS FOLLOWS:

- (1) The Consent to Annexation attached hereto as Exhibit B meets all legal requirements set forth in KRS 81A.412 and is hereby accepted and agreed to by the City of Russellville.
- (2) The 84.891 acres, more particularly described in Exhibit A attached hereto, being a portion of the property known as Rolling Hills Golf Course, is hereby annexed by and into the City of Russellville, Kentucky.
- (3) The zoning classification for the annexed property shall be B-3 Highway Commercial as is

JANUARY 12, 2026

ANNEXATION BOUNDARY
84.891 TOTAL ACRES
PINE DRIVE, RUSSELLVILLE, KY

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN" IS A 5/8" DIAMETER STEEL REINFORCING BAR, EIGHTEEN INCHES IN LENGTH WITH A PLASTIC CAP STAMPED "J.L. HARRIS -P.L.S. 3148". ALL BEARINGS STATED HEREIN ARE REFERRED TO A G.P.S. OBSERVATION DATED JANUARY 07, 2026.

BEGINNING AT A FOUND 4"x 4" CONCRETE MONUMENT, CORNER TO SEARS (DEED BOOK 457 PAGE 746), CORNER TO RODGERS (DEED BOOK 346 PAGE 048 TRACT I), SAID FOUND MONUMENT LOCATED APPROXIMATELY N 74° E 3,680 FEET FROM THE CENTERLINE INTERSECTION OF PINE DRIVE AND U.S. 431 (NASHVILLE STREET) AND HAVING KENTUCKY SINGLE ZONE COORDINATES OF N 3459078.58, E: 4593337.78; THENCE WITH THE LINE OF RODGERS N 81°24'36" E 849.97 FEET TO A FOUND WOODEN POST WITH A SET WITNESS IRON PIN AT ITS BASE; THENCE TURNING LEFT N 10°54'50" W 1171.77 FEET TO A FOUND WOODEN POST WITH A FOUND WITNESS IRON PIN (#3148) AT ITS BASE, CORNER TO H&H SHEET METAL FABRICATORS (DEED BOOK 461 PAGE 128 TRACT A); THENCE WITH THE LINE OF H&H SHEET METAL N 10°08'56" W 622.72 FEET TO A FOUND 24 INCH DIAMETER CEDAR TREE WITH A FOUND WITNESS IRON PIN (#3148) AT ITS BASE; THENCE TURNING LEFT S 78°52'52" W 1874.41 FEET TO A FOUND WOODEN POST WITH A FOUND WITNESS IRON PIN (#3148) AT ITS BASE; THENCE N 79°20'51" W 175.57 FEET TO A SET IRON PIN IN THE EAST LIMIT OF THE CITY OF RUSSELLVILLE (SEE ORDINANCE 84-17 DATED NOVEMBER 29, 1984), SAID SET IRON PIN HAVING KENTUCKY SINGLE ZONE COORDINATES OF N: 3460640.07, E:4591834.87; THENCE TURNING LEFT WITH THE EAST LINE OF THE CITY OF RUSSELLVILLE LIMIT S 17°34'48" E 886.26 FEET TO A SET IRON PIN HAVING KENTUCKY SINGLE ZONE COORDINATES OF N: 3459795.19, E: 4592102.55; THENCE S 16°07'25" W 1070.41 FEET TO A SET IRON PIN IN THE LINE OF SEARS HAVING KENTUCKY SINGLE ZONE COORDINATES OF N: 3458766.89, E: 4591805.29; THENCE TURNING LEFT LEAVING THE EAST LINE OF THE CITY OF RUSSELLVILLE LIMIT WITH THE LINE OF SEARS N 80°20'26" E 646.37 FEET TO A SET IRON PIN; THENCE N 77°12'38" E 918.06 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINING 84.891 ACRES AS SHOWN BY SURVEY PERFORMED BY JEFFREY L. HARRIS, P.L.S. #3148 WITH BENCHMARK LAND SURVEYING, DATED JANUARY 07, 2026. BEING ALL OF PARCEL 2 TRACT 4, ALL OF PARCEL 2 TRACT 5 AND A PORTION OF PARCEL 2 TRACT 2 OF THE PROPERTY CONVEYED TO ROLLING HILLS GC, LLC BY DEED BOOK 495 PAGE 020 AS FOUND IN THE RECORDS OF THE LOGAN COUNTY CLERK, RUSSELLVILLE KENTUCKY.



CONSENT TO ANNEXATION

THIS CONSENT TO ANNEXATION is hereby submitted this 6 day of February, 2026, by Rolling Hills GC LLC, a Kentucky Limited Liability Company, whose address is 601 Fairway Street, Bowling Green, KY 42103 (hereinafter referred to as "the Property Owner") unto the City of Russellville, Kentucky;

WHEREAS, the Property Owner has requested that its property be annexed into the City of Russellville, Ky, and the Property Owner desires to ratify its Consent to this annexation in writing;

NOW, THEREFORE, the Property Owner agrees and certifies as follows:

1. The Property Owner hereby requests and consents to the annexation of its Property into the City of Russellville, Kentucky pursuant to KRS 81A.412.
2. The Property Owner hereby releases the City of Russellville, and its respective agents, officers, employees and representatives, from any and all claims arising out of or related in any way to the annexation and zoning of the Property.
3. The property is more particularly described on the attached Exhibit "A" and being all of Parcel 2 Tract 4, all of Parcel 2 Tract 5 and a portion of Parcel 2 Tract 2 of the property described in the Deed of record in the Office of the Logan County Court Clerk in Deed Book 495, page 20.
4. This Consent to Annexation shall be perpetual and shall run with the Property, and it shall be binding upon the Property Owner, and its successors and assigns.
5. The Property Owner requests and consents to the proposed zoning classification of Highway Commercial, B-3 for this property.



Rolling Hills GC LLC

BY: [Signature]
JEFF WHITE, MEMBER

STATE OF KENTUCKY
COUNTY OF Logan

Subscribed and sworn to before me by Jeff White as a duly authorized Member of Rolling Hills GC, LLC, a Kentucky limited liability company, to be the duly authorized act and deed of said company this 6 day of February, 2026.

SHARON LYNN COX
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID # KYNP22472
MY COMMISSION EXPIRES 02/14/2029

[Signature]
NOTARY PUBLIC

My commission expires 2-14-29
ID Number: 22472

This Instrument Prepared By:

/s/ Elizabeth Teel

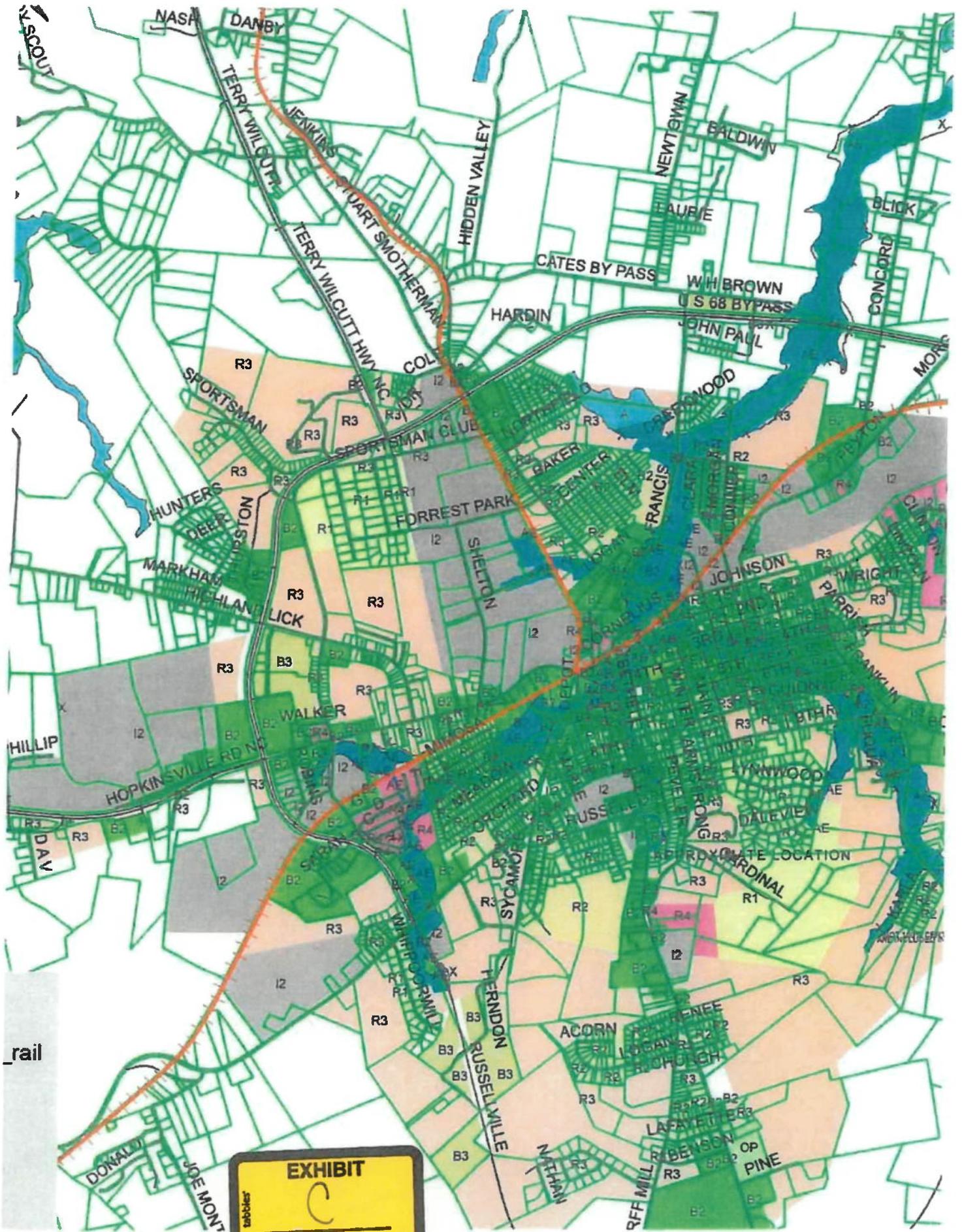
Elizabeth Teel
Attorney at Law
200 West 4th Street
P. O. Box 905
Russellville, KY 42276
Telephone: 270-726-7800

EXHIBIT A

ANNEXATION BOUNDARY
84.891 TOTAL ACRES
PINE DRIVE, RUSSELLVILLE, KY

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "SET IRON PIN" IS A 5/8" DIAMETER STEEL REINFORCING BAR, EIGHTEEN INCHES IN LENGTH WITH A PLASTIC CAP STAMPED "J.L. HARRIS -P.L.S. 3148". ALL BEARINGS STATED HEREIN ARE REFERRED TO A G.P.S. OBSERVATION DATED JANUARY 07, 2026.

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CITY OF RUSSELLVILLE

LOGAN COUNTY

ANNEXATION AREA
84.891 ACRES

CITY OF RUSSELLVILLE

LOGAN COUNTY

PINE DRIVE

RUSSELLVILLE BYPASS

TO HIGHWAY 431

MARK SHELL M. A. FABRICATORS, INC.
DEED BOOK 441 PAGE 135 TRACT 1

MARK SHELL M. A. FABRICATORS, INC.
DEED BOOK 461 PAGE 138 TRACT 1

FOUND 24" OAK BARK TV
CLEAR TREE WITH A FULLER
WHOLE TREE WITH (27-40)
AT ITS BASE

FOUND WOODEN FENCE POST
WITH A FULLER WOODEN SIGN
PIN (27-40) AT ITS BASE

FOUND WOODEN FENCE
POST WITH
PAGE 218
TRACT 2

FOUND WOODEN FENCE
POST WITH A SET W/ WOODEN
SIGN PIN AT ITS BASE

FOUND 4" X 4"
SCHEDULE 40 PIPE

AT SINGLE CORNER
(N 24°20'00" E
14.285117' S)
POINT B. BEARING
FOR SETTING
AND BOUNDARY DESCRIPTION
- AT 20' OFFSET
BY AN IRON NAIL
- AT BEARING 287°31'
- LN 18'50" ± 4.8884'

FOUND WOODEN FENCE
POST WITH
PAGE 218
TRACT 2

LINE B-C (S 14°30'30" W 1763.10')
PER CITY OF RUSSELLVILLE ORDINANCE
04-17 DATED NOVEMBER 26, 1984

FOUND WOODEN FENCE
POST WITH
PAGE 218
TRACT 2

FOUND WOODEN FENCE
POST WITH
PAGE 218
TRACT 2

FOUND WOODEN FENCE
POST WITH
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POST WITH
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TRACT 2

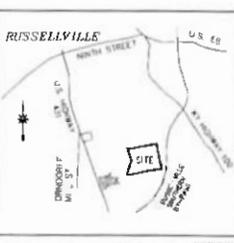
Robert H. Hester
ROBERT H. HESTER
PROFESSIONAL LAND SURVEYOR
KENTUCKY REGISTRATION NO. 3148
STATE OF KENTUCKY
2140
LAND SURVEYOR

I HEREBY CERTIFY THAT THE SURVEY QUOTED BY THIS PLAN WAS THE RESULT
OF PERSONAL OBSERVATION BY MEET SUPERVISION UNDER IMMEDIATE FIELD SUPERVISION
FOR MEASURING INSTRUMENTS AND IS INCLUDING SURVEY CONTROL. THE
TOLERANCES ESTABLISHED BY THE COMMISSIONER OF REVENUE, SUPERVISOR
OF PUBLIC USE PROFESSIONAL LAND SURVEYING REG. NO. 18-100 AND IN
EFFECT ON THE DATE OF THIS SURVEY. USE OF THIS SURVEY WAS PERFORMED
USING NEW EMISSION GRAY WOODS WITH 300' AND 157' ANGLE TRACKS
THAT ARE LESS THAN 700' ACRES HAVE A VERTICAL AND HORIZONTAL ACCURACY
OF ± 1/8" ± 1/8000' AND IN AN OPEN CLASS SURVEY UNLESS OTHERWISE
NOTED THAT ARE THE ACRES OR LOCATIONS HAVE A VERTICAL AND HORIZONTAL
ACCURACY OF ± 1/8" ± 1/2000' AND IS A RURAL CLASS SURVEY UNLESS
SPECIFICALLY NOTED OTHERWISE.

---	BOUNDARY
---	GENERAL
---	LAYOUT
---	MARKING DETACH
---	SET MARK PIN
---	FOUND SIGN PIN
---	FOUND SIGN PIN

READING SCALE
1" = 200'

BASE OF BEARINGS PER G.P.S.
OBSERVATION DATED 01-07-06



ANNEXATION BOUNDARY
84.891 ACRES
1600 PINE DRIVE
RUSSELLVILLE, KY

OWNER: HULLING HILLS OF, LLC
1600 PINE DRIVE
RUSSELLVILLE, KY 42675

CLIENT: HOFF AND BRUNER WHITE
1600 PINE DRIVE
RUSSELLVILLE, KY 42675

BENCHMARK
LAND SURVEYING

1600 RUSSELLVILLE ROAD
RUSSELLVILLE, KENTUCKY 42675
TEL: (270) 432-6888
FAX: (270) 432-6888

DATE OF FIELD SURVEY: 01-07-06
JOB NUMBER: 00000000