

RECEIVED AND FILED
DATE February 3, 2023

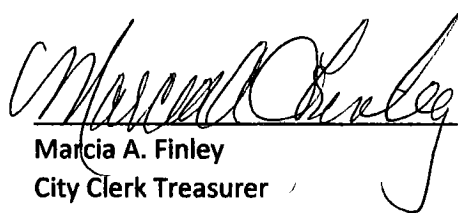
February 3, 2023

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kande Adkisson

Office of the Kentucky Secretary of State
700 Capitol Avenue, Suite 152
Frankfort, KY 40601

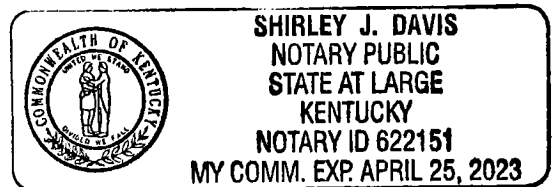
To Whom it May Concern:

I, Marcia A. Finley, as custodian of the records for the City of Cloverport, certify that the attached ordinance is a true and accurate copy of the Annex Ordinance, passed on the 21st day of November, 2022 and published on the 7th of December, 2022.


Marcia A. Finley
City Clerk Treasurer

Sworn to and subscribed by me, Shirley J. Davis, on this 3rd day of February, 2023.
(Notary Public)

My commission expires on 04-25-2023



**CITY OF CLOVERPORT, KENTUCKY
ORDINANCE NO. 2022.10.01**

**AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY IN THE
COUNTY OF BRECKINRIDGE ADJOINING THE PRESENT BOUNDARY LINE OF
THE CITY, BEING PROPERTY LOCATED AT THE FORMER GRAVEL PIT,
CONTAINING 47.836 ACRES, MORE OR LESS**

WHEREAS, the territory annexed, approximately 47.836 acres, located at the former gravel pit, is contiguous to the City of Cloverport, urban in character or suitable for urban development without unreasonable delay; and,

WHEREAS, on July 19, 2021, the City of Cloverport City Council enacted Ordinance No. 2021.07.02, declaring the desirability and the City of Cloverport's intent to annex the below described territory pursuant to KRS 81A.420; and,

THAT, WHEREAS, all the real property owners within the territory proposed to be annexed have not given their consent to be annexed; and,

WHEREAS, the City of Cloverport, pursuant to KRS 81A.420, waited sixty (60) days from the enactment of Ordinance No. 2021.07.02 and received no valid petition to place the question of annexation upon a ballot; and,

WHEREAS, the City of Cloverport has not otherwise been challenged in a court of law in proceeding with annexing the below described territory.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED BY THE CITY OF CLOVERPORT, as follows:

1. The territory described below, a map of which is attached to this ordinance as Exhibit A and is fully incorporated in this ordinance, is hereby annexed into the City of Cloverport:

Parcel 1:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #1 consisting of 1.066 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc" as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to David B. Parker and Susan M. Parker, his wife, and Arnold O'Reilly and Jennifer O'Reilly, his wife, by deed dated January 27, 2020, from Doan Brothers Construction, LLC, a Kentucky limited liability company; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 425, page 192.

Parcel 2:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #2 consisting of 1.449 acres and Lot #13 consisting of 1.786 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc" as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to David Parker and Susan Parker, his wife, and Arnold O'Reilly and Jennifer O'Reilly, his wife, by deed dated June 30, 2017 from Cloverport Sand and Gravel Co., a Kentucky corporation, and Cloverport Sand Company, a Kentucky corporation; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 404, page 106.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 3:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #3 consisting of 10.064 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc" as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to Andrew W. Brumfield and Connie W. Brumfield, his wife, by deed dated June 30, 2017, from Cloverport Sand and Gravel Co., a Kentucky corporation, and Cloverport Sand company, a Kentucky corporation; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 404, page 119.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 4:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #4 consisting of 2.377 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc" as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to Jimmy L. Thurman and Lucila Thurman, his wife, by deed dated June 30, 2017, from Cloverport Sand and Gravel Co., a Kentucky corporation, and Cloverport Sand company, a Kentucky corporation; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 404, page 116.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 5:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #5 consisting of 2.229 acres; Lot #6 consisting of 2.539 acres and Lot #10 consisting of 10.129 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc" as prepared by Tom Rhodes Land Surveying registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING a part of the same property conveyed to Doan Brothers Construction, LLC, a limited liability company, by deed dated June 30, 2017, from Cloverport Sand and Gravel Co., a Kentucky corporation, and Cloverport Sand Company, a Kentucky corporation; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 404, page 100.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 6:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #7 consisting of 2.640 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc" as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat

Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to James K. Johnson, Jr., unmarried, by deed dated December 15, 2020, from David B. Parker a/k/a David Parker and Susan M. Parker a/k/a Susan Parker, his wife, and Arnold S. O'Reilly, a/k/a Arnold O'Reilly, and Jennifer A. O'Reilly, a/k/a Jennifer O'Reilly, his wife, and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 433, page 592.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 7:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #8 consisting of 2.459 acres and Lot #9 consisting of 2.159 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc" as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to Archie Cook, by deed dated June 26, 2017, from Cloverport Sand and Gravel Co., a Kentucky corporation, and Cloverport Sand Company, a Kentucky corporation; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 404, page 123.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 8:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #10-A consisting of 1.08 acres and Lot #10-B consisting of 1.33 acres as shown on the plat of "Revision Plat of Lot 10 Cloverport Sand & Gravel Plat C, Page 89, to create Lots 10-A through 10-J, Deed 404, page 100" as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 128A of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to Hoba House Community Arts Organization, Incorporated, a Kentucky corporation, by deed dated July 24, 2020, from Doan Brothers Construction, LLC, a Kentucky limited liability; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 429, page 502.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 9:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Being Lot #10E consisting of 0.77 acres as shown on the plat of "Revision Plat of Lot 10 Cloverport Sand & Gravel Plat C Page 89 to Create Lots 10-A through 10-J Deed 404 Page 100" as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 128A of the Breckinridge County Clerk's Office, to which plat reference is made for a more particular description of said property.

BEING the same property conveyed to David L. Alexander, unmarried, and Jacob A. Shilts, unmarried, by deed from Doan Brothers Construction, LLC, a limited liability company, dated August 28, 2020 and recorded in Deed Book 430, Page 241, Breckinridge County Clerk's Office.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 10:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #11 consisting of 2.311 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc" as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to Robert R. Lyons and Judy G. Lyons, his wife, by deed dated July 3, 2017, from Cloverport Sand and Gravel Co., a Kentucky corporation, and Cloverport Sand company, a Kentucky corporation; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 404, page 103.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 11:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #12 consisting of 1.824 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc" as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to Kenneth Postlewaite and Melissa Postlewaite, his wife, by deed dated June 30, 2017, from Cloverport Sand and Gravel Co., a Kentucky corporation, and Cloverport Sand company, a Kentucky corporation; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 404, page 113.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 12:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #14 consisting of 1.624 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc" as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to Jeremy Wayne Horsley, by deed dated June 30, 2017, from Cloverport Sand and Gravel Co., a Kentucky corporation, and Cloverport Sand company, a Kentucky corporation; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 404, page 110.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.


2. The provisions of this Ordinance are hereby declared to be severable and, if any section, phrase, or provision shall for any reason, be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.

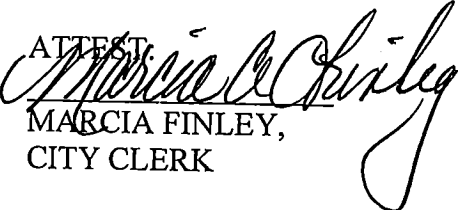
3. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict herewith are hereby repealed.

4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on August 15, 2022 and given final reading on September 19, 2022 and said ordinance shall be in full force and effect upon signature, recordation, and publication in accordance with KRS 81A.060 and KRS Chapter 424.

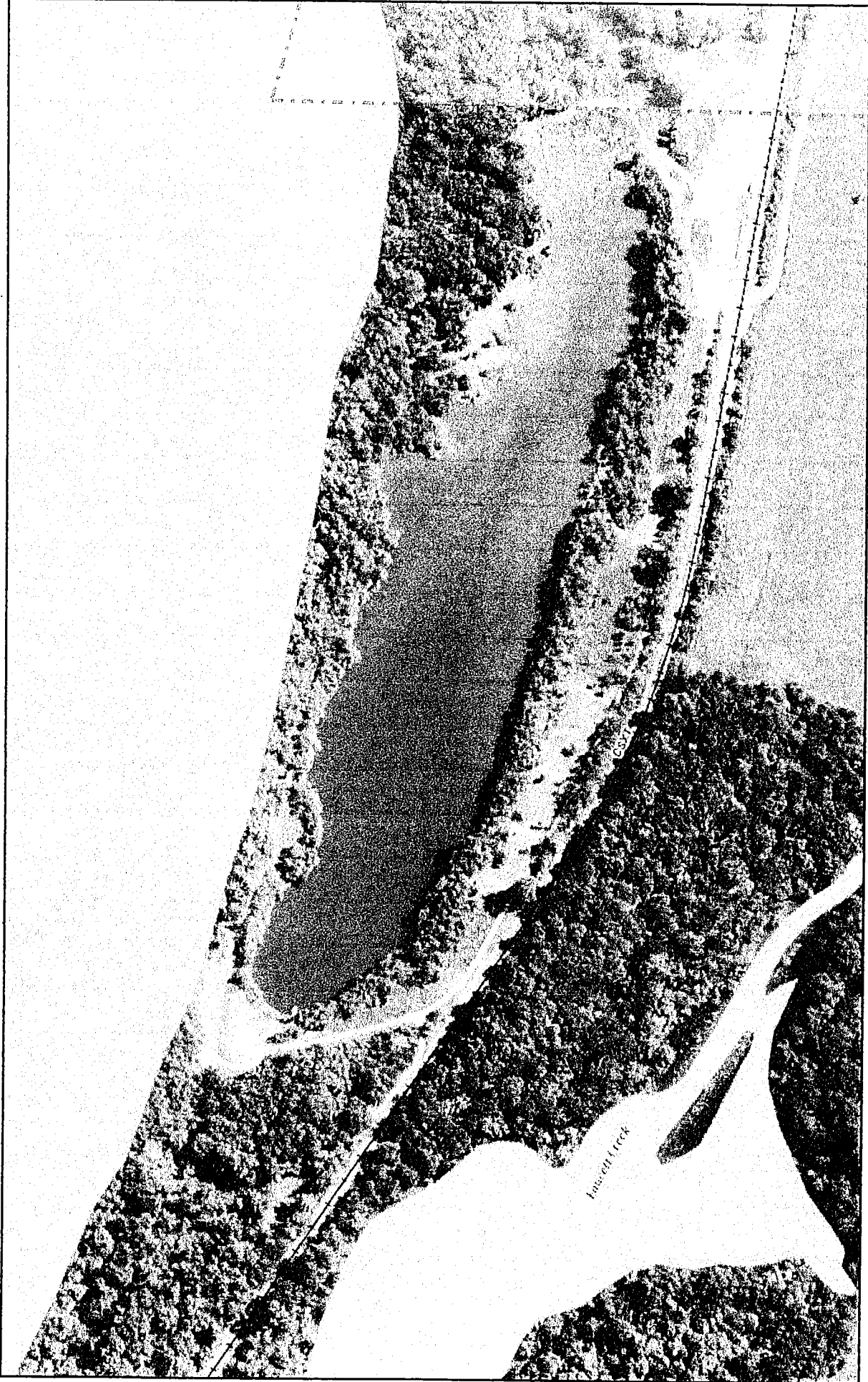
Introduced, read, and passed upon first reading on this 15th day of August, 2022.

Introduced, read, and passed upon second reading on this 21st day of November, 2022.


CANDY WEATHERHOLT,
MAYOR, CITY OF CLOVERPORT, KENTUCKY

ATTEST:

MARCIA FINLEY,
CITY CLERK

CLOVERPORT SAND GRAVEL



1/31/2023, 12:32:17 PM

City Boundary Lines

City Boundaries

1:4,514

0 165 330 660 ft

0 50 100 200 m

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Kentucky Division of Geographic Information (DGI)

Web AppBuilder for ArcGIS
Kentucky Division of Geographic Information (DGI) | Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

KY Geocoder



Sunny-Corner

Advanced Search

By Shape By Value By Spatial **Results**

Features selected: 1

CLOVERPORT

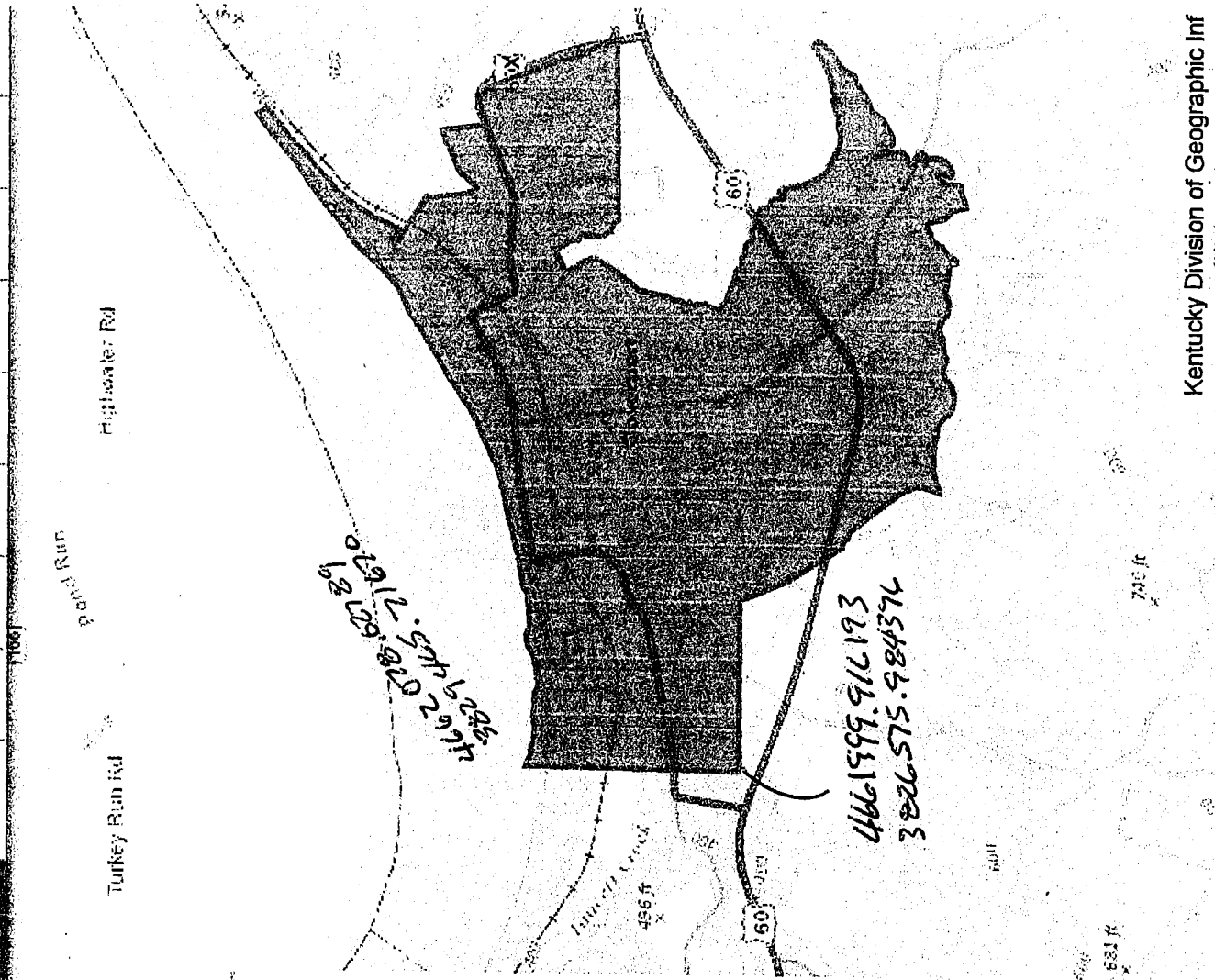
County: BRECKINRIDGE

Class: 5

Incorporation Date: 02/11/1860

Area Development District: Lincoln Trail ADD

FIPS: 2102715904



37.829380 -86.632204 Degrees

0.4mi

By RD 4662046, 375244
 3826575, 607875

**CITY OF CLOVERPORT, KENTUCKY
ORDINANCE NO. 2022.10.01**

AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY IN THE COUNTY OF BRECKINRIDGE ADJOINING THE PRESENT BOUNDARY LINE OF THE CITY, BEING PROPERTY LOCATED AT THE FORMER GRAVEL PIT, CONTAINING 47.836 ACRES, MORE OR LESS

WHEREAS, the territory annexed, approximately 47.836 acres, located at the former gravel pit, is contiguous to the City of Cloverport, urban in character or suitable for urban development without unreasonable delay; and,

WHEREAS, on July 19, 2021, the City of Cloverport City Council enacted Ordinance No. 2021.07.02, declaring the desirability and the City of Cloverport's intent to annex the below described territory pursuant to KRS 81A.420; and,

THAT, **WHEREAS**, all the real property owners within the territory proposed to be annexed have not given their consent to be annexed; and,

WHEREAS, the City of Cloverport, pursuant to KRS 81A.420, waited sixty (60) days from the enactment of Ordinance No. 2021.07.02 and received no valid petition to place the question of annexation upon a ballot; and,

WHEREAS, the City of Cloverport has not otherwise been challenged in a court of law in proceeding with annexing the below described territory.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED BY THE CITY OF CLOVERPORT, as follows:

1. The territory described below, a map of which is attached to this ordinance as Exhibit A and is fully incorporated in this ordinance, is hereby annexed into the City of Cloverport:

Parcel 1:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #1, consisting of 1.066 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc." as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to David B. Parker and Susan M. Parker, his wife, and Arnold O'Reilly and Jennifer O'Reilly, his wife, by deed dated January 27, 2020, from Doan Brothers Construction, LLC, a Kentucky limited liability company, and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 425, page 192.

Parcel 2:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #2 consisting of 1.449 acres and Lot #13 consisting of 1.786 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc." as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to David Parker and Susan Parker, his wife, and Arnold O'Reilly and Jennifer O'Reilly, his wife, by deed dated June 30, 2017, from Cloverport Sand and Gravel Co., a Kentucky corporation, and Cloverport Sand Company, a Kentucky corporation; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 404, page 106.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded

stipulations and easements of record affecting said property.

Parcel 5:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #5 consisting of 2.229 acres; Lot #6 consisting of 2.539 acres and Lot #10 consisting of 10.129 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc." as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property. AND BEING a part of the same property conveyed to Doan Brothers Construction, LLC, a limited liability company, by deed dated June 30, 2017, from Cloverport Sand and Gravel Co., a Kentucky corporation, and Cloverport Sand Company, a Kentucky corporation; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 404, page 100.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 6:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #7 consisting of 2.640 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc." as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to James K. Johnson, Jr., unmarried, by deed dated December 15, 2020, from David B. Parker a/k/a David Parker and Susan M. Parker a/k/a Susan Parker, his wife, and Arnold S. O'Reilly, a/k/a Arnold O'Reilly, and Jennifer A. O'Reilly, a/k/a Jennifer O'Reilly, his wife; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 435, page 592.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 7:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #8 consisting of 2.459 acres and Lot #9 consisting of 2.159 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc." as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

Office, to which plat reference is made for a more particular description of said property.

BEING the same property conveyed to David L. Alexander, unmarried, and Jacob A. Shilts, unmarried, by deed from Doan Brothers Construction, LLC, a limited liability company, dated August 28, 2020 and recorded in Deed Book 430, page 241; Breckinridge County Clerk's Office.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 10:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #11 consisting of 2.311 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc." as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to Robert R. Lyons and Judy G. Lyons, his wife, by deed dated July 3, 2017, from Cloverport Sand and Gravel Co., a Kentucky corporation; and Cloverport Sand Company, a Kentucky corporation; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 404, page 103.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 11:

A certain tract or parcel of land located west of Park Street and north of Cloverport Sand and Gravel Road in Cloverport, Breckinridge County, Kentucky and being more particularly described as follows:

Lot #12 consisting of 1.824 acres as shown on the plat of "Cloverport Sand and Gravel Co., Inc." as prepared by Tom Rhodes Land Surveying Registered Land Surveyor #3838 as shown on the plat of record in Plat Cabinet C, Slide 89 of the Breckinridge County Clerk's Office, to which plat reference is hereby given for a more particular description of said property.

AND BEING the same property conveyed to Kenneth Postlewaite and Melissa Postlewaite, his wife, by deed dated June 30, 2017, from Cloverport Sand and Gravel Co., a Kentucky corporation; and Cloverport Sand Company, a Kentucky corporation; and which deed appears of record in the Breckinridge County Clerk's Office in Deed Book 404, page 113.

SUBJECT, HOWEVER, to the notes, easements, (including utility easements) and rights of way which affect the subject property as set forth on the plat of record in Plat Cabinet C, Slide 89, said clerk's office. ALSO SUBJECT to a private Road Agreement dated May 31, 2017 and recorded in Deed Book 403, page 408, said clerk's office and any other restrictions, stipulations and easements of record affecting said property.

Parcel 12:

**CITY OF CLOVERPORT, KENTUCKY
NOTICE OF RIGHT TO PETITION**

Per KRS 61A-420, this publication shall serve to put on notice all resident voters, businesses, and organizations with a physical address within the territory proposed to be annexed and real property owners within the territory proposed to be annexed by City of Cloverport Ordinance No. 2021.07.01 and City of Cloverport Ordinance No. 2021.07.02, of their right to petition the mayor of the City of Cloverport to place the question of annexation on the ballot for a vote. The territory proposed to be annexed is more fully described in City of Cloverport Ordinance No. 2021.07.01 and City of Cloverport Ordinance No. 2021.07.02.

A valid petition may be presented to the City of Cloverport's mayor at Cloverport City Hall within 60 days from this publication, which is on or before October 4th, 2021. A valid petition must be signed by either 50% of the resident voters within the territory described above proposed to be annexed OR 50% of the real property owners within the territory proposed to be annexed.

This advertisement was paid for by the City of Cloverport using taxpayer dollars in the amount of \$64.00.

ORDINANCE NO. 2021.07.01

DOUGLAS LAND SURVEYING, LLC.

21500 SONORA HARDIN SPRINGS ROAD

BIG CLIFTY, KENTUCKY 42712

douglaslandsurveying@windstream.net

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**LEGAL DESCRIPTION
ANNEXATION OF
LOTS IN CLOVERPORT SAND AND GRAVEL COMPANY, INC.
CLOVERPORT SAND AND GRAVEL ROAD
CLOVERPORT, BRECKINRIDGE COUNTY, KENTUCKY
ORDINANCE NO. 2021.07.01**

1 February 2023

PREPERATION PLATS: SUBDIVISION PLAT OF CLOVERPORT SAND AND GRAVEL COMPANY, INC., PLAT CABINET C, SLIDE 89 AND REVISION PLAT OF LOT 10 CLOVERPORT SAND AND GRAVEL PLAT C PAGE 89 TO CREATE LOTS 10-A THROUGH 10-J DEED 404 PAGE 100, PLAT CABINET C, SLIDE 128A.

Subject property being located along the northerly right-of-way of CSX Railroad (100-foot right-of-way) approximately 543.9 feet west of its intersection with Park Street in Breckinridge County, Kentucky and being more particularly bounded and described as follows to wit:

Beginning at a point in the northerly right-of way of CSX Railroad (50-feet from center), in the southerly line of Lot 10-B of the Revision Plat of Lot 10 Cloverport Sand and Gravel Plat C Page 89 to Create Lots 10A through 10-J Deed 404 Page 100 (Plat Cabinet C, Slide 128A) and in the existing corporate limits of the City of Cloverport (KRS 81.045 filing), said point being N79°07'16"W 79.72 feet from a found ½" rebar with cap stamped "PSM 3838", the southeast corner of the aforesaid Lot 10-B;

Thence leaving the existing corporate limits of the City of Cloverport with the northerly right-of-way of the CSX Railroad (50-feet from center) the following twelve (12) calls:

N79°07'16"W 572.49 feet to a found ½ inch rebar (no ID cap);

N79°04'22"W 95.38 feet with the cord of a curve to the right with a radius of 49,773.26 feet, an arc length of 95.38 feet and a central angle of 0°06'35" to a found ½ inch rebar (no ID cap);

N78°51'33"W 275.41 feet with the cord of a curve to the right with a radius of 49,773.26 feet, an arc length of 275.41 feet and a central angle of 0°19'01" to a point;

N78°04'13"W 42.01 feet with the cord of a curve to the right with a radius of 1,907.54 feet, an arc length of 42.01 feet and a central angle of 1°15'43" to a found ½ inch rebar with cap stamped "PSM 3838";

N76°29'23"W 63.21 feet with the cord of a curve to the right with a radius of 1,907.54 feet, an arc length of 63.21 feet and a central angle of 1°53'55" to a point;

N72°28'21"W 234.56 feet with the cord of a curve to the right with a radius of 1,737.88 feet, an arc length of 234.74 feet and a central angle of 7°44'21" to a point;

N68°01'46"W 34.79 feet with the cord of a curve to the right with a radius of 1,737.88 feet, an arc length of 34.79 feet and a central angle of 1°08'49" to a point;

N63°29'32"W 247.98 feet with the cord of a curve to the right with a radius of 1,793.70 feet, an arc length of 248.18 feet and a central angle of 7°55'39" to a point;

N57°51'57"W 104.09 feet with the cord of a curve to the right with a radius of 1,793.70 feet, an arc length of 104.11 feet and a central angle of 3°19'31" to a point;

N55°56'58"W 167.06 feet with the cord of a curve to the right with a radius of 18,872.29 feet, an arc length of 167.06 feet and a central angle of 0°30'26" to a found ½ inch rebar with cap stamped "PSM 3838;

N55°26'12"W 170.69 feet with the cord of a curve to the right with a radius of 18,872.29 feet, an arc length of 170.69 feet and a central angle of 0°31'06" to a point;

N55°10'39"W 494.18 feet to a found ½ inch rebar with cap stamped "McDaniels LS 1927", a corner common with Arnold and Jennifer O'Reilly (Deed Book 424, Page 421);

Thence leaving the right-of-way of CSX Railroad with the line of O'Reilly, N06°40'21"E 425.57 feet to a point at the approximate edge of water (per plat) of the Ohio River;

Thence with the approximate edge of the water of the Ohio River the following eleven (11) calls:

S68°24'39"E 428.61 feet to a point;

S75°31'39"E 308.75 feet to a point;

S72°29'39"E 155.62 feet to a point;

S78°27'39"E 285.91 feet to a point;

S78°54'39"E 303.89 feet to a point;

S80°52'39"E 208.89 feet to a point;

S74°00'39"E 216.54 feet to a point;

S54°13'39"E 83.10 feet to a point;

S86°26'39"E 95.91 feet to a point;

S79°03'39"E 220.42 feet to a point;

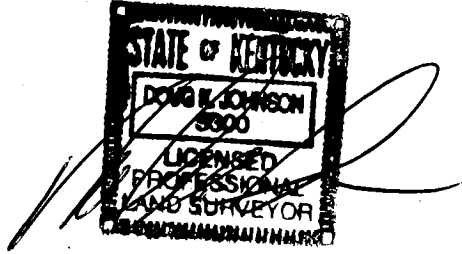
N80°35'21"E 32.77 feet to a point in the north line of Lot 11, Subdivision Plat of Cloverport Sand and Gravel Company, Inc. (Plat Cabinet C, Slide 89) and in the existing corporate limits of the City of Cloverport (KRS 81.045 Filing), said point being S80°35'21"W 96.77 feet from the northeast corner of the aforesaid Lot 11;

Thence leaving the approximate edge of water of the Ohio River and severing the aforesaid Lot 11 and Lots 10-C and 10-B, Revision Plat of Lot 10 Cloverport Sand and Gravel Plat C Page 89 to Create Lots 10A through 10-J Deed 404 Page 100 (Plat Cabinet C, Slide 128A), S01°32'51"W 766.95 feet to the point of beginning.

Subject annexation tract containing 36.740 acres per the aforesaid plat descriptions.

This is not a boundary survey or recordable document and does not meet the minimum standards of practice for Professional Land Surveyors. This description is for the purpose of annexation only. Monuments were located with dual frequency Carlson BRx7 base and rover from static control solved using OPUS using RTK GPS methods to determine state plane coordinates used to fit the plats together. The described annexation lines are based on the Subdivision Plat of Cloverport Sand and Gravel Company, Inc. of record in Plat Cabinet C, Slide 89 and the Revision Plat of Lot 10 Cloverport Sand and Gravel Plat C Page 89 to Create Lots 10A through 10-J Deed 404 Page 100 of record in Plat Cabinet C, Slide 128A in the office of

the Breckinridge County Clerk. All bearings shown are grid north (NAD 1983, Kentucky Single Zone 1600).



Douglas K. Johnson, PLS 3300

02/01/2023.

Date

ADDITIONAL DOCUMENTS
and
OVERSIZE MAP

INCLUDED WITH SUBMISSION.

To research the filing, contact the
Office of Secretary of State or the
County Clerk.