

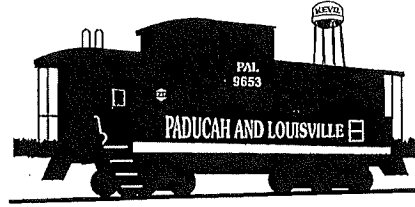
City of Kevil

P.O. Box 70

1009 Clyde Elrod Ave.

Kevil, KY 42053

270-462-3104 • cok@brtc.net



I certify I am the duly qualified City Clerk of the City of Kevil, Kentucky, and the following 1 page of Ordinance No 2025-02 is a true, correct and complete copy duly adopted by the City Commission at the duly convened meeting held on August 1, 2025, all as appears in the official records of said City.

WITNESS, my hand and Seal of Kevil, this 9th day of September, 2025.

Christy Bishop
City Clerk
City of Kevil

(Seal)

RECEIVED AND FILED
DATE December 3rd
2025
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY James Phillips

ORDINANCE # 2025-02

**AN ORDINANCE CONCERNING THE ANNEXATION OF CERTAIN REAL
PROPERTY LYING ADJACENT TO THE CORPORATE LIMITS OF THE CITY, AND
DEFINING ACCURATELY THE BOUNDARY OF SAID PROPERTY TO BE
INCLUDED WITHIN THE SAID CORPORATE LIMITS**

WHEREAS, the City of Kevil, Kentucky desires to annex a tract of real property
lying adjacent and contiguous to the present City limits, otherwise known as "Boone Crossing"
consisting of 6.89 acres;

WHEREAS, said real property is not within the boundary of another incorporated
city;

WHEREAS, KRS 81A.412 provides that a city may annex any area which meets
the necessary requirements if each of the owners of record of such land consent in writing to the
annexation;

WHEREAS, the written consent of the owner of the subject real property is
reflected in the attached Letter dated June 26, 2025.

NOW, THEREFORE, be it ordained by the City of Kevil, Kentucky:

SECTION 1. That it is the intent of the City of Kevil, Kentucky, to annex the
hereinafter described property, and therefore, that the hereinafter described property be annexed
to, and be made a part of, the City of Kevil, Kentucky, with said real property being more
particularly and accurately described on the deed and plat attached to the Letter attached hereto
and made a part hereof.

SECTION 2. This ordinance of annexation shall be read on two separate days
and upon publication, the real property as described above shall become a part of the City of
Kevil, Kentucky, for all purposes.

CITY OF KEVIL, KENTUCKY

By Charles Burnley
Mayor

ATTEST:

Christy Bishop
Chrisy Bishop, City Clerk

Introduced on July 11, 2025
Adopted on August 1, 2025
Recorded by the City Clerk August 1, 2025
Published by *The Advance Yeoman* August 8, 2025

DEED

BE IT KNOWN that SARA F. SAPP, single, of P.O. Box 248, Kevil, KY 42053 GRANTOR, for and in consideration of ONE MILLION FIVE HUNDRED FIFTY THOUSAND AND 00/100 (\$1,550,000.00) being the full actual consideration, the receipt of all of which is hereby acknowledged, hereby conveys unto BALLARD REAL ESTATE HOLDINGS, LLC, in fee simple to it, its successors and assigns, GRANTEE, whose address is 265 Cross Creek Farms, Benton, KY 42025 the following described land lying in Ballard County, Kentucky, viz. Grantee, Ballard Real Estate Holdings, LLC of 265 Cross Creek Farms, Benton, KY 42025 is also the in-care of address to which the property tax bill for 2025 may be sent.

TRACT I:

Being a parcel of land in the community of Wickliffe, Ballard County, Kentucky near the streets of Broadway and Ninth, and being more particularly described as follows:

Beginning at an iron pin set this survey at the southwest intersection of the rights of way of Broadway and Ninth Street, 30 feet from the center of each street; thence, along the west right of way of Ninth Street, South 6 degrees 52 minutes 49 seconds West, 140.00 feet to an iron pin set this survey in the north margin of an alley; thence, along the north margin of the alley, North 83 degrees 07 minutes 11 seconds West, 150.15 feet to an iron pin set this survey; thence, along a new line, North 8 degrees 09 minutes 48 seconds East, 140.04 feet to an iron pin set this survey in the south right of way of Broadway; thence along the north right of way of Broadway, South 83 degrees 07 minutes 11 seconds East, 147.02 feet to the point of beginning.

The above described tract is a portion of Lots 1,2,3,4,5 and 6 in Block 27 in the City of Wickliffe, as shown on Plat Book A, Pages 2 and 3. The above described parcel contains 0.478 acres (20,802 sq. ft.), according to a survey by Civil Design Groups, Inc. on June 17, 1997, A. Clay Robinson, P.L.S. 3219.

Being the same property conveyed to Gary M. Sapp and wife, Sara F. Sapp, by deed dated June 30th, 2004, of record in Deed Book 25, Page 49805, Ballard County Court Clerk's Office. Gary M. Sapp is deceased. Sara F. Sapp became the sole owner of the subject property pursuant to the survivorship clause in said deed.

TRACT II:

Tract A, as shown on Slide 185, Ballard County Court Clerk's Office, containing 9.065 acres as shown by a survey dated October 1, 2024, by Alan Clay Robinson #3219 Licensed Professional Land Surveyor of ACR Land Surveying, PLLC.

Being a part of the same property conveyed to Gary M. Sapp and wife, Sara F. Sapp, by deed dated September 16th, 2022, of record in Deed Book 22, Page 45904, Ballard County Court Clerk's Office. Gary M. Sapp is deceased. Sara F. Sapp became the sole owner of the subject property pursuant to the survivorship clause in said deeds.

TO HAVE AND TO HOLD the said property unto the said Grantee, in fee simple title to it, its successors and assigns, forever with "Covenant of General Warranty".

The undersigned Grantor and Grantee under penalties of perjury, pursuant to KRS Chapter 382, do hereby certify that the above stated consideration in the amount of \$1,550,000.00 is the full and actual consideration paid for the property herein conveyed.

Given under their hands on this the 29th day of October, 2024.

"GRANTOR"

Sara F. Sapp
SARA F. SAPP

"GRANTEE"

BALLARD REAL ESTATE HOLDINGS, LLC

BY: David Scott Vaughn
DAVID SCOTT VAUGHN, MEMBER

STATE OF KENTUCKY
COUNTY OF McCracken

The foregoing Deed and Certificate of Consideration were subscribed, sworn to and acknowledged before me this the 29th day of October, 2024, by Sara F. Sapp, Grantor.

My Comm. Expires: 2/23/28

Jerry Davis
Notary Public

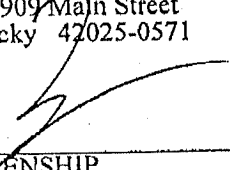
STATE OF KENTUCKY
COUNTY OF McCracken

The foregoing Deed and Certificate of Consideration were subscribed, sworn to and
acknowledged before me this the 29th day of October, 2024, by Ballard Real
Estate Holdings, LLC, By David Scott Vaughn, Member, Grantee.

My Comm. Expires: 2/23/2028
Notary ID # KYNP1328

Jimmy Dan Hin
Notary Public

This Instrument Prepared By:
BLANKENSHIP & EDWARDS LAW OFFICE
P.O. Box 571, 909 Main Street
Benton, Kentucky 42025-0571


TOM BLANKENSHIP

Book: 138
Name: DEED
Katie Mercer
Ballard COUNTY
11/1/2024, 10:09:37 AM
DC: Mary Warford

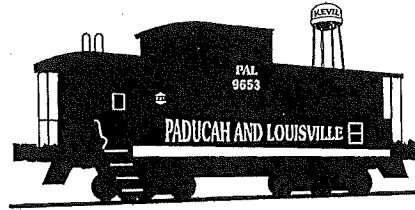
Pages: 313-315 (3)
Deed Tax: \$1,550.00



529745

City of Kevil

P.O. Box 70
1009 Clyde Elrod Ave.
Kevil, KY 42053
270-462-3104 • cok@brtc.net



June 26, 2025

City of Kevil
1009 Clyde Elrod Ave.
P.O. Box 70
Kevil, KY 42053

Re: Annexation request

To Whom It May Concern:

I, David Vaughn, serve as the principal owner for Ballard Real Estate Holdings, LLC, and, as such have authority to solely act on behalf of Ballard Real Estate Holdings, LLC. Pursuant to KRS 81A.412, Ballard Real Estate Holdings, LLC hereby requests the City of Kevil to annex property owned by it, i.e., 6.89 acres, otherwise known as "Boone Crossing". The deed and plat concerning this parcel are attached hereto. The parcel meets the requirements of KRS 81A.410.

Thank you,

David Vaughn

KLINGNER**& ASSOCIATES, P. C.**

Engineers • Architects • Surveyors

2150 West Main Street • Carbondale, IL 62901 • voice 618.331.4050

LEGAL DESCRIPTION

OF

6.89 ACRES TO BE ANNEXED

FOR

CITY OF KEVIL, BALLARD COUNTY, KENTUCKY

(Plat Reference 32)

Lying on the north side of Realigned U.S. Hwy. 60, south of Old U.S. Highway 60 (Kentucky Avenue), and west of Apperson Road all in Ballard County Kentucky, and more particularly bounded and described as follows to wit:

Beginning at a point in the current Kevil City Limits that is square to a point in the centerline of Old U.S. Hwy. 60 and 250 feet southwardly therefrom, said centerline point being approximately 432.8 feet as measured westwardly along said centerline from its intersection with the centerline of Apperson Road, said point also being N 79° 33' 04" W, 1,212.36 feet from a point in the centerline of U. S. Highway 60 being denoted as Reference Point C and having coordinates of 1926041.220, 730859.339 in Kentucky State Plane South, NAD83 - Datum; **THENCE FROM SAID POINT OF BEGINNING**, S 02° 41' 59" W 287.66 feet to a point in the north right-of-way line of Realigned U.S. Hwy 60; Thence with said north right-of-way line for the following five calls: N 81° 17' 43" W, 629.79 feet to a point; N 18° 15' 33" W, 172.12 feet to a point; N 88° 16' 52" W, 35.00 feet to a point; Thence S 25° 40' 38" W, 169.11 feet to a point, and; N 86° 48' 17" W, 21.90' to a point; Thence N 04° 58' 03" E, 309.22 feet to a point; Thence N 85° 01' 57" W, 13.95 feet to a point; Thence N 04° 57' 12" E, 194.78'; Thence S 67° 41' 41" E, 448.09' to a point; Thence S 67° 39' 03" E, 406.41' to the Point Of Beginning and containing 6.89 acres as shown on a plat titled "ANNEXATION OF 6.89 ACRE PARCEL, PLAT REFERENCE 32" for the City Of Kevil, Ballard County, Kentucky prepared by Klingner & Associates, P.C. dated June 5, 2025.

The above legal description was written by Rod H. Martin, Kentucky Licensed Professional Land Surveyor, on the 5th day of June, 2025, and is correct to the best of my knowledge and belief.

**Rod H. Martin,**
PE, PLS

Digitally signed by Rod H. Martin, PE, PLS
Reason: This document was prepared under
my supervision.
Date: 2025.06.05 14:50:15-05'00'
Foxit PDF Editor Version: 12.0.2

Kentucky Licensed Professional Land Surveyor No. 2105

RHM:rm

