

CERTIFICATION: KRS 81A.470 FILINGS

I certify I am the duly qualified City Clerk of the City of Madisonville, Kentucky,
and the following 8 pages of Ordinance No. 2021-3 dated March 1, 2021 is a true,
correct and complete copy duly adopted by the City Commission at a duly convened meeting
held on March 1, 2021, all as appears in the official records of said City.

WITNESS, my hand and *(Seal or the Seal of said City)*, this 1st day of March, 2021.



Kim Blue, City Clerk

(Seal)

RECEIVED AND FILED
DATE March 15, 2021

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Handie Adkinson

**CITY OF MADISONVILLE, KY
ORDINANCE O-2021-3**

**ORDINANCE ANNEXING CERTAIN REAL ESTATE CONTAINING 0.7611 ACRES
LOCATED AT 2015 GRAPEVINE ROAD, MADISONVILLE, KENTUCKY INTO THE CITY
LIMITS OF THE CITY OF MADISONVILLE, KENTUCKY**

BE IT ORDAINED BY THE CITY OF MADISONVILLE, KY, AS FOLLOWS:

Section 1: The City of Madisonville, Kentucky, pursuant to KRS 81A.412, does hereby annex certain unincorporated territory into the city limits of Madisonville. The unincorporated territory hereby annexed is more particularly described on Exhibit A, attached hereto and incorporated herein by reference.

Section 2: Devaditi, Inc. is the record title owner of the 0.7611 acre tract located at 2015 Grapevine Road, Madisonville, Kentucky to be annexed. Devaditi, Inc. has given its written notarized consent to the annexation of the subject property. Since the owner of the subject property to be annexed has consented in writing to the proposed annexation pursuant to the provisions of KRS 81A.412, there is no requirement for a notification ordinance as required by KRS 81A.420(1), or a notice requirement pursuant to KRS 81A.425, or a waiting period of 60 days as provided in KRS 81A.420(2) prior to enacting a final ordinance annexing the subject area.

Section 3: The area hereby annexed is adjacent or contiguous to the City's boundaries and, by reason of population density, commercial, industrial, institutional, or governmental use of land or subdivision of land, is urban in character and suitable for development for urban purposes without unreasonable delay.

Section 4: No portion of the area to be annexed is included within the boundary of another incorporated city.

Section 5: The City of Madisonville hereby finds it to be desirable to annex the unincorporated territory described in Exhibit A.

Section 6: Since zoning has been adopted by the City of Madisonville, Kentucky, following a

public hearing and recommendation by the Planning Commission, there shall be a determination made as to what zoning shall be effective for the proposed annexed area. This shall be accomplished before a final Annexation Ordinance is passed annexing this property into the territorial limits of the city of Madisonville.

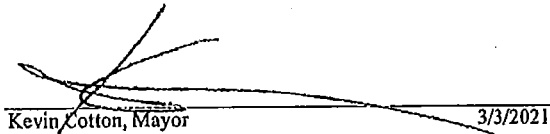
The foregoing Ordinance is read to and presented to a regular meeting of the City Council of Madisonville, Kentucky, for first reading on the The 21st day of December, 2020 and the second reading on the The 1st day of March, 2021. Motion was made by Frank Stevenson, seconded by Misty Cavanaugh, that the Ordinance be adopted as the law of the City of Madisonville; Kentucky, to be effective upon publication, as required by law.

Upon vote being taken thereon, the votes were cast as follows:

RESULT: ADOPTED [UNANIMOUS]
MOVER: Frank Stevenson, Ward 5
SECONDER: Misty Cavanaugh, Ward 1
AYES: Cavanaugh, Space, Townsend, Cruz, Stevenson, Menser

It appearing that the Councilmembers voted [Unanimous] the Mayor announced that the Motion was Adopted and that the above Ordinance would be published as required by law and would be effective as a new Ordinance of the City of Madisonville, Kentucky, immediately upon publication thereof, unless otherwise stated.

Dated The 1st day of March, 2021


Kevin Cotton, Mayor 3/3/2021

City of Madisonville, KY

ATTEST:

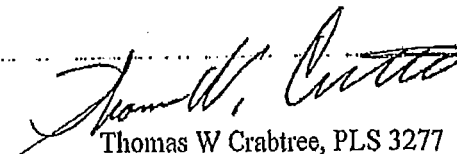

Kim Blue, City Clerk 3/3/2021

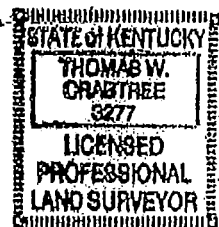
City of Madisonville, KY

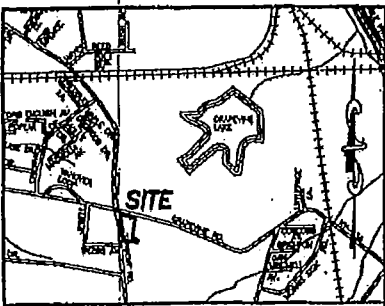
Annexation Description for
The City of Madisonville, Kentucky

Beginning at a point in the north right of way line of Grapevine Road/KY Hwy 336 and having Kentucky State Plane Coordinates N:1997084.01 and E:1135598.64; thence running with said right of way line and following the existing Madisonville City Limits line, S 63°54'04" E for a distance of 167.56' to a point in said City Limit line; thence, leaving said existing City Limits line and crossing Said Grapevine Road, S 15°08'53" W for a distance of 194.96' to a point; said point being the southwest corner of the Grapevine Fire Department as recorded in Deed Book 455 Page 366 in the Hopkins county clerk's office; thence, S 61°17'25" E for a distance of 56.91' to a point; thence, S 17°26'35" W for a distance of 29.14' to a point; and being the northwest corner of David and Marth Southerland as recorded in Deed Book 472 Page 605 in the Hopkins county clerk's office; thence running with the north line of said Southerland, N 71°49'38" W for a distance of 147.30' to a point in the east right of way line of Sandcut Road, KY Hwy 481, thence running with said Sandcut Road, N 00°09'40" W for a distance of 271.10' to the point of beginning, having an area of 33153.516 square feet, 0.761 acres.

I hereby certify that the Municipal Boundary described above is based on the following information: Previous Survey's, Deeds, Previous Descriptions, Aerial Photographs, PVA tax Maps and other mapping provided by the City of Madisonville and other records found: The purpose of this Municipal Boundary Survey is to delineate these corporate limits of the City of Madisonville, Hopkins County, Kentucky. This plat does not in any way reflect individual parcel boundaries and should not be used for that purpose.


Thomas W Crabtree, PLS 3277
7-17-19





VICINITY MAP

KENTUCKY STATE PLANE COORDINATES
NAD 83 ~ SOUTH ZONE

CITY OF MADISONVILLE
CITY LIMITS

POB
N:1997084.01
E:1135598.64

MCLEOD LANE
KY HWY 336

GRAPEVINE ROAD
KY HWY 461

S 63°54'04" E 167.56'

CITY OF MADISONVILLE
CITY LIMITS

GRAPEVINE ROAD
KY HWY 336

33154 Sq. Feet
0.7611 Acres
TO BE ANNEXED

SANDCUT ROAD
KY HWY 461

N 00°09'40" W 271.10'

DEVADITI INC
DB 771 PG 221

GRAPEVINE VOLUNTEER
FIRE DEPARTMENT
DB 435 PG 366

S 61°17'25" E 56.91'

N 71°49'35" W 147.30'

DAVID & MARTHA
SOUTHERLAND
DB 472 PG 605

S 17°25'35" W 29.14'

I HEREBY CERTIFY THAT THE MUNICIPAL BOUNDARY SHOWN ON THIS PLAT IS BASED ON THE FOLLOWING INFORMATION: PREVIOUS SURVEYS, DEEDS, PREVIOUS DESCRIPTION, AERIAL PHOTOGRAPHS, PVA TAX MAPS AND OTHER MAPPING PROVIDED BY THE CITY OF MADISONVILLE AND RECORDS FOUND; THE PURPOSE OF THIS MUNICIPAL BOUNDARY SURVEY IS TO DELINEATE THESE CORPORATE LIMITS OF THE CITY OF MADISONVILLE, HOPKINS COUNTY, KENTUCKY. THIS PLAT DOES NOT IN ANY WAY REFLECT INDIVIDUAL PARCEL BOUNDARIES AND SHOULD NOT BE USED FOR THAT PURPOSE.

Thomas W. Crabtree
THOMAS CRABTREE PLS #3277 7-17-19



50 0 50

SCALE 1" = 50'

RJA RONALD JOHNSON & ASSOCIATES, P.S.C.
ENGINEERING • LAND SURVEYING • ENVIRONMENTAL
24 W Center St Madisonville, KY 42431 (270) 821-6192

ANNEXATION PLAT FOR
THE CITY OF MADISONVILLE
OF THE PROPERTY AT
2015 GRAPEVINE ROAD

DRAWN BY:	TWC
DATE OF SURVEY:	
DATE OF PLAT:	8-19-19
PROJECT #:	19-076
FILE NAME:	FILE.DWG

CONSENT TO ANNEXATION PURSUANT TO KRS 81A.412

Devaditi Inc. does hereby consent to and request the City of Madisonville to annex all of 2015 Grapevine Road, Madisonville, Kentucky into the city limits of the City of Madisonville. The property to be annexed is the same real estate conveyed by Joe E. Oldham, et ux., to Devaditi Inc. by deed dated January 11, 2019 and of record in Deed Book 771, page 221, Hopkins County Court Clerk's Office. A copy of said deed of conveyance is attached herewith and incorporated herein.


This 12th day of August, 2019.

DEVADITI INC.

By: 
Ketankumar Patel, President

STATE OF KENTUCKY)
)
COUNTY OF HOPKINS)

Subscribed and sworn to before me by Ketankumar Patel, who holds the office of president, for and on behalf of Devaditi Inc., a person known to me or presenting sufficient evidence of his identification, on this 12th day of August, 2019.


Notary Public, State at Large, KY
My Commission Expires: 4-15-20
Notary No: 553279

THIS DEED OF CONVEYANCE made and entered into by and between JOE E. OLDHAM and his wife, MARY J. OLDHAM, 222 Joe Lane, Madisonville, Kentucky 42431, hereinafter referred to as the "Grantors", and DEVADITI INC, a Kentucky corporation, 2015 Grapevine Road, Madisonville, Kentucky 42431, hereinafter referred to as the "Grantee";

WITNESSETH: That for and in consideration of the sum of Two Hundred Ninety Thousand Dollars (\$290,000.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, the following described property located at 2015 Grapevine Road, Madisonville, Hopkins County, Kentucky, more particularly bounded and described as follows:

Beginning at a stake at the intersection of the Grapevine Pike with the Old Madisonville and White Plains public road, running thence with the south line of the said Grapevine Pike S. 77-1/2 E. 165 feet to a stone; thence S. 5 E. 200 feet to a stone; thence N. 77 W. 165 feet to a planted stone in the East line of said White Plains Road; thence with said line of road to the beginning.

All mineral rights are reserved.

There is excepted a tract of property conveyed to Josephine McCulley by deed recorded in Deed Book 272, Page 680, Hopkins County Court Clerk's Office:

A certain tract or parcel of land near Madisonville, Kentucky, beginning at a point in the line of Fugate and the Grantee, Josephine McCulley, and running thence in a southerly direction forty feet to a stake in the south line of the Grantors, thence in an easterly direction 15 feet to a stake, thence in a southerly direction 60 feet to the point of beginning, same being a triangular strip of land.

Being the same real estate conveyed by Norma J. Scott, Trustee of the Marie C. Fugate Trust, to Joe E. Oldham and his wife, Mary J. Oldham, by deed dated December 29, 2014 and of record in Deed Book 734, page 423, Hopkins County Court Clerk's Office.

TO HAVE AND TO HOLD the above described real property, together with all of the appurtenances thereunto belonging unto the Grantee, its successors and assigns forever, with
~~Covenant of General Warranty of Title~~


The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins in the execution of this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

222

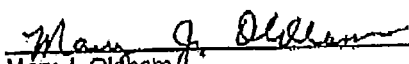
IN TESTIMONY WHEREOF, witness the signatures of the parties on this the 11th day of January, 2019.

TAX BILL: Pursuant to KRS 382.135 the 2019 ad valorem property tax bill relating to the real estate herein conveyed will be paid by and should be mailed c/o the Grantee at the address set forth above.

GRANTORS:



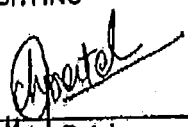
Joe E. Oldham



Mary J. Oldham

GRANTEE:

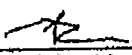
DEVADITI INC

By: 

Ketankumar Patel
President/Managing Member

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me by Joe E. Oldham and his wife, Mary J. Oldham, persons known to me or presenting sufficient evidence of their identification, on this the 11th day of January, 2019.




Notary Public, State at Large, KY
My Commission Expires: 12-1-19
Notary No. 542199


STATE OF KENTUCKY }
COUNTY OF HOPKINS } SCT.

223

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me by Ketankumar Patel, as president/managing member, for and on behalf of Davaditi Inc, a person known to me or presenting sufficient evidence of his identification, on this the 11th day of January, 2019.


Notary Public, State at Large, KY
My Commission Expires: 10-1-18
Notary No. 542199

Prepared by:
FRYMIRE, EVANS, PEYTON,
TEAGUE & CARTWRIGHT, PLLC
P. O. Box 695
Madisonville, KY 42431
(270) 821-6165


Joe A. Evans III
Attorney at Law

JAE.srp.RE.Deeds.2019.0104Oldham.patel.deed

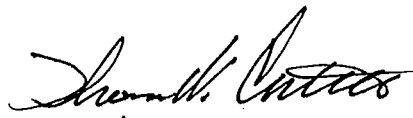


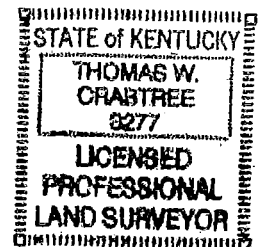
2019000541
HOPKINS CO, KY FEE \$17.00
STATE OF KY DEED TAX
\$290.00
PRESENTED / LODGED: 01-14-2019 09:00:55 AM
RECORDED: 01-14-2019
KEENAN CLOERN
CLERK
BY: DONALD ETHRIDGE
DEPUTY CLERK
BK: DEED 771
PG: 221-223

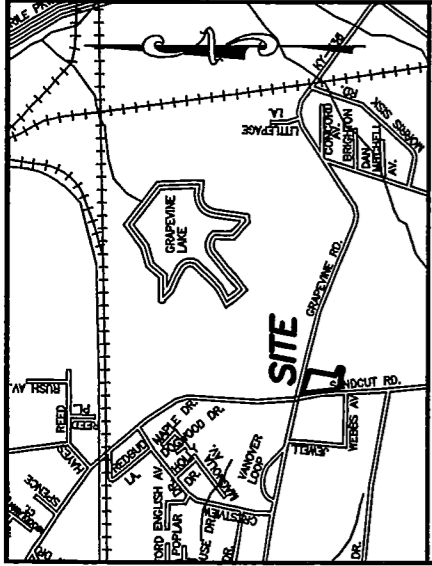
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3-11-21
Thomas W Crabtree, PLS 3277





VICINITY MAP

- MEANDER POINT
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE

MCLEOD LANE
KY HWY 336

GRAPEVINE ROAD
KY HWY 481

KENTUCKY STATE PLANE COORDINATES
NAD 83 ~ SOUTH ZONE

POB
N:1997084.01
E:1135598.64

S 63°54'04" E 167.56'

GRAPEVINE ROAD
KY HWY 336

N 00°09'40" W 271.10'

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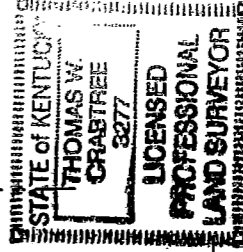
SANDCUT ROAD
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DAVID & MARTHA
SOUTHERLAND
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Thomas W. Crabtree
THOMAS W CRABTREE PLS #3277 3-11-21



RONALD JOHNSON & ASSOCIATES, P.S.C.

ENGINEERING • LAND SURVEYING • ENVIRONMENTAL

24 W Center St. Madisonville, KY 42431 (270) 821-6392

ANNEXATION PLAT FOR
THE CITY OF MADISONVILLE
OF THE PROPERTY AT
2015 GRAPEVINE ROAD

DRAWN BY:	TWC
DATE OF SURVEY:	
DATE OF PLAT:	6-19-19
PROJECT #:	19-076
FILE NAME:	FILE.DWG