

ORDINANCE 283-98

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF  
THE HEREINAFTER DESCRIBED PARCEL OF LAND INTO THE CITY  
OF NICHOLASVILLE, KENTUCKY

WHEREAS, on August 27, 1998 the City of Nicholasville  
by and through its Board of Commissioners passed an Ordinance of  
Intent to annex all of the property known and described herein as  
Exhibit "A";

WHEREAS, no protest or petition has been filed with the Mayor  
of the City of Nicholasville within the sixty (60) days after the  
date of the enactment of the Ordinance of Intent;

WHEREAS, the City of Nicholasville is still desirous of  
extending its corporate city limits by annexing the property known  
and described herein as Exhibit "A";

NOW THEREFORE BE AND IT IS HEREBY ORDAINED that the property  
described herein as Exhibit "A" is annexed into the City Limits of  
the City of Nicholasville, Jessamine County, Kentucky.

FIRST READING

DATED: December 10, 1998

JAM E. Corman  
MAYOR

ATTEST: Bonnie Dean  
CITY CLERK

SECOND READING

DATED: December 22, 1998

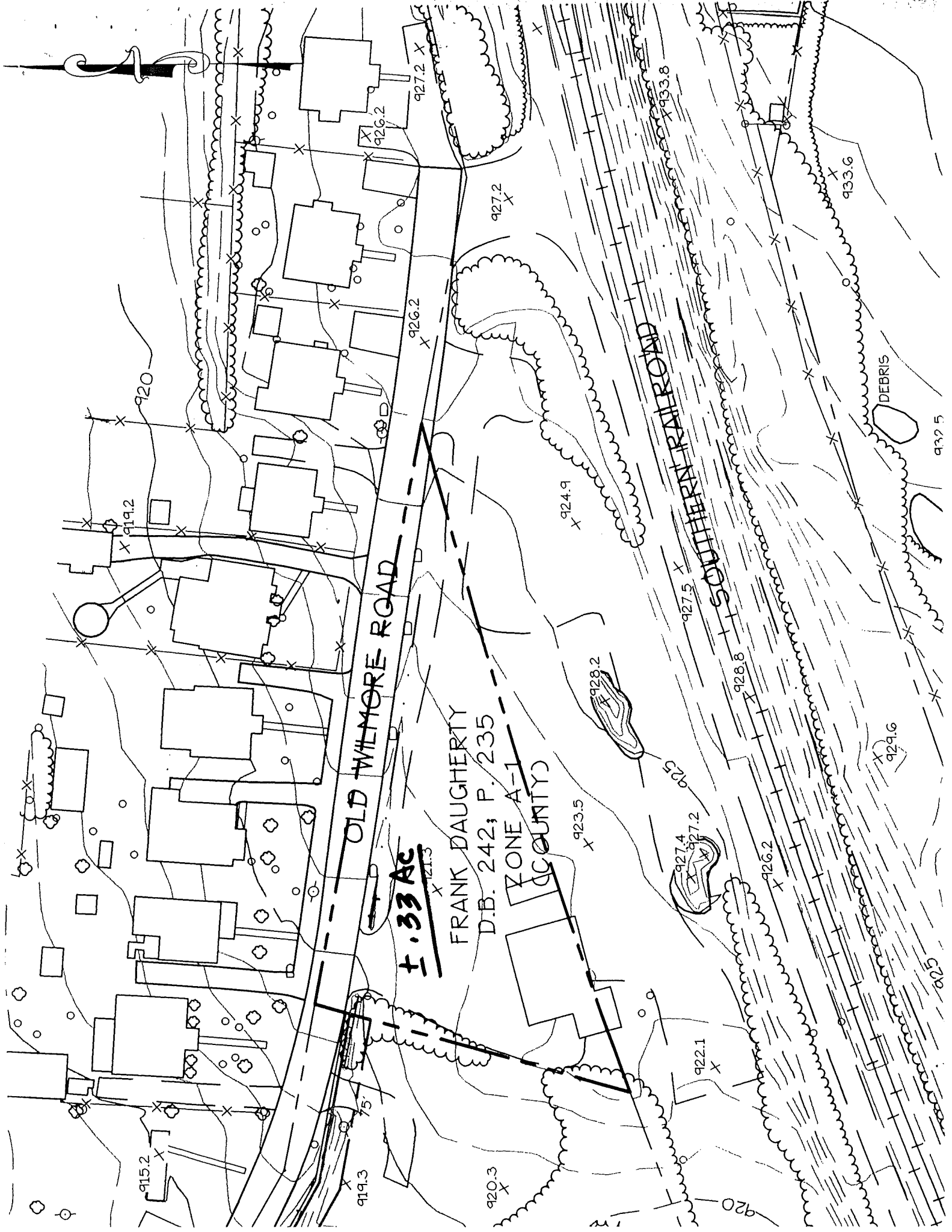
JAM E. Corman  
MAYOR

ATTEST: Bonnie Dean  
CITY CLERK

All of that certain triangular tract or parcel of land lying and being on the South side of the Old Russell Cross Roads Turnpike (which is also known as Ky. Highway No. 29 prior to its relocation) and on the North side of the Cincinnati Southern (also known as C. N. O. & T. P.) Railroad right of way, which triangular parcel of land is more particularly described as follows:

BEGINNING at the point of intersection between the Northwestern edge of the railroad right of way and the Southern edge of the Russell Cross Roads Turnpike right of way; thence with the Southern edge of the Russell Cross Roads Turnpike, in a Westerly direction for a distance of 250 feet, more or less, to an iron pin in the Southern edge of said roadway near the end post in an existing fence line, and corner to Simpson; thence along the line of a new fence, a new boundary with Simpson in a Southerly direction for a distance of 118 feet, more or less, to a point corner to Simpson at a fence post in the Northwestern edge of the Railroad right of way; thence with said edge of said Railroad right of way in a Northerly direction for a distance of 288 feet, more or less, to the point of BEGINNING at the intersection of said Railroad right of way and said Turnpike right of way. A plat of the above property is recorded in Deed Book 77, page 197 in the office of the Jessamine County Clerk.

Being the same property conveyed to JAMES P. COFFMAN by deed of JESSAMINE COUNTY FISCAL COURT, acting by and through its Jessamine County Judge Executive, SHERMAN DEAN, JR., dated January 22, 1988, and of record in the office of the Jessamine County Clerk, in Deed Book 233, at Page 133. MARGARET COFFMAN joins in this conveyance by virtue of her marriage to JAMES P. COFFMAN.



OLD WILMORE ROAD

SOUTHERN RAILROAD

FRANK DAUGHERTY  
D.B. 242; P. 235  
ZONE A-1  
(COUNTY)

±.33 AC

DEBRIS

915.2

919.2

920

919.3

926.2

926.2

927.2

920.3

927.2

924.9

923.5

928.2

925

927.4

927.2

927.5

920

926.2

928.8

933.6

929.6

925

932.5

This DEED OF CONVEYANCE, made and entered into this the 17th day of November, 1988, by and between JAMES P. COFFMAN and MARGARET COFFMAN, husband and wife, First Parties, and FRANK DAUGHERTY, a single person, of Box 72, High Bridge, Jessamine County, Kentucky, Second Party,

## WITNESSETH:

That the First Parties, for and in consideration of the sum of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00), cash in hand paid, receipt of which is hereby acknowledged, have BARGAINED and SOLD and do hereby GRANT and CONVEY unto the Second Party, his heirs and assigns, the following described real property located in Jessamine County, Kentucky:

All of that certain triangular tract or parcel of land lying and being on the South side of the Old Russell Cross Roads Turnpike (which is also known as Ky. Highway No. 29 prior to its relocation) and on the North side of the Cincinnati Southern (also known as C. N. O. & T. P.) Railroad right of way, which triangular parcel of land is more particularly described as follows: BEGINNING at the point of intersection between the Northwestern edge of the railroad right of way and the Southern edge of the Russell Cross Roads Turnpike right of way; thence with the Southern edge of the Russell Cross Roads Turnpike, in a Westerly direction for a distance of 250 feet, more or less, to an iron pin in the Southern edge of said roadway near the end post in an existing fence line, and corner to Simpson; thence along the line of a new fence, a new boundary with Simpson in a Southerly direction for a distance of 118 feet, more or less, to a point corner to Simpson at a fence post in the Northwestern edge of the Railroad right of way; thence with said edge of said Railroad right of way in a Northerly direction for a distance of 288 feet, more or less, to the point of BEGINNING at the intersection of said Railroad right of way and said Turnpike right of way. A plat of the above property is recorded in Deed Book 77, page 197 in the office of the Jessamine County Clerk.

Being the same property conveyed to JAMES P. COFFMAN by deed of JESSAMINE COUNTY FISCAL COURT, acting by and through its Jessamine County Judge Executive, SHERMAN DEAN, JR., dated January 22, 1988, and of record in the office of the Jessamine County Clerk, in Deed Book 233, at Page 133. MARGARET COFFMAN joins in this conveyance by virtue of her marriage to JAMES P. COFFMAN.

This conveyance is made subject to any and all restrictions, conditions, covenants and easements which may appear of record in the office of the Jessamine County Clerk.

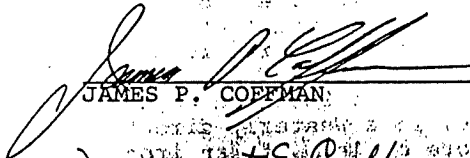
#20<sup>00</sup> Transfer Tax Paid

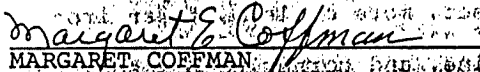
Mailed to Frank Daugherty  
11-20-88  
CMB High Bridge  
Wm KY 40390

TO HAVE AND TO HOLD the herein-described property, together with all the rights, privileges and appurtenances thereunto belonging, unto the said Second Party, his heirs and assigns, forever.

The First Parties do hereby RELEASE and RELINQUISH unto the Second Party, his heirs and assigns, and their right, title and interest in and to the herein-described property, including dower and curtesy, and all exemptions allowed by law, and hereby covenant to and with said Second Party, his heirs and assigns, that they are lawfully seized with fee simple title to said property and have a good right to convey same as herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that they will WARRANT GENERALLY the title to said property.

IN WITNESS WHEREOF, the First Parties, JAMES P. COFFMAN and MARGARET COFFMAN, husband and wife, have hereunto placed their hands the day and year first above written.

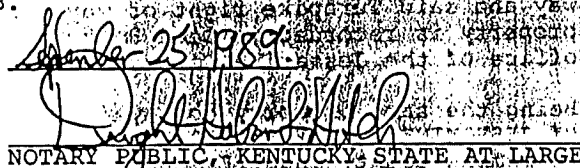
  
JAMES P. COFFMAN

  
MARGARET COFFMAN

COMMONWEALTH OF KENTUCKY  
COUNTY OF JESSAMINE

The foregoing DEED OF CONVEYANCE was subscribed and acknowledged before me by JAMES P. COFFMAN, party of the First Parties, on this the 18<sup>th</sup> day of November, 1988.


My commission expires: December 23, 1989

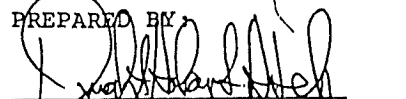
  
NOTARY PUBLIC, KENTUCKY, STATE AT LARGE

COMMONWEALTH OF KENTUCKY  
COUNTY OF JESSAMINE

The foregoing DEED OF CONVEYANCE was subscribed and acknowledged before me by MARGARET COFFMAN, party of the First Parties, on this the 17<sup>th</sup> day of November, 1988.

My commission expires: January 4, 1990

  
NOTARY PUBLIC, KENTUCKY, STATE AT LARGE

PREPARED BY:  
  
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ATTORNEY AT LAW