

CITY CLERK'S CERTIFICATION

I, certify I am duly qualified CITY CLERK of the CITY of SONORA, KENTUCKY, and the following pages of Ordinance No. 09-2016 is a true, correct and complete copy duly adopted by the CITY COMMISSION at a duly convened meeting held on June 9, 2016, all as appears in the official records of said City.

WITNESS, my hand, this 9th day of June, 2016



CITY CLERK

RECEIVED AND FILED

DATE May 13, 2023

MICHAEL G. ADAMS

SECRETARY OF STATE

COMMONWEALTH OF KENTUCKY

BY Handie Adkinson

ORDINANCE NO. 09-2016

**ORDINANCE ANNEXING TO THE CITY OF SONORA, KENTUCKY CERTAIN TERRITORY OF LAND
CONTIGUOUS TO THE EXISTING CITY LIMITS OF SONORA, KENTUCKY
IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF ANNEXATION**

**WHEREAS, heretofore, the City of Sonora, Kentucky adopted a Comprehensive Plan of
Annexation, and,**

**WHEREAS, the City Commission has determined that the hereinafter described territory is
urban in character and/or suitable for development for urban purposes by reason of
population density and/or commercial and industrial use of land; and,**

**WHEREAS, the City Commission has determined that no part of the area to be annexed shall
be included in the boundary of another city; and,**

**WHEREAS, pursuant to KRS 81A.425, notice was sent by first-class mail to each property
owner listed on the records of Hardin County Property Valuation Administrator as of
January 1, 2016, and,**

**WHEREAS, said notice was mailed no later than fourteen (14) days prior to the meeting at
which the ordinance proposing the annexation and stating the intention of City of Sonora to
annex the territory received its second reading; and,**

**WHEREAS, Ordinance NO. 09-2016, proposing the annexation was duly read in accordance
with the Kentucky Revised Statues, and was published and went into effect on
February 11, 2016; and,**

**WHEREAS, more than sixty (60) days have elapsed since Ordinance No. 09-2016 went into
effect, and no petition containing signatures of property owners in the area to be annexed
has been received by the Mayor pursuant to KRS 81A.420; and,**

**WHEREAS, all notices required by the Kentucky Revised Statues have been provided and/or
published according to law;**

**NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Sonora, Kentucky
that the City of Sonora hereby ratifies the Mayor's signature upon and approves any and all
documents necessary to effectuate the intent of this ordinance including, but not limited to
the Consents to Annexation and, further, the City hereby annexes the following described
unincorporated area and makes it a part of the City of Sonora, Kentucky;**

**SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT 1 AND INCORPORATED HEREIN BY
REFERENCE**

**This ordinance shall take effect upon its passage, approval and publication. If any section,
subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held
invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be
deemed a separate, distinct, and independent provision, and such holding shall not affect the
validity of the remaining portions.**

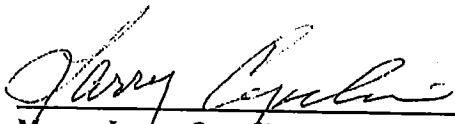
All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

April 14, 2016	First Reading
May 12, 2016	Second Reading
June 9, 2016	Third Reading

At a meeting of the Board of Commissioners of the City of Sonora, Kentucky held on June 9, 2016, on motion made by Commissioner Duane Manakee and seconded by Earl Tee Hodges, the foregoing ordinance was adopted, after full discussion, by the following votes:

YES	EARL T. HODGES
YES	DUANE MANAKEE
YES	STACI BLAIR
YES	ROBBIE WALTERS

APPROVED BY



Mayor Larry Copelin

ATTEST:


DONNA RAE CLARK, CITY CLERK
CITY OF SONORA, KENTUCKY

JA

Donald L. Borders and Donna Louise Borders, husband and wife
and Ruby Borders, a single person
to
George R. Sadler and Sheryl Sadler, husband and wife
MAP I.D.# 210-00-00-010 and 210-00-00-012
SALE PRICE \$120,000.00
PROPERTY ADDRESS: Old Sonora Road, Sonora, KY 42776
LEGAL DESCRIPTION: 40.000 acres, more or less

THIS DEED made and entered into this the 28th day of July, 2003,
by and between Donald L. and Donna Louise Borders, husband and wife, of 905 Dogwood
Dr., Elizabethtown, KY 42701, and Ruby Borders, a single person, of 354 Old Sonora
Road, Sonora, KY 42776, parties of the first part, and George R. Sadler and Sheryl Sadler,
husband and wife, of 978 Kings Way, Elizabethtown KY 42701,
parties of the second part,

WITNESSETH:

CS

WHEREAS, a 14.567 acre parcel on attached exhibit A of Boundary Survey for
Don Borders is to be consolidated with a 25.433 acre parcel owned by Ruby Borders, a
single person as shown of record in Deed Book 169, page 329 to henceforth be known as a
40.000 acre parcel, in the office of the Hardin County Court Clerk; and

WHEREAS, a 14.567 acre parcel and the 25.433 acre parcel are hereby
consolidated as shown on attached exhibit A of Boundary Survey for Don Borders, and
henceforth to be known as a 40.000 acre parcel;

NOW THEREFORE, for and in consideration of the sum of \$120,000.00, cash in
hand paid, the receipt of which is hereby acknowledged, the first parties do hereby sell and
convey any and all right, title and interest in and to the following described property to
second parties, jointly with remainder to the survivor in the event of death to either. Said
property is located in Hardin County, Kentucky, and more particularly bounded and
described as follows, to-wit:

A 14.567 acre parcel as shown on attached Exhibit A and
A 25.433 acre parcel as shown on attached Exhibit A are

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hereby consolidated and henceforth to be known as a 40.000 acre parcel, in the office of the Hardin County Court Clerk. More specifically described as follows:

Beginning at an iron pin set at the northwest r/w intersection of Old Sonora Road (r/w varies) and interstate 65 (r/w varies), said iron pin being 40' north of the center of Old Sonora Road and 150' west of the center of Interstate 65, thence with the north r/w line of Old Sonora Road North 84 deg. 27' 00" West 56.30' to a point, thence North 83 deg. 30" 30" West 164.04' to a point, thence North 82 deg. 09' 25" West 152.05' to a point, thence North 84 deg. 25' 54" West 76.75' to an iron pin set corner to Ruby Borders, D.B. 699 Pg. 413, thence with the lines of Ruby Borders North 9 deg. 31' 55" East 262.17' to an iron pin set, thence North 80 deg. 14' 57" West 184.83' to an iron pin set, thence South 9 deg. 50' 50" West 282.30' to an iron pin set in the north r/w line of Old Sonora Road, thence with the north r/w line of Old Sonora Road North 83 deg. 32' 04" West 385.62' to an iron pin set, thence with a new division line within Donald Borders, D.B. 699 Pg. 415, North 9 deg. 40' 51" East 1843.23' to an iron pin set in the line of James Skees, D.B. 268 Pg. 15, thence with the line of James Skees South 83 deg. 31' 47" East 646.43' to a point corner to Commonwealth of Kentucky, D. B. 795, Pg. 418, thence with the line of Commonwealth of Kentucky South 83 deg. 00' 48" East 101.08' to an iron pin set, thence South 34 deg. 28' 19" East 286.06' to a point in the west r/w line of Interstate 65, said point being 230' west of the center of I-65, thence with the r/w line of I-65 South 7 deg. 58' 43" West 450.25' to a point, thence South 2 deg. 28' 51" West 504.21' to a point, said point being 150' west of the center of I-65, thence continuing with the west r/w line of I-65 South 9 deg. 53' 16" West 663.56' to the point of beginning and containing 40.000 acres as per survey by C.E. Pence, K. L. L. S. #2032 and dated June 27, 2003ad.

Subject to a 100 foot easement for a lateral field along the rear line of property retained by Ruby Borders this date described as N 80 deg. 14' 57" W 184.83 feet. Ruby Borders and her successors in title shall have the right to repair the lateral lines.

Hereafter, the 14.567 acre tract acquired by the second parties by this conveyance shall be merged with the 25.433 acre tract and said property shall hereafter be merge and constitute and form one single tract consisting of 40.000 acres which shall hereafter be conveyed as one single tract unless the property is divided according to rules and regulations of the Hardin County Planning and Zoning Commission.

Being a 14.567 acre portion of title derived by Donald L. Borders and Donna Louise Borders, husband and wife by Deed dated 7/11/1989 of record in Deed Book 699, page 415, in the office of the Hardin County Court Clerk.

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Being a 25.433 acre portion of title derived by W. E. Borders and Ruby Borders, husband and wife, by survivorship Deed of record in Deed Book 169, page 329, in the office of the Hardin County Court Clerk. Ruby Borders acquired title in fee simple upon the death of W. E. Borders pursuant to the above mentioned survivorship deed.

PURSUANT TO KRS CHAPTER 382, THE FIRST PARTIES AND SECOND PARTIES HERETO CERTIFY THAT THE CONSIDERATION REFLECTED IN THIS DEED IS THE TRUE, CORRECT, AND FULL CONSIDERATION PAID FOR THE PROPERTY HEREIN CONVEYED. FIRST PARTIES AND SECOND PARTIES FURTHER CERTIFY THEIR UNDERSTANDING THAT FALSIFICATION OF THE STATED CONSIDERATION OF THE PROPERTY IS A CLASS D FELONY, SUBJECT TO ONE TO FIVE YEARS IMPRISONMENT AND FINES UP TO \$10,000.00. THERE BEING NO MONETARY CONSIDERATION, THE FAIR MARKET VALUE IS \$120,000.00.

WITNESS the hands of the parties on the date first above stated.

Donald L. Borders
Donald L. Borders, first party
Donna Louise Borders
Donna Louise Borders, first party
Ruby Borders
Ruby Borders, first party
George K. Sadler by *R Sadler*
George K. Sadler, second party
Sheryl Sadler
Sheryl Sadler, second party

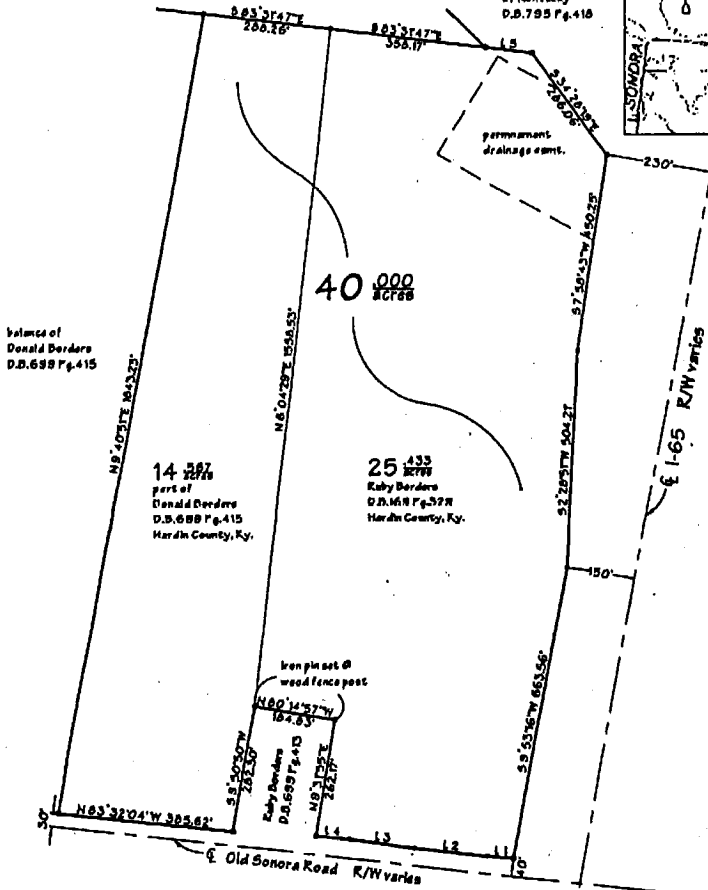
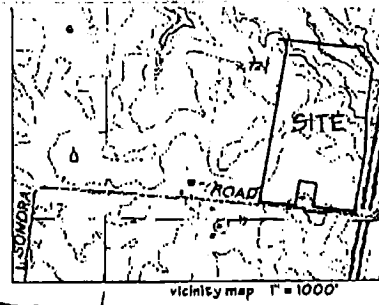
STATE OF KENTUCKY

COUNTY OF HARDIN

The foregoing DEED and CONSIDERATION CERTIFICATE was subscribed, sworn to and acknowledged before me by Donald L. Borders and Donna Louise Borders and Ruby Borders, parties of the first part, to be their free act and deed, this the 20 day of July, 2003.

Line	Bearing	Distance
1	N84°27'00"W	56.30'
2	N85°30'30"W	164.04'
3	N83°08'25"W	152.05'
4	N84°25'54"W	76.75'
5	S85°03'40"E	101.00'

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 Commonwealth of Kentucky
 D.B.268 P.415
 D.B.795 P.416



2003 AUG 19 1 P 2 47
 H.L. TABB
 COUNTY CLERK
 HILLS
 REC'D TAX
 REC'D AND RECORDED
 FEE PD. ST. CLK. \$200.13
 500 13 00

Surveyor Certification

I hereby certify that this plat depicts a survey made by me or under my direct supervision by the method of random traverse. This survey is a class "D" survey and meets all of the accuracy and precision specifications of this class. The unadjusted precision ratio of closure is greater than 1/10,000. The angular and linear measurements have been adjusted for closure and are correct to the best of my knowledge and belief.

C.E. Pence K.R.L.S. #2032 *[Signature]* 6/27/03
 404

Notes

1. This property is subject to any and all rights-of-way, easements, restrictions and/or encumbrances in effect to date.
2. All set corners are 1/2" x 1/2" rebar with identification cap stamped C.E. Pence K.R.L.S. #2032 unless otherwise noted.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. Adjoining property owners are according to property valuation office.

Boundary Survey for Don Borders

by Pence Surveys
 276 Glendover Dr.
 Elizabethtown, Ky. 42701
 270-737-5285

40,000 acres total
 scale 1" = 200'
 June 24, 2003



STATE OF KENTUCKY
 COUNTY OF HARDIN SCT.
 KENNETH L. TABB, CLERK OF SAID COUNTY
 I HEREBY CERTIFY THAT THE FOREGOING
 INSTRUMENT HAS BEEN DULY RECORDED IN
 SAID BOOK 1085 PAGE 166 IN MY
 SAID OFFICE.
 BY *[Signature]* KENNETH L. TABB, CLERK
 D.C.