

ORDINANCE 2002- 01

AN ORDINANCE ANNEXING TO THE CITY OF SPARTA,
KENTUCKY CERTAIN UNINCORPORATED TERRITORY
LOCATED IN GALLATIN COUNTY, KENTUCKY,
CONTIGUOUS WITH THE BOUNDARIES OF THE CITY OF
SPARTA, KENTUCKY, AS MORE PARTICULARLY
DESCRIBED BELOW.

WHEREAS, the following described unincorporated lands lying adjacent to and contiguous with the city's boundaries and by reason of its commercial use is suitable for development for urban purposes without unreasonable delay; and

WHEREAS, to owners of said lands have given prior consent in writing to the annexation;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPARTA,
GALLATIN COUNTY, KENTUCKY, AS FOLLOWS:

Section 1. That the following described properties are hereby annexed to and incorporated into the City of Sparta, Kentucky, with the boundaries of said city to be extend and be described so as to include all of the land described below, creating a new boundary for the city.

Property description: See attached Exhibit A

Section 2. This ordinance shall become effective when passed, published and journalized according to law.

Introduced, seconded and passed by vote of commission this 7 day of JANUARY, 2002.


MAYOR

ATTEST:


CITY CLERK

RECEIVED AND FILED
DATE January 31, 2002

JOHN Y. BROWN III
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY K. Adkinson

EXHIBIT "A"

That portion of the following described property located on the north side of I-71:

A certain tract or parcel of land lying in Gallatin County, Kentucky, on the Warsaw and Sparta Stat Pike and being same land conveyed to the first parties by Thomas E. Weldon and wife by deed bearing dated February 15, 1932, which is duly recorded in Deed Book 21, Page 538, of the Gallatin County Court Clerk's Office, containing 69 acres more or less and known as lot No. in the division of the dower land of the estate of John O. Hamilton Deed and bounded as follows: Beginning at a stone corner to Lot D of dower, on the Boone road; thence N 61 ½ E. 55 14 Poles N. 52 ¼ E 75 ¾ poles to a stone in Carver's line; thence with his line S. 74 ¾ W. 24 ¾ poles to a beech and sugar tree; thence N 20 ¼ W 17 ¾ poles to a beech on the north side of lost branch; thence up the branch N. 66 W. 38 ¾ poles to a black walnut; thence S 72 ¾ W. 10 poles to a beech; thence N. 74 ½ W. 16 ¼ poles to two beeches and a sugar tree; thence S. 20 W. 5 ¼ poles to a stone on the south side of Lost branch; thence N. 55 ¼ W. 12 poles to a beech thence N. 44 ½ W. 21 poles to a beech; thence N. 36 W. 41 poles to a stone corner to Carver; thence S. 72 ½ W. 36 poles to the pike; thence with the pike; thence with the pike S. 4 ½ W. 43 poles to a point one pole north of a marked hickory standing at or near the south end of the stone fence, it being a corner to Lot D.; thence with said lot S. 34 ½ E. 101 ½ poles to a stone standing at the N.E. Corner of the Garden fence, thence S. 22 ½ E. 9 poles to the beginning containing 71 ¼ acres; But there is excepted from the foregoing conveyance so much of said tract of land as was July 25, 1885, conveyed by Amanda G. Humlong to Mrs. Eliza J. Hamilton and which is bounded as follows: Beginning at a stone in the middle of Boone road corner to Mrs. Eliza Hamilton, and Mrs. Amanda Humlong on line of Mrs. Sallie Tiller thence N. 25 ¼ W. 2.18 chains to a stone at corner of garden, thence N. 34 ¾ W. 5.84 chains to a stone thence with the worm fence N. 58 E. 3.57 chains to a stone thence S. 39 ¼ E. 3.16 chains to a stone, in the center of Boone road; thence with said road S. 62 W. 3.5 chains to the beginning containing 2 acres 2 rods and 39.7 poles.

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770

**AFFIDAVIT FOR THE ESTATE OF
NADINE COATES, DECEASED**

The Affiant, Neal O'Connor, states that he is the Excutor of the Estate of Nadine Coates, who died testate, a resident of Gallatin County, Kentucky on May 2, 1997.

Affiant further states as follows:

1. At the time of her death, the decedent, Nadine Coates, was the owner in fee simple of the following described real estate located in Gallatin County, Kentucky:

A certain tract or parcel of land lying in Gallatin County, Kentucky, on the Warsaw and Sparta State Pike and being same land conveyed to the first parties by Thomas E. Weldon and wife by deed bearing dated February 15, 1932, which is duly recorded in Deed Book 21, Page 538, of the Gallatin County Court Clerk's Office, containing 69 acres more or less and known as lot No. E in the division of the dower land of the estate of John O. Hamilton Decd and bounded as follows: Beginning at a stone corner to Lot D of dower, on the Boone road; thence N 61 1/2 E. 55 1/4 Poles N. 52 1/4 E 75 3/4 poles to a stone in Carver's line; thence with his line S. 74 3/4 W. 24 3/4 poles to a beech and sugar tree; thence N 20 1/4 W 17 3/4 poles to a beech on the north side of lost branch; thence up the branch N. 66 W. 38 3/4 poles to a black walnut; thence S 72 3/4 W. 10 poles to a beech; thence N. 74 1/2 W. 16 1/4 poles to two beeches and a sugar tree; thence S. 20 W. 5 1/4 poles to a stone on the south side of Lost branch; thence N. 55 1/4 W. 12 poles to a beech thence N. 44 1/2 W. 21 poles to a beech; thence N. 36 W. 41 poles to a stone corner to Carver; thence S. 72 1/2 W. 36 poles to the pike; thence with the pike S. 4 1/2 W. 43 poles to a point one pole north of a marked hickory standing at or near the south end of the stone fence, it being a corner to Lot D.; thence with said lot S. 34 1/2 E. 101 1/2 poles to a stone standing at the N.E. Corner of the Garden fence, thence S. 22 1/2 E. 9 poles to the beginning containing 71 1/4 acres; But there is excepted from the foregoing conveyance so much of said tract of land as was July 25, 1885, conveyed by Amanda G. Humlong to Mrs. Eliza J. Hamilton and which is bounded as follows: Beginning at a stone in the middle of Boone road corner to Mrs. Eliza Hamilton, and Mrs. Amanda Humlong on line of Mrs. Sallie Tiller thence N. 25 1/4 W. 2.18 chains to a stone at corner of garden, thence N. 34 3/4 W. 5.84 chains to a stone thence with the worm fence N. 58 E. 3.57 chains to a stone thence S. 39 1/4 E. 3.16 chains to a stone, in the center of Boone road; thence with said road S. 62 W. 3.5 chains to the beginning containing 2 acres 2 roods and 39.7 poles.

CRAWFORD & BAXTER, P.S.C.
ATTORNEYS-AT-LAW
CARROLLTON, KY

1/17/74
KY. NO. 55, SPARTA PIKE AND BEING 52 FEET NORTH OF PROPERTY LINE OF PROPERTY OF CLARENCE DAVIS (FIFTY-SEVEN, INC.), (D.B. 69, PG.61) AND BEING 816 FEET NORTH OF RAMP C FOR THE SOUTH BOUND LANE OF I-71. BEING PART OF ORIGINAL PROPERTY OF NADINE COATES AS RECORDED IN DEED BOOK NO. 20 PG. 361 AT THE GALLATIN COUNTY CLERK'S OFFICE IN WARSAW, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE EAST RIGHT-OF-WAY OF KY. NO. 35, SPARTA PIKE AND THE NORTH RIGHT-OF-WAY OF I-71 RAMP C IN THE RIGHT-OF-WAY FENCE AND THE PROPERTY CORNER OF TRACT NO. 2 OF FIFTY-SEVEN, INC. (D. B. 69, PG. 61); THENCE LEAVING-THE SAID I-71 RIGHT-OF-WAY FENCE OF RAMP C AND ALONG THE EAST SIDE OF RIGHT-OF-WAY OF KY. NO. 35, SPARTA PIKE AND THE PROPERTY LINE OF TRACT NO. 2 OF FIFTY-SEVEN, INC. NORTH ZERO DEGREES FOURTEEN MINUTES ZERO SECONDS WEST (N 00 14'00"W), A DISTANCE OF FOUR HUNDRED TWENTY FOUR AND 1/100 (424.01) FEET TO A POINT IN TRACT NO. 2 OF FIFTY-SEVEN, INC.; THENCE WITH SAID EAST RIGHT-OF-WAY OF KY. NO. 35, SPARTA PIKE AND TRACT NO. 2 AND TRACT NO. 1 OF FIFTY-SEVEN, INC. NORTH SIX DEGREES THIRTY TWO MINUTES TWENTY SECONDS EAST (N 06 32'20" E), A DISTANCE OF THREE HUNDRED THIRTY NINE AND 85/100 (339.85) FEET TO A POINT IN THE EAST RIGHT-OF-WAY OF KY. NO. 35, SPARTA PIKE AND THE PROPERTY CORNER OF REMAINING PROPERTY OF NADINE COATES (D.B. 22, PG. 361) AND PROPERTY CORNER OF FIFTY-SEVEN, INC. TRACT NO. 1; THENCE LEAVING THE PROPERTY LINE OF FIFTY-SEVEN, INC. AND CROSSING A GRAVEL DRIVEWAY OF NADINE COATES AND THE EAST RIGHT-OF-WAY OF KY. NO. 35 SPARTA PIKE NORTH SIX DEGREES THIRTY TWO MINUTES TWENTY SECONDS EAST (N 06 32'20" E), A DISTANCE OF FIFTY TWO (52.00) FEET TO AN IRON PIN; THENCE WITH PROPERTY LINE OF NADINE COATES AND RIGHT-OF-WAY OF KY. NO. 35. SPARTA PIKE SOUTH EIGHTY THREE DEGREES TWENTY SEVEN MINUTES FORTY SECONDS EAST (S 83 27'40" E), A DISTANCE OF TEN (10.00) FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING OF TRACT T-20.05; THENCE LEAVING THE NEW DIVISION LINE OF NADINE COATES AND ALONG THE EAST RIGHT-OF-WAY OF KY. NO. 35, SPARTA PIKE NORTH SIX

637

DEGREES THIRTY TWO MINUTES TWENTY SECONDS EAST (N 06 32'20" E), A DISTANCE OF ONE HUNDRED (100.00) FEET TO AN IRON PIN; THENCE WITH SAID KY. NO. 35, SPARTA PIKE EAST RIGHT-OF-WAY NORTH EIGHTY THREE DEGREES TWENTY SEVEN MINUTES FORTY SECONDS WEST (N 83 27'40" W), A DISTANCE OF TEN (10.00) FEET TO AN IRON PIN; THENCE WITH SAID EAST RIGHT-OF-WAY OF KY. NO. 35, SPARTA PIKE NORTH SIX DEGREES THIRTY TWO MINUTES TWENTY SECONDS EAST (N 06 32'20" E), A DISTANCE OF SEVENTEEN AND 86/100 (17.86) FEET TO AN IRON PIN SET IN THE INTERSECTION OF EXISTING FENCE LINE; THENCE LEAVING THE EAST RIGHT-OF-WAY OF KY. NO. 35, SPARTA PIKE AND ALONG THE EXISTING FENCE LINE BEING THE NEW DIVISION LINE OF NADINE COATES AND TRACT NO. T-20.05 NORTH SEVENTY EIGHT DEGREES TWENTY SEVEN MINUTES FIVE SECONDS EAST (N 78 27'05" E), A DISTANCE OF TWO HUNDRED FORTY ONE AND 49/100 (241.49) FEET TO AN IRON PIN SET AND BEING 20 FEET WEST OF AN EXISTING BARN; THENCE WITH ANOTHER NEW DIVISION LINE OF NADINE COATES AND BEING 20 FEET WEST OF EXISTING BARN AND BEING L-1 ON PLAT SOUTH ELEVEN DEGREES FIFTEEN MINUTES TWENTY SECOND EAST (S 11 15'20" E), A DISTANCE OF FORTY TWO AND 22/100 (42.22) FEET TO IRON PIN SET ON THE NORTH SIDE OF EXISTING GRAVEL DRIVE; THENCE WITH NEW DIVISION LINE OF NADINE COATES AND BEING THE NORTH SIDE OF EXISTING GRAVEL DRIVE FOR 6 CALLS AND BEING L-2 ON PLAT SOUTH FORTY FOUR DEGREES FOURTEEN MINUTES FORTY SIX SECONDS WEST (S 44 14'46" W), A DISTANCE OF SIXTY SIX AND 11/100 (66.11) FEET TO AN IRON PIN ON THE NORTH SIDE OF GRAVEL DRIVE; THENCE WITH SAID NORTH SIDE OF GRAVEL DRIVE AND BEING L-3 ON PLAT SOUTH SIXTY FIVE DEGREES TWELVE MINUTES FIFTY FIVE SECONDS WEST (S 65 12'55" W), A DISTANCE OF FORTY NINE AND 9/100 (49.09) FEET TO AN IRON PIN SET ON THE NORTH SIDE OF GRAVEL DRIVE; THENCE WITH SAID NORTH SIDE OF GRAVEL DRIVE AND NEW DIVISION LINE OF NADINE COATES AND BEING L-4 ON PLAT SOUTH SIX DEGREES TEN MINUTES SIX SECONDS WEST (S 60 10'06" W), A DISTANCE OF SIXTEEN AND 58/100 (16.58) FEET TO AN IRON PIN; THENCE WITH THE NORTH SIDE OF EXISTING GRAVEL DRIVE OF NADINE COATES NEW DIVISION LINE AND BEING L-5 ON PLAT SOUTH FORTY FOUR DEGREES THREE MINUTES FORTY THREE SECONDS WEST (S 44 03'43" W), A DISTANCE OF EIGHTEEN AND 41/100 (18.41) FEET TO AN IRON PIN; THENCE WITH THE NORTH SIDE OF GRAVEL DRIVE AND NEW DIVISION LINE OF NADINE COATES AND BEING L-6 ON PLAT SOUTH TWENTY TWO DEGREES FIVE MINUTES FORTY TWO SECONDS WEST (S 22 05'42"W), A DISTANCE OF SIXTEEN AND 60/100 (16.60) FEET TO AN IRON PIN; THENCE WITH THE NORTH SIDE OF EXISTING GRAVEL DRIVE AND NEW DIVISION LINE OF NADINE COATES AND BEING L-7 ON PLAT SOUTH FIFTEEN DEGREES TWENTY SIX MINUTES FIFTY SIX SECONDS WEST (S 15 26'56" W), A DISTANCE OF TWENTY NINE AND 78/100 (29.78) FEET TO AN IRON PIN; THENCE LEAVING THE NORTH SIDE OF GRAVEL DRIVE AND ALONG THE NEW DIVISION LINE OF NADINE COATES AND BEING L-8 ON PLAT NORTH EIGHTY FIVE DEGREES FIFTY FOUR MINUTES NINETEEN SECONDS WEST (N 85 54'19" W), A DISTANCE OF ONE HUNDRED SIXTEEN AND 57/100 (116.57) FEET TO AN IRON PIN IN THE RIGHT-OF-WAY OF KY. No. 35, SPARTA PIKE AND THE TRUE POINT OF BEGINNING, CONTAINING 60/100 (.5958) ACRES, OR TWENTY FIVE THOUSAND NINE HUNDRED FIFTY THREE AND 10/100 (25953.09558) SQUARE FEET BEING SUBJECT TO LEGAL RIGHT-OF-WAYS AND LEGAL EASEMENTS ON RECORD AND/OR IN EXISTENCE.

THE GRANTEE SHALL HAVE THE RIGHT TO USE AND ENJOYMENT OF THE GRAVEL DRIVE THAT IS IN EXISTANCE AND MENTIONED IN THE ABOVE DISCRPTION. ALONG WITH THIS RIGHT OF USE THE GRANTEE AND HIS



This deed of conveyance, made and entered into this 17th day of April 1935, between The Sparta State Bank a corporation of Sparta Ky, by its President, T.S. Slaughter and Cashier, H.C. records parties of the first part, and Cornelius O'Connor party of the second part, witnesseth: That said parties of the first part for and in consideration of the sum of Forty Three Hundred and Fifty (\$4350) dollars as evidenced by second party's promissory note of even date herewith and further secured by Life Insurance Policies No's 1429164 and 1429165 of the Northwestern Mutual Life Insurance Co of Milwaukee his note for the sum of Forty Three Hundred Fifty dollars due twelve months after date and bearing interest at 6% from date until paid. the receipt of which is hereby acknowledged, does hereby sell and convey to the party of the second part his heirs and assigns, the following described property, to-wit: A certain tract or parcel of land lying in Gallatin County, Kentucky, on the Warsaw and Sparta State pike and being same land conveyed to the first parties by Thomas H. Eldon and wife by deed bearing date, Feby 15th 1932, which is duly recorded in deed book 21, page 533 of the Gallatin County Court Clerk's office, containing 09 acres more or less and known as lot No.E in the division of the lower land of the estate of John L. Hamilton deed and bounded as follows;- e in 1932 at a stone corner to Lot D of Dover, on the Boone road; thence N. 61° E. 33' poles to 52' N. 75' poles to a stone in Carver's line; thence with his line S. 74° W. 21' poles to a hock and cedar tree; thence S. 30° W. 17' poles to a hock on the north side of lost branch; thence S. 33° W. 34' poles to a black walnut;

Sparta St
Ky

Cornelius
O'Connor

*See to
Sparta
6/21*

Date

The note described in this instrument of writing having been paid, the lien retained herein is now released.

1913

Wm. S. ... of ...
H. ...
Clerk

thence 3.72] 1.10 poles to a beech; thence 1.74] 1.10 poles to two beeches and a sugar tree; thence 3.20 1.5] poles to a stone on the south side of Lost Branch; thence 1.55] 1.12 poles to a beech thence 1.44] 1.21 poles to a beech; thence 1.36 1.41 poles to a stone corner to Carver; thence 3.72] 1.56 poles to the wire fence with the wire 1.4] 1.43 poles to a point one pole north of a marked picket standing at or near the south end of the stone fence, it being a corner to Lot E. thence with said lot 3.31' 2.101] poles to a stone standing at the E. N. E. corner of the garden fence, thence 3.22] 3.9 poles to the beginning containing 71] acres; but there is excepted from the foregoing conveyance so much of said tract of land as was July 25 1885 conveyed by Amanda S Humalong to Mrs. Eliza J. Hamilton and which is bounded as follows; beginning at a stone in the middle of Boone road corner to Mrs. Eliza Hamilton, and Mrs. Amanda Humalong on line of Mrs. Sallie Tiller thence N. 25] 1.2.18 chains to a stone at corner of garden, thence N. 34] 1.5.24 chains to a stone thence with the wire fence N. 58 E. 3.57 chains to a stone thence S. 39. E. 1.16 chains to a stone, in the center of Boone road; thence with said road S. 62 W. 3.5 chains to the beginning containing 2 acres 2 rods and 39.7 poles. To have and to hold the same, together with all the appurtenances thereunto belonging unto the party of the second part his heirs and assigns forever. And the said party of the first part hereby covenants with the said party of the second part, that they will warrant the title to the property hereby conveyed unto the said party of the second part and his heirs and assigns forever.

A lien is retained upon the property hereby conveyed as security for the payment of the said unpaid purchase money.

In witness whereof, the party of the first part has hereunto subscribed their names as the day and year aforesaid.

(SEAL)

The Sparta State Bank
Sparta Ky
by T.S. Slaughter Pres

A.C. Records Cash

State of Kentucky,

NEAL O'CONNOR

1125 HIGHWAY 1316
SPARTA, KY 41086

October 18, 2001

MAYOR BRENDA HENRY
CITY COMMISSION
P.O. BOX 40
SPARTA, KY 41086

DEAR MAYOR HENRY AND SPARTA CITY COMMISSION,

I WISH TO HAVE MY PROPERTY ON HIGHWAY 465 (BOONE ROAD), AND HIGHWAY 35, ANNEXED INTO THE CITY OF SPARTA.

MY LANDS ARE CONTIGUOUS WITH THE PROPERTIES OF LARRY LAWRENCE IN THAT THEY JOIN ON HIGHWAY 467 (BOONE ROAD) AND OTHERWISE FULLY COMPLY WITH ALL THE **KRS** REQUIREMENTS ALLOWING MY LAND TO BE ANNEXED.

ENCLOSED ARE COPIES OF MY DEEDS. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL.

SINCERELY,



NEAL O'CONNOR

