

RESOLUTION 16- 14
MADISON COUNTY FISCAL COURT

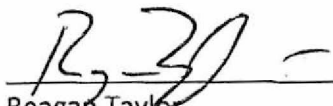
WHEREAS, this Resolution 16- 14 of the Madison County Fiscal Court Authorizes the City of Richmond to modify the Deed of Conveyance as it relates to PVA parcels # 0069-0000-0026-C and 0069-0000-0026-CA, off Recycle Drive, Richmond, Kentucky, in order to correct a boundary between these two parcels. This change is due to an administrative oversight where the City of Richmond omitted the (triangle) parcel from the deed; and

WHEREAS, upon filing of any deed(s) of correction that the Madison County Fiscal Court shall be sent a copy of the deeds as filed with the Madison County Clerk's office.

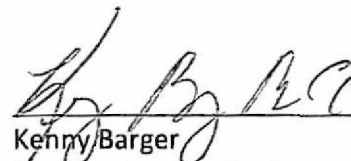
Approved by the Madison County Fiscal Court this the 25th day of October
2016

SIGNED

ATTESTED



Reagan Taylor
Madison County Judge Executive



Kenny Barger
Madison County Clerk

ORDER NO. 16-116

**AN ORDER OF THE CITY OF RICHMOND, KENTUCKY RELATING TO A DEED OF
CONVEYANCE AND AUTHORIZING THE MAYOR TO EXECUTE SAME ON
BEHALF OF THE CITY**

WHEREAS, the City of Richmond (the "City") and the Madison County Fiscal Court ("Madison County") by deeds executed and delivered in 1993 and in 1994 did together acquire for use in the development of a recycling center those certain two tracts of land located in Richmond, Kentucky, and being Lot Number 1 and Lot Number 2 of the University Development, Inc. property, as depicted on the plat of record in the office of the Madison County Court Clerk in Plat Book 10, page 170; and

WHEREAS, the City and Madison County did thereafter convey the said Lot No. 2 to the Richmond Industrial Development Corporation ("RIDC") by deed of record in the office of the Madison County Court Clerk in Deed Book 534, page 524; and

WHEREAS, the City and Madison County have now agreed to enlarge the said Lot No. 2 as originally described and conveyed to RIDC by severing a portion of Lot No. 1 consisting of approximately .8 acres, more or less, and conveying that severed portion to RIDC to be consolidated by amended plat to the said Lot No. 2; and

WHEREAS, Madison County has expressed its agreement to that transaction as is reflected by Resolution 16-14 adopted by the Madison County Fiscal Court on October 25, 2016, and the Board of Commissioners does wish by these presents to express its agreement as well;

NOW, THEREFORE, BE IT ORDERED that:

1. The Mayor is hereby authorized to execute on behalf of the City as part owner of the said Lot No. 1 the plat to be lodged of record in the office of the Madison County Court Clerk which depicts the re-aligned boundaries of the said Lot No. 1 and Lot No. 2 as hereinabove contemplated and described.
2. At such time as the necessary plat has been prepared, approved and recorded, and RIDC has prepared the deed necessary to effect the contemplated conveyance, the Mayor is hereby authorized to execute the said deed on behalf of the City and by his signature to effect the City's conveyance to RIDC, for consolidation with Lot No. 2 presently owned by RIDC, of the City's ownership interest in and to such severed portion of the said Lot No. 1.

DATE OF READING:
MOTION BY:
SECONDED BY:

November 22, 2016
Commissioner Baird
Commissioner Blythe

VOTE

YES

NO

Commissioner Baird
Commissioner Blythe
Commissioner Morgan
Commissioner Newby
Mayor Barnes

x
x
x
x
x



Mayor Barnes

ATTEST:



City Clerk

CERTIFICATE OF OWNERSHIP and DEDICATION

I (we) do hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that we hereby adopt this Minor Plat with our free consent, and grant to the City of Richmond all easements for public utilities as shown upon this plat.

OWNER/CLIENT (RICHMOND INDUSTRIAL DEVELOPMENT CORP.)
 DATE 12/19/16
 DB 534 PG 524
 OWNER/CLIENT (CITY OF RICHMOND)
 DATE 12/12/2016
 DB 432 PG 306

CERTIFICATE of ACCURACY and ADEQUACY

I hereby certify that the Survey depicted by this plat was done by me, or persons under my direct control and supervision, by method of random traverse with rodless line to adjacent monuments, corners, and evidence of corners, and rodless state-of-art corners. The unadjusted precision ratio of the traverse was 1:15,992.24. The traverse was not adjusted. The survey as shown hereon is an Urban Class survey and the accuracy and precision of said survey meets all specifications of this class. The reference meridian bears for directions on this survey was SPC KY-5 taken using TopCon HiPer Go GPS equipment.

ABACUS ENGINEERING AND LAND SURVEYING, INC.

FROM
 DWAYNE WHEATLEY, L.S. 3265
 DATE 12-12-16

CERTIFICATE of APPROVAL for RECORDING

I hereby certify that the Final Plat shown hereon has been found to comply with the ordinance regulations for Richmond, Kentucky, with the exceptions of such variances, if any, as are attached to this plat, and are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Madison County Clerk.

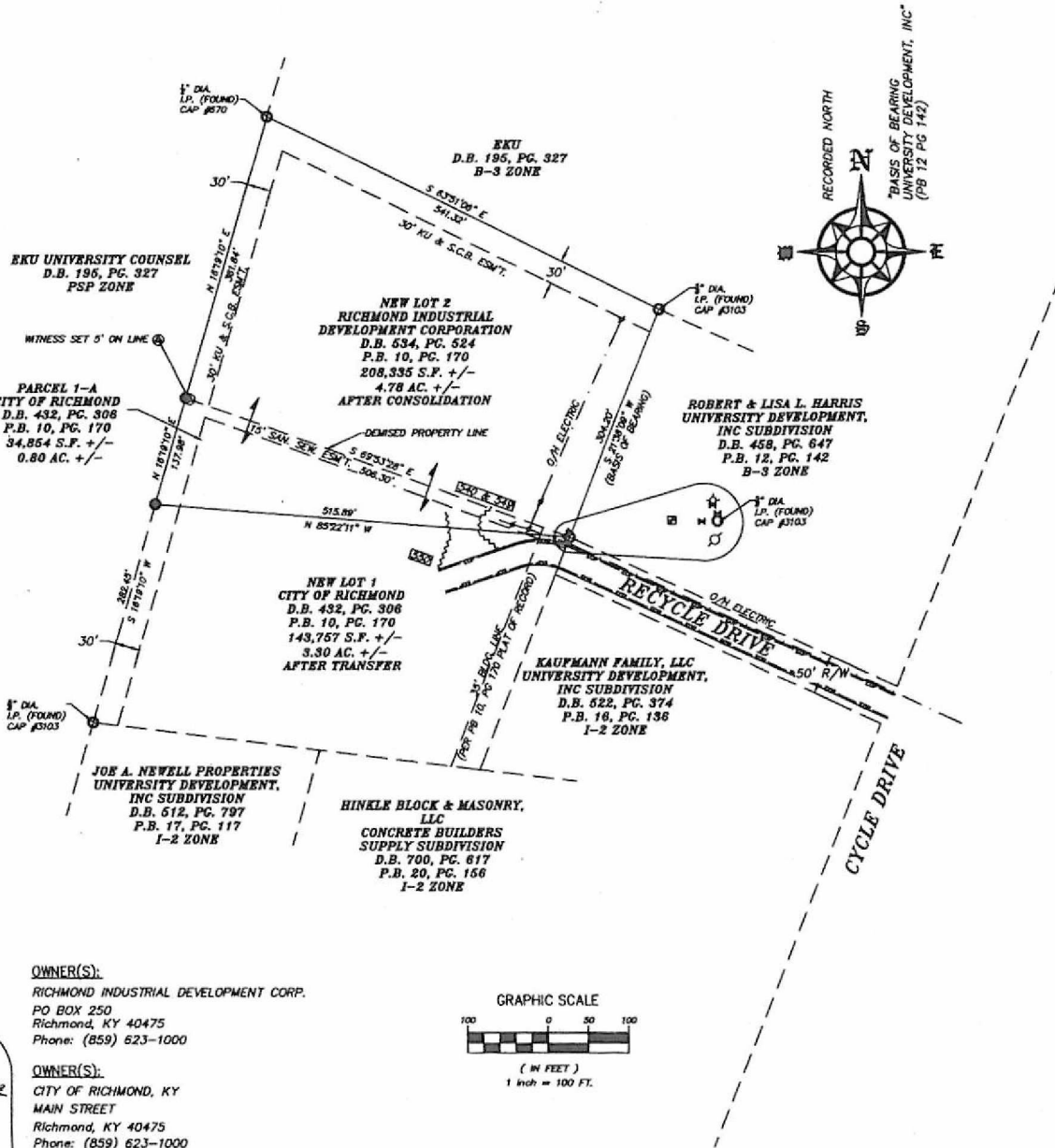
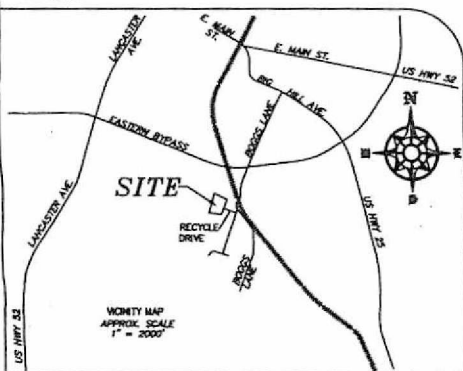
RICHMOND PLANNING COMMISSION CHAIRMAN
 DATE 12/13/16

UTILITY AND EASEMENT NOTE

All utilities should be field verified before any construction begins. Any contractor, owner, or designer is hereby forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. This plat depicts all visible easements and easements of record only as discovered during the course of this survey, and does not warrant the depiction of all easements and/or encumbrances.



Dial 811 for Buried Line & Cable Locations



NOTES:

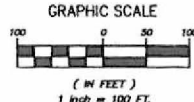
- 1.) THE PURPOSE OF THIS PLAT IS TO TRANSFER PARCEL 1-A FROM LOT 1 AND TO CONSOLIDATE SAID PARCEL TO LOT 2.
- 2.) URBAN CLASS SURVEY.
- 3.) ALL CORNERS ARE MARKED WITH 1/2" DIAMETER IRON PINS (18" IN LENGTH #4 REBAR) WITH YELLOW PLASTIC CAPS STAMPED "ABACUS LPLS 3265" UNLESS OTHERWISE NOTED.
- 4.) SOURCE OF TITLE: PLAT OF RECORD, PLAT BOOK 10, PAGE 170, DEED BOOK 534, PAGE 524 & DEED BOOK 432, PAGE 306.
- 5.) THIS PROPERTY HAS BEEN FOUND TO BE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 21057 0256-C EFFECTIVE DATE OCTOBER 02, 2012.
- 6.) SMALLEST TRACT IS PARCEL 1-A 0.80 ACRES +/-.

- LEGEND**
- SET 1/2" DIA. IRON PIN (18" IN LENGTH #4 REBAR) WITH YELLOW PLASTIC CAPS STAMPED "ABACUS LPLS 3265"
 - ⊙ SET 1/2" DIA. IRON PIN (18" IN LENGTH #4 REBAR) WITH ORANGE PLASTIC CAPS STAMPED "WITNESS LPLS 3265"
 - FOUND MONUMENTATION
 - ⊕ UTILITY POLE
 - ⊙ FIRE HYDRANT
 - ⊕ GATE VALVE
 - ⊕ WATER METER

BUILDING SETBACKS NOTE:
 FRONT BUILDING SETBACK LINE SHOWN HEREON IS PER PREVIOUS PLAT OF RECORD, PB 10, PG 170 WHICH PRELATES CURRENT SETBACK REQUIREMENTS. ANY BUILDING ERECTED ON THIS PROPERTY AFTER THE ADOPTION OF THE CURRENT SETBACK REQUIREMENTS SHALL ADHERE TO THE CURRENT SETBACK REQUIREMENTS OF THE CITY OF RICHMOND.

SITE STATISTICS

TOTAL AREA	0.082 AC. +/-
ZONE	I-2
ADDRESS	540, 549 & 550 RECYCLE DRIVE
SOURCE OF TITLE	DB 534 PG 524 DB 432 PG 306
NUMBER OF LOTS	2
LOT 1 AREA	143,757 S.F.
PARCEL 1-A AREA	34,854 S.F.
LOT 2 AREA	208,335 S.F.



OWNER(S):

RICHMOND INDUSTRIAL DEVELOPMENT CORP.
 PO BOX 250
 Richmond, KY 40475
 Phone: (859) 623-1000

OWNER(S):

CITY OF RICHMOND, KY
 MAIN STREET
 Richmond, KY 40475
 Phone: (859) 623-1000

Signed:

DWAYNE WHEATLEY
 P.E. 19640

Signed:

DWAYNE WHEATLEY
 L.S. 3265

Abacus
 Engineering & Land Surveying
 236 Boggs Lane, Suite 4
 Richmond, KY 40475
 P: (859) 625-1200 ~ F: (859) 625-1207

Project No.: 16-257
 Scale: 1" = 100'
 Drawn by: TL
 Checked by: DW
 Date of Survey: 21NOV2016
 Date of Plat: 21NOV2016
 Date of Revision: 21NOV2016

MINOR CONSOLIDATION PLAT for
RICHMOND INDUSTRIAL DEVELOPMENT CORPORATION
& THE CITY OF RICHMOND
540, 549 & 550 RECYCLE DRIVE
Richmond, Madison County, Kentucky

*Grantee*DEED

THIS DEED OF CONVEYANCE made and entered into by and between
THE CITY OF RICHMOND, KENTUCKY, a Municipal Corporation, P.O. Box
250, Richmond, Kentucky 40475 and MADISON COUNTY FISCAL COURT, a
Body Politic, Madison County Courthouse, 101 W. Main Street,
Richmond, Kentucky 40475, PARTIES OF THE FIRST PART, and RICHMOND
INDUSTRIAL DEVELOPMENT CORPORATION, P.O. Box 250, Richmond,
Kentucky 40475, PARTY OF THE SECOND PART,

WITNESSETH: That for and in consideration of the sum of ONE
AND NO/100 (\$1.00) DOLLAR, cash in hand paid, and other good and
valuable consideration, the receipt of which is hereby
acknowledged, the Parties of the First Part do hereby BARGAIN,
SELL, GRANT and CONVEY unto the Party of the Second Part, its
successors and assigns, the following described property located in
Madison County, Kentucky, to-wit:

Lot Number 2 of the University Development, Inc. property
located on Boggs Lane in the Richmond, Madison County,
Kentucky, and as shown on plat recorded in Plat Book 10,
Page 170 in the Madison County Court Clerk's Office,
reference to which is hereby made for a more particular
description.

Being the same property conveyed to the City of Richmond
and the Madison County Fiscal Court by deed dated the
26th day of April, 1994 and of record in Deed Book 443,
at page 665, Madison County Clerk's Office.

Ownership to the property herein shall revert to Grantors
in the event of default in any respect in any terms in
the Grant Agreement, Legally Binding Agreement or Lease
by the Richmond Industrial Development Corporation or
Bluegrass Regional Recycling Corporation, Inc. or
Dissolution of said entities. In no way shall the above
reverter operate so as to obligate the Richmond
Industrial Development Corporation to become obligated
for costs, expenses, damages or other monies to any
party, nor shall the reverter prevent the Richmond
Industrial Development Corporation from exercising its
rights against Bluegrass Regional Recycling Corporation,
Inc. should said corporation default under the terms of
the Grant Agreement, Legally Binding Agreement, Lease or
any other documents associated therewith and that all
actions taken therewith shall be for the benefit of the
Richmond Industrial Development Corporation and the
Grantors herein.

The property herein is conveyed with clear title subject to
any easements, restrictions of record and any local zoning
ordinances, if applicable.

TO HAVE AND TO HOLD the above-described property with all the

PAGE 524

BOOK 534

appurtenances thereunto belonging unto the Party of the Second Part, the whole of said property in fee simple, its successors and assigns forever, and with the above exceptions warrants generally the same.

CONSIDERATION CERTIFICATE: We, the undersigned, hereby certify that the consideration reflected in this deed is the full consideration paid for the property herein conveyed. We further certify that the Fair Market Value for the property conveyed herein is \$ 32,000.00. The Second Party joins in this deed solely for the purpose of certifying the consideration as aforesaid.

IN TESTIMONY WHEREOF, witness the signatures of the Parties of the First Part and Party of the Second Part this 20th day of September, 2001.

THE CITY OF RICHMOND
Party of the First Part

BY: Ann L. Durham
ANN L. DURHAM, MAYOR

ATTEST:

BY: Kay Wortham
KAY WORTHAM, CITY CLERK

MADISON COUNTY FISCAL COURT
Party of the First Part

BY: Kent Clark
KENT CLARK
County Judge-Executive

ATTEST:

BY: Mary Jane Ginter
MARY JANE GINTER
County Court Clerk

RICHMOND INDUSTRIAL DEVELOPMENT CORPORATION
Party of the Second Part

BY: David R. Graham
DAVID GRAHAM, VICE-PRESIDENT

PAGE 525

BOOK 534

STATE OF KENTUCKY)

COUNTY OF MADISON)

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me by Ann L. Durham, Mayor of The City of Richmond, Kentucky, Party of the First Part, this 19th day of SEPTEMBER, 2001.

James H. Howard NOTARY PUBLIC

My commission expires: 10-25-2001

STATE OF KENTUCKY)

COUNTY OF MADISON)

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me by Kent Clark, County Judge-Executive of Madison County Fiscal Court, Party of the First Part, this 20th day of September, 2001.

Francetta Durbin NOTARY PUBLIC

My commission expires: 10-31-02

STATE OF KENTUCKY)

COUNTY OF MADISON)

The foregoing Consideration Certificate was acknowledged and sworn to before me by David Graham, Vice-President of Richmond Industrial Development Corporation, Party of the Second Part, this 20th day of September, 2001.

James H. Howard NOTARY PUBLIC

My commission expires: 10-25-2001

PREPARED BY:

Walter G. Ecton, Jr.
WALTER G. ECTON, JR.
125 South Third Street
P.O. Box 479
Richmond, Kentucky 40476-0479
(606) 624-2252

DOCUMENT NO: 264436
RECORDED ON: OCTOBER 03, 2001 11:23:58AM
TOTAL FEES: \$12.00
COUNTY CLERK: MARY JANE GINTER
COUNTY: MADISON COUNTY
DEPUTY CLERK: LORENA BURNS

BOOK 534 PAGES 524 - 526

PAGE 526

BOOK 534