

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
RESOLUTION 2025-020**

**A RESOLUTION OF THE MADISON COUNTY FISCAL COURT
APPROVING THE SALE OF SURPLUS REAL PROPERTY**

WHEREAS, the Madison County Fiscal Court (the “County”) wishes to sell a vacant lot, as surveyed by the Madison County Surveyor and identified in said survey as Lot E-1 (a.k.a. Parcel 11 – 2.49 acres), as found in Attachment A and supported with the legal description in Attachment B as filed in Deed Book 569, Page 168, in the office of the Madison County Clerk. In accordance with KRS 67.0802, the property was acquired as part of the Battlefield Golf Course by the County in 2004. The property is being sold in the public interest as it is no longer needed or used by the County; and

WHEREAS, the County wishes to sell the Old School Building (+/- 0.50 acres) on New Road, as described in Attachment C as filed in Deed Book 55, Page 265 in the office of the Madison County Clerk. In accordance with KRS 67.0802, the lot was previously used as a schoolhouse and acquired by the County in 1903. The property is being sold in the public interest as it is no longer needed or used by the County; and

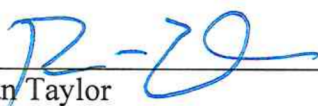
WHEREAS, the County wishes to sell the aforementioned properties by electronic auction in accordance with KRS 67.0802(4)(c), following publication of the auction, including the uniform resource link (URL) of www.govdeals.com/madisoncountky for the site of the electronic auction, in accordance with KRS 424.130(1)(b);

NOW, THEREFORE, BE IT RESOLVED THAT THE FISCAL COURT DOES HEREBY APPROVE THIS RESOLUTION AND AUTHORIZES THE JUDGE/EXECUTIVE AND/OR HIS DESIGNEE TO BEGIN THE PROCESS OF PLACING THE AFOREMENTIONED PROPERTIES FOR SALE AS WELL AS NEGOTIATING AND EXECUTING CONTRACTS FOR SAID PROPERTIES ON BEHALF OF THE COUNTY.

Motion made by Hughes, seconded by Combs.

Vote:	YES	NO	ABSTAIN
Magistrate James Brian Combs	<u>✓</u>	<u> </u>	<u> </u>
Magistrate Stephen Lochmueller	<u>✓</u>	<u> </u>	<u> </u>
Magistrate Billy Ray Hughes	<u>✓</u>	<u> </u>	<u> </u>
Magistrate Tom Botkin	<u>✓</u>	<u> </u>	<u> </u>
Judge/Executive Reagan Taylor	<u>✓</u>	<u> </u>	<u> </u>

Signed:

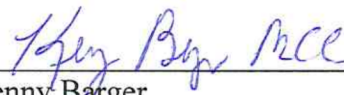


Reagan Taylor
Madison County Judge/Executive

3-25-2025

Date

Attested:



Kenny Barger
Madison County Clerk

3-25-2025

Date

PURPOSE
THE PURPOSE OF THIS PLAT IS TO
SUBDIVIDE LOT E-1 FROM TRACT E.

LEGEND

- RFB - REBAR FOUND
- RBS - REBAR SET
- SURVEYED BOUNDARY
- ADJOINING PROPERTY

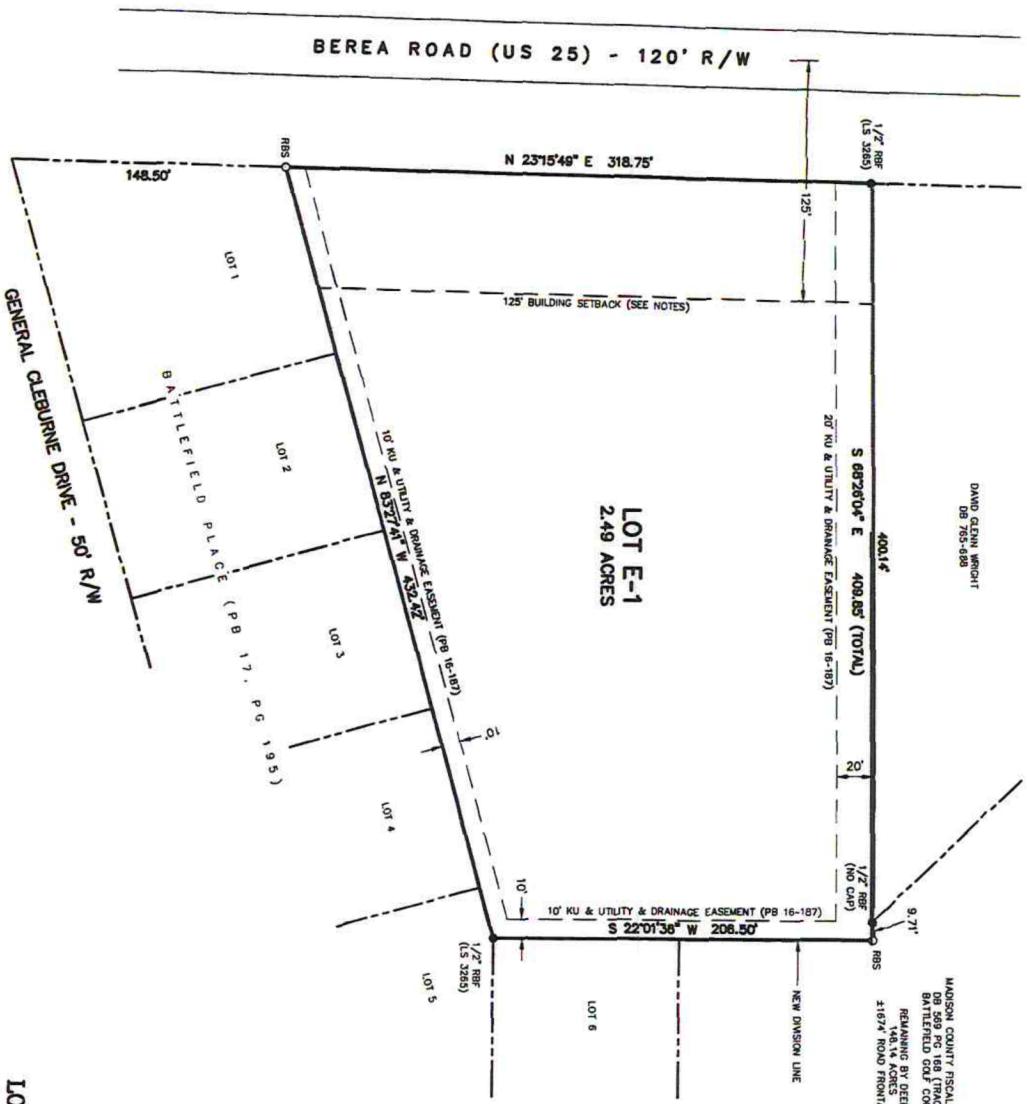
MAGNETIC NORTH
11/21/2019

CERTIFICATE OF OWNERSHIP & DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND HEREBY ADOPT THE PLAN OF SUBDIVISION HEREON SHOWN, SUBJECT TO ALL RIGHTS, EASEMENTS AND SPACES TO PUBLIC USE AS INDICATED, AND GRANT PUBLIC UTILITY AND OTHER EASEMENTS, AS DEPICTED.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, KENTUCKY, THE EXERCISE OF SUCH LAWS AND ORDINANCES OF THE MADISON COUNTY FISCAL COURT, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

REASON FOR RECORDING: 12-13-17
DATE: 12-13-17
MADISON COUNTY JUDGE EXECUTIVE
CHAIRMAN, MADISON CO. PLANNING COMMISSION DATE: 12-17-19

Attachment A



BUILDING SETBACKS
TAKEN FROM THE LAND USE REGULATIONS IN EFFECT ON THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE. THE MADISON COUNTY PLANNING AND BUILDING CODES OFFICE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY CONSTRUCTION.

FRONT SETBACK: 25' FROM R/W (ALL ROADS)
SIDE SETBACK: 125' FROM CENTER OF MAJOR HIGHWAYS
REAR SETBACK: 25'

- NOTES**
1. SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLETES WITH 201 MAR 18, 1526.
 2. METHOD OF ADJUSTMENT: 1-47-083
 3. LAND CLASSIFICATION: URBAN
 4. SOURCE OF TITLE: DB 569, PG 166
 5. REBAR SET ARE 1/2" REBAR, 18" LONG, WITH RED CAP, STAMPED "SPENCER, PLS 4068" UNLESS OTHERWISE NOTED.
 6. RIGHT OF WAY INFORMATION FROM DB 126, PG 215.



DOCUMENT NO. 2014-000036
RECORDED NOVEMBER 17, 2019 09:10:00 AM
TOTAL FEET: 201.00
COUNTY CLERK KENNY BARGER
COUNTY CLERK KENNY BARGER
COUNTY MADISON, KY
BOOK 728 PAGES 296 - 296

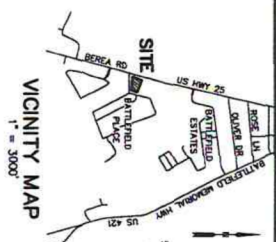
OWNER/CLIENT:
MADISON COUNTY FISCAL COURT
101 WEST MAIN STREET
RICHMOND, KY 40475

SPENCER
12/16/2019

MINOR SUBDIVISION
LOT E-1 (2.49 ACRES)
BEING A PORTION OF
THE LANDS OF THE MADISON
COUNTY FISCAL COURT
DB 569, PG 166 (TRACT E)
US 25 SOUTH
MADISON COUNTY, KENTUCKY

311 N 3rd Street
Richmond, KY 40475
606-765-0780
www.spencersurveying.com
JOS. NO. 2116.02 DATE: 12/9/2019

SPENCER
LAND SURVEYING



Attachment B

Lot E-1

Parcel 11 – 2.49 Acres

A certain tract of land located in Madison County, Kentucky, and more particularly described as follows:

Beginning at ½" rebar set (PLS 4068, red cap) in the east right of way line of US Hwy 25 and the northwest corner of Lot 1, Battlefield Place (PB 16, Pg 187); thence with said right of way line N **24°01'19"** E a distance of **318.75'** to a ½" rebar found (PLS 3265, yellow cap) and corner to David Glenn Wright (DB 765, Pg 688); thence with the line of Wright **S 67°40'33"** E a distance of **400.14'** to a ½" rebar found (no cap); thence a new line **S 67°40'33"** E a distance of **9.71'** to a point in the rear line of Lot 8, Battlefield Place (PB 16, Pg 187); thence with the rear lines of Lots 8 thru 1, **S 22°47'07"** W a distance of **206.50'** to a ½" rebar found (PLS 3265, yellow cap); thence **N 82°42'10"** W a distance of **432.42'** to the POINT OF BEGINNING, having an area of **2.49 acres**, more or less.

Being a portion of Tract E of the lands conveyed to Madison County Fiscal court on February 5, 2024, by deed recorded in **Deed Book 569, Page 168**, in the office of the Madison County Clerk.

Madison County, KY PVA

Homestead/Disability Exemption Form

Homestead Address

Summary

Parcel Number 0005-0000-0003-A
Account Number 12835
Location Address NEW RD
Description OLD SCHOOL BUILDING (0.50 ACRE)
(Note: Not to be used on legal documents)
Class Tax District
Tax Exempt County (District 01)
Tax Rate 0.009581
Parent Tract
[View Map](#)

Information

Owner # 2025 Working
MADISON COUNTY FISCAL COURT

2025 Has Homestead Exemption?
No

Information

2024 Owner 2024 Certified Val
MADISON COUNTY FISCAL COURT \$0

2024 Has Homestead Exemption?
No

Owner

MADISON COUNTY FISCAL COURT
COURTHOUSE
RICHMOND KY 40475

Land Characteristics

Plat
Subdivision
Lot
Phase
Block
Unit
Acres 0

Valuation

	2025 Working	2024 Certified	2023 Certified	2022 Certified	2021 Certified
Exempt Land Value	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
+ Exempt Improvement Value	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
= Exempt Total Value	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
- Homestead Exemption	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
= Taxable Assessment Total	\$0	\$0	\$0	\$0	\$0

Tax Bill

