

**HARDIN COUNTY FISCAL COURT
RESOLUTION NO. 2024-186**

BE IT RESOLVED, to authorize the Judge/Executive to execute an updated Deed of Conveyance to dedicate right-of-way for a portion of the BOSK/Glendale Industrial Site being property along KY1136 approximately 0.72 miles west of the intersection of KY1136 and US 31W, under the terms and conditions of the attached agreement and deed.

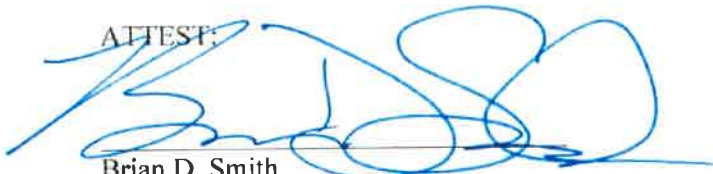
BE IT FURTHER RESOLVED, that this updated document makes changes to the Deed of Conveyance approved by Fiscal Court in Resolution 2024-142 on July 23, 2024. The prior Deed of Conveyance was not recorded and the updated version shall substitute for it and be recorded.

ADOPTED, by Hardin County Fiscal Court in its regular meeting on the 10th day of September, 2024.



Keith L. Taul
Hardin County Judge/Executive

ATTEST:



Brian D. Smith
Hardin County Clerk

PREPARED:



Jennifer B. Oldham
Hardin County Attorney

EXEMPT KRS 382.135(2)(c)

Hardin County
Item Number 4-171.00
Parcel Number 8

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE, is entered into by and between **COUNTY OF HARDIN, KENTUCKY, a political subdivision of the Commonwealth of Kentucky**, 150 N Provident Way, Suite 223, Elizabethtown, Kentucky 42701, (hereinafter "Grantor"); and the **COMMONWEALTH OF KENTUCKY** for the use and benefit of the **TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS**, 200 Mero Street, Frankfort, Kentucky 40601 (hereinafter "Grantee").

WITNESSETH: That the Grantor in consideration of the mutual benefits to be derived by the Grantor and Grantee, has bargained and sold and does hereby sell, grant and convey to the Grantee, its successors and assigns forever, the following described property and property rights, viz:

Parcel 8 Tract A

Being a tract of land lying in Hardin County along KY 1136 approximately 0.72 miles west of the intersection of KY 1136 and US 31W, and more particularly described as follows:

Beginning at a point in the existing right of way line of KY 1136 and the proposed right of way line, said point being 70.06 feet right of KY 1136 Centerline at Station 1028+69.55; thence with the existing right of way line North 85°49'52" West a distance of 390.04 feet to a point 102.84 feet left of KY 1136 Centerline at Station 1032+20.00; thence with the proposed right of way line North 31°22'25" East a distance of 35.19 feet to a point 67.65 feet left of KY 1136 Centerline at Station 1032+20.00; thence with the proposed right of way line North 64°17'53" West a distance of 521.08 feet to a point 90.00 feet left of KY 1136 Centerline at Station 1037+50.00; thence with the proposed right of way line South 20°44'32" West a distance of 224.40 feet to a point 48.70 feet right of Approach Road Centerline at Station 400+12.63, said point being in the existing right of way line of KY 1136; thence with said existing right of way line North 86°47'11" West a distance of 121.97 feet to a point 73.26 feet left of Approach Road Centerline at Station 400+10.55; thence with the proposed right of way line North 16°50'46" East a distance of 272.16 feet to a point 87.06 feet left of KY 1136 Centerline at Station 1038+87.89; thence with the proposed right of way line North 64°50'57" West a distance of 292.71 feet to a point 66.55 feet left of KY 1136 Centerline at Station 1041+85.00; thence with the proposed right of way line South 19°14'39" West a distance of 103.45 feet to a point 170.00 feet left of KY 1136 Centerline at Station 1041+85.00; thence with the proposed right of way line North 88°46'10" West a distance of 25.49 feet to a point 177.81 feet left of KY 1136 Centerline at Station 1042+10.23, said point being in the existing right of way line of KY 1136; thence with said existing right of way line North 01°13'50" East a distance of 272.43 feet to a point 82.48 feet right of KY 1136 Centerline at Station 1042+91.54; thence with the proposed right of way line South 70°57'04" East a distance of 604.38 feet to a point 110.00 feet right of KY 1136 Centerline at Station 1037+00.00; thence with the proposed right of way line South 55°22'15" East a distance of 388.74 feet to a point 63.94 feet right of KY 1136 Centerline at Station 1033+21.20; thence with the proposed right of way line South 60°12'37" East a distance of 449.53 feet to the point of beginning.

The above described parcel contains 5.521 acres (240475 sq. ft.) of right of way. It is understood between the parties hereto and made a covenant herein that the above-described property is conveyed in fee simple.

Parcel 8 Tract A1

Being a tract of land lying in Hardin County along KY 1136 approximately 1.07 miles west of the intersection of KY 1136 and US 31W, and more particularly described as follows:

Beginning at a point in the existing right of way line of KY 1136 and the proposed right of way line, said point being 82.48 feet right of KY 1136 Centerline at Station 1042+91.54; thence with the existing right of way line North 82°51'54" West a distance of 183.92 feet to a point 51.75 feet right of KY 1136 Centerline at Station 1044+70.22; thence with the existing right of way line North 84°24'37" West a distance of 206.97 feet to a point 20.33 feet right of KY 1136 Centerline at Station 1046+73.19; thence with the existing right of way line North 19°06'36" East a distance of 9.16 feet to a point 29.43 feet right of KY 1136 Centerline at Station 1046+72.22; thence with the existing right of way line North 84°56'25" West a distance of 1023.32 feet to a point 8.33 feet left of KY 1136 Centerline at Station 1056+93.67; thence with the existing right of way line North 87°28'40" West a distance of 309.51 feet to a point 16.73 feet left of KY 1136 Centerline at Station 1060+03.07; thence with the existing right of way line North 85°15'07" West a distance of 488.50 feet to a point 11.01 feet left of KY 1136 Centerline at Station 1064+91.54; thence with the existing right of way line North 80°06'01" West a distance of 144.12 feet to a point 3.61 feet right of KY 1136 Centerline at Station 1066+34.91; thence with the existing right of way line North 17°09'22" East a distance of 341.21 feet to a point 21.36 feet right of Jaggars Rd. Centerline at Station 503+50.00, said point being in the proposed right of way line of KY 1136; thence with said proposed right of way line South 10°48'31" East a distance of 39.65 feet to a point 40 feet right of Jaggars Rd. Centerline at Station 503+15.00; thence with the proposed right of way line South 11°05'45" West a distance of 184.03 feet to a point 115.00 feet right of KY 1136 Centerline at Station 1065+70.00; thence with the proposed right of way line South 84°35'43" East a distance of 1373.72 feet to a point 86.69 feet right of KY 1136 Centerline at Station 1052+00.00; thence with the proposed right of way line South 81°55'50" East a distance of 913.08 feet to a point 149.28 feet right of KY 1136 Centerline at Station 1043+10.88; thence with the proposed right of way line South 01°13'50" West a distance of 69.69 feet to the point of beginning.

The above described parcel contains 5.491 acres (239183 sq. ft.) of right of way. It is understood between the parties hereto and made a covenant herein that the above-described property is conveyed in fee simple.

Parcel 8 Tract B

Being a tract of land lying in Hardin County along KY 1136 approximately 0.48 miles west of the intersection of KY 1136 and US 31W, and more particularly described as follows:

Beginning at a point in the existing right of way line of KY 1136, said point being 93.41 feet right of KY 1136 Centerline at Station 1025+45.63; thence with the existing right of way line North 55°07'41" West a distance of 57.16 feet to a point 103.42 feet right of KY 1136 Centerline at Station 1026+03.16; thence North 34°52'19" East a distance of 33.63 feet to a point 136.56 feet right of KY 1136 Centerline at Station 1025+97.30; thence South 55°07'41" East a distance of 57.16 feet to a point 126.47 feet right of KY 1136 Centerline at Station 1025+39.35; thence South 34°52'19" West a distance of 33.63 feet to the point of beginning.

The above described parcel contains 1922 sq. ft. for a permanent easement. It is the specific intention of the Grantor(s) herein to convey a permanent easement to the property described above for the purpose of constructing and perpetually maintaining drainage.

Parcel 8 Tract C

Being a tract of land lying in Hardin County along KY 1136 approximately 0.49 miles west of the intersection of KY 1136 and US 31W, and more particularly described as follows:

Beginning at a point in the existing right of way line of KY 1136, said point being 103.42 feet right of KY 1136 Centerline at Station 1026+03.16; thence North 55°07'41" West a distance of 10.04 feet to a point 105.11 feet right of KY 1136 Centerline at Station 1026+13.29; thence North 00°00'05" West a distance of 22.89 feet to a point 125.79 feet right of KY 1136 Centerline at Station 1026+23.34; thence South 56°08'30" East a distance of 23.13 feet to a point 122.33 feet right of KY 1136 Centerline at Station 1025+99.82; thence South 34°52'19" West a distance of 19.19 feet to the point of beginning.

The above described parcel contains 316 sq. ft. for a temporary easement. It is the specific intention of the Grantors herein to convey a temporary easement to the property described above for the purpose of grading; said easement terminates and reverts upon completion of same.

Parcel 8 Tract C1

Being a tract of land lying in Hardin County along KY 1136 approximately 0.56 miles west of the intersection of KY 1136 and US 31W, and more particularly described as follows:

Beginning at a point in the proposed right of way line of KY 1136, said point being 70.27 feet right of KY 1136 Centerline at Station 1028+79.66; thence North 60°12'37" West a distance of 300.10 feet to a point 66.91 feet right of KY 1136 Centerline at Station 1031+83.03; thence South 84°01'25" East a distance of 265.27 feet to a point 178.12 feet right of KY 1136 Centerline at Station 1029+37.24; thence South 01°35'53" West a distance of 121.52 feet to the point of beginning.

The above described parcel contains 16,071 sq. ft. for a temporary easement. It is the specific intention of the Grantors herein to convey a temporary easement to the property described above for the purpose of entrance construction; said easement terminates and reverts upon completion of same.

Parcel 8 Tract C2

Being a tract of land lying in Hardin County along KY 1136 approximately 0.69 miles west of the intersection of KY 1136 and US 31W, and more particularly described as follows:

Beginning at a point in the proposed right of way line of KY 1136, said point being 89.73 feet left of KY 1136 Centerline at Station 1035+90.00; thence South 26°49'12" West a distance of 115.27 feet to a point 214.14 feet right of Approach Road Centerline at Station 400+63.85; thence South 75°11'49" West a distance of 156.43 feet to a point 66.24 feet right of Approach Road Centerline at Station 400+12.93; thence North 86°47'11" West a distance of 17.54 feet to a point 48.70 feet right of Approach Road Centerline at Station 400+12.63; thence North 20°44'32" East a distance of 224.40 feet to a point 90.00 feet left of KY 1136 Centerline at Station 1037+50.00; thence South 64°17'53" East a distance of 156.80 feet to the point of beginning.

The above described parcel contains 25,617 sq. ft. for a temporary easement. It is the specific intention of the Grantors herein to convey a temporary easement to the property described above for the purpose of grading; said easement terminates and reverts upon completion of same.

Parcel 8 Tract C3

Being a tract of land lying in Hardin County along KY 1136 approximately 0.72 miles west of the intersection of KY 1136 and US 31W, and more particularly described as follows:

Beginning at a point in the proposed right of way line of KY 1136, said point being 104.68 feet right of KY 1136 Centerline at Station 1037+49.00; thence North 70°57'04" West a distance of 141.82 feet to a point 92.64 feet right of KY 1136 Centerline at Station 1038+87.27; thence North 20°04'06" East a distance of 157.56 feet to a point 250.00 feet right of KY 1136 Centerline at Station 1038+95.00; thence South 64°11'37" East a distance of 142.51 feet to a point 245.00 feet right of KY 1136 Centerline at Station 1037+60.00; thence South 20°04'06" West a distance of 140.79 feet to the point of beginning.

The above described parcel contains 21,152 sq. ft. for a temporary easement. It is the specific intention of the Grantors herein to convey a temporary easement to the property described above for the purpose of approach construction; said easement terminates and reverts upon completion of same.

Parcel 8 Tract C4

Being a tract of land lying in Hardin County along KY 1136 approximately 0.30 miles west of the intersection of KY 1136 and US 31W, and more particularly described as follows:

Beginning at a point in the existing and proposed right of way line of KY 1136, said point being 43.26 feet right of KY 1136 centerline at Station 1015+45.00; thence with the existing and proposed right of way line North 70°43'27" West a distance of 65.19 feet to a point 48.29 feet right of KY 1136 centerline at Station 1016+10.00; thence North 14°51'21" East a distance of 21.71 feet to a point 70.00 feet right of KY 1136 centerline at Station 1016+10.00; thence South 75°08'39" East a distance of 65.00 feet to a point 70.00 feet right of KY 1136 centerline at Station 1015+45.00; thence South 14°51'21" West a distance of 26.74 feet to the point of beginning.

The above described parcel contains 1575 sq. ft. of temporary easement for entrance construction. It is the specific intention of the Grantors herein to convey a temporary easement to the property described above for the purpose of entrance construction; said easement terminates and reverts upon completion of same.

Being a portion of the same property conveyed to County of Hardin, Kentucky, a political subdivision of the Commonwealth of Kentucky, from BlueOval SK, LLC, a Delaware Limited Liability Company, by Quitclaim Deed dated December 28, 2023, and recorded in Deed Book 1562, Page 1261 in the office of the County Clerk in Hardin County, Kentucky.

The proposed public highway improvement for which the above-described property is being acquired is identified as Gilead Church Road; KY 1136, State and Federal Project No. 12F0 FD52 047 14354 01R; STP 6000 (202), the plans for which are on file in the office of the Kentucky Transportation Cabinet in Frankfort, Kentucky. The acquisition of the right of way of this project was authorized by the Kentucky Transportation Cabinet Official Order No. 113369. Access, if any, on this project as well as the remaining property of the Grantor shall be by permit, as required to be set forth in Section 6 of the Kentucky Administrative Regulations (603 KAR 5:120). Access, if any, on this project as well as the remaining property of the Grantor shall be provided only where specifically shown on the project plans or as otherwise permitted by Kentucky law and regulations.

CERTIFICATE OF CONSIDERATION

The above-referenced property that is being conveyed by the Grantor to the Grantee by this Deed of Conveyance has an appraised value of \$1,036,950.00.

This conveyance is made free and clear of any liens, taxes and/or encumbrances.

TO HAVE AND TO HOLD said property and property rights unto the Grantee, its successors and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

IN TESTIMONY WHEREOF the Grantor, by and through Hardin County, Kentucky, a political subdivision of the Commonwealth of Kentucky, thereof, has executed this Deed of Conveyance on this 10th day of September, 2024.

IN TESTIMONY WHEREOF the Grantor, Hardin County, Kentucky, a political subdivision of the Commonwealth of Kentucky, by and through Keith Taul, County Judge/Executive and Duly Authorized Representative of Hardin County, Kentucky, a political subdivision of the Commonwealth of Kentucky, thereof, pursuant to Resolution of its Board of Directors, dated 9-10-24 has executed this Deed of Conveyance on this 10th day of September, 2024.

GRANTOR:

COUNTY OF HARDIN, KENTUCKY,
a political subdivision of the Commonwealth of Kentucky

BY: 
Keith Taul, County Judge/Executive and Duly Authorized Representative

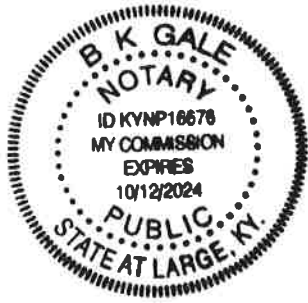
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF Kentucky

COUNTY OF Hardin

I the undersigned, certify that the foregoing Deed of Conveyance was produced before me in my said County and State and duly acknowledged and sworn to by Keith Taul, County Judge/Executive and Duly Authorized Representative of Hardin County, Kentucky, a political subdivision of the Commonwealth of Kentucky, the Grantor therein to be their act and deed.

Witness my hand this the 10th day of September, 2024.



BK Gale

Notary Public

BK Gale

Printed Name

My Commission Expires: 10-12-24

My ID Number is: KYNP16676

STATEMENT CONCERNING TAX BILL

Pursuant to KRS 382.135(2)(c), the tax bill for the above-described property is exempt.

This Instrument Prepared by:

Please return recorded Instrument to:

Hon. Luci R. Hurst
Commonwealth of Kentucky
Kentucky Transportation Cabinet
Office of Legal Services
634 E. Dixie Highway
 Elizabethtown, KY 42701
 Phone: (270) 766-5066

Kentucky Transportation Cabinet
Division of Right of Way
P.O. Box 309
Elizabethtown, KY 42702