

ORDINANCE 07 - 20

AN ORDINANCE OF THE CITY OF BEREА, KENTUCKY, AUTHORIZING THE SALE OF CERTAIN SURPLUS REAL PROPERTY LOCATED AT 103 MEADOWLARK DRIVE, BEREА, KENTUCKY, TO DONALD L. COMBS FOR \$71,000.00.

WHEREAS, the City Council of the City of Bereа Kentucky makes the following findings and determinations for certain real property located at 103 Meadowlark Drive, Bereа, Kentucky:

1. The property described on Exhibit A was declared surplus in Ordinance 16- 2019.
2. Ordinance No. 16 -19 provided for the property to be sold by competitive sealed bids pursuant to KRS 45A.365, with a reserve price of \$70,000.00.
3. After due advertisement no bids were received by the City for the property.
4. Donald L. Combs has now offered to purchase the property for the sum of \$71,000.00.
5. KRS 82.083(5) provides that in the event that a city receives no bids for property declared surplus after due advertisement for sale, the city may dispose of the property in the public interest in any manner deemed appropriate by the city.
6. The City Council deems it in the public interest to dispose of the property by sale to Donald L. Combs for the sum of \$71,000.00, and that such price is a fair and reasonable price for the property.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BEREА, KENTUCKY, DOES ORDAIN AS FOLLOWS:

SECTION I

The real property and improvements described on Exhibit A shall be sold, conveyed, and transferred to Donald L. Combs, for and in consideration of payment of

the sum of SEVENTY ONE THOUSAND AND NO/100 DOLLARA (\$71,000.00), and the Mayor or his designee is authorized to effect and finalize such sale in accordance with customary land sale procedures. The property shall be sold AS-IS and without express or implied warranties, except general warranty of title.

SECTION II


All ordinances in conflict herewith are hereby repealed. This Ordinance shall be effective upon publication.

First Reading: March 3, 2020.

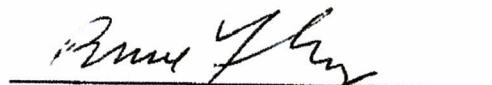
Second Reading & Enactment: March 31, 2020.

CITY OF BEREA, KENTUCKY

ATTEST:


City Clerk

APPROVED:


Bruce Fraley, Mayor

APPROVED AS TO FORM:


Corporation Counsel

EXHIBIT A

One certain lot or parcel of land, located in Berea, Madison County, Kentucky, fronting on Meadowlark Avenue and being **Lot Number Seven (7)** in the **Business Block "C"** in the **Meadowlark Subdivision** addition to Berea, Kentucky, as shown on the Plat which is duly recorded in Plat Book P1 at page 192 (a/k/a Plat Cabinet 1 at slide 261), and as amended in **Plat Book P6 at page 349** in the Madison County Clerk's office, reference to which is hereby made for a more particular description; and the improvements thereon being known and designated as **103 Meadowlark Drive, Berea, Kentucky**.

AND BEING THE SAME property conveyed to the City of Berea from Jimmy Ray Owens and Valerie Ann Owens, husband and wife, by deed dated August 7, 2019, and recorded in Deed Book D777 at page 92, in the office of the Madison County Clerk, Richmond, Kentucky.

The property is also subject to the following utility and drainage easement:

Beginning at the southeasterly corner of Lot 7, Meadowlark Subdivision, Business Block "C" (Plat Book 6, Page 349), a common corner to Lot 6 (Plat Book 1, Page 192) and in the westerly right of way line of Meadowlark Drive, a.k.a. Meadowlark Avenue (PB 1, Pg 192); thence with the common line of Lot 6 and Lot 7, N 50°58'00" W a distance of 117.46' to a point in the line of Lot 3, Meadowlark Subdivision, Business Block "C" (PB 1, Pg 192); thence with the line of Lot 3, N 06°33'00" E a distance of 21.88' to the southeasterly corner of Lot 4 Meadowlark Subdivision, Business Block "C" (PB 1, Pg 192); thence with the line of Lot 4, N 36°05'00" E a distance of 43.41' to the southwesterly corner of Lot 8, Meadowlark Subdivision, Business Block "C" (PB 6, Pg 349); thence in a southeasterly direction with the line of Lot 8, S 54°32'00" E a distance of 25.00' to a point; thence leaving Lot 8 with a line through Lot 7, S 36°05'00" W a distance of 29.26' to a point ten feet (10') from the edge of a drainage channel; thence parallel with said channel S 08°49'34" E a distance of 31.52' to a point; thence parallel with the southwesterly line of Lot 7 and approximately six feet (6') from the southwest side of an existing house, S 50°58'00" E a distance of 81.62' to a point in the westerly right of way line of Meadowlark Drive; thence S 39°02'00" W a distance of 13.00' with Meadowlark Drive to the Point of Beginning, having an area of 0.07 acres or 3,049 square feet, more or less.