



**CERTIFICATION**

Comes now Robin Morency, the duly appointed Clerk for the City of Cold Spring, Campbell County, Kentucky and certifies that the attached is a true and accurate copy of Ordinance 19-1060 an Ordinance of the City of Cold Spring annexing certain areas of unincorporated territories within the County of Campbell.

*Robin Morency*  
Robin Morency, Clerk

Subscribed to and sworn before me, a notary public, by Robin Morency, Clerk of the City of Cold Spring, Kentucky on this the 4 day of April 2024.

*Heather L. Markus*  
Notary Public  
State at Large

My Commission Expires: 1/19/2028

**HEATHER L. MARKUS**  
NOTARY PUBLIC  
STATE AT LARGE  
KENTUCKY  
COMMISSION # KYNP268  
MY COMMISSION EXPIRES JANUARY 19, 2028

RECEIVED AND FILED  
DATE June 20, 2024  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY *[Signature]*

# ORDINANCE

CITY OF COLD SPRING, CAMPBELL COUNTY, KENTUCKY

NO. 19-1060

## AN ORDINANCE OF THE CITY OF COLD SPRING REDUCING ITS BOUNDARIES PURSUANT TO KRS 81A.440

**WHEREAS**, the City of Cold Spring was approached by the owners of PIDN 999-99-20-503.00, Mark and Donna Caparole regarding their approximate 20-acre site which is in a remote part of the city, and;

**WHEREAS**, the area is uninhabited, and the City passed Ordinance 19-1055 setting forth the intention of the City to reduce the boundaries of the City, and;

**WHEREAS**, the Clerk for the City of Cold Spring sent Ordinance No. 19-1055, September 4, 2019, to the Campbell Fiscal Court. That thirty (30) days have passed and the Fiscal Court has not passed an Ordinance objecting to the reduction in boundaries pursuant to KRS 81A.440 and Ordinance No. 19-1055.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLD SPRING, COUNTY OF CAMPBELL, COMMONWEALTH OF KENTUCKY, THAT:**

That pursuant to KRS 81A.440 the City of Cold Spring, reduces and strikes the property from the boundaries of the City, for the following property:

### LEGAL DESCRIPTION

A certain tract of land lying and being on the west side of Ripple Creek Pike and on the south side of "A-A" Highway Ram "A," in Campbell County, Kentucky and more particularly described as follows, to-wit:

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a 18" long ½" diameter rebar with a yellow cap stamped "LS 2836." All bearings herein are referred to the west line of Meijer Realty Company as per Deed Book 248, Page 205.

BEGINNING at a rail road spike found at the northeast corner of Betty Jane Downton (D.B. 178, Pg. 553) in the center of Ripple Creek Pike; thence with the north line of Downton, S 71° 27' 43" W - - 581.97 feet to a ½" iron pin found at a corner with Willard & Mercedes Schweitzer; thence with the lines of Schweitzer, S 70° 43' 17" W - - 385.40 feet to an iron pin set at the base of a fallen 36' black oak; thence N 19° 09' 42" W - - 701.05 feet to an iron pin set at the base of a corner post; thence N 70° 02' 26" E - - 1542.42 feet to a rail road spike set in the center of Ripple Creek Pike; thence with the center of said Pike, S 26° 58' 38" W - - 155.31 feet to a rail road spike found; thence S

21° 14' 32" W - - 302.61 feet; thence S 09° 02' 43" W - - 224.62 feet to the place of beginning containing 20.1980 Acres more or less exclusive of all right-of-ways and easements of record.

BEING ALL THE SAME PROPERTY CONVEYED TO THE GRANTEE'S MARK AND DONNA CAPORALE, IN DEED BOOK 283 PAGE 305 OF THE CAMPBELL COUNTY COURT CLERK'S RECORDS.

PROPERTY ADDRESS: 20.1980 TRACT, RIPPLE CREEK PIKE, COLD SPRING, KENTUCKY 41076

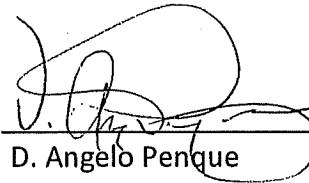
PIDN: 999-99-20-503.00

This the 9th day of December, 2019.

*Hyseses, & noes*

**CITY OF COLD SPRING**

BY:



D. Angelo Penque  
Mayor

ATTEST:

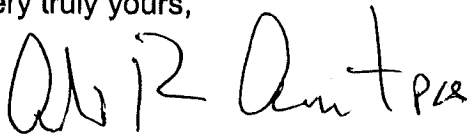
*Robin Morancy*  
CLERK

**Andrew R. Ament, Land Surveyor, PSC**

655 Fair Oaks Lane  
Edgewood, KY 41017  
(859) 341-7878 Fax (859) 341-7827  
amentsurveying@gmail.com

I certify that this description was done on behalf of my Company, Andrew R. Ament, Land Surveyor, PSC, in September 2002 by Jerry Lee Cannon, PLS #: 2936. Mr. Cannon is no longer licensed by the Kentucky Board of Engineers & Land Surveyors. At the time the work was performed, I have every reason to believe the work was accurate. If you have any questions, you can contact the General Counsel for the Kentucky Board of Engineers & Land Surveyors. The number(s) are (502) 573-2680 or (800) 573-2680.

Very truly yours,



Andrew R. Ament  
PLS KY#: 1729



ANDREW R. AMENT  
LAND SURVEYOR PSC  
655 FAIR OAKS LANE, EDGEWOOD, KENTUCKY 41017  
859-341-7878 FAX 859-341-7827

LEGAL DESCRIPTION FOR  
A 20.1980 ACRE TRACT

A certain tract of land lying and being on the west side of Ripple Creek Pike and on the south side of "A-A" Highway Ramp "A", in Campbell County, Kentucky and more particularly described as follows, to-wit:

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a 18" long by 1/2" diameter rebar with a yellow cap stamped "LS 2936". All bearings herein are referred to the west line of Meijer Realty Company as per Deed Book 248, Page 205.

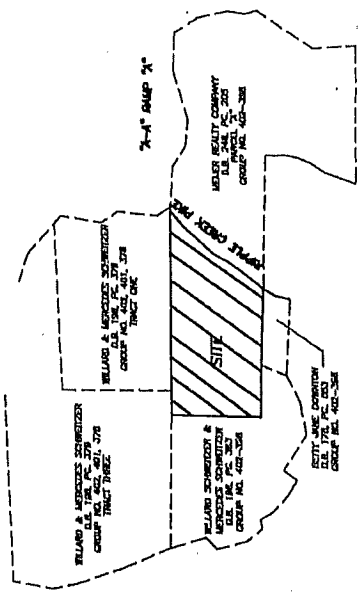
BEGINNING at a rail road spike found at the northeast corner of Betty Jane Downton (D.B. 178, Pg. 553) in the center of Ripple Creek Pike; thence with the north line of Downton, S 71° 27' 43" W -- 581.97 feet to a 1/2" iron pin found at a corner with Willard & Mercedes Schweitzer; thence with the lines of Sweitzer, S 70° 43' 17" W -- 385.40 feet to an iron pin set at the base of a fallen 36' black oak; thence N 19° 09' 42" W -- 701.05 feet to an iron pin set at the base of a corner post; thence N 70° 02' 26" E -- 1542.42 feet to a rail road spike set in the center of Ripple Creek Pike; thence with the center of said Pike, S 26° 58' 38" W -- 155.31 feet to a rail road spike found; thence S 21° 14' 32" W -- 302.61 feet; thence S 09° 32' 10" W -- 149.39 feet; thence S 15° 04' 47" W -- 99.77 feet; thence S 19° 02' 43" W -- 224.62 feet to the place of beginning containing 20.1980 Acres more or less exclusive of all right-of-ways and easements of record.

The above description is in accordance with a survey made by me on September 22, 2002 and is all the remaining property described in Deed Book 183 Page 529 of the Campbell County Court Clerk's Records at Alexandria, Ky.,

Jerry L. Cannon  
Registered Land Surveyor  
Lic. No. 2936

I HEREBY CERTIFY THAT I AM A DULY QUALIFIED AND LICENSED KENTUCKY SURVEYOR IN ACCORDANCE WITH KRS 322 AND THAT THIS PLAN REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE PROFESSIONAL ETHICS AND STANDARDS OF THE SURVEYING PROFESSION. I HAVE REVIEWED THE RECORDS OF THE SURVEYING PROFESSION AND PROFESSIONAL LIABILITY INSURANCE POLICY AND CONFIRMED THAT THE SURVEYING PROFESSIONAL LIABILITY INSURANCE POLICY IS IN FULL FORCE AND EFFECT. THE UNADJUSTED PRECISION SURVEYORS, BY THE METHOD OF RANDOM TRANSITS, THE UNADJUSTED PRECISION METHOD OF THE TRANSIT WAS 1:200,000. THE SURVEY SHOWN HEREON IS A PART OF THE SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS. THIS PLAN MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF 201 KAR 10.010.

JERRY L. CANNON  
REGISTERED LAND SURVEYOR  
REEL NO. 2508  
DATE 9-22-02

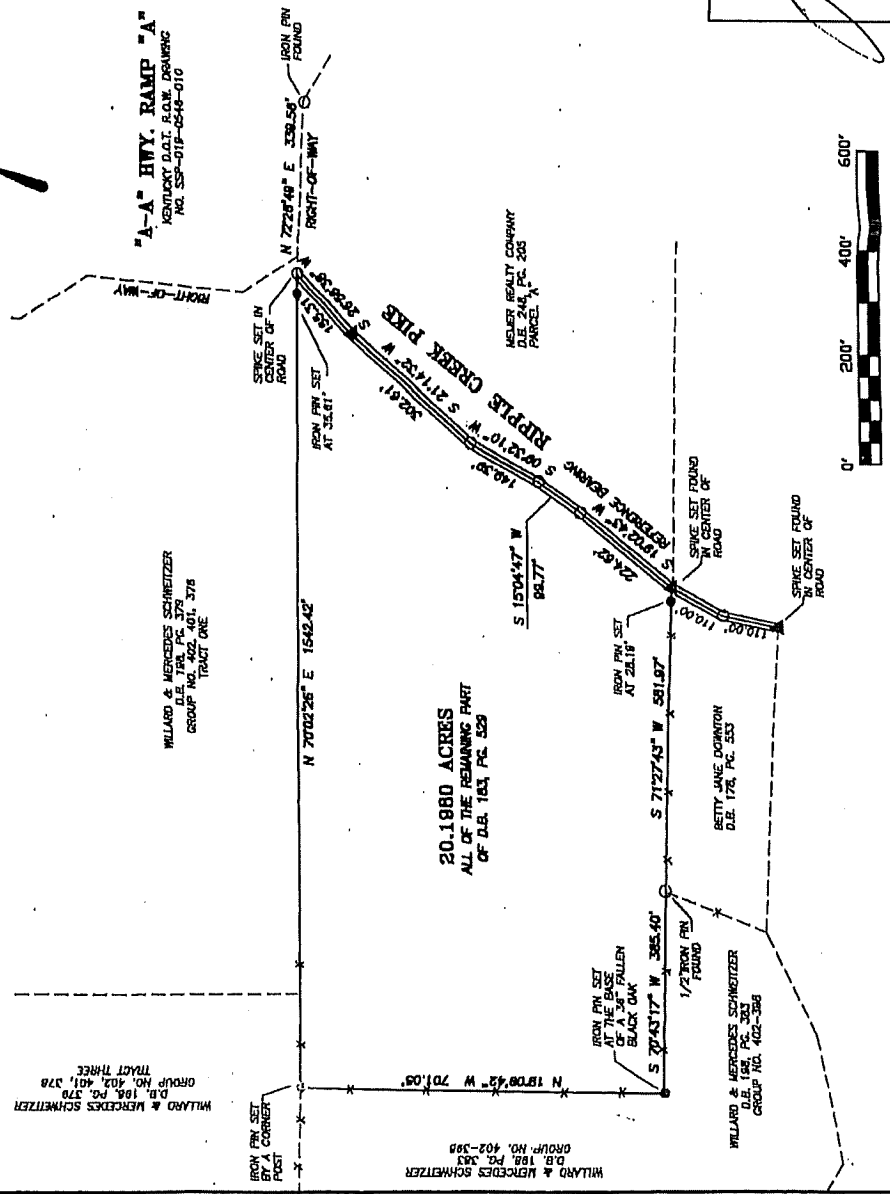


VICINITY MAP

SURVEY FOR BOUNDARY	
FOR	PAUL & KATHY PITZER 201 RIDGE HILL DRIVE HIGHLAND HEIGHTS, KY. 41078
SURVEYING ALL THE REMAINING PART OF	
JAMES C. & COLLEEN M. WARE PROPERTY	HEPPEL CREEK PINE COLD SPRING, KY. 41078
LOCATED AT THE WEST SIDE OF HEPPEL CREEK PINE AND AT THE SOUTH SIDE OF "A-A" HIGHWAY RAMP "A".	
SCALE 1" = 200'	ANDREW B. AMENT LAND SURVEYOR, P.S.C. 655 FAY OMS LANE, EDGEWOOD, KENTUCKY 41017 859-341-7628 FAX 859-341-7827
DATE OF SURVEY	SEP 22 2002
BY	JERRY L. CANNON
PROFESSIONAL LAND SURVEYOR	REEL NO. 2508



"A-A" HWY. RAMP "A"  
KENTUCKY D.A.T. R.O.W. DRAWING  
NO. SS-019-648-010



20.1880 ACRES  
ALL OF THE REMAINING PART  
OF D.B. 183, P.C. 529



- ▲ INDICATES SPIKE FOUND IN CENTER OF EXISTING PAVEMENT.
- INDICATES P.I. OF RIGHT OF WAY LINE OR CENTER LINE.
- MARKERS 1/2", 3/4", 2 1/4" IRON PIN WITH YELLOW CAP STAMPED 2508 OR 11, SET.

WILLARD & MERCEDES SCHWITZER  
D.B. 184, P.C. 378  
GROUP NO. 402-378  
TRACT ONE

WILLARD & MERCEDES SCHWITZER  
D.B. 184, P.C. 378  
GROUP NO. 402-378  
TRACT THREE

WILLARD & MERCEDES SCHWITZER  
D.B. 188, P.C. 383  
GROUP NO. 402-380

IRON PIN SET  
OF "A-A" HWY. RAMP  
BLACK OAK

WILLARD & MERCEDES SCHWITZER  
D.B. 184, P.C. 378  
GROUP NO. 402-378

BETTY LAKE DONATION  
D.B. 178, P.C. 533

HELPER REALTY COMPANY  
D.B. 244, P.C. 203  
PARCEL