

CITY OF COLD SPRING, KENTUCKY
ORDINANCE NO. 94-673

AN ORDINANCE ANNEXING TO THE CITY OF COLD SPRING, CAMPBELL COUNTY, KENTUCKY, A FIFTH CLASS CITY, CERTAIN UNINCORPORATED TERRITORY LYING ADJACENT TO THE EXISTING CITY LIMITS OF THE WITH OF COLD SPRING.

* * * * *

WHEREAS, the City Council of the City of Cold Spring, desires to annex certain unincorporated territory lying adjacent to the existing City limits of the City of Wilder; and

WHEREAS, said annexation is being accomplished pursuant to KRS 81A.412 in that each of the owners of record of the land to be annexed has given prior consent in writing to the annexation.

NOW, THEREFORE, the City Council of the City of Cold Spring does hereby ordain as follows:

SECTION ONE

That the City Council of the City of Cold Spring, Campbell County, Kentucky, an unincorporated City of the Fifth Class, hereby annexes to the City of Cold Spring the below described unincorporated territory. The City Council hereby declares that it is desirable to annex said unincorporated territory to the City of Cold Spring and has found pursuant to KRS 81A.410 that said unincorporated territory is adjacent to and contiguous to the City's boundaries at the time this annexation proceeding is being conducted and that by reason of the population density of the area, said area is urban in character and suitable for development for urban purposes without delay. Furthermore, no part of the area to be annexed is presently within the boundaries of any other incorporated city. Pursuant to KRS 100.209, the City has elected not to amend its comprehensive plan and official zoning map relative to establishing zoning and other land use regulations for the property being annexed by this ordinance. Therefore, the area being annexed shall remain subject to the same land use restrictions as applied prior to this annexation until those restrictions are changed by zoning map amendment or other regulations by the City in accordance with KRS Chapter 100.

The boundaries of the unincorporated territory to be annexed by this Ordinance are as shown as the attached legal description and plat, which are attached hereto and made a part of this Ordinance.

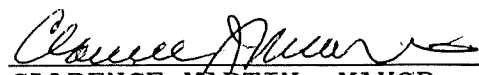
SECTION TWO

That this Ordinance shall be read and adopted on two separate dates, signed by the Mayor, attested by the City Clerk,

recorded and published according to law. Same shall be in effect at the earliest time provided by law.

PASSED AT FIRST READING ON 9/20/94.

PASSED AT SECOND READING ON 10/18/94.



CLARENCE MARTIN, MAYOR
CITY OF COLD SPRING, KENTUCKY

ATTEST:



CAROL HUBER, CITY CLERK

PUBLISHED: CAMPBELL COUNTY RECORDER ON THE 9th DAY OF
 NOVEMBER, 1994.

COLDSPRIN\94-ANN

CITY OF COLD SPRING, KENTUCKY
SUMMARY PUBLICATION OF ORDINANCE NO. 94- 673

As authorized by KRS 83A.060(9), I hereby certify that the following is the title and a summary of Ordinance No. 94-673 of the City of Cold Spring, Kentucky, as adopted on October 18, 1994.

AN ORDINANCE ANNEXING TO THE CITY OF COLD SPRING, CAMPBELL COUNTY, KENTUCKY, A FIFTH CLASS CITY, CERTAIN UNINCORPORATED TERRITORY LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF COLD SPRING. SAID ORDINANCE DOES NOT CHANGE THE ZONING AS TO THE SUBJECT PROPERTY.

Said annexation is with the written consent of the property owners and involves the land of Silas R. and Carol S. Caudill located on First Pooles Creek Road, as recorded in Deed Book 524 at Page 555; the land of Sam and Mary Caudill, located on First Pooles Creek Road as recorded in Deed Book 320 at Page 504, the land of James and Esther Raines located on First Pooles Creek Road, as recorded in Deed Book 309 at Page 320, the land of David G. and April V. Schneider, located on First Pooles Creek Road, as recorded in Deed Book 495 at Page 565, the land of John and Eleanor Williams, located on First Pooles Creek Road, as recorded in Deed Book 456 at Page 392 and the land of Allen D. Woeste, located on First Pooles Creek Road, as recorded in Deed Book 523 at Page 124 of, all of the Campbell County Clerk's Records at Newport, Kentucky.

I, Justin D. Verst, an attorney licensed to practice law in the Commonwealth of Kentucky, do hereby certify that this summary was prepared by me at the direction of the County for the City of Cold Spring and that this summary is a true and accurate summary of the contents of Ordinance No. 94- 673 .


JUSTIN D. VERST

988 JOHN GEIMAN
JAN 6 1977

JOHN GEIMAN
DPR LABS
47 1/4 52
47 1/4 52

JOHN GEIMAN

ELISON
53C

ELISON
530

32 JOHN GEIMAN

THOMAS
523

57 MOORE

CAUDILL
150

WILSON
130

WILSON
130

MARTIN
130

DAVE
58 WITHCRE
JOE HOE
19 600
CAROLINE

45

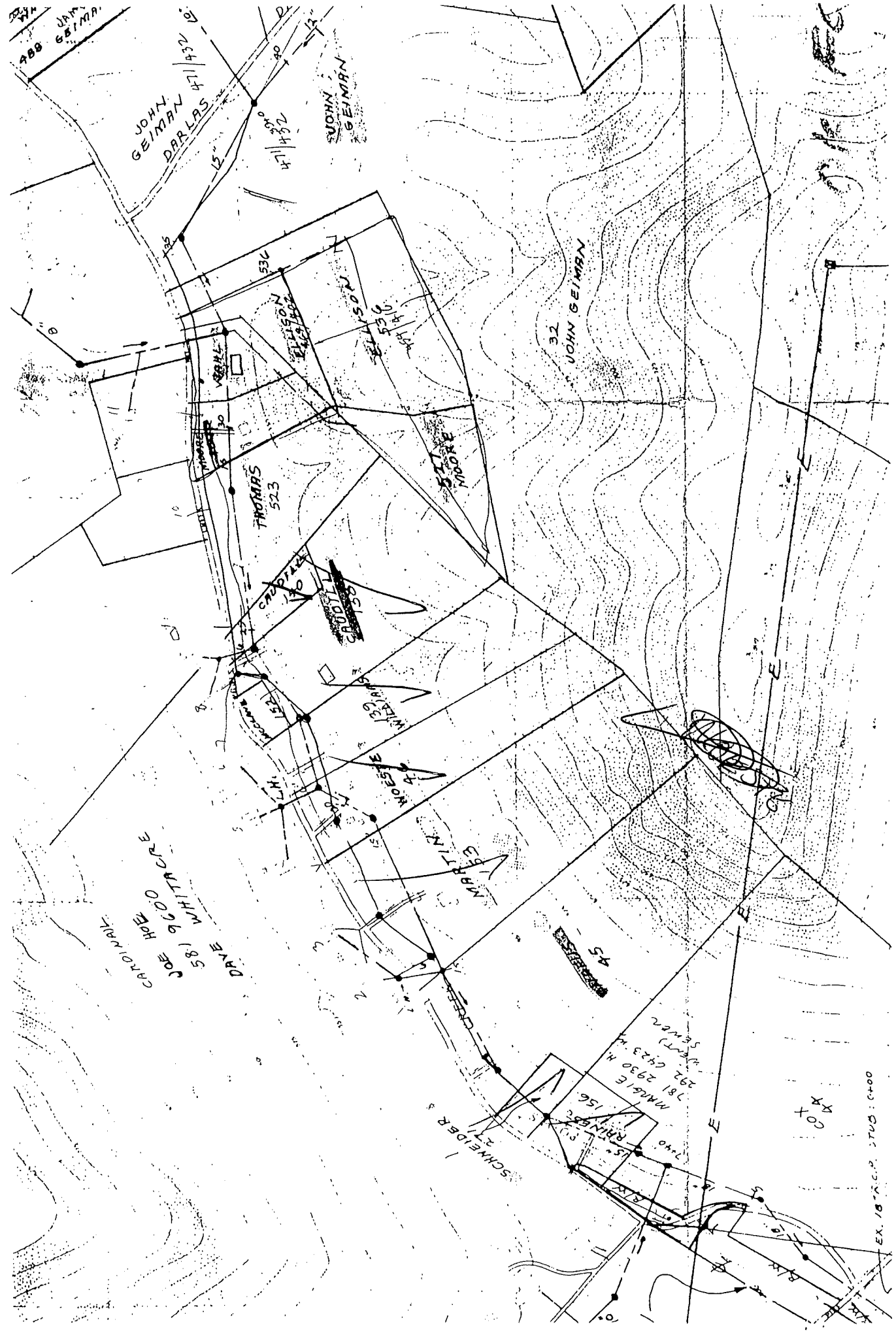
SCHNEIDER
271

5 RINGB
156

MANGLIE
781 2930 N
292 6423 W
SEWER

COX
XX

EX. 18 PAC. STUS: 6400



Know All Men by these Presents:

That the Grantor...s Lawrence E. Meyer and Doris J. Meyer, husband and wife

for and in consideration of One (\$1.00) Dollar and other good and valuable considerations

to them paid by the Grantee.s herein the receipt whereof is hereby acknowledged, do hereby BARGAIN, SELL AND CONVEY to the Grantee..s Silas R. Caudill, Jr. and Carol S. Caudill, husband and wife, with right of survivorship, his or her

heirs and assigns forever, the following described Real Estate, to witt:

CITY OF COLD SPRING COUNTY OF CAMPBELL

STATE OF KENTUCKY and known as 207 First Pooles Creek Road, Cold Spring, Kentucky 41076

The mailing address of the grantee s same

GROUP NO. 1281 - Npt.

PLAT BOOK _____

Situated in Campbell County, Kentucky, along the southwest side of Pooles Creek No. 1 (Co. Road) and being a part of the land which formerly belonged to William Coffey, bounded and described as follows:

Beginning at Point No. 1, a spike in the center of Pooles Creek No. 1 (County Road), corner to William Coffey's five acres in the line of Vernon Smith; thence along said road, S. 85 degrees 00' W. 60.0 feet to Point No. 2, a spike in the center of said road; thence leaving said road and crossing Pooles Creek through the land of William Coffey S. 39 degrees 45' E. 292 feet to Point No. 3, a stake; thence N. 70 degrees 45' E. 112.5 feet to Point No. 4, a stake in the line of Vernon Smith; thence along Smith's line N. 50 degrees 45' W. 301.5 feet to the point of beginning, containing 0.5 acres, more or less.

Subject to easement to the Union Light, Heat & Power Company, as set out in Deed Book 184, page 593 of the Campbell County records at Newport, Kentucky.

Being the same property conveyed to the grantors, Lawrence E. Meyer and Doris J. Meyer, husband and wife, by deed from Herbert W. Clark and Edna M. Clark, husband and wife, dated August 5, 1983 and recorded in Deed Book 476, page 25 of the Campbell County Clerk's records at Newport, Kentucky.

GENERAL INDEX AND RETURN
GROUP NO. #1281
Marianne Marsh
INDEX CLERK

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said Silas R. Caudill, Jr. and Carol S. Caudill, husband and wife, with right of survivorship, his or her

heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY except for the 1989 taxes which shall be prorated as of the date of this deed

Know All Men by these Presents:

That the grantor... **WILLIAM COFFEY and MAURKEN COFFEY, his wife,**

for and in consideration of One (\$1.00) Dollar and other good and valuable considerations to them paid by the Grantee. I herein the receipt whereof is hereby acknowledged, do hereby **BARGAIN, SELL AND CONVEY** to the grantees **SAM CAUDILL and MARY CAUDILL, his wife,** with right of survivorship, his or her

heirs and assigns forever, the following described Real Estate, to-wit:

Beginning at a point in the center of Pool's Creek Road along the property of Smith, thence S. 53° 15' E. 629.5 feet to a stake, corner of said property; thence S. 42° W. 404 feet to corner stake; thence N. 35° W. 725.6 feet line is six inches west of a large Elm tree; to a spike in center of Pools Creek Road; thence N. 58° 43' E. 86.20 feet to a stake in center of road; thence N. 43° 06' E. 87.10 feet to a spike in center of road; thence N. 54° 14' E. 67.50 feet to a spike in the center of the road and the place of beginning, containing five (5) acres.

There is excepted from the foregoing property the 0.5 acre tract heretofore conveyed to Arnold Stewart et al recorded in Deed Book 292, page 138 and 0.3 acre tract conveyed to Herbert Coffey, et al recorded in Deed Book 301, page 157.

Being part of the same property conveyed to the grantor, William Coffey, from Walter Gruner and Edna Gruner, his wife, by deed dated June 5, 1951, recorded in Deed Book 290 Page 397 in the Newport office of the Campbell County Clerk.

General Index 3rd. Series

Group No. 1281

NELLIE POWELL, Index Clerk

Together with all the **PRIVILEGES AND APPURTENANCES** to the same belonging. **TO HAVE AND TO HOLD** the same to the said **SAM CAUDILL and MARY CAUDILL,** his wife, with right of survivorship, his or her

heirs and assigns forever, with **COVENANTS OF GENERAL WARRANTY.** With the exception of taxes due and payable for the year 1957 and thereafter.

309/320
GROUP No. 320

156

Know All Men by these Presents:

That the grantors LAWRENCE H. MEYER and FLORENCE MAY MEYER, his wife,

for and in consideration of One (\$1.00) Dollar and other good and valuable considerations paid by the Grantees herein the receipt whereof is hereby acknowledged, do hereby BARGAIN, SELL AND CONVEY to the grantees JAMES RAINES, SR., and ESTHER RAINES, his wife, with right of survivorship, his or her

heirs and assigns forever, the following described Real Estate, to-wit:

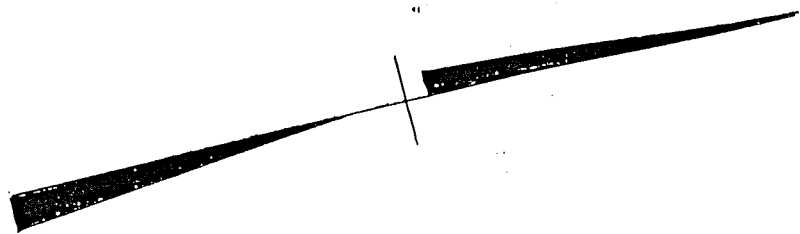
Situated in Campbell County, Kentucky, and lying along the southeast side of Pooles Creek Road No. 1 at the northwest corner of a 16.5 Acre tract of land bounded and described as follows:

Beginning at Point No. 1, a spike in the center line of Pooles Creek Road (No. 1), a county roadway, at the northwest corner of a 16.5 Acre tract now owned by Lawrence H. and Florence May Meyer, husband and wife; thence with the center line of said road, S. 33°15' W. 209.0' to Point No. 2, a spike in the center line of said road; thence leaving said road and extending into said 16.5 Acre tract, crossing Pooles Creek, S. 48°42'E. 209.0' to Point No. 3, a stake; thence N. 33°15'E. 209.0' to Point No. 4, a stake in the northeast boundary of said 16.5 Acre tract; thence along said northeast boundary, N. 48°42'W. 209.0 to the point of beginning containing 1.0 Acres more or less.

Being a part of the property conveyed to the grantors herein of record in Deed Book 299, Page 9 in the Newport office of the Campbell County records.

General Index 3rd. Series

Group No. 1281
MELUE POWELL, Index Clerk



TO LICKING PIKE

THIS PARCEL SOLD TO Hwy DEPT.

CENTERLINE POOLES CREEK ROAD NO. 1
209.0'

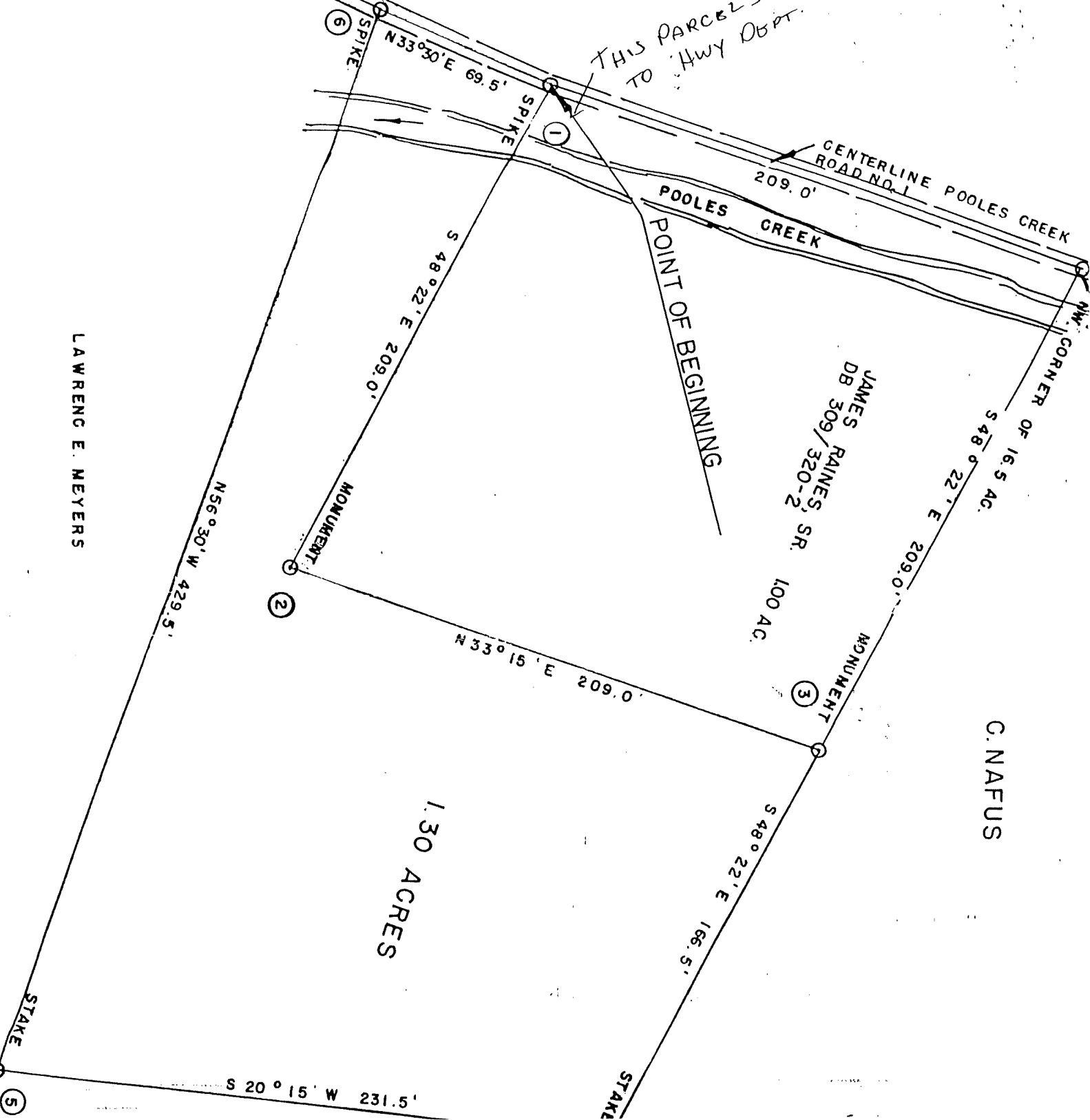
POOLES CREEK
POINT OF BEGINNING

JAMES RAINES, SR.
DB 309/320-2
100 AC.

C. NAFUS

LAWRENC E. MEYERS

1.30 ACRES



BOOK 0495 PAGE 565 ✓ 271

Know All Men by these Presents:

That the Grantor...s, Ronald L. Strubbe and Charlene N. Strubbe, husband and wife,

for and in consideration of one dollar and other valuable considerations,

to them paid by the Grantee...s herein the receipt whereof is hereby acknowledged, do hereby BARGAIN, SELL AND CONVEY to the Grantee...s, David G. Schneider and April V. Schneider, husband and wife, with the right of survivorship, his or her

heirs and assigns forever, the following described Real Estate, to wit:

CITY OF _____ COUNTY OF CAMPBELL

STATE OF KENTUCKY and known as 217 First Pooles Creek, Cold Spring, Ky. 41076

The mailing address of the grantee same

GROUP NO. 1282

PLAT BOOK _____

Situate, lying and being in the County of Campbell and State of Kentucky, and being a parcel of land lying on the waters of Pool Creek and near the Licking Turnpike Road about five (5) miles south of Newport and being part of a ten (10) acre tract and being more specifically described as follows:

Beginning at a stake in the center of the County Road leading from Licking Turnpike to the Alexandria Turnpike and at the southwest corner of a tract of land sold by William E. Arthur to C. Schweitzer; thence up said road, N. 25° E. 99 feet; thence S. 50-3/4° E., 200 feet; thence S. 25° W., 99 feet; thence N. 50-3/4° W., 200 feet to the point and place of beginning.

ALSO a non-exclusive 16 foot easement for ingress and egress over the remainder of Nafus' premises as it now exists over the present bridge and roadway from Pools Creek Road to the above described premises.

Subject to maintenance agreement for bridge servicing above described property and adjacent property owned by Charles Nafus and Laverne Nafus. Said agreement filed of even date herewith.

Subject to covenants of record.

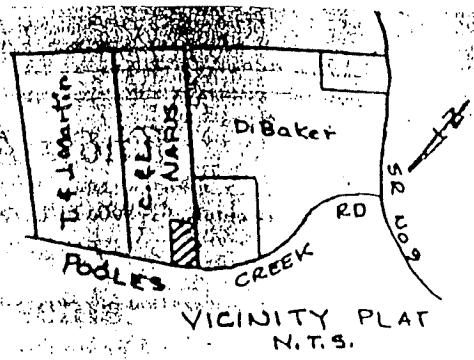
Being the same property conveyed to the grantors herein by deed from Charles Nafus and Laverne Nafus, husband and wife, dated August 2, 1967 and recorded in Deed Book 378, page 390 of the Campbell County Clerk's records at Newport, Kentucky.

GENERAL INDEX 3RD SERIES
GROUP NO. 1282
Maxwell E. Marsh
INDEX CLERK

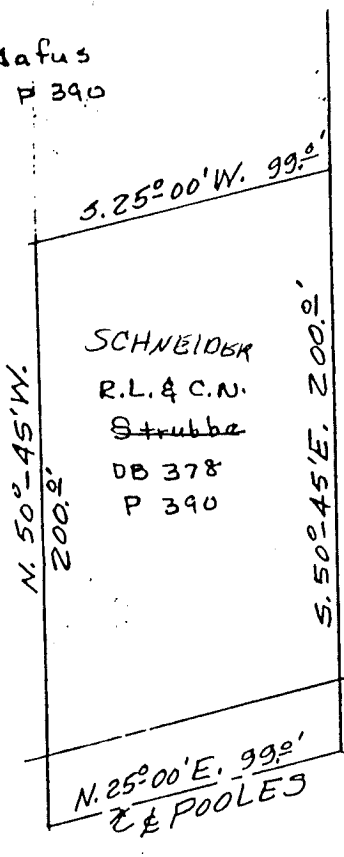
Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said David G. Schneider and April V. Schneider, husband and wife, with the right of survivorship, his or her

heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY Except the taxes for the year 1986 which are to be prorated as of this date.

Scale 1" = 50'
 CAMPBELL CO., KY.
 PLAT 6/87
 Rev 6/86



C. & L. Mafus
 DB 378 P 390



APPROVED
 Division
 1455 Acres
 By Joseph R. Suchanek
 Zoning Admin.
 Dated 6/26/86
 Campbell Co. Mun.
 Planning & Zoning
 Commission.

* Approval of Lot At
 time of Division - Board of
 Adjustment has Approved
 Lot Division

STATE OF KENTUCKY
 J. R. Suchanek
 701
 REGISTERED
 LAND SURVEYOR

I hereby certify this plat
 was made by me.
 Joseph R. Suchanek
 JOSEPH R. SUCHANEK
 203 KENTUCKY DRIVE
 NEWPORT, KY.

KY, SUR. # 701

Know All Men by these Presents:

That the Grantors, Jeffrey D. Moore, and Kimberly E. Moore, husband and wife,

for and in consideration of One (\$1.00) Dollar and other good and valuable consideration

to them paid by the Grantees, herein the receipt whereof is hereby acknowledged, do hereby BARGAIN, SELL AND CONVEY to the Grantees, John Williams and Eleanor Williams, husband and wife, as tenants by the entirety with the right of survivorship between them, his or her

heirs and assigns forever, the following described Real Estate, to wit:

CITY OF _____ COUNTY OF CAMPBELL

STATE OF KENTUCKY and known as 211 1st Pooles Creek Road

The mailing address of the grantees 220 First Pooles Creek Road, Cold Spring, Kentucky

GROUP NO. 1281 Npt.

PLAT BOOK _____

Situated in Campbell County, Kentucky, along the southeast side of Pooles Creek No. 1, a county road, and bounded and described as follows: Beginning at Point No. 1, a spike in the center line of Pooles Creek No. 1, a county road, corner to Herbert Coffey; thence along the center of said road, S. 50° W. 75 feet to Point No. 2; thence continuing along said road, S. 64° W. 58 feet to Point No. 3, a spike in the center of said road; thence leaving said road S. 27° 45' E. 799 feet to Point No. 4, a stake in the southeast boundary line of the 15.8 acre tract of Walter Gruner; thence along said boundary line N. 38° 45' E. 230 feet to Point No. 5, a stake; thence leaving said southeast boundary line and along the line of William Coffey N. 33° 45' W. 654 feet to Point No. 6, a stake in the center of Pooles Creek, corner of Herbert Coffey and William Coffey; thence along Herbert Coffey's line N. 33° 45' W. 80 feet to the point of beginning, containing 3.1 acres, more or less.

Being the same property conveyed to Jeffrey D. Moore and others by deed from Carl E. McNew and others, said deed dated October 31, 1978, and recorded in Deed Book No. 453 at Page 244 of the Campbell County Clerk's records at Newport, Kentucky.

GENERAL INDEX 456 P. 392
GROUP NO. 1281
INDEX

W. J. Marsh

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said John Williams and Eleanor Williams, husband and wife, as tenants by the entirety with the right of survivorship between them, his or her

heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY

Group No. 1281

Situated in Campbell County, Kentucky, and beginning at an iron stake in the center of Pooles Creek Road #1, a corner to Ernest Kelley, thence with his land S. 28 - 30 E. 801.2 feet to a stake; thence with the land of Dr. Ragan S 42 - 15 W. 153 feet to a stake; thence the land of Orville Hurt N. 31 - 30 W. 852.7 feet to an iron stake in the center of said road; thence with same N. 61 - 50 W. 183.8 feet to the place of beginning, containing 3.15 acres.

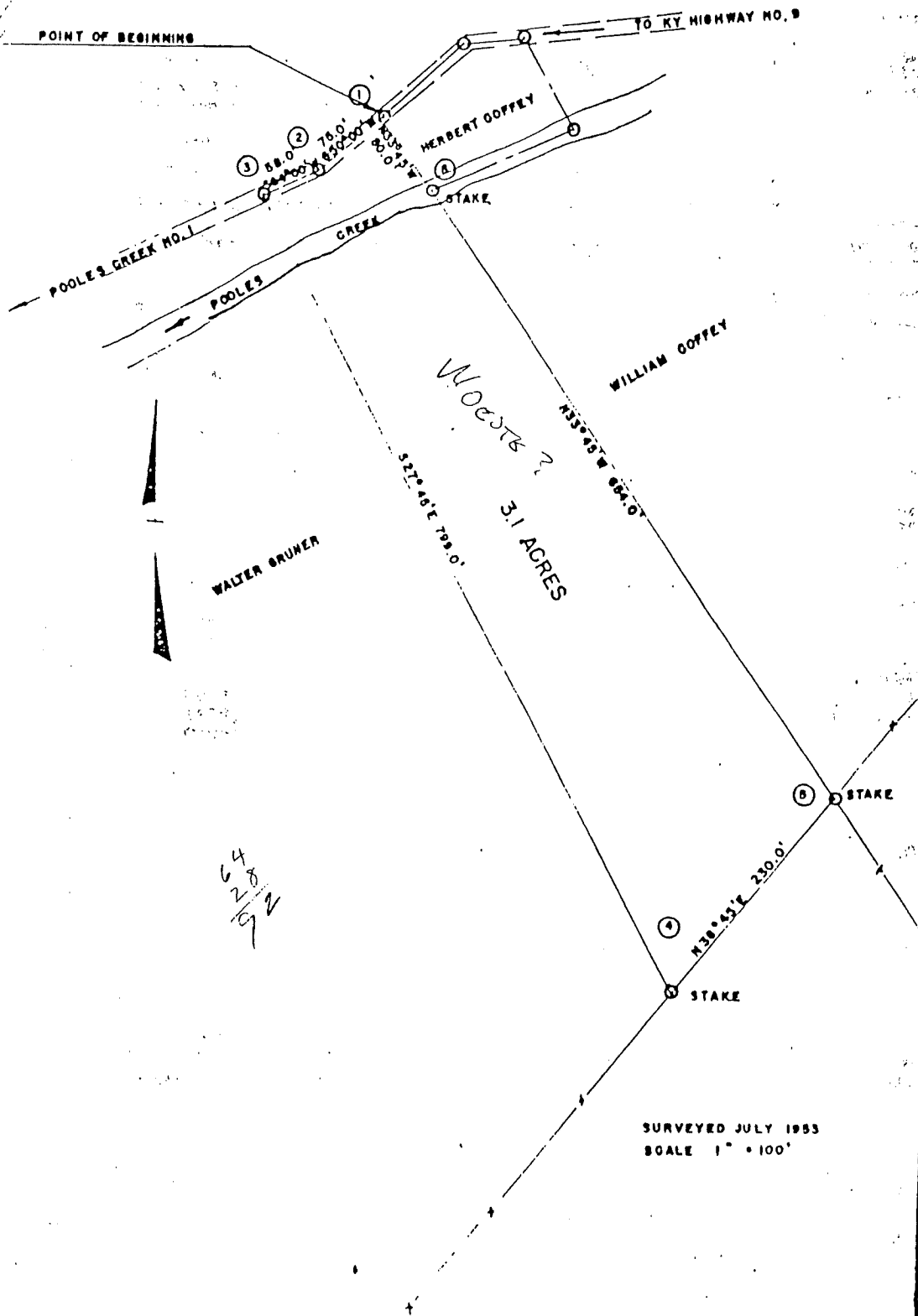
Subject to easements and restrictions of record and/or in existence.

WOESTE

WOESTE

which has the address of 211½ Pooles Creek Road Cold Spring
[Street] [City]
Kentucky 41076 ("Property Address");
[Zip Code]

POINT OF BEGINNING



64
280
92

SURVEYED JULY 1953
SCALE 1" = 100'

CITY OF COLD SPRING

The following are names and addresses of properties annexed in Ordinance 94-673:

Caudill, Silas, Jr. & Carol
207 Pooles Creek #1

Caudill, Sam (Deceased) & Mary
208 Pooles Creek #1

Raines, James (Deceased) & Esther
218 Pooles Creek #1

Schneider, David & April
217 Pooles Creek #1

Williams, John & Eleanor
211 Pooles Creek #1

Woeste, Alan
211 $\frac{1}{2}$ A Pooles Creek #1
211 $\frac{1}{2}$ B Pooles Creek #1
211 $\frac{1}{2}$ C Pooles Creek #1

K

RECEIVED & FILED
NOV 9 8 50 AM '94

Date: November 8, 1994

Memo from: Carole Huber
City Clerk

The following is a list of all properties and property owners annexed by the attached ordinances. Please include in your records, as needed.

	Property Owners	Residents	Address of Property
Ord. 93-645	Jim Poston & Wm. Newman	Land only	None-Land only
	John & Sharon Morris	Same	15 Murnan Road
Ord. 93-646	Robert Thomas	?	207A Pooles Creek #1
	Gladys & Everett Moore	Same	205 Pooles Creek #1
	Steven Wahl	Same	203A Pooles Creek #1
	John & Sheila Koke	Same	66 Darlas Drive
	Keith & Margaret Glahn	Same	52 Darlas Drive
	Robin Maggard	Same	20 Darlas Drive
Ord. 94-665	Mc Carter	Land only	None-Land only
	Keller	Land only	None-Land only
Ord. 94-668	Weinel	Land only	None-Land only
Ord. 94-672	Spillman	Land only	None-Land only
Ord. 94-673	Silas & Carol Caudill	Same	207 Pooles Creek #1
	Mary Caudill	Same	208 Pooles Creek #1
	Esther Raines	Same	218 Pooles Creek #1
	David & April Schneider	Same	217 Pooles Creek #1
	John & Eleanor Williams	Same	211 Pooles Creek #1
	Alan Woeste	?	211 1/2A P. Cr. #1
			211 1/2C P. Cr. #1