

FOUNDED
1941



City of Cold Spring

RECEIVED AND FILED
DATE November 4, 2004

TREY GRAYSON
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Charlie Allison

Date: November 1, 2004

To: Trey Greyson, Secretary of State
Darrell Brock, Jr., Governor's Office for Local Development
Jack Snodgrass, Campbell County Clerk

From: Carole Huber, City Clerk

Re: Annexation Ordinance 04-850

The City of Cold Spring has recently annexed several parcels of land. Enclosed, per KRS 81A.470, is a map of the annexed area and a certified copy of Ordinance 04-850, which includes metes and bounds descriptions of all parcels annexed.

Please contact me if any additional information is required.

Thank you,

CERTIFICATION

Comes now Carole Huber, 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 No. 04-850, an Ordinance of the City of Cold Spring annexing certain areas of unincorporated territories within the County of Campbell.

Carole Huber
Carole Huber, Clerk

Subscribed to and sworn before me a notary public, by Carole Huber, Clerk, City of Cold Spring, on this the 29th day of October 2004.

Lita M. Seger
Notary Public
State at Large

My Commission Expires: 2/1/06

RECEIVED AND FILED
DATE November 4, 2004

TREY GRAYSON
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Frankie Johnson

**COMMONWEALTH OF KENTUCKY
CITY OF COLD SPRING
ORDINANCE NO. 04-850**

**AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED
TERRITORIES WITHIN THE COUNTY OF CAMPBELL, KENTUCKY
AND CONTIGUOUS TO THE PRESENT BOUNDARY LINES OF THE
CITY OF COLD SPRING, KENTUCKY, A CITY OF THE FIFTH CLASS
AND DEFINING BY METES AND BOUNDS THE TERRITORY ANNEXED AND
AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND OFFICIAL
ZONING MAP FOR THE ANNEXED PROPERTY**

WHEREAS, Kentucky Revised Statute 81A.410 authorizes and delegates city legislative bodies the authority to annex territories; and

WHEREAS, Kentucky Revised Statute 81A.412 provides the manner in which said annexation should be accomplished through the consent of the property owner; and

WHEREAS, the property owner, by way of an annexation agreement, has provided written consent to the annexation; and

WHEREAS, the property herein described is adjacent to and contiguous to the city's boundaries; and

WHEREAS, by reason of population density, commercial, industrial, institutional or governmental use of land, or subdivision of land, said property is urban in character or suitable for urban purposes without unreasonable delay; and

WHEREAS, after receiving consent from the property owners whose land is subject to annexation and prior to the adoption of this ordinance, Cold Spring City Council pursuant to KRS 100.209 asked the Cold Spring Municipal Planning and Zoning Commission to consider the appropriate zoning; and

WHEREAS, the NKAPC staff reviewed the Cold Spring City Council's application and recommended appropriate comprehensive plan designations and appropriate zoning for the area to be consensually annexed; and

WHEREAS, the Cold Spring Planning & Zoning Commission, upon reviewing the NKAPC staff recommendations and after holding a public hearing, voted to approve NKAPC staff recommendations basis that the Comprehensive Plan Designation is consistent with the land use designation of

the adjacent area within the City of Cold Spring and the Zoning Designation is consistent with the proposed land use designations for these sits.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLD SPRING, KENTUCKY:

SECTION I

That the City of Cold Spring does hereby and herewith annex to its present boundaries and include the same within the territorial limits of the City of Cold Spring, Campbell County, Kentucky, the following described unincorporated land and area, located in the County of Campbell, Commonwealth of Kentucky, to-wit:

The legal description, as well as an annexation plat are attached hereto as Exhibits "A, B and C" and incorporated by reference herein.

SECTION II

That the City of Cold Spring, pursuant to KRS 100.209 hereby approves and adopts the following Comprehensive Plan Designation and Zoning Designation for the property annexed pursuant to this Ordinance.

Comprehensive Plan Designation: The sites in question be identified for Residential Development at a density ranging from 4.1 to 7.0 dwelling units per net acre and PRDA (Physically Restrictive Development Area).

Zoning Designation: The sites in question be zoned R-1D.

The aforementioned Comprehensive Plan and Zoning Designations, as recommended by the Cold Spring Municipal Planning & Zoning Commission is adopted on the following bases:

1. That the Comprehensive Plan Designation for the sites in question is consistent with the land use designation of adjacent areas currently within the City of Cold Spring and represents a logical extension of those designations. The Land Use Plan Map of the 2000 Cold Spring Comprehensive Plan identifies areas adjacent to the sites in question for Residential Development at a density ranging from 4.1 to 7.0 dwelling units per net acre and PRDA.

2. That the Zoning Designation of the sites in question for R-1D would be consistent with the proposed land use designation for these sites.

SECTION III

That should any section or part of any section or any provision of this

Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance.

SECTION IV

That this ordinance shall take effect and be in full force from and after its passage, publication and recording, according to law.

ADOPTED this 27th day of October, 2004.

FIRST READING: October 25, 2004

Vote 6 Yes, 0 No

SECOND READING: October 27, 2004


Vote 6, Yes; 0 No

**CITY OF COLD SPRING
CAMPBELL COUNTY, KENTUCKY**



MARK STOEBER - Mayor

ATTEST:



CAROLE HUBER, City Clerk

Legal Description for Annexation (A)
Robert Alan Franklin and Wanda Rae Bien
Deed Book 663 Page 453

Lying near the City of Cold Spring, Campbell County, Kentucky on the south side of Bunning Lane, 308.46 feet northeast of its intersection with Founders Court;

Commencing at a recovered MAG nail at the intersection of Bunning Lane and Founders Court;

Thence with the centerline of Bunning Lane for three (3) calls:

North 42°54'48" East a distance of 95.72 feet to a point;
North 37°50'00" East a distance of 111.20 feet to a point;
North 37°16'08" East a distance of 101.54 feet to a recovered MAG nail, the Point of Beginning of this description;

Thence continuing with the centerline of Bunning Lane for six (6) calls:

North 38°03'21" East a distance of 39.39 feet to a point;
North 63°48'24" East a distance of 50.01 feet to a point;
North 74°22'24" East a distance of 50.00 feet to a point;
North 79°12'24" East a distance of 90.39 feet to a point;
North 80°20'24" East a distance of 459.08 feet to a point;
North 81°43'24" East a distance of 136.67 feet to a recovered MAG nail at the extension of the common line of said Franklin & Bien and Timothy F. & Patricia A. Kramer (D.B. 481 P.G. 84);

Thence with said common line, South 14°04'36" East a distance of 282.51 feet to a point in the north line of National Amusements (D.B. 398 P.G. 589, Alexandria);

Thence with the north line of National Amusements North 80°15'43" West a distance of 87.35 feet to a point in the line of another parcel owned by National Amusements (D.B. 398 P.G. 593, Alexandria);

Thence with the line of National Amusements South 79°21'19" West a distance of 126.74 feet to a point;

Thence with the west line of National Amusements, South 05°13'04" East a distance of 628.87 feet to a point in the north line of Grand Communities, Ltd (D.B. 675 P.G. 316, Newport and D.B. 269 P.G. 169, Alexandria);

Thence with the north line of Grand Communities, Ltd, South 64°58'11" West a distance of 578.36 feet to a point;

Thence with the east line of said Grande Communities, Ltd. for two (2) calls:

North $09^{\circ}12'33''$ West a distance of 416.10 feet to a point;
North $11^{\circ}53'43''$ West a distance of 575.04 feet to the POINT OF BEGINNING.

Said parcel contains 14.20 acres.

Being the same property conveyed to Robert Alan Franklin and Wanda Rae Bien in Deed Book 663 Page 453 and recorded at the Campbell County Clerks Records at Newport. The above description was prepared from deeds and plats of record by Joseph G. Kramer, P.L.S. #3663 and does not represent a field survey by Cardinal Engineering Corporation.

Parcel name: FRANKLIN ANNEXATION

North: 553066.2882	East : 1585323.8095
Line Course: N 38-03-21 E	Length: 39.39
North: 553097.3043	East : 1585348.0907
Line Course: N 63-48-24 E	Length: 50.01
North: 553119.3788	East : 1585392.9651
Line Course: N 74-22-24 E	Length: 50.00
North: 553132.8472	East : 1585441.1170
Line Course: N 79-12-24 E	Length: 90.39
North: 553149.7742	East : 1585529.9079
Line Course: N 80-20-24 E	Length: 459.08
North: 553226.8084	East : 1585982.4786
Line Course: N 81-43-24 E	Length: 136.67
North: 553246.4825	East : 1586117.7251
Line Course: S 14-04-36 E	Length: 282.51
North: 552972.4559	East : 1586186.4372
Line Course: N 80-15-43 W	Length: 87.35
North: 552987.2307	East : 1586100.3458
Line Course: S 79-21-19 W	Length: 126.74
North: 552963.8194	East : 1585975.7868
Line Course: S 05-13-04 E	Length: 628.87
North: 552337.5553	East : 1586032.9772
Line Course: S 64-58-11 W	Length: 578.36
North: 552092.8529	East : 1585508.9343
Line Course: N 09-12-33 W	Length: 416.10
North: 552503.5896	East : 1585442.3420
Line Course: N 11-53-43 W	Length: 575.04
North: 553066.2812	East : 1585323.8127

Perimeter: 3520.49 Area: 618,501 sq.ft. 14.1988 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0077 Course: S 24-26-21 E

Error North: -0.00697 East : 0.00317

Precision 1: 457,209.09

**CONSENT TO ANNEXATION
BY THE CITY OF COLD SPRING, KENTUCKY
FRANKLIN-BIEN PROPERTY**

The undersigned property owners hereby consent to, and request that, the City of Cold Spring, Kentucky annex the real property described in the attachments hereto. In connection with this Consent to annex, the undersigned make the following representations to the City:

- (1) The undersigned are the sole owners of the real property proposed to be annexed. A list of all of the owners of record of the real property is attached.
- (2) There are no registered voters who reside within the boundaries of the real property included with the attachments.
- (3) The real property meets the requirements of KRS 81A.410, which are as follows:
 - (a) The real property is adjacent or contiguous to the City's boundaries; and
 - (b) The real property is urban in character or suitable for development for urban purposes without unreasonable delay; and
 - (c) No part of the real property to be annexed is included within the boundary of another incorporated city.
- (4) The annexation is consented to under provisions of KRS 81A.412 and it is acknowledged that by reason of such consent, the City shall not be required to (1) enact the notification ordinance required by KRS 81A.420(1) or (2) comply with the notice requirements of KRS 81A.425, or (3) wait the 60-day period provided for in KRS 81A.420(2). The City may accomplish this annexation by the enactment and publication of a single ordinance.

Pursuant to KRS 100.209 as it affects zoning of real property proposed to be annexed to a city, the undersigned consent to and request that the City amend its Comprehensive Plan and official Zoning Map so that after annexation, the real property will be zone R-1D(PUD).

Attachments:

- A map showing the accurate boundaries of the real estate.
- A metes and bounds legal description of the real estate.
- List of names and addresses of all of the property owners of the real estate.
- List of names and addresses of all of the registered voters who reside within the boundaries of the real property.

**NOTE: This consent must be signed by ALL owners of record.
If any owner is married, then the spouse of such owner (even if not an owner) must sign.**

Robert Alan Franklin 7/20/04
Robert Alan Franklin Date

Lacey Franklin 7-21-04
Lacey Franklin Date

Roger A. Bien Date

Wanda Rae Bien Date

**LIST OF ALL PROPERTY OWNERS OF RECORD FOR
FRANKLIN-BIEN PROPERTY**

Name of Property Owners:

Robert Alan Franklin and Lucy Franklin, husband and wife

Roger A. Bien and Wanda Rae Bien, husband and wife

**LIST OF ALL REGISTERED VOTERS RESIDING ON
FRANKLIN-BIEN PROPERTY**

Name of Registered Voters:

None

246468.1

Legal Description for Annexation
Robert Alan Franklin and Wanda Rae Bien
Deed Book 663 Page 453

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Commencing at a recovered MAG nail at the intersection of Bunning Lane and Founders Court;

Thence with the centerline of Bunning Lane for three (3) calls:

North $42^{\circ}54'48''$ East a distance of 95.72 feet to a point;
North $37^{\circ}50'00''$ East a distance of 111.20 feet to a point;
North $37^{\circ}16'08''$ East a distance of 101.54 feet to a recovered MAG nail, the Point of Beginning of this description;

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North $38^{\circ}03'21''$ East a distance of 39.39 feet to a point;
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North $74^{\circ}22'24''$ East a distance of 50.00 feet to a point;
North $79^{\circ}12'24''$ East a distance of 90.39 feet to a point;
North $80^{\circ}20'24''$ East a distance of 459.08 feet to a point;
North $81^{\circ}43'24''$ East a distance of 136.67 feet to a recovered MAG nail at the extension of the common line of said Franklin & Bien and Timothy F. & Patricia A. Kramer (D.B. 481 P.G. 84);

Thence with said common line, South $14^{\circ}04'36''$ East a distance of 282.51 feet to a point in the north line of National Amusements (D.B. 398 P.G. 589, Alexandria);

Thence with the north line of National Amusements North $80^{\circ}15'43''$ West a distance of 87.35 feet to a point in the line of another parcel owned by National Amusements (D.B. 398 P.G. 593, Alexandria);

Thence with the line of National Amusements South $79^{\circ}21'19''$ West a distance of 126.74 feet to a point;

Thence with the west line of National Amusements, South $05^{\circ}13'04''$ East a distance of 628.87 feet to a point in the north line of Grand Communities, Ltd (D.B. 675 P.G. 316, Newport and D.B. 269 P.G. 169, Alexandria);

Thence with the north line of Grand Communities, Ltd, South $64^{\circ}58'11''$ West a distance of 578.36 feet to a point;

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	North: 552092.8529	East : 1585508.9343
Line	Course: N 09-12-33 W	Length: 416.10
	North: 552503.5896	East : 1585442.3420
Line	Course: N 11-53-43 W	Length: 575.04
	North: 553066.2812	East : 1585323.8127

Perimeter: 3520.49 Area: 618,501 sq.ft. 14.1988 acres

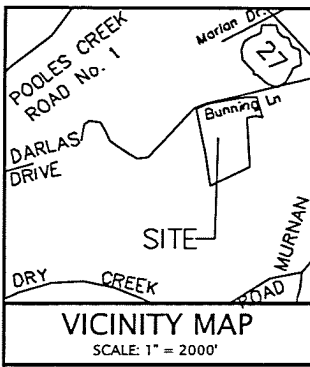
Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0077 Course: S 24-26-21 E

Error North: -0.00697 East : 0.00317

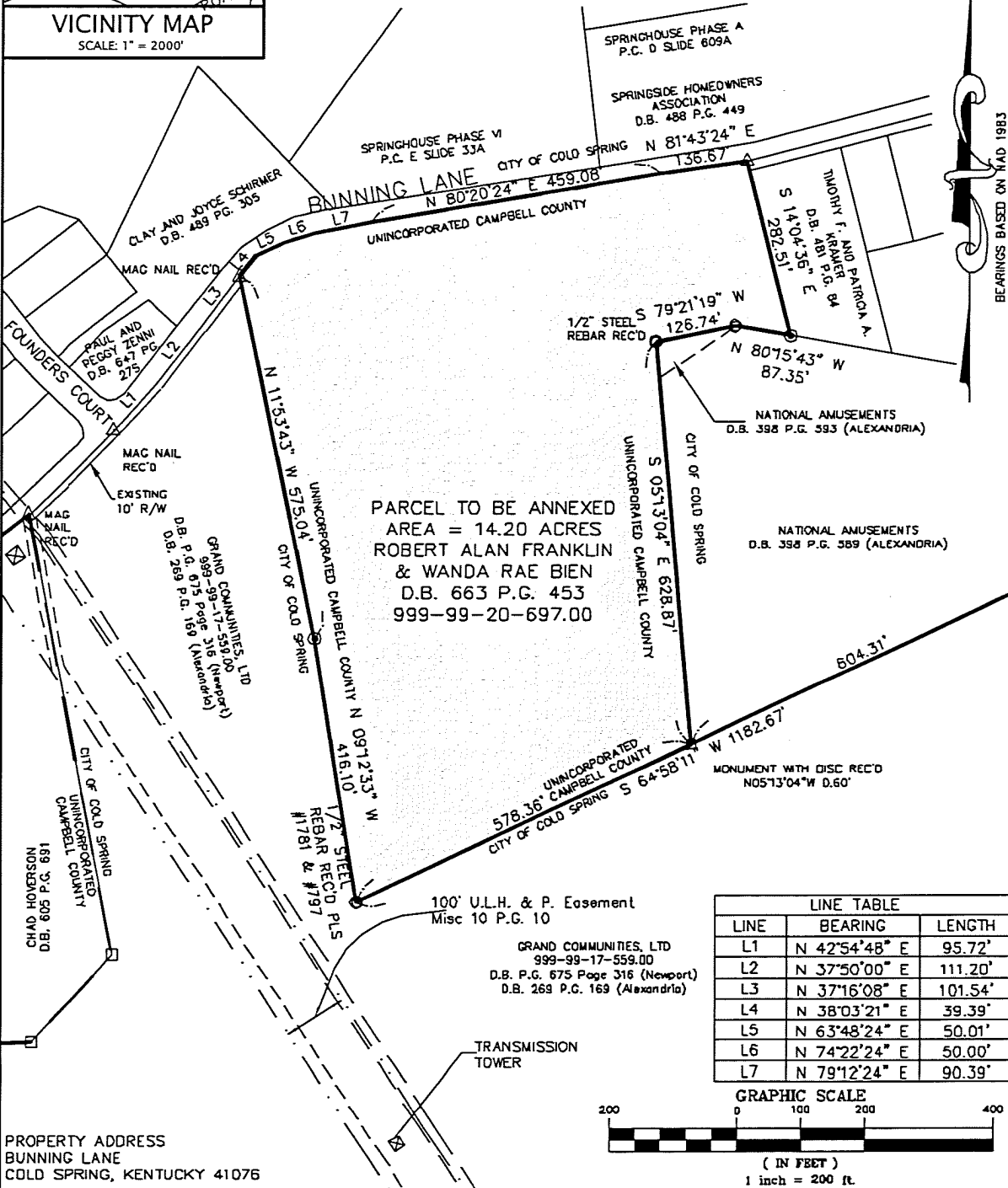
Precision 1: 457,209.09

OWNER	MAILING ADDRESS	PROPERTY ADDRESS	ZONING	CITY
National Amusements, Inc.	200 Elm Street, Dedham, MA 02026	4220 Alexandria Pike	R-2	Cold Spring
Grand Communities, Ltd	2670 Chancellor Drive, Suite 300, Crestview Hills, KY 41017	846 Dry Creek Road	R-1D/PUD	Cold Spring
Clay & Joyce Schirmer	4 Founders Court	same as mailing address	R-1D	Cold Spring
Springhouse H.O.A.	211 Grandview Drive, Fort Mitchell, KY 41017	Springhouse Drive	R-2	Cold Spring
Timothy F. & Patricia A. Kramer	945 Bunning Lane	same as mailing address	R-RE	Cold Spring



NOTES:

1.) BEARINGS AND DISTANCES BASED ON DEEDS AND PLATS OF RECORD AND DO NOT REPRESENT A FIELD SURVEY BY CARDINAL ENGINEERING CORPORATION.



PROPERTY ADDRESS
 BUNNING LANE
 COLD SPRING, KENTUCKY 41076

ANNEXATION PLAT
 for
ROBERT ALAN FRANKLIN AND WANDA RAE BIEN
 8412 ASH HOLLOW DRIVE
 CINCINNATI, OHIO 45226

CARDINAL ARCHITECTURE ENGINEERING LAND SURVEYING
 ONE MOOCK ROAD
 WILDER, KENTUCKY
 41071 (859) 381-9600

PROJECT MANAGER:	JGK
DRAWN BY:	JJP
DATE:	06-30-04
SCALE:	1" = 200'
FILE NO.	04-111

Legal Description for Annexation (B)
Part of John & Betty Geiman
Deed Book 471 Page 432

Lying near the City of Cold Spring, Campbell County, Kentucky near the easterly terminus of Darlas Drive more particularly described as follows:

Commencing in the centerline of Darlas Drive at its easterly terminus, in the west line of John & Betty Geiman;

Thence with the west line of Geiman and the east line of Ralph & Diane Zink (D.B. 494 P.G. 68, Alexandria), North $16^{\circ}25'30''$ West a distance of 277.38 feet to the Point of Beginning of this description;

Thence with the east line of said Zink in part and Fred and Angela Morgan North $16^{\circ}25'30''$ West a distance of 500.96 feet to the north corner of said Morgan, in the south line of John Geiman (D.B. 233 P.G. 73);

Thence with the south line of said Geiman, North $76^{\circ}34'15''$ East a distance of 346.30 feet to a corner to Marilon & Ursula Reams (D.B. 541 P.G. 169);

Thence with the common line of said Reams for two (2) calls:

North $73^{\circ}37'25''$ East a distance of 99.00 feet to a point;

South $13^{\circ}50'56''$ East a distance of 502.36 feet to a point;

Thence leaving said line of Reams and through the lands of John & Betty Geiman (D.B. 471 P.G. 432) South $76^{\circ}09'44''$ West a distance of 422.68 feet to the POINT OF BEGINNING.

Said parcel contains 4.97 acres.

Being part of the property conveyed to John & Betty Geiman in Deed Book 471 Page 432 and recorded at the Campbell County Clerks Records at Newport. The above description was prepared from deeds and plats of record by Joseph G. Kramer, P.L.S. #3663 and does not represent a field survey by Cardinal Engineering Corporation

Parcel name: GEIMAN ANNEXATION

North:	552220.1359	East :	1583251.7512
Line Course:	N 16-25-30 W	Length:	500.96
	North: 552700.6520		East : 1583110.0997
Line Course:	N 76-34-15 E	Length:	346.30
	North: 552781.0778		East : 1583446.9311
Line Course:	N 73-37-25 E	Length:	99.00
	North: 552808.9905		East : 1583541.9147
Line Course:	S 13-50-56 E	Length:	502.36
	North: 552321.2339		East : 1583662.1606
Line Course:	S 76-09-44 W	Length:	422.68
	North: 552220.1399		East : 1583251.7481

Perimeter: 1871.30 Area: 216,707 sq.ft. 4.9749 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure:	0.0051	Course:	N 36-47-19 W
Error North:	0.00407		East : -0.00304

Precision 1: 366,921.57 .

**CONSENT TO ANNEXATION
BY THE CITY OF COLD SPRING, KENTUCKY
GEIMAN PROPERTY**

The undersigned property owner hereby consents to, and requests that, the City of Cold Spring, Kentucky annex the real property described in the attachments hereto. In connection with this Consent to annex, the undersigned makes the following representations to the City:

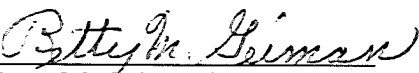
- (1) The undersigned is the sole owner of the real property proposed to be annexed. A list of all of the owners of record of the real property is attached.
- (2) There are no registered voters who reside within the boundaries of the real property included with the attachments.
- (3) The real property meets the requirements of KRS 81A.410, which are as follows:
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- (4) The annexation is consented to under provisions of KRS 81A.412 and it is acknowledged that by reason of such consent, the City shall not be required to (1) enact the notification ordinance required by KRS 81A.420(1) or (2) comply with the notice requirements of KRS 81A.425, or (3) wait the 60-day period provided for in KRS 81A.420(2). The City may accomplish this annexation by the enactment and publication of a single ordinance.

Pursuant to KRS 100.209 as it affects zoning of real property proposed to be annexed to a city, the undersigned consents to and requests that the City amend its Comprehensive Plan and official Zoning Map so that after annexation, the real property will be zone R-1D(PUD).

Attachments:

- A map showing the accurate boundaries of the real estate.
- A metes and bounds legal description of the real estate.
- List of names and addresses of all of the property owners of the real estate.
- List of names and addresses of all of the registered voters who reside within the boundaries of the real property.

*NOTE: This consent must be signed by ALL owners of record.
If any owner is married, then the spouse of such owner (even if not an owner) must sign.*


Betty M. Geiman (signature)

7-20-07
Date

**LIST OF ALL PROPERTY OWNERS OF RECORD FOR
GEIMAN PROPERTY**

Name of Property Owners:

Betty M. Geiman, widow of John A. Geiman

**LIST OF ALL REGISTERED VOTERS RESIDING ON
GEIMAN PROPERTY**

Name of Registered Voters:

None

Legal Description for Annexation
Part of John & Betty Geiman
Deed Book 471 Page 432

Lying near the City of Cold Spring, Campbell County, Kentucky near the easterly terminus of Darlas Drive more particularly described as follows:

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Thence with the south line of said Geiman, North $76^{\circ}34'15''$ East a distance of 346.30 feet to a corner to Marilon & Ursula Reams (D.B. 541 P.G. 169);

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Said parcel contains 4.97 acres.

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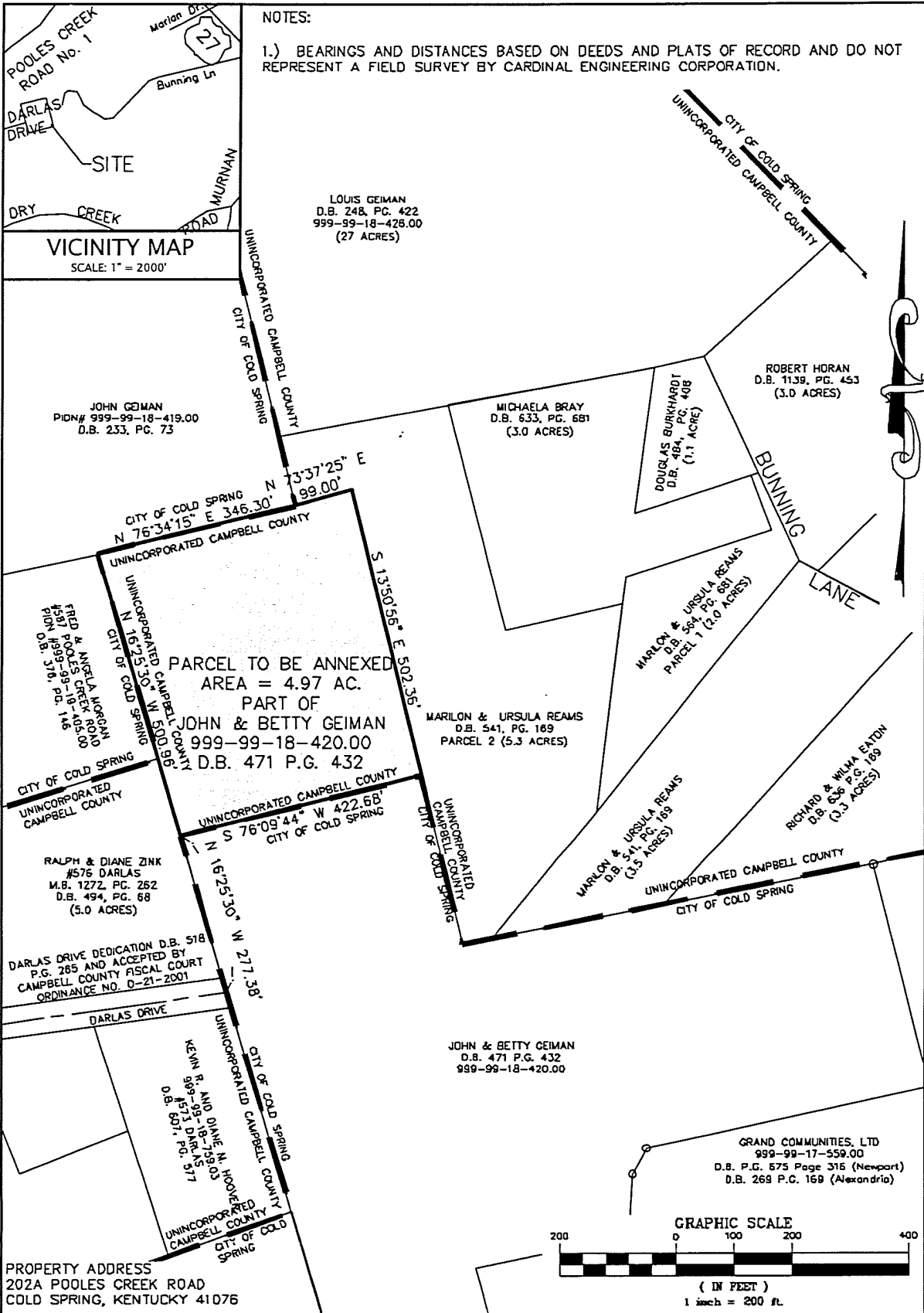
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Error Closure: 0.0051	Course: N 36-47-19 W
Error North: 0.00407	East : -0.00304

Precision 1: 366,921.57 .

OWNER	MAILING ADDRESS	PROPERTY ADDRESS	ZONING	CITY
Ralph & Diane Zink	576 Darlas Drive, Cold Spring, Kentucky 41076	same as mailing address	R-RE	Unincorporated C.C.
Fred & Angela Morgan	587 Pooles Creedk Road, Cold Spring, KY 41076	same as mailing address	R-RE	Cold Spring
Marilon & Ursula Reams	827 Bunning Lane, Cold Spring, KY 41076	same as mailing address	R-RE	Campbell County



ANNEXATION PLAT
 for
JOHN & BETTY GEIMAN
 1101 Monterey Lane, Apt 201
 COLD SPRING, KENTUCKY 41076

CARDINAL
 ARCHITECTURE
 ENGINEERING
 LAND SURVEYING

ONE MOOCK ROAD
 WILDER, KENTUCKY
 41071 (859) 581-9600

PROJECT MANAGER:	JGK
DRAWN BY:	JJP
DATE:	06-30-04
SCALE:	1" = 200'
FILE NO.	04-111

Legal Description for Annexation (C)
Chad A. Hoverson
Deed Book 233 Page 31

Lying near the City of Cold Spring, Campbell County, Kentucky on the south side of Bunning Lane, 184.77 feet southwest of its intersection with Founders Court;

Beginning at a recovered MAG nail in the centerline of Bunning Lane, in the common line of Chad A. Hoverson and Grand Communities, Ltd (D.B. 675 P.G. 316, Newport and D.B. 269 P.G. 169, Alexandria);

Thence with said common line for six (6) calls:

South $10^{\circ}41'45''$ East a distance of 698.25 feet to a point;
South $42^{\circ}28'02''$ West a distance of 184.68 feet to a point;
South $86^{\circ}05'24''$ West a distance of 118.83 feet to a point;
North $03^{\circ}09'45''$ West a distance of 396.86 feet to a point;
North $80^{\circ}03'57''$ West a distance of 127.57 feet to a point;
South $46^{\circ}13'00''$ West a distance of 55.93 feet to a point in the east line of Richard & Wilma Eaton (D.B. 636 P.G. 169);

Thence with the east line of said Eaton, North $09^{\circ}09'13''$ East a distance of 245.51 feet to the centerline of Bunning Lane;

Thence with the centerline of Bunning Lane for two (2) calls:

North $58^{\circ}08'24''$ East a distance of 62.63 feet to a point;
North $50^{\circ}02'00''$ East a distance of 273.13 feet to the POINT OF BEGINNING.

Said parcel contains 4.33 acres.

Being all of the property conveyed to Chad A. Hoverson in Deed Book 233 Page 31 and recorded at the Campbell County Clerks Records at Newport. The above description was prepared from deeds and plats of record by Joseph G. Kramer, P.L.S. #3663 and does not represent a field survey by Cardinal Engineering Corporation

Parcel name: HOVERSON ANNEXATION

	North: 552521.9397	East : 1584788.5839
Line	Course: N 50-02-00 E	Length: 273.13
	North: 552697.3826	East : 1584997.9157
Line	Course: S 10-41-45 E	Length: 698.25
	North: 552011.2638	East : 1585127.5076
Line	Course: S 42-28-02 W	Length: 184.68
	North: 551875.0320	East : 1585002.8175
Line	Course: S 86-05-24 W	Length: 118.83
	North: 551866.9291	East : 1584884.2641
Line	Course: N 03-09-45 W	Length: 396.86
	North: 552263.1847	East : 1584862.3701
Line	Course: N 80-03-57 W	Length: 127.57
	North: 552285.1926	East : 1584736.7128
Line	Course: S 46-13-00 W	Length: 55.93
	North: 552246.4928	East : 1584696.3335
Line	Course: N 09-09-13 E	Length: 245.51
	North: 552488.8763	East : 1584735.3897
Line	Course: N 58-08-24 E	Length: 62.63
	North: 552521.9353	East : 1584788.5839

Perimeter: 2163.38 Area: 190,555 sq.ft. 4.3745 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0045 Course: S 00-36-01 W

Error North: -0.00445 East : -0.00005

Precision 1: 480,753.33

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Chad A. Hoverson
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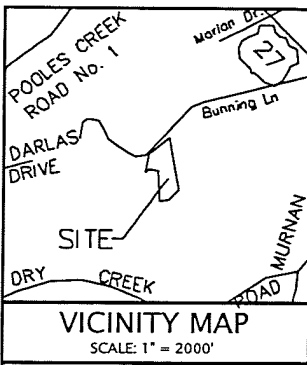
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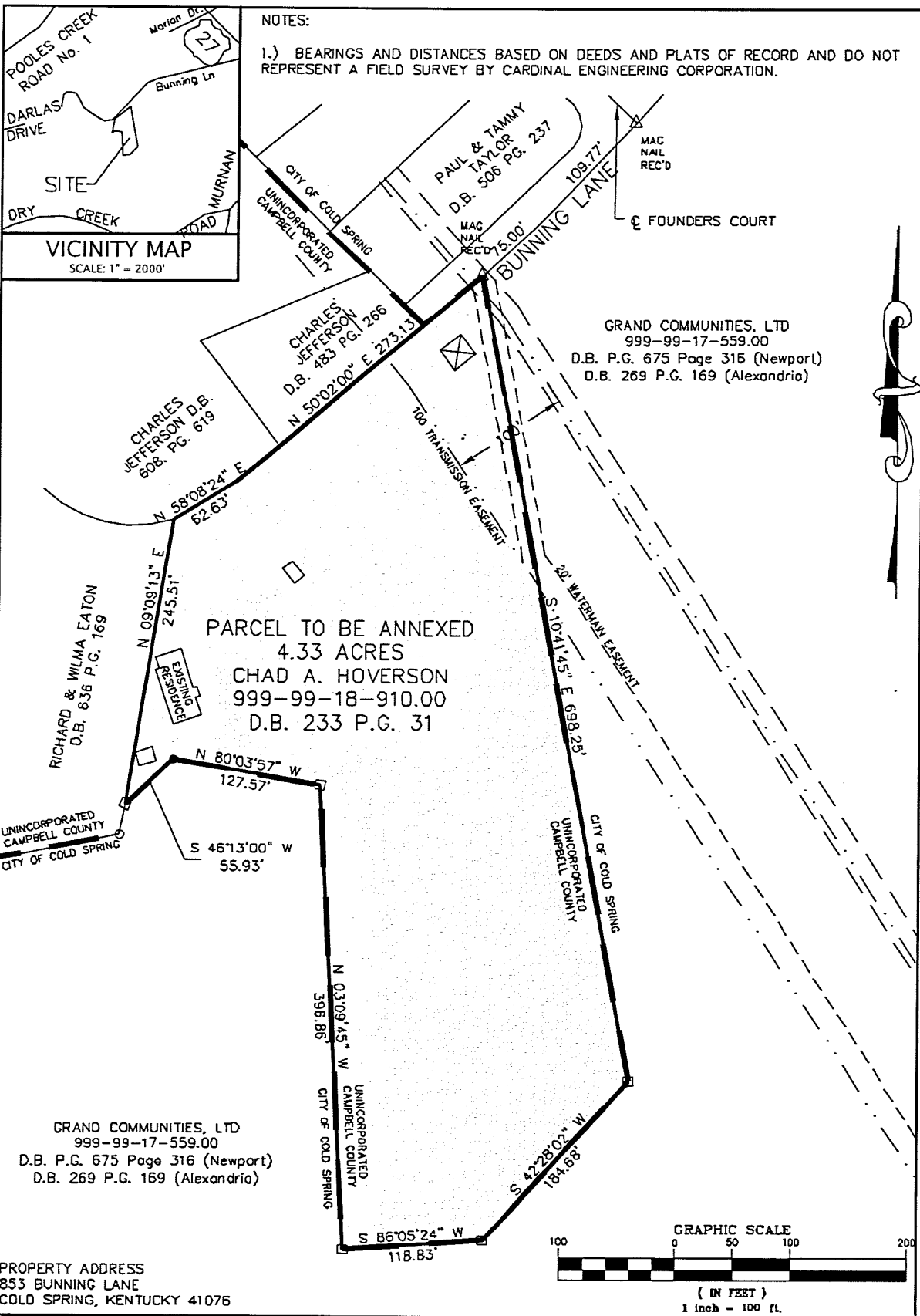
Precision 1: 480,753.33

OWNER	MAILING ADDRESS	PROPERTY ADDRESS	ZONING	CITY
Richard & Wilma Eaton	851 Bunning Lane, Cold Spring, KY 41076	same as mailing address	R-RE	Campbell County
Charles Jeffereson	864 Bunning Lane, Cold Spring, KY 41076	same as mailing address	R-RE	Campbell County
Paul & Tammy Taylor	1 Founders Court	same as mailing address	R-1D	Cold Spring
Grand Communities, Ltd	2670 Chancellor Drive, Suite 300, Crestview Hills, KY 41017	846 Dry Creek Road	R-1D/PUD	Cold Spring



NOTES:

1.) BEARINGS AND DISTANCES BASED ON DEEDS AND PLATS OF RECORD AND DO NOT REPRESENT A FIELD SURVEY BY CARDINAL ENGINEERING CORPORATION.



ANNEXATION PLAT
for
CHAD A. HOVERSON
853 BUNNING LANE
COLD SPRING, KENTUCKY 41076

CARDINAL
ARCHITECTURE
ENGINEERING
LAND SURVEYING

ONE MOOCK ROAD
WILDER, KENTUCKY
41071 (859) 381-9600

PROJECT MANAGER:	JCK
DRAWN BY:	JJP
DATE:	06-30-04
SCALE:	1" = 100'
FILE NO.	04-111

**CONSENT TO ANNEXATION
BY THE CITY OF COLD SPRING, KENTUCKY**

The undersigned property owner, an unmarried man, hereby consents to, and requests that, the City of Cold Spring, Kentucky annex the real property described in the attachments hereto. In connection with this Consent to annex, the undersigned makes the following representations to the City:

- (1) The undersigned is the sole owner of record of the real property and is a registered voter in the Commonwealth of Kentucky.
- (2) The list of all registered voters who reside within the boundaries of the real property included with the attachments is complete and accurate and there are no other registered voters residing within the boundaries of the real property.
- (3) The real property meets the requirements of KRS 81A.410, which are as follows:
 - (a) The real property is adjacent or contiguous to the City's boundaries; and
 - (b) The real property is urban in character or suitable for development for urban purposes without unreasonable delay; and
 - (c) No part of the real property to be annexed is included within the boundary of another incorporated city.
- (4) The annexation is consented to under provisions of KRS 81A.412 and it is acknowledged that by reason of such consent, the City shall not be required to (1) enact the notification ordinance required by KRS 81A.420(1) or (2) comply with the notice requirements of KRS 81A.425, or (3) wait the 60-day period provided for in KRS 81A.420(2). The City may accomplish this annexation by the enactment and publication of a single ordinance.

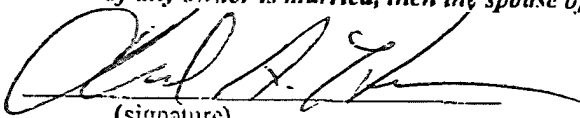
Pursuant to KRS 100.209 as it affects zoning of real property proposed to be annexed to a city, the undersigned consents to and requests that the City amend its Comprehensive Plan and official Zoning Map so that after annexation, the real property will be zone R-1D(PUD).

Attachments:

- A map showing the accurate boundaries of the real estate.
- A metes and bounds legal description of the real estate.
- List of names and addresses of all of the property owners of the real estate.
- List of names and addresses of all of the registered voters who reside within the boundaries of the real property.

NOTE: This consent must be signed by ALL owners of record.

If any owner is married, then the spouse of such owner (even if not an owner) must sign.


(signature)

Chad A. Hoverson
853 Bunning Lane
Cold Spring, KY
246-168.2

7-19-04
Date

**REGISTERED VOTER'S
CONSENT TO ANNEXATION
BY THE CITY OF COLD SPRING, KENTUCKY**

The undersigned hereby consents to the City of Cold Spring, Kentucky annexing the real property known as **853 Bunning Lane** (a/k/a 40 Bunning Lane) and as depicted on the map attached hereto. The undersigned represents to the City that the undersigned resides on said real property and is a resident voter in the Commonwealth of Kentucky.

Attachments:

- A map showing the accurate boundaries of the real property.

Tracy Toulouse
(signature)

Tracy Lynn Toulouse
851 Bunning Lane
Cold Spring, KY

7-20-04
Date

**LIST OF ALL PROPERTY OWNERS OF RECORD FOR
853 BUNNING LANE (a/k/a 40 BUNNING LANE)**

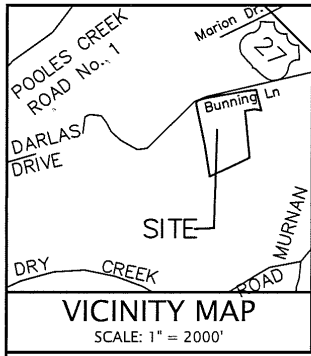
Name of Property Owners:

Chad A. Hoverson

**LIST OF ALL REGISTERED VOTERS RESIDING ON
853 BUNNING LANE (a/k/a 40 BUNNING LANE)**

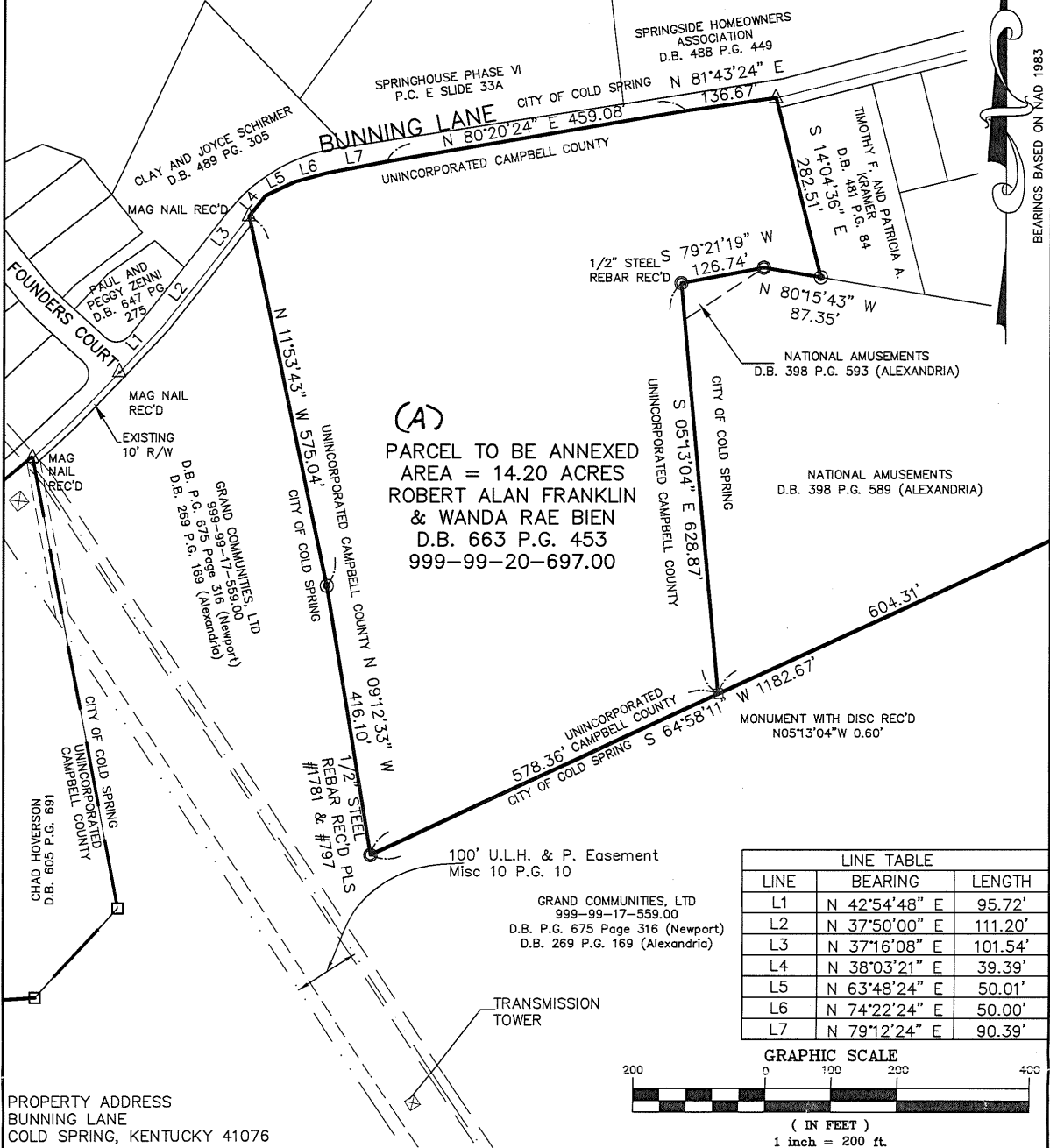
Name of Registered Voters:

Chad A. Hoverson
Tracy Lynn Toulouse



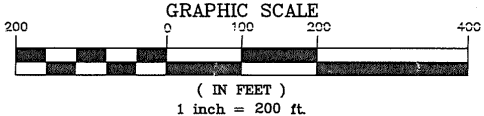
NOTES:

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(A)
 PARCEL TO BE ANNEXED
 AREA = 14.20 ACRES
 ROBERT ALAN FRANKLIN
 & WANDA RAE BIEN
 D.B. 663 P.G. 453
 999-99-20-697.00

LINE	BEARING	LENGTH
L1	N 42°54'48" E	95.72'
L2	N 37°50'00" E	111.20'
L3	N 37°16'08" E	101.54'
L4	N 38°03'21" E	39.39'
L5	N 63°48'24" E	50.01'
L6	N 74°22'24" E	50.00'
L7	N 79°12'24" E	90.39'



PROPERTY ADDRESS
 BUNNING LANE
 COLD SPRING, KENTUCKY 41076

ANNEXATION PLAT

for
**ROBERT ALAN FRANKLIN
 AND WANDA RAE BIEN**

8412 ASH HOLLOW DRIVE
 CINCINNATI, OHIO 45226

CARDINAL
 ARCHITECTURE
 ENGINEERING
 LAND SURVEYING

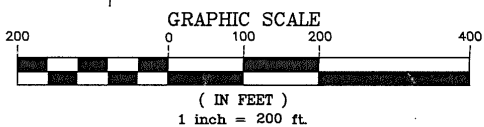
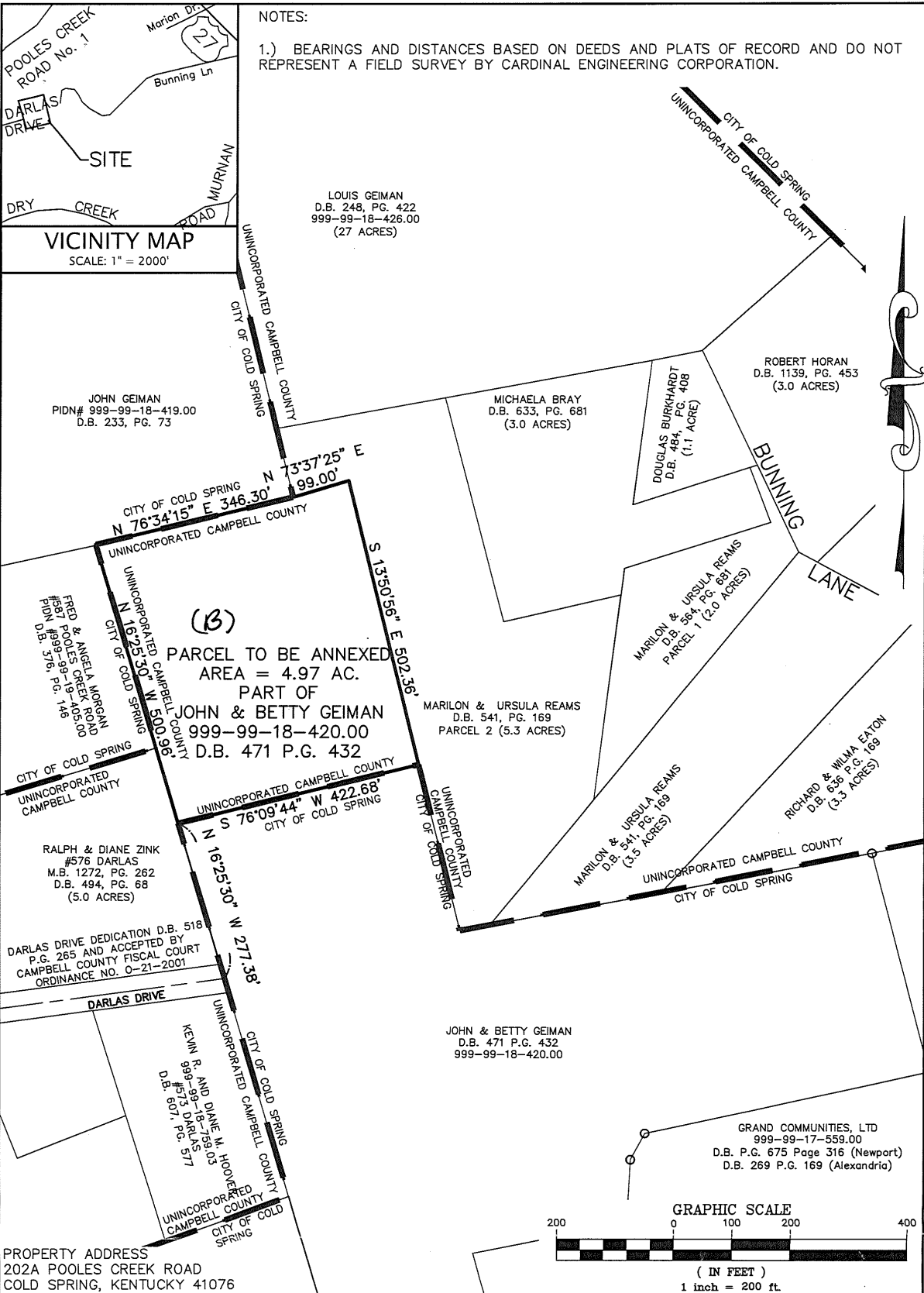
ONE MOCK ROAD
 WILDER, KENTUCKY
 41071 (859) 581-9600

STATE OF KENTUCKY
 JOSEPH G. KRAMER
 LS-3663
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR

PROJECT MANAGER:	JGK
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PROPERTY ADDRESS
202A POOL'S CREEK ROAD
COLD SPRING, KENTUCKY 41076

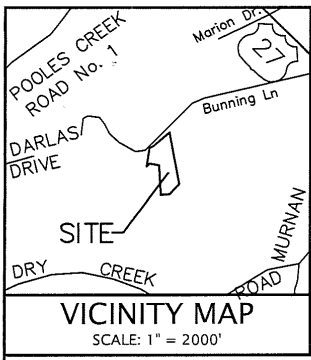
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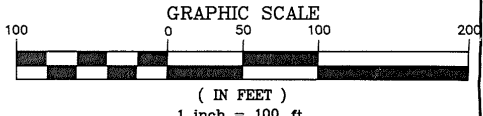
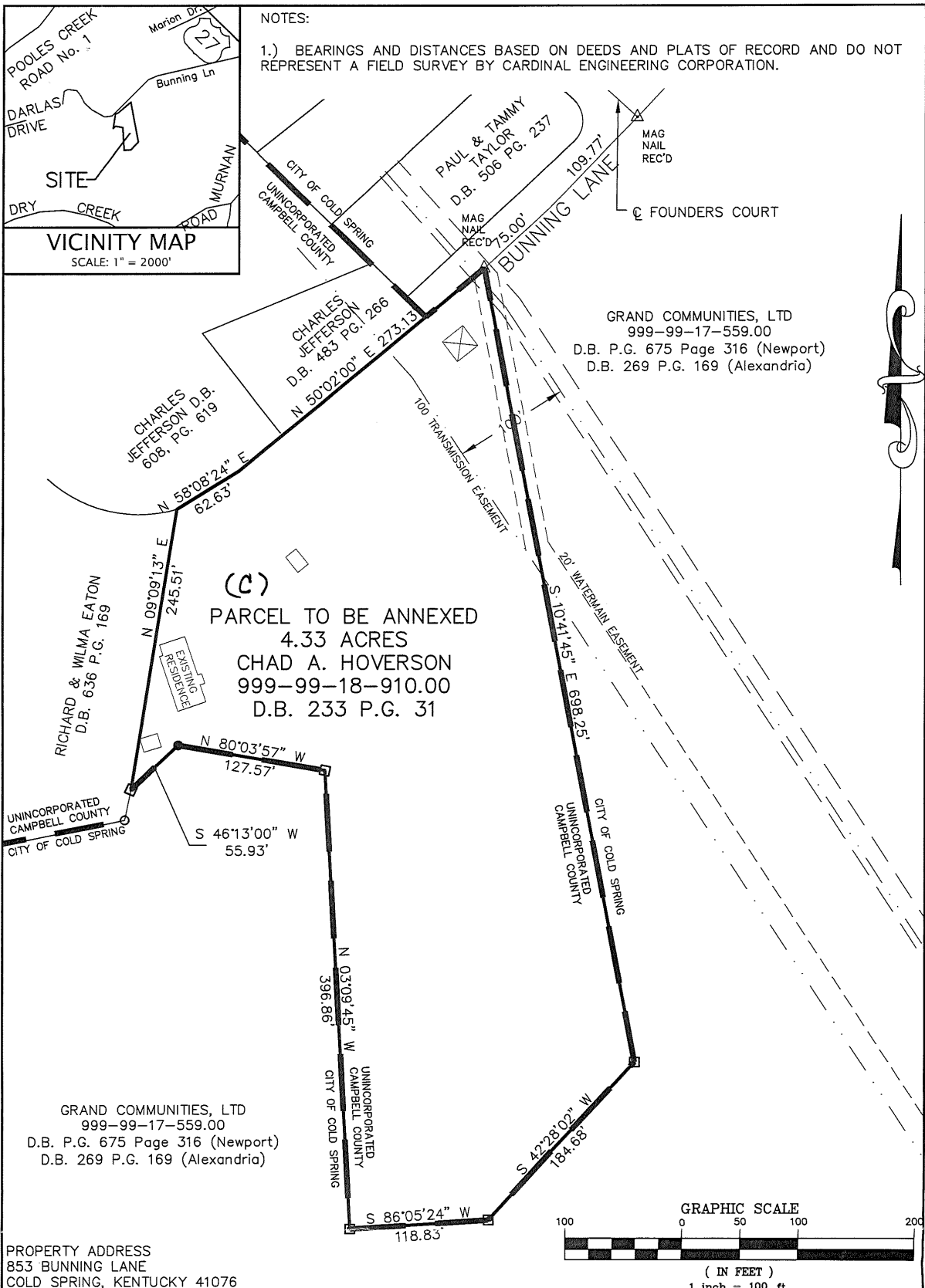
STATE OF KENTUCKY
JOSEPH G. KRAMER
LS-3663
LICENSED
PROFESSIONAL
LAND SURVEYOR

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PROPERTY ADDRESS
 853 BUNNING LANE
 COLD SPRING, KENTUCKY 41076

ANNEXATION PLAT
 for
CHAD A. HOVERSON
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 COLD SPRING, KENTUCKY 41076

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STATE OF KENTUCKY
 JOSEPH G. KRAMER
 LS-3883
 LICENSED PROFESSIONAL LAND SURVEYOR

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SCALE:	1" = 100'
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