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1941



City of Cold Spring

Date: April 7, 2014

To: Ky. Secretary of State
Governor's Office for Local Government
Campbell County Clerk

From: Rita Seger, City Clerk

Subject: Annexation Ordinance #14-1000

RECEIVED AND FILED
DATE April 11, 2014

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY [Signature]

The City of Cold Spring has recently annexed a parcel of land. Enclosed per K.R.S. 81A.470 is a certified copy of Ordinance 14-1000, along with the surveyor's map and description of the annexed area which has the surveyor's certification stamp and signature.

Please contact me at 859-441-9604 if you need additional information.

Sincerely,

Rita Seger

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City of Cold Spring

CERTIFICATION

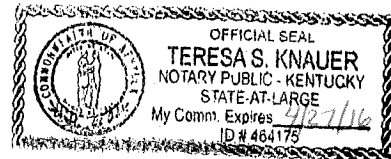
Comes now Rita Seger, the duly appointed Clerk for the City of Cold Spring, Campbell County, Kentucky and certifies that the attached is a true and accurate copy of Ordinance 14-1000, an Ordinance of the City of Cold Spring annexing certain areas of unincorporated territories within the County of Campbell.

Rita Seger
Rita Seger, Clerk

Subscribed to and sworn before me, a notary public, by Rita Seger, Clerk of the City of Cold Spring, Kentucky on this the 8th day of April, 2014.

Teresa S. Knauer
Notary Public
State at Large

My Commission Expires: 4/27/2016



RECEIVED AND FILED
DATE April 11, 2014

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Hardie Alderson

**COMMONWEALTH OF KENTUCKY
CITY OF COLD SPRING
ORDINANCE NO. 14- 1000**

**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**

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 and development plan 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

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:

Please see attached legal description which is attached hereto and incorporated by reference herein.

SECTION II

The City Council of the City of Cold Spring finds that the aforementioned territory is by reason of population density, commercial, industrial, institutional or governmental use of land, or subdivision of land, is urban in character or suitable for development for urban purposes without unreasonable delay.

SECTION III

That any section, or part of any section, or any provision of this Ordinance which is declared invalid by a Court of appropriate 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 24 th day of March 2014.

FIRST READING: March 10, 2014 Vote 6, Yes; 0 No

SECOND READING: March 24, 2014 Vote 6, Yes; 0 No

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



MARK STOEBER - Mayor

ATTEST:



Rita Seger, City Clerk



STATE OF KENTUCKY
 CHRIS R. GEPHART
 3282
 LICENSED PROFESSIONAL LAND SURVEYOR

Ch R. [Signature]
 3-24-14

Where Creativity Meets Functionality

Civil Engineers | Transportation Engineers | Landscape Architects | Planners | Land Surveyors

DESCRIPTION: Annexation Parcel – 15.000 Acres
 LOCATION: Murnan Road
 DATE: February 17, 2014

Situated in the County of Campbell, Commonwealth of Kentucky, and being all of a 2.511 acre, 5.008 acre, and a 5.002 acre tract conveyed to Meadow Lake Landholdings, LLC in Deed Book 307, Page 116, all of a 0.570 acre portion of Murnan Road, as dedicated in Deed Book 307, Page 116, and also being all of a 1.909 acre tract conveyed to Rob T. and Sherrie L. Keller in Deed Book 307, Page 816 of the Campbell County Clerk's Records at Alexandria and being more particularly described as follows:

Begin at a found 1/2" iron pin at the Southeast corner of a tract conveyed to 5860 Murnan Holdings, LLC in Deed Book 298, page 799, the same being on the existing West right-of-way line of Murnan Road (R/W varies) and the existing West right-of-way line of Alexandria Pike (U.S. 27), said corner being South 55° 05' 46" East, 139.99 feet from the centerline intersection of Alexandria Pike and Murnan Road and being the TRUE POINT OF BEGINNING;

thence, from the TRUE POINT OF BEGINNING, leaving the Southeast corner of the above mentioned tract conveyed to 5860 Murnan Holdings, LLC and with the existing West right-of-way of Murnan Road and the existing West right-of-way of Alexandria Pike (U.S. 27), South 12° 31' 29" West, 55.21 feet to a found concrete KYTC monument;

thence, leaving the existing West right-of-way of Murnan Road and with the existing South right-of-way of Alexandria Pike (U.S. 27), South 76° 55' 32" East, 15.00 feet to the existing centerline of Murnan Road;

thence, leaving the existing South right-of-way of Alexandria Pike (U.S. 27) and with the centerline of Murnan Road (30' R/W) for the following six courses: South 17° 16' 08" West, 388.98 feet to the common East corner of the above mentioned tracts conveyed to Meadow Lake Landholdings, LLC;

thence, South 17° 33' 11" West, 49.05 feet;

thence, South 23° 15' 11" West, 75.10 feet;

thence, South 11° 47' 11" West, 160.20 feet;

thence, South 48° 23' 11" West, 111.60 feet;

thence, South 44° 17' 11" West, 203.84 feet to the Southeast corner of a tract of land conveyed to Thomas Paul Ehlman and Tammy Marie Ehlman in Deed Book 210, Page 197;

thence, leaving the existing centerline of Murnan Road and with the Northeast line of the above mentioned tract conveyed to Thomas Paul Ehlman and Tammy Marie Ehlman, North 46° 06' 49" West, passing a found 5/8" iron pipe at 13.17 feet, a total distance of 172.97 feet to a found 1/2" iron pin (LS #2567) at the Northeast corner of said tract conveyed to Thomas Paul Ehlman and Tammy Marie Ehlman;

thence, with the Northwest line of said tract conveyed to Thomas Paul Ehlman and Tammy Marie Ehlman and a 0.31 acre tract conveyed to Betty L. Cooley, Trustee for the Cooley Family Trust

6900 Tylersville Road, Suite A
 Mason, OH 45040
 513-336-6600

318 South College Avenue
 Oxford, OH 45056
 513-523-4270

209 Grandview Drive
 Fort Mitchell, KY 41017
 859-261-1113

<http://www.bayerbecker.com>

in Deed Book 292, Page 51, South 56° 22' 11" West, 148.00 feet to a found ½" iron pin (LS #2567) at the Northwest corner of the 0.31 acre tract on the East line of a tract conveyed to Ben Clark in Deed Book 292, Page 543;

thence, leaving the Northwest line of the above mentioned 0.31 acre tract and with the Northeast line of a tract conveyed to Ben Clark, North 41° 47' 49" West, 329.43 feet to a found ½" iron pin at the Northeast corner of said tract, also being on the East line of the Granite Spring Subdivision, Section 16 as recorded in Cabinet E, Slide 513B & 514A;

thence, leaving the Northeast corner of the tract conveyed to Ben Clark and with the East line of the above mentioned Granite Spring Subdivision, Section 16, North 10° 28' 56" West, passing a found ½" iron pin (LS #2567) at 57.47 feet, a total distance of 68.32 feet to a 48" oak tree;

thence, with the North line of Open Space "G" of the Granite Spring Subdivision, Section 16, South 79° 48' 47" West, passing a found ½" iron pin (LS #2567) at 10.16 feet, a found ½" iron pin (LS #3663) at 28.06 feet, a total distance of 191.19 feet to the common corner of Open Space "G" and Lot 21 of the Granite Spring Subdivision, Section 16;

thence, with the East line of Lot 21 of the above mentioned Granite Spring Subdivision, Section 16 and with the East line of Lot 20 and Lot 19 of the Granite Spring Subdivision, Section 12 as recorded in Cabinet E, Slide 431A & 431B, North 09° 43' 13" West, 397.44 feet to a found ½" iron pin (LS #3381) at the Southwest corner of a 9.2398 acre tract conveyed to McCarthy Properties, LLC in Deed Book 685, Page 666;

thence, leaving the East line of the Granite Spring Subdivision, Section 12 and with the South line of the above mentioned 9.2398 acre tract, North 79° 31' 42" East, passing a found ½" iron pin (LS #3381) at 778.09 feet, a found ½" iron pin (LS #2397) at 1037.49 feet, a total distance of 1170.42 feet to the TRUE POINT OF BEGINNING.

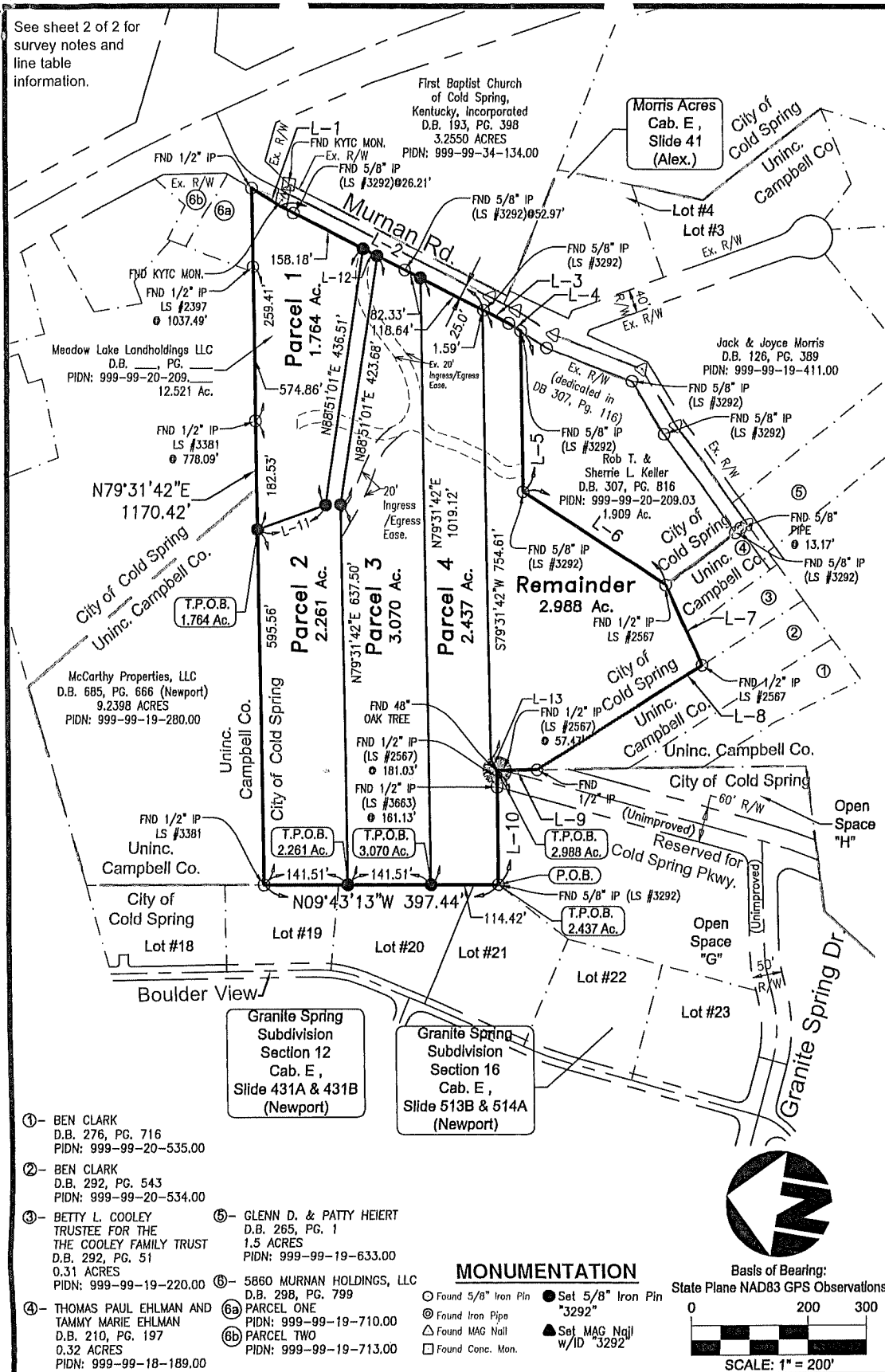
Containing 15.000 acres of land and subject to all easements and rights-of-way of record.

The reference meridian is based on NAD83 (CORS96) Kentucky State Plane coordinates, North Zone (1601).

The above description was prepared on February 17, 2014 from fieldwork, deeds and plats of record and does not represent a boundary survey per 201 KAR 18:150 and is not intended for land transfer.

Prior Instrument Reference: Deed Book 307, Page 116, Deed Book 307, Page 816

See sheet 2 of 2 for survey notes and line table information.



- ①- BEN CLARK
D.B. 276, PG. 716
PIDN: 999-99-20-535.00
- ②- BEN CLARK
D.B. 292, PG. 543
PIDN: 999-99-20-534.00
- ③- BETTY L. COOLEY TRUSTEE FOR THE COOLEY FAMILY TRUST
D.B. 292, PG. 51
0.31 ACRES
PIDN: 999-99-19-220.00
- ④- THOMAS PAUL EHLMAN AND TAMMY MARIE EHLMAN
D.B. 210, PG. 197
0.32 ACRES
PIDN: 999-99-18-189.00
- ⑤- GLENN D. & PATTY HEIERT
D.B. 265, PG. 1
1.5 ACRES
PIDN: 999-99-19-633.00
- ⑥- 5660 MURNAN HOLDINGS, LLC
D.B. 298, PG. 799
- ⑥a) PARCEL ONE
PIDN: 999-99-19-710.00
- ⑥b) PARCEL TWO
PIDN: 999-99-19-713.00

MONUMENTATION

- Found 5/8" Iron Pin
- Set 5/8" Iron Pin
- ⊙ Found Iron Pipe
- ⊙ Found MAG Nail
- Found Conc. Mon.
- ▲ Set MAG Nail w/ID "3292"



Basis of Bearing:
State Plane NAD83 GPS Observations

0 200 300

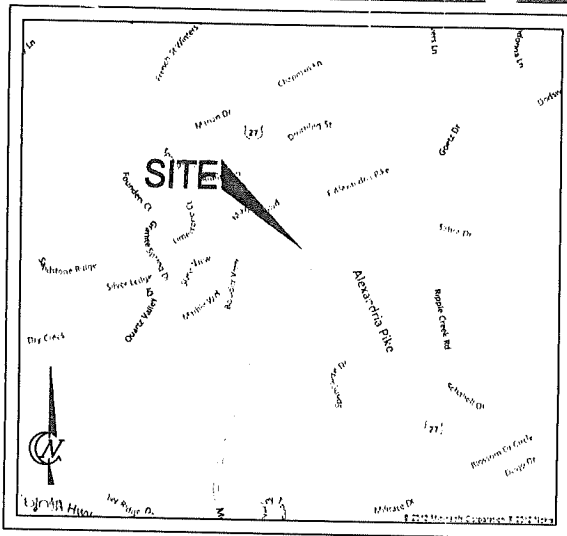
SCALE: 1" = 200'

Drawing:	12K089-000 ID2
Scale	1"=200'
Drawn by:	ARV
Checked By:	CRG
Issue Date:	3/24/14

MEADOW LAKE LANDHOLDINGS, LLC
 MURNAN ROAD
 CITY OF COLD SPRING
 COMMONWEALTH OF KENTUCKY

CONVEYANCE PLAT

209 Grandview Drive
 Fort Mitchell, KY 41017 - 859.261.1113



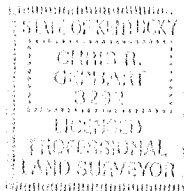
SURVEYOR'S CERTIFICATE

VICINITY MAP - NTS

I, Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky, do hereby certify to the best of my knowledge and belief that this plat represents an Urban class boundary survey and complies with 201 KAR 18:150. The field work was performed on September 28, 2012 and the completion date of the survey was March 24, 2014. Monuments were found or set as noted by method of random traverse with an unadjusted error of linear closure of 1:16,997. The traverse and sides shots have been adjusted for closure. The reference meridian is NAD83 Kentucky State Plane Coordinates, North Zone (1601).

I certify that I have examined the records of the Campbell County Court Clerk and find that this is the first, second, third and fourth conveyances made of the parent tract since 1982.

Chris R. Gephart
 Chris R. Gephart 3-24-14
 Date



CITY APPROVAL CERTIFICATE

Approved for recording the transfer of property only by the Cold Spring Planning and Zoning Commission, Campbell County, Kentucky, this 22nd day of MARCH, 2014.

John M. Glenn
 Chairman, or other duly authorized
 Officer of the Commission

LINE TABLE		
Line	Direction	Distance
L-1	S22°52'36"W	56.03'
L-2	S17°16'08"W	387.08'
L-3	S17°33'11"W	47.74'
L-4	S23°15'11"W	24.03'
L-5	S79°31'42"W	270.07'
L-6	S23°26'42"W	287.23'
L-7	S56°22'13"W	148.00'
L-8	N41°47'49"W	329.43'

LINE TABLE		
Line	Direction	Distance
L-9	N10°28'56"W	68.32'
L-10	S79°48'47"W	191.19'
L-11	S29°20'40"E	122.69'
L-12	S17°16'08"W	26.35'
L-13	S51°38'51"W	22.17'

Notes:

- 1) This Plat is Subject to all easements and rights-of-ways of record.
- 2) All references are to the Campbell County Clerk's Records at Alexandria, unless noted otherwise.
- 3) This plat represents a boundary survey and complies with 201 KAR 18:150.
- 4) By graphic plotting only, subject property appears to be in Zone X, Community Panel 21037C0039D and Panel 21037C0043D, both bearing the Effective Date September 30, 2004, Campbell County, Kentucky and Incorporated areas.
- 5) This plat shall be void if not filed with the Campbell County Clerk for recording purposes within two (2) years of Planning Commission approval.

Client & Owner:
 MEADOW LAKE LANDHOLDINGS, LLC
 5974 RIVEROCK WAY
 COLD SPRING, KY 41076

Note: This plat represents a boundary survey and complies with 201 KAR 18:150.

Drawing: 12K089-000 ID2
 Scale: N/A
 Drawn by: ARV
 Checked By: CRG
 Issue Date: 3/24/14

MEADOW LAKE LANDHOLDINGS, LLC
 MURNAN ROAD
 CITY OF COLD SPRING
 COMMONWEALTH OF KENTUCKY



209 Grandview Drive
 Fort Mitchell, KY 41017 - 859.261.1113

CONVEYANCE PLAT

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

To research the map, contact the
Office of Secretary of State
or the County Clerk.