

STEVEN J. FRANZEN
Attorney & Counselor at Law

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RECEIVED

MAR 20 1995

SECRETARY OF STATE
COMMONWEALTH OF KY
K. Adkinson

March 15, 1995

Secretary of State
State Capitol
Frankfort, KY 40601

RE: Steffen Annexation

Dear Sir:

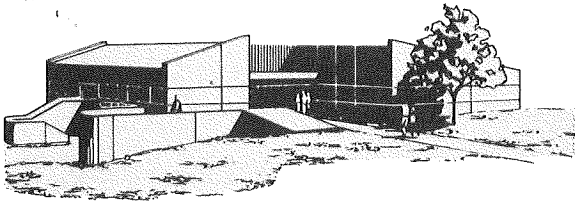
Enclosed please find a certified copy of an ordinance annexing new property into the City of Highland Heights, Kentucky. Also enclosed please find an accurate map with metes and bounds descriptions of the new property. Please record this with your office. Please provide our office with file stamped copies and return in the enclosed self-addressed, stamped envelope.

Sincerely,

Steve Franzen
Steven J. Franzen

SJF/jsr
hhltr5.1

enclosure



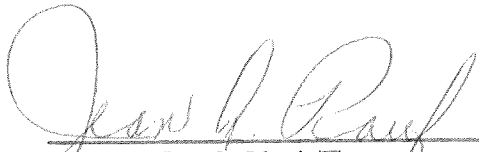
CITY OF
HIGHLAND HEIGHTS

175 JOHNS HILL ROAD · HIGHLAND HEIGHTS, KENTUCKY 41076 · (606) 441-8575



CERTIFICATION

This is to certify the attached is a true and exact copy of Ordinance #03-95, An Ordinance annexing to the City of Highland Heights Kentucky, a Fourth Class City, unincorporated area lying adjacent and contiguous to the existing city limits of the City of Highland Heights, Kentucky.


Jean A. Rauf, Clerk/Treasurer

CITY OF HIGHLAND HEIGHTS, KENTUCKY

ORDINANCE NO. 03-95

AN ORDINANCE ANNEXING TO THE CITY OF HIGHLAND HEIGHTS, KENTUCKY, A FOURTH CLASS CITY, UNINCORPORATED AREA LYING ADJACENT AND CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF HIGHLAND HEIGHTS, KENTUCKY.

WHEREAS, George Steffen and Rosalyn Steffen, the record owners of a parcel of property known as 524A Johns Hill Road, Highland Heights, Kentucky consisting of 34.5 acres more or less, is interested in a voluntary annexation process into the City of Highland Heights, and;

WHEREAS, the City Council for the City of Highland Heights desires to annex into the City of Highland Heights the unincorporated territory described below; and

WHEREAS, the owners of the parcel have executed a voluntary annexation waiver form pursuant to KRS 81A.412; (See attached)

BE IT ORDAINED by the City of Highland Heights, Kentucky:

Section I

That the City Council of the City of Highland Heights, Campbell County, Kentucky, an incorporated city of the fourth class, hereby annexes to the City of Highland Heights the below described unincorporated territory. City Council hereby declares that it is desirable to annex said unincorporated territory to the City of Highland Heights, Kentucky 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 and the commercial and industrial use and potential use of the land, 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.

Section II

The City Council for the City of Highland Heights, Kentucky has found that the annexation of the property described will benefit the health, safety and welfare of the citizens of Highland Heights, Kentucky.

Section III

The boundaries of the unincorporated territory proposed to be annexed are as follows:

Situate in the County of Campbell and State of Kentucky, and being part of a survey in the name of David Leitch, and being Lot number Twelve of the Subdivision of the said Josephine Ward's part of the Leitch's Station Farm, made by J.R. Morin, and bounded as follows, to-wit: Beginning at a stake the east corner of lot number seven in Mrs. M. Schweitzer's line and in the center of a thirty feet road; thence with said road N. $40^{\circ} 51'$ E. 21 poles corner to lot number thirteen; thence in the center of said road N, $22'$ W. 77.9 poles to a stake thirty-four links from a large white oak corner to lot number eleven; thence with a line of lot number eleven S. 41° W. 49.32 poles to a stake near an Ash in the center of a road and corner to lots number Eleven and Eight; thence with said road and in the center thereof S. $36 \frac{1}{4}'$ E. 34 poles to a stake; thence S. $48 \frac{1}{2}'$ E. 36 poles to the beginning; containing fifteen acres, three roods and thirty poles of land. Reference being had to the plat of said Subdivision will more fully appear.

ALSO, situate in the County of Campbell and State of Kentucky, and being lots numbered thirteen and sixteen of the Subdivision of said Josephine Ward's part of the Leitch's Station Farm, and bounded and described as follows, to-wit: Beginning at a stake the east corner of lot number Twelve of said Subdivision in Mrs. Schweitzer's line; thence with her line N. $40^{\circ} 51'$ E. 45 poles to a stake in the center of a thirty foot road, and corner to lot number Seventeen of said Subdivision; thence with said road and in the center thereof and with the line of said lot number Seventeen, N. $12 \frac{3}{4}'$ W. 40 poles; thence N. 10 W. 18 poles; thence N. $15 \frac{1}{2}'$ W. 36 poles; thence N. $41 \frac{3}{4}'$ W. $8 \frac{1}{2}$ poles to a stake in the center of said road and corner to lot number Fifteen of said Subdivision; thence with a line of said lot number fifteen and with the center of another thirty foot road, S. $27 \frac{1}{4}'$ W. 30 poles to a stake corner to lots numbered Fourteen and Fifteen; thence S. 9° E. 30 poles to a stake; thence S. $3 \frac{3}{4}$ E. 26 poles to a stake; thence S. $28 \frac{1}{2}'$ W. 16.5 poles to a stake in the center of said last mentioned road; thence with the center of said road S. 22° E, 35.75 poles to the place of beginning containing nineteen acres, two roods, and fifty three poles of land, and being a part of a tract of land deeded to said Josephine Ward by Keturah L. Taylor.

Being the same property conveyed by Henry G. Schweitzer and Lillian M. Schweitzer, his wife, to Isabelle C. Schweitzer, by deed dated October 18, 1940, and recorded in Deed Book 188 at Page 18 of the Campbell County records at Newport, Kentucky. The said Isabelle C. Schweitzer died testate on November 26, 1966, and by her Will dated June 22, 1962, probated December 6, 1966, in Will Book 36, Page 421 of the Campbell County records at Newport, Kentucky, authorized and directed her executrix, the grantor herein, to sell and convey her real and personal property and further authorized her to sign, acknowledge and deliver all

instruments of writing necessary to carry into effect all sales, transfers and conveyance so made. The said Isabelle C. Schweitzer was also known as Isabelle Schweitzer. A map of the area being annexed is attached hereto and incorporated by reference.

Section IV

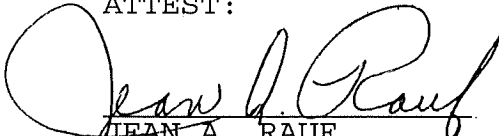
That this ordinance shall be read and adopted on two (2) separate days, signed by the Mayor, attested by the City Clerk/Treasurer, recorded and published according to law. Same shall be in effect at the earliest time provided by law.

First Reading this 9th day of March, 1995.

Passed this 10th day of March, 1995.


MAYOR CHARLES ROETTGER, III

ATTEST:


JEAN A. RAUF
CITY CLERK/TREASURER

PUBLISH: CCR 3-15-95

ord95.4

ANNEXATION DESCRIPTION

GEORGE & ROSALYN STEFFEN
DB 377, PG 520
Group 1534

Being located in the Commonwealth of Kentucky, County of Campbell, and being the same property described in Deed Book 377, Page 520 of the records of the Campbell County Clerk in Newport, Kentucky, and being part of a survey in the name of David Leitch, and being Lot 12, Lot 13 and Lot 16 of the subdivision of Josephine Ward's part of the Leitch's Station Farm, made by J.R. Morin, and being more particularly described as follows:

BEGINNING at a point in the east corner of lot number seven in Mrs. M. Schweitzer's line and in the center of a thirty foot road;

THENCE with said road N 40-51-00 E, a distance of 1089.00 feet to a corner of Lot 17 of said subdivision;

THENCE with Lot 17 and said road N 12-45-00 W, a distance of 660.00 feet; N 10-00-00 W, a distance of 297.00 feet, N 15-30-00 W, a distance of 594.00 feet, N 41-45-00 W, a distance of 140.25 feet to a point in said road and corner to Lot 15;

THENCE with Lot 15 and with the center of another 30 foot road having a bearing of S 27-15-00 W, a distance of 495.00 feet to the corner of Lot 14 and Lot 15;

THENCE along a bearing of S 9-00-00 E, a distance of 495.00 feet to a point;

THENCE along a bearing of S 3-45-00 E, a distance of 429.00 feet to a point;

THENCE along a bearing of S 28-30-00 W, a distance of 272.25 feet to a point in the last mentioned road;

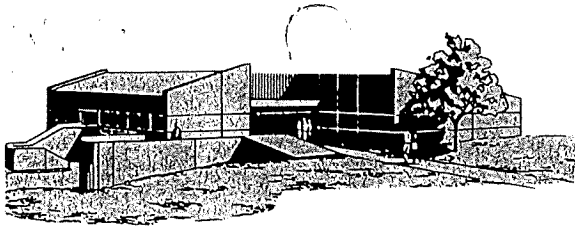
THENCE with the center of said road N 22-00-00 W, a distance of 695.48 feet to a point, said point being 22.44 feet from a large white oak corner to Lot 11;

THENCE with a line of Lot 11 S 41-00-00 W, a distance of 813.78 feet to a stake near an Ash in the center of a road and a corner to Lot 11 and Lot 8;

THENCE with said road S 36-15-00 E, a distance of 561.00 feet to a point;

THENCE along a bearing of S 48-30-00 E, a distance of 594.00 feet to the POINT OF BEGINNING.

Said parcel containin approximately 36 acres.



CITY OF

HIGHLAND HEIGHTS

175 JOHNS HILL ROAD · HIGHLAND HEIGHTS, KENTUCKY 41076 · (606) 441-8575



CONSENT TO ANNEXATION

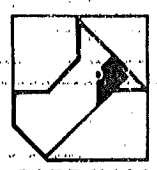
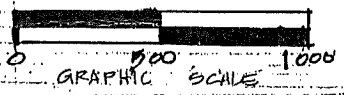
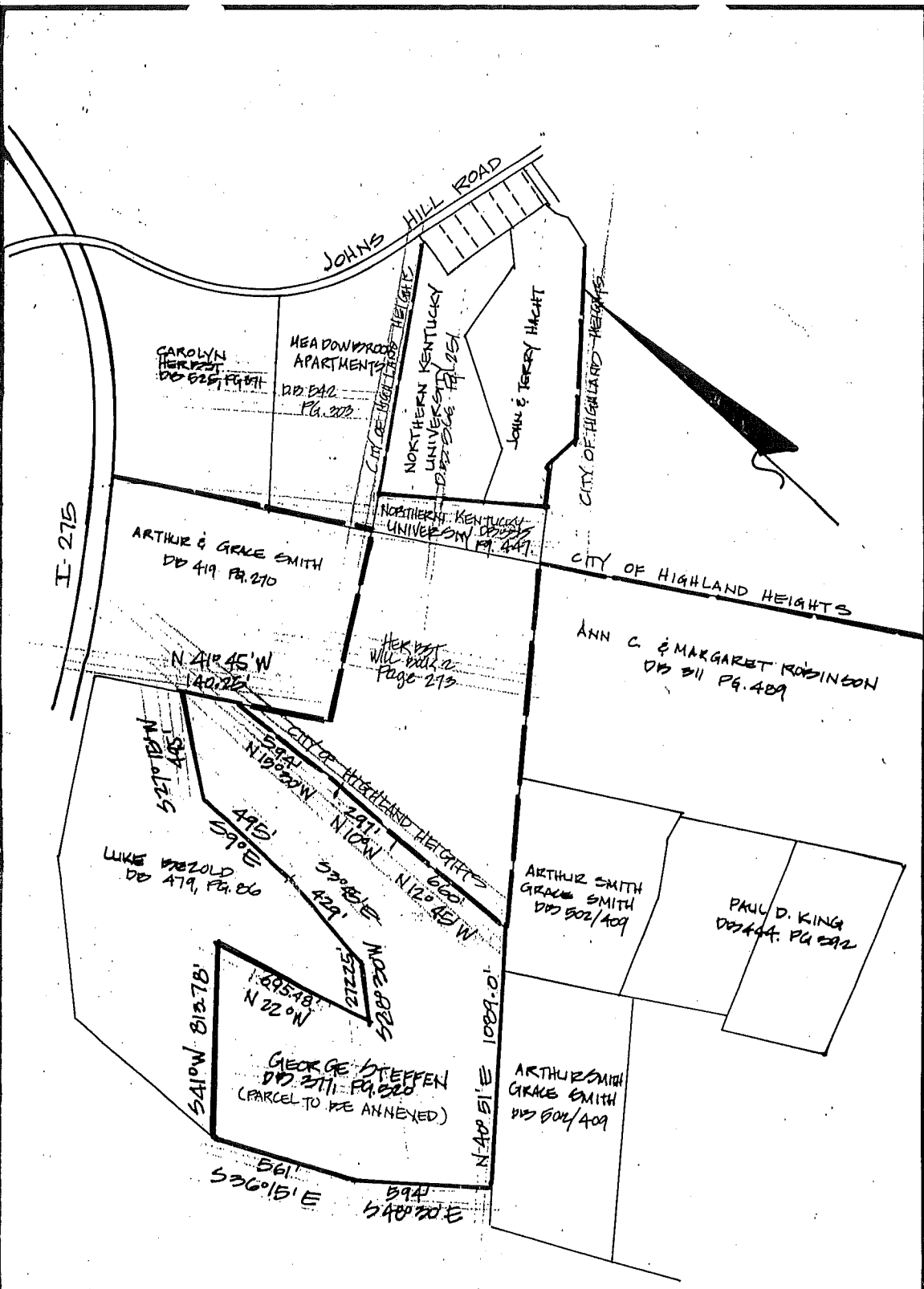
Pursuant to KRS.81A.412 the undersigned hereby certifies to the City of Highland Heights, Kentucky, that they are the record owners of the land described below and that by placing their signature upon this document they hereby consent to be annexed into the City of Highland Heights, Kentucky, and specifically waive the sixty (60) day waiting period provided for in KRS.81A.420 (2).

This waiver is made knowingly, voluntarily, and with the expressed desire to be annexed into the City of Highland Heights Kentucky as soon as legally possible.

Signed: George Luffen
Rosalyn Steffen

Description of Property: 524A Johns Hill Road
Highland Heights, Ky.
34.5 acres

Signed: 2/28/95



CARDINAL
ARCHITECTURE
ENGINEERING
LAND SURVEYING

**CITY OF HIGHLAND HEIGHTS
ANNEXATION DRAWING**

ORDINANCE 03-95

ONE MOOCK ROAD
WILDER, KENTUCKY
41071 (606) 581-9600

Drawn By:
J.A.

Date:
3/8/95

Scale:
1" = 500'

File No.
95-041