

CERTIFICATION

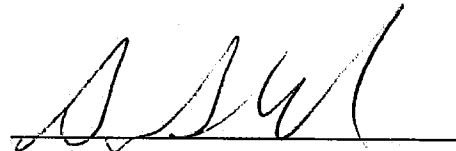
I, Gina Gabbard, City Clerk of the City of Independence, Kenton County, Kentucky, do hereby certify that the attached document is a true copy of an Ordinance regarding the annexation of property located approximately 920 feet south of Hogrefe Road and approximately 270 east of Blooming Court. Ordinance No. 2020-O-10 was passed and adopted at a regular Meeting of the Independence City Council, on November 9, 2020.

Further, I hereby certify that the original document is on file as a part of the Official Records of the City and may be reviewed and proved by the files of my Office, at the City of Independence, 5409 Madison Pike, Independence, Kentucky, 41051.

RECEIVED AND FILED
DATE July 26, 2021

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandis Adkinson

Signed this 26th day of April, 2021.



Gina Gabbard, City Clerk
City of Independence, Kentucky

City of Independence, Ky.

ORDINANCE NO. 2020-O-10

AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORIES WITHIN THE COUNTY OF KENTON, KENTUCKY AND CONTIGUOUS TO THE PRESENT BOUNDARY LINES OF THE CITY OF INDEPENDENCE, KENTUCKY, 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 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 INDEPENDENCE, KENTUCKY:


SECTION I

That the City of Independence does hereby and herewith annex to its present boundaries and include the same within the territorial limits of the City of Independence, Kenton County, Kentucky, the following described unincorporated land and area, located in the County of Kenton, Commonwealth of Kentucky, lying approximately 920 feet south of Hogrefe Road and approximately 270 east of Blooming Court, and is more particularly described as follows:

SEE ATTACHED EXHIBIT "A", Legal Description, "B", Plat

SECTION II

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


Christopher J. Reinersman, Mayor

ATTEST:



Gina Gabbard, City Clerk

First Reading: October 5, 2020

Second Reading: November 9, 2020

Ayes: 6

Nays: 0

Publication Date: 11/19/2020

ANNEXATION AGREEMENT

Whereas, the City of Independence, Kenton County, Kentucky is desirous of annexing a parcel of property owned by Glenhurst Development, LLC; and

Whereas, the property owners have publicly stated their intention to challenge any and all nonconsensual annexation ordinances by the City of Independence pursuant to Kentucky Revised Statute 81A.420.

Whereas, the City of Independence is still desirous of annexing the aforementioned property and Glenhurst Development, LLC are agreeable to a consensual annexation, pursuant to Kentucky Revised Statute 81A.412, if certain conditions and considerations are met.

Now Therefore It Is Agreed as Follows:

1. That Glenhurst Development, LLC (hereinafter "Property Owners") are agreeable and this Agreement shall serve as notice of their intent and/or consent to be annexed into the City of Independence pursuant to Kentucky Revised Statute 81A.412. A description and plat of said land to be annexed is attached hereto as Exhibits "A" and "B" and incorporated by reference herein.

2. That while said annexation will occur upon passage of an ordinance annexing the aforementioned property, no significant city services will be provided to Property Owners during Glenhurst Development, LLC's development of the property. The purpose of this annexation is so that future property owners will enjoy services from the City of Independence, including but not limited to, police protection and public works. Furthermore, Glenhurst Development, LLC acknowledges and agrees that being part of the City of Independence is positive for their development and assists in the sale of homes.

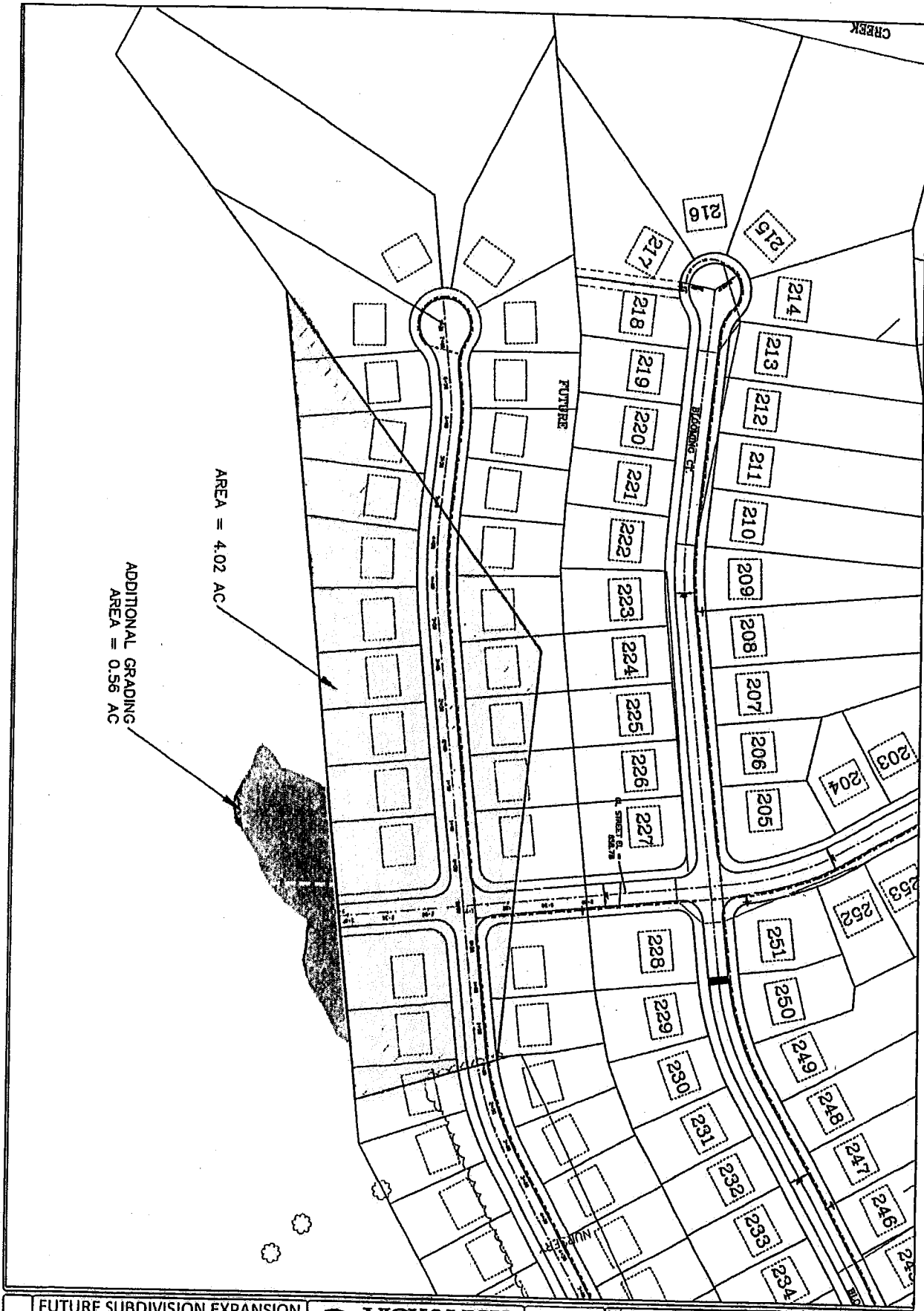
3 This agreement constitutes the entire agreement of the parties and may not be modified.

City of Independence

Date: 11/9/20

Glenhurst Development, LLC

Date: 5/18/2021



FUTURE SUBDIVISION EXPANSION
 GREENS OF GLENHURST
 CITY OF INDEPENDENCE
 KENTON COUNTY, KENTUCKY

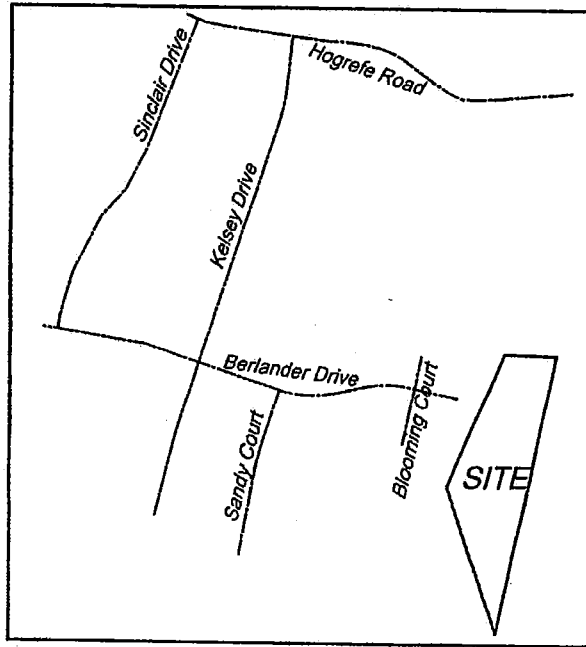


VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects
 441 Eastern Road • Independence, Kentucky 40131
 P: 502/333-3333 • F: 502/333-3333 • www.viox.com

NO.	DATE	BY	FOR
1	10/11/11	JK	PRELIMINARY
2	11/15/11	JK	REVISED
3	12/15/11	JK	REVISED
4	1/10/12	JK	REVISED
5	2/10/12	JK	REVISED
6	3/10/12	JK	REVISED
7	4/10/12	JK	REVISED
8	5/10/12	JK	REVISED
9	6/10/12	JK	REVISED
10	7/10/12	JK	REVISED
11	8/10/12	JK	REVISED
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10	7/10/12	JK	REVISED
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12	9/10/12	JK	REVISED
13	10/10/12	JK	REVISED
14	11/10/12	JK	REVISED
15	12/10/12	JK	REVISED





VICINITY MAP
SCALE: 1"=500'
INDEPENDENCE RECORDING DISTRICT
ZONE: A-1

DATE OF SURVEY: FEBRUARY 6, 2017

OWNERS CERTIFICATE

We the undersigned, do hereby adopt this plat and consent and accept all easements and matters shown hereon and further certify that the title to the property shown hereon is part or all of the same property conveyed to me by deed dated February 17, 2004 and recorded in Deed Book I-1250, Page 282, of the Kenton County records at Independence, KY and Ordinance O-13-16.

Owners Signature Albert Jump

Date May 2 2017

Owners Signature Velma Jump

Date May 2 2017

Approved by the Kenton County and Municipal Planning and Zoning Commission, Kenton County, Kentucky, this _____ day of _____ 20____.

CHAIRMAN, OR OTHER DULY AUTHORIZED OFFICER OF THE COMMISSION

This plat shall be void if not filed with the Kenton County Clerk for recording purposes within two (2) years of Planning Commission approval.

GPS NOTES

The following GPS equipment and methodology was used to obtain closure of the random traverse performed with electronic total station.

Equipment: Trimble R-8 GNSS Dual Frequency Receiver
Type of Survey: KY Virtual Reference Station via Cellphone
Network Adjusted Real Time Kinematic
Horizontal Datum: NAD-83 (2011) KYSPCS North Zone
Vertical Datum: NAVD 88

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted error of closure was 1:19,759 and was not adjusted. The survey as shown hereon is an Urban Survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 201 KAR 18:150.

I further certify that the surveyed parcel is not for conveyance or building development by itself, but for attachment to adjacent land in the same ownership.

Joshua Werner 5/4/2017
P.L.S. 4070 DATE

STATE OF KENTUCKY
JOSHUA WERNER
4070
LICENSED PROFESSIONAL LAND SURVEYOR

PLAT OF SURVEY
4.191 ACRES TO BE CONVEYED BY
ALBERT JUMP, JR. AND VELMA JUMP

KENTON COUNTY KENTUCKY

SOUTH SIDE OF HOGREFE ROAD
EAST OF BLOOMING COURT
MARCH 2, 2017 SCALE: 1"=100'

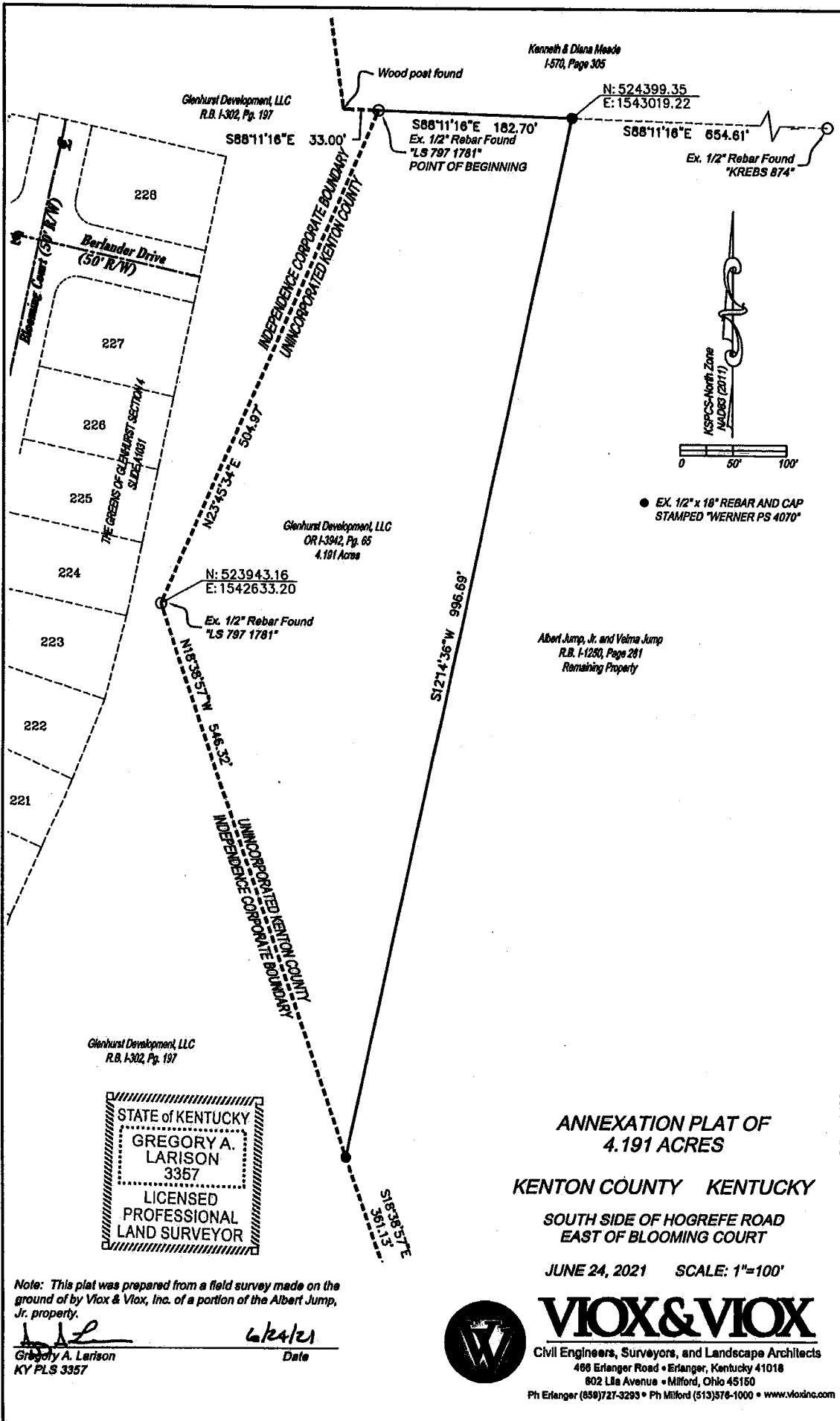
Client:
GLENHURST DEVELOPMENT, LLC
P.O. BOX 17635
FT. MITCHELL, KY 41017

Owner:
ALBERT JUMP, JR. AND
VELMA JUMP
10387 BANKLICK ROAD
WALTON, KY 41084



VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects
406 Edinger Road - Erlanger, Kentucky 41018
Ph (859) 727-3293 • Fax (859) 727-8452 • www.vioxinc.com





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Erlanger, Kentucky 41018 | Milford, Ohio 45150

Tel: 859.727.3293 | Tel: 513.576.1000
Fax: 859.727.8452

www.vioxinc.com

June 24, 2021

DESCRIPTION OF 4.191 ACRES

Located in Kenton County, Kentucky, lying approximately 920 feet south of Hogrefe Road and approximately 270 east of Blooming Court, being more particularly described as follows:

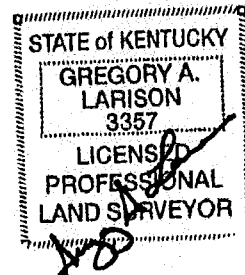
BEGINNING at the north common corner of Glenhurst Development, LLC (Record Book I-3942, Page 65), Glenhurst Development, LLC (Record Book I-302, Page 197) and in the south line of Meade (Record Book I-570, Page 305) being marked by a ½ inch diameter rebar with a plastic cap stamped “LS 797 1781”;

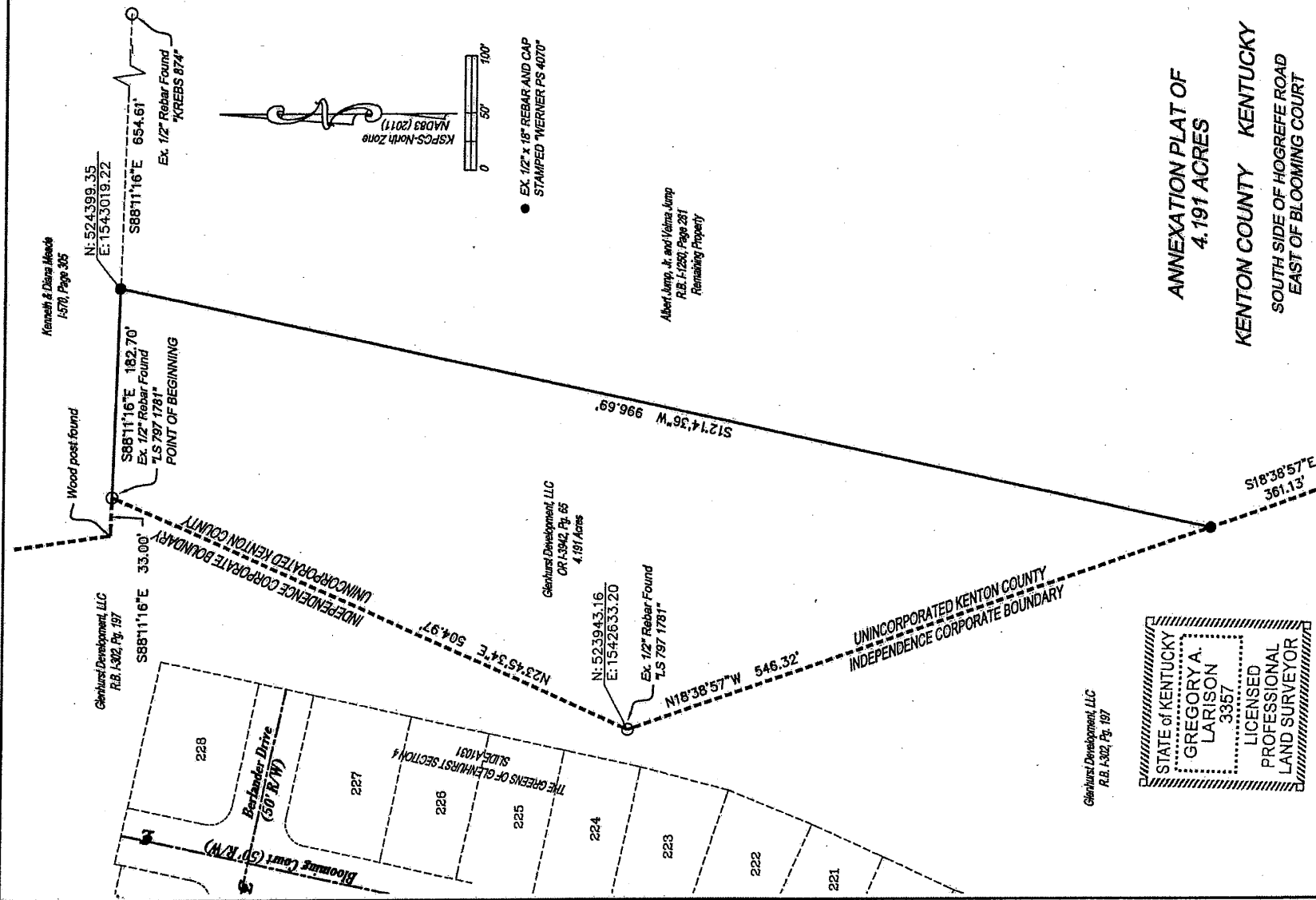
THENCE along the common line of Glenhurst Development, LLC and Meade South 88 degrees 11 minutes 16 seconds East (basis of bearings is grid based on the Kentucky State Plane Coordinate System – North Zone - NAD83(2011)) 182.70 feet to a an existing ½ inch diameter rebar with a plastic cap stamped “WERNER PS 4070” in the west line of Albert Jump, Jr. ((Record Book I-1250, Page 281);

THENCE with said west line of Jump South 12 degrees 14 minutes 36 seconds West 996.69 feet to an existing ½ inch diameter rebar with a plastic cap stamped “WERNER PS 4070” on the common line of the aforementioned two parcels of Glenhurst Development, LLC;

THENCE along the common line of said two parcels North 18 degrees 38 minutes 57 seconds West 546.32 feet to a ½ inch diameter rebar with a plastic cap stamped “LS 797 1781”;

THENCE continuing along said common line North 23 degrees 45 minutes 34 seconds East 504.97 feet to the **POINT OF BEGINNING**, containing 4.191 acres more or less.





Kenneth & Diana Mendez
1-578, Page 305

Glenhurst Development, LLC
R.B. 1-302, Pg. 197

Berlander Drive
(50' R/W)

THE GREENS OF GLENHURST SECTION 4
SLIDE A1031

Glenhurst Development, LLC
OR 1-3942, Pg. 65
4.191 Acres

Albert Jump, Jr. and Velma Jump
R.B. 1-290, Page 261
Remaining Property

Glenhurst Development, LLC
R.B. 1-302, Pg. 197

STATE OF KENTUCKY
GREGORY A. LARSON
3357
LICENSED
PROFESSIONAL
LAND SURVEYOR

Note: This plat was prepared from a field survey made on the ground of by Viox & Viox, Inc. of a portion of the Albert Jump, Jr. property.

GA Larson
Gregory A. Larson
KY PLS 3357

6/24/21
Date

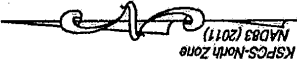
ANNEXATION PLAT OF
4.191 ACRES
KENTON COUNTY KENTUCKY
SOUTH SIDE OF HOGREFFE ROAD
EAST OF BLOOMING COURT

JUNE 24, 2021 SCALE: 1"=100'



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• EX. 1/2" x 18" REBAR AND CAP
STAMPED "WERNER PS 4070"