

CERTIFICATION

I, Gina Rawe, 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 on the east side of Kentucky Highway 17 and the north side of Kentucky Highway 16. Ordinance No. 2021-O-10 was passed and adopted at a special Meeting of the Independence City Council, on June 14, 2021.

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.

Signed this 1st day of December 2022.

RECEIVED AND FILED
DATE Dec. 27, 2022

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



Gina Rawe, City Clerk
City of Independence, Kentucky

ORDINANCE NO. 2021-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 way 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, COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY:

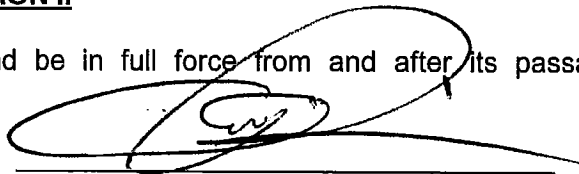
SECTION I

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, approximately one acre, lying on the east side of Kentucky Highway 17 and the north side of Kentucky Highway 16 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:



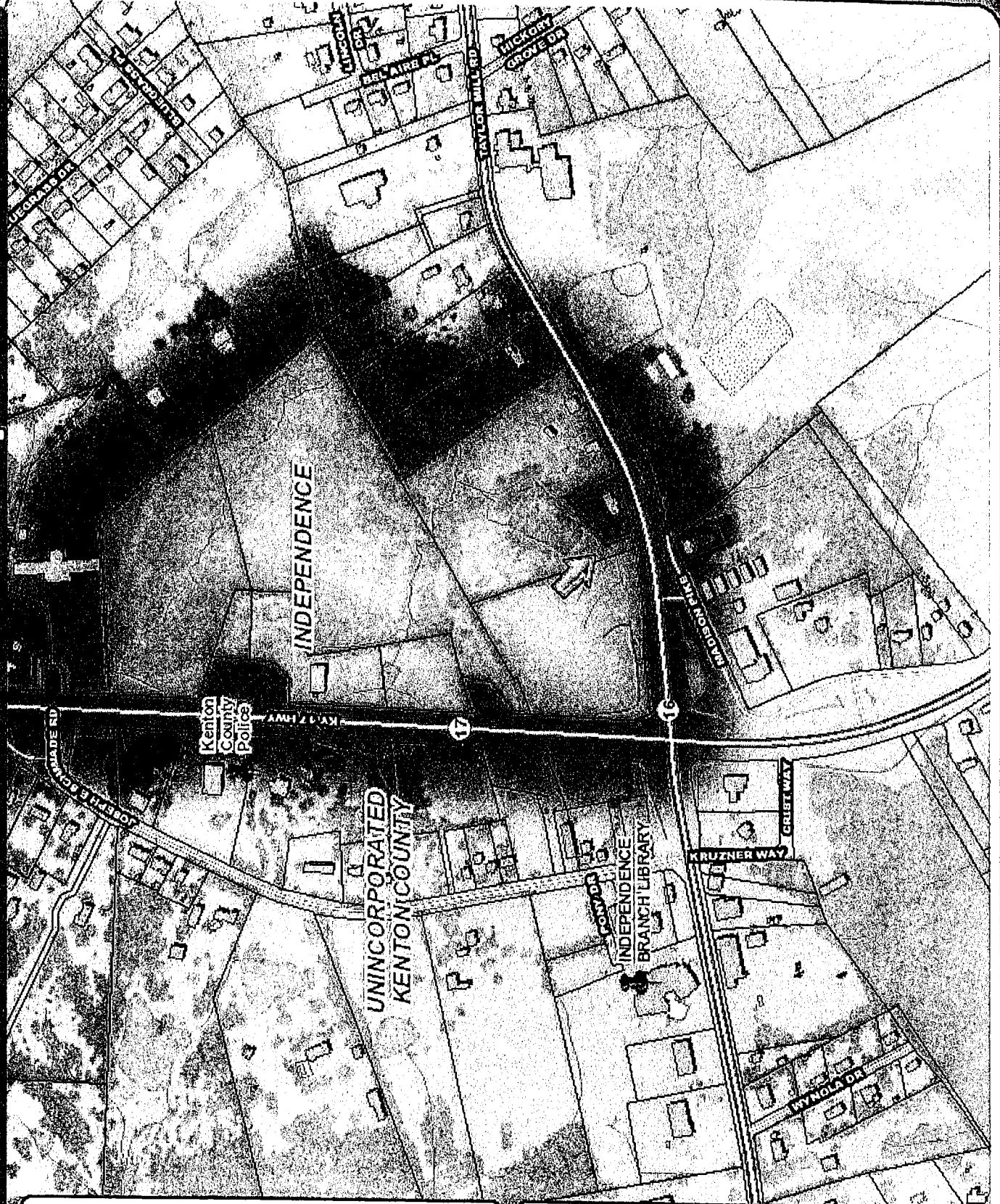
Gina Gabbard, City Clerk

First Reading: May 3, 2021
Second Reading: June 14, 2021
Ayes: 6
Nays: 0

PUBLICATION DATE: 6/25/2021



LINK-GIS Web Map



| | |
|------------------|------------------------|
| Building | Recreation |
| Building | Ball Fields |
| Pool | Playground/General Rec |
| Tank | Tea/Green |
| Concrete Pad | |
| Roads | Topography |
| Paved Road | Index Contour |
| Unpaved Road | Intermediate Contour |
| Bridges | Creek / Stream |
| Parking | River / Lake |
| Unpaved Parking | |
| Railroad | Boundaries |
| Utilities | Parcel |
| Sewer | Zoning |
| Sewer Structure | |
| Water Pipe | |
| Water Hydrant | |

1:6,000

0 250 500 Feet

LINK-GIS

PDS

1840 Simon Kenton Way, Suite 3400
Covington, KY 41011-2999
859.331.8980
Office hours M-F 8-5
www.linkgis.org

Parcel data provided by CCPVA, PCPVA and LINKGIS.

Date: 4/28/2021

These GIS data are deemed reliable and every effort has been made to ensure their accuracy. They are, however, provided "as is" with out warranty of correctness, timeliness, reliability, or completeness. Map elements do not represent a legal survey of land. Use of these data for any purpose should be with an acknowledgement of their limitations, including the fact that they are dynamic in nature and in a constant state of maintenance. Field investigation may be necessary.

EXHIBIT "A"

**GROUP NO: IND
PIDN: 048-00-00-022.01**

Situated in Kenton County Commonwealth of Kentucky, and being a division of land lying on the north side of the Kentucky Highway #16, approximately a distance of 1500.0 feet east of the junction with the Kentucky Highway #17, and being part of the original 10 acre tract owned by Ralph C. Meenach and Genevieve Meenach, husband and wife, as described in Deed Book 158 at page 643 of the Kenton County Court Clerk's Records at the Independence, Kentucky office and is bound and described as follows:

From a spike set at the south-west corner of the original 10 acre tract, said point being a common corner to a tract as described in Deed Book 97 at Page 457, north 20-09'-00" west with a line a distance of 45.0 feet east and parallel with the west line of the said original 10 acre tract, a distance of 170.94 feet to a set iron pin, a new division corner; thence with new division lines, north 49-06'-55" east a distance of 222.05 feet to a set iron pin and south 28-41'-50" east a distance of 217.30 feet to a set iron pin in the north right of way line of the Kentucky Highway #16; thence with said right of way line, a line a distance of 25.0 feet north and parallel with the center line, south 61-18'-10" west a distance of 142.0 feet to a post and south 52-05'-00" west a distance of 100.46 feet to the point of beginning containing 1.01444 acres as per the attached plat.

Excepted from this property is that property conveyed to the Commonwealth of Kentucky, for the use and benefit of the Transportation Cabinet, Department of Highways, by Deed dated 20th day of November, 2002 and recorded in Deed Book I-952, page 314 of the records of the Kenton County Clerk's Office in Independence, Kentucky.

Being the same property conveyed to Robert L. Lancaster and Jacqueline H. Lancaster, husband and wife, by Warranty Deed dated December 14, 2015, recorded December 15, 2015 in Official Record I-3686, Page 201, Kenton County, Kentucky Clerk's Records.

ANNEXATION AGREEMENT

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

Whereas, the property owners are in the process of developing the property in question and are developing the property contiguous to the property described in Exhibit "A".

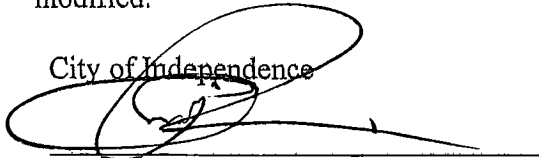
Whereas, the City of Independence is desirous of annexing the aforementioned property and Sons of Independence, LLC is agreeable to a consensual annexation, pursuant to Kentucky Revised Statute 81A.412, if certain conditions and considerations are met.

Now Therefore it is Agreed as Follows:

1. That Sons of Independence (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 Exhibit "A" and incorporated by reference herein.

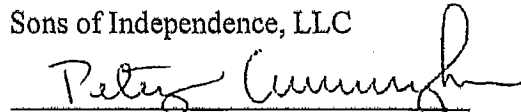
2. This agreement constitutes the entire agreement of the parties and may not be modified.

City of Independence



Date: 5-2-2022

Sons of Independence, LLC



Date: 4-29-21



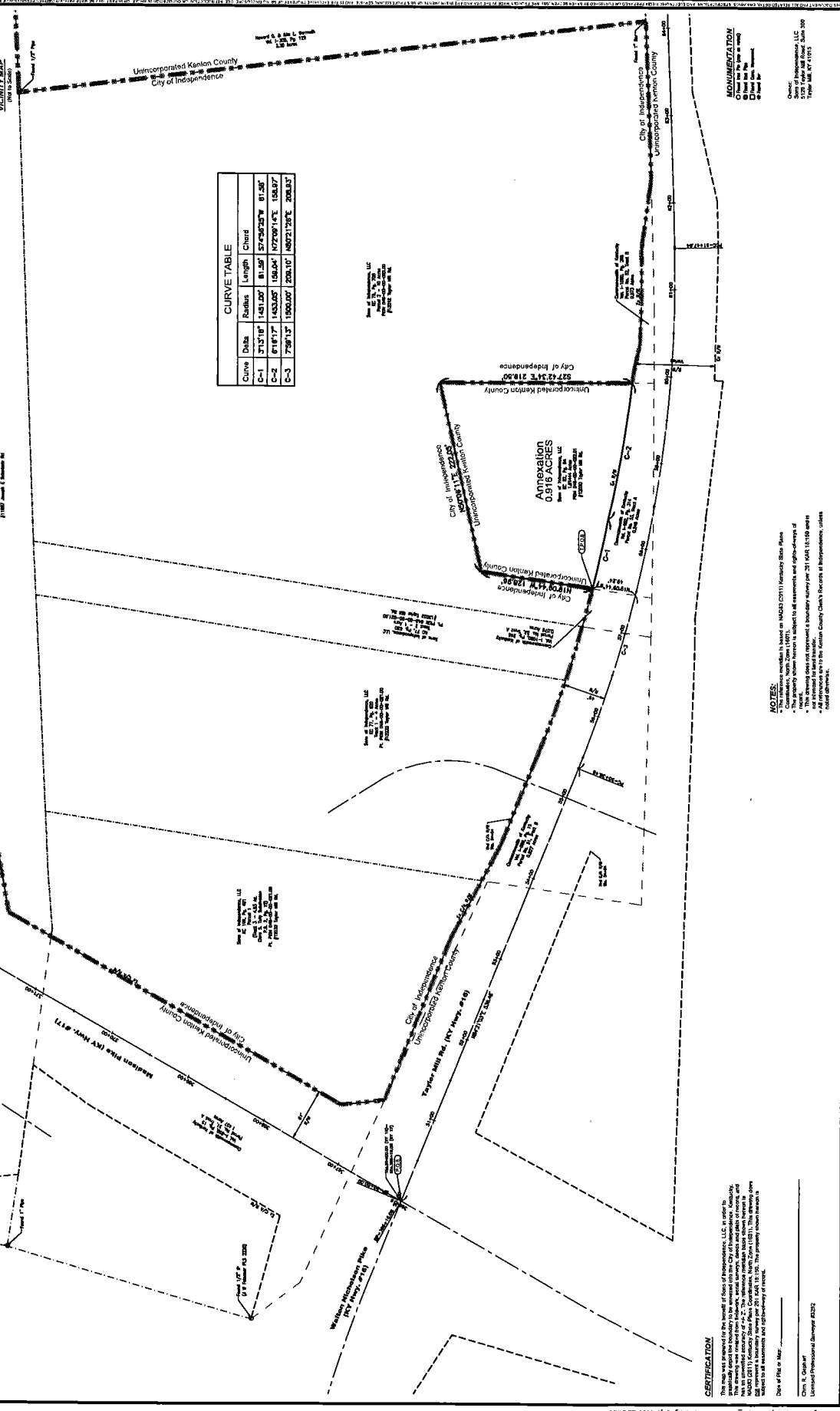
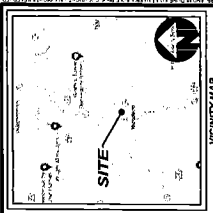
| Item | Revision Description | Date | Drawn | Checked |
|------|----------------------|------|-------|---------|
| | | | | |

PRELIMINARY

ANNEXATION PLAT
SONS OF INDEPENDENCE, LLC
 UNINCORPORATED KENTON COUNTY
 COMMONWEALTH OF KENTUCKY
 #12020 TAYLOR MILL RD.
 P.O. BOX 600-02020
 WWW.SONSOFINDEPENDENCE.COM
 KY 40117-02020-02020

bayer
 Surveyors
 1000 S. MAIN ST., SUITE 200
 CINCINNATI, OH 45202
 TEL: 513.251.1113
 FAX: 513.251.1114

PROJECT: 20200303.01
 SHEET: 1 OF 1



| Curve | Delta | Radius | Length | Chord |
|-------|-----------|----------|---------|-----------------------|
| C-1 | 73°31'18" | 1481.20' | 81.25' | 577.56257' @ 81.25' |
| C-2 | 81°41'48" | 1433.05' | 159.04' | 1272.09147' @ 159.04' |
| C-3 | 75°56'13" | 1900.00' | 209.10' | 1402.21703' @ 209.10' |

MONUMENTATION
 Survey of Independence, LLC
 1525 Main and State
 Cincinnati, OH 45202
 513.251.1113

NOTES:
 * This reference is based on MAGNETIC (2011) Kentucky State Plane
 * The property shown herein is subject to all easements and rights-of-way of record
 * This survey does not represent a boundary survey per 201 KAR 1:1550 and is not intended to be used as such
 * All references to the Eastern County Clerk's Records in Independence, unless noted otherwise.

GENERALIZATION
 This map was prepared for the benefit of Sons of Independence, LLC. It does not constitute a warranty of any kind. The surveyor is not responsible for the accuracy of the information shown herein. The surveyor is not a licensed surveyor. This information is provided for informational purposes only and should not be used as a basis for any legal action. The surveyor is not responsible for the accuracy of the information shown herein. The surveyor is not a licensed surveyor. This information is provided for informational purposes only and should not be used as a basis for any legal action.

Date of Plot or Map: _____
 Chris S. Cooper
 Licensed Professional Surveyor #2522



Chris R. Gephart
12-13-22

DESCRIPTION:

0.916 acre annexation
to the City of Independence, Kentucky
Sons of Independence, LLC
12020 Taylor Mill Road

LOCATION:

DATE:

December 13, 2022

Situated in Unincorporated Kenton County, Commonwealth of Kentucky, lying on the North side Taylor Mill Road (KY Hwy. 16), and being all of the remaining portion of a 1.01444 acre tract lying North of KY Hwy. 16, as now constructed, and conveyed to Sons of Independence, LLC in Deed KC 82, Page 94 of the Kenton County Clerk's Records at Independence, Kentucky and being more particularly described as follows:

Begin at the centerline intersection of said KY Hwy. 16 (R/W Varies – Sta. 50+00) and Madison Pike (KY Hwy. 17) (R/W Varies – Sta 366+16.08); thence, with the centerline of said KY Hwy. 16, the following two courses: North $84^{\circ}21'03''$ East, 536.46 feet; thence, with a curve to the left, having a central angle of $07^{\circ}59'13''$, a radius of 1500.00 feet, an arc length of 209.10 feet, and a chord bearing North $80^{\circ}21'26''$ East, 208.93 feet; thence, departing said centerline and through the existing right-of-way of said KY Hwy. 16, North $19^{\circ}09'44''$ West, 49.24 feet to the existing North right-of-way line of said KY Hwy. 16, the same being a Southeast corner of a 10 acre tract conveyed to the same Sons of Independence, LLC in Deed KC 76, Page 708 and the TRUE POINT OF BEGINNING;

thence, from the TRUE POINT OF BEGINNING, departing said existing right-of-way line and with the common lines of said 10 acre and said 1.10444 acre tracts, the following three courses: North $19^{\circ}09'44''$ West, 128.96 feet;

thence, North $50^{\circ}06'11''$ East, 222.05 feet;

thence, South $27^{\circ}42'34''$ East, 219.50 feet to the existing North right-of-way line of said KY Hwy. 16;

thence, departing said 10 acre tract and with the existing north right-of-way line of said KY Hwy 16, the following two courses: with a curve to the right, having a central angle of $06^{\circ}16'17''$, a radius of 1453.05 feet, an arc length of 159.04 feet, and a chord bearing South $72^{\circ}09'14''$ West, 158.97 feet;

thence, with a curve to the right, having a central angle of $03^{\circ}13'18''$, a radius of 1451.00 feet, an arc length of 81.59 feet, and a chord bearing South $74^{\circ}56'25''$ West, 81.58 feet to the TRUE POINT OF BEGINNING

Containing 0.916 acres of land and subject to all easements and rights-of-way of record. The reference meridian is based on NAD83 (2011) Kentucky State Plane coordinates, North Zone (1601).

The above description was prepared on December 13, 2022 from fieldwork, aerial surveys, 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 KC 82, Page 94

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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