


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 a Resolution regarding the legal description and plat for the annexation of property located on the east side of KY-17, Madison Pike. Resolution No. 2024-R-01 was passed and adopted at a regular Meeting of the Independence City Council, on January 8, 2024.

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 22nd day of February 2024.



Gina Rawe, City Clerk
City of Independence, Kentucky

RECEIVED AND FILED
DATE February 22, 2024

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY [Signature]

RESOLUTION NO. 2024-R-01

A RESOLUTION ADOPTING A MODERN AND ACCURATE LEGAL DESCRIPTION OF TERRITORY PREVIOUSLY ANNEXED BY ORDINANCE

WHEREAS, the City of Independence has enacted Ordinance No. 2007-O-12 annexing property into the corporate limits of the City of Independence.

WHEREAS, the City wishes to provide a modern, accurate, easily identifiable legal description reflecting bearings and coordinates based upon the state plane coordinate system, including relevant GPS and GIS data, same having been certified by a professional surveyor for each prior annexation.

WHEREAS, the City wishes to comply with the requirements of Amended KRS 81A.470 effective June 29, 2021, upon discovery that clerical errors have created an inaccurate description of Independence at the Land Office of the Secretary of State.

WHEREAS, an accurate description will affect the amount of revenue appropriated by the State and Federal Government and the city wishes to optimize its opportunities for development; and

WHEREAS, the city does not intend to amend or replace its prior ordinance annexing, but rather to interpret the defined boundaries of the territory previously annexed with a new Plat with a survey map from CT Consultants:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF INDEPENDENCE, COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY, THAT:

SECTION I

That the City Council of the City of Independence hereby adopts the following legal description and plat attached hereto, as prepared by Terry Cook with CT Consultants, Licensed Professional Land Surveyor No. 4067, that accurately depicts the property previously annexed into the corporate city limits of the City of Independence, by Ordinance 2007-O-12 on August 27, 2007.

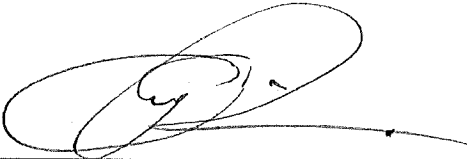
SECTION II

This resolution shall supersede all prior resolutions adopted by the City of Independence that attempt to define the boundaries of the property previously annexed by Ordinance 2007-O-12 for the purpose of complying with the requirements of KRS 81A.470.


Done this 8th day of January 2024 on a Motion made by Council Member Waite and seconded by Council Member Brinker.

Members present voting in favor: 4

Members present voting against: 0

BY: 

Christopher J. Reinersman, Mayor

ATTEST: 

Gina Rawe, City Clerk

Legal Description
City of Independence Property
25.844 Acres

Situated on the East side of KY-17, Madison Pike (a public limited access right-of-way), south of the intersection of Pelly Road, and being all of the lands of the City of Independence, Kentucky, as conveyed by Book KC 243, Page 424, of the Kenton County, Kentucky Deed Records, and being more particularly described as follows:

Commencing at the north end of the controlled access line, at the southeast intersection of Pelly Road & KY-17, at Station 574+86.75, 147.56 feet right. Thence, with said Easterly limited access Right of Way line, South 23°43'25" East, 723.44 feet, at Station 567+85.87, 143.28 feet right. Thence, South 52°14'47" East, 195.70 feet, at Station 566+33.46, 254.81 feet right. Thence, South 37°47'52" East, 83.53 feet, at Station 565+61.46, 286.20 feet right, in creek and witnessed by a set iron pin at South 27°19'00" West, 10.00 feet, being a common corner of the lands of Kimberly Carol Johnson, Jill Marie Bright, & Lloyd Joseph Brueckner, as conveyed by Book KC 257, Page 860, also being the **point of beginning** for this description.

- Thence departing said easterly limited access line, and with the common line of said Johnson, Bright, & Brueckner, South 49°44'36" East, 659.54 feet, to a found 1/2" iron pin (capped Berling, 0.6' SW);
- Thence continuing with said common line, South 50°14'28" East, 660.50 feet, to a set iron pin on the south line of Judy Zornes & Pamela Sue Huff, as conveyed by Official Record I-4206, Page 64;
- Thence departing said south line of Zornes & Huff, and with the westerly common line of Kori L. Kudera, Trustee, as conveyed by Book KC 113, Page 173, South 44°11'19" West, 231.80 feet, to a found 1/2" iron pin (capped Berling);
- Thence continuing with said Kudera line, the following three courses, South 41°26'29" West, 918.56 feet, to a found 5/8" iron pin (capped Pierce);
- Thence South 46°47'37" East, 55.25 feet, to a found 5/8" iron pin (capped Pierce);
- Thence South 39°41'56" West, 509.45 feet, to a set iron pin at Station 545+16.40, 226.79 feet right, on said easterly limited access right-of-way line of KY-17, Madison Pike;
- Thence departing said Kudera line, and with the easterly limited access right-of-way line of said KY-17, Madison Pike, for the following ten (10) courses, North 34°27'24" West, 170.54 feet, to a found 5/8" iron pin (capped KTC, 1.6' east) at Station 546+42.11, 111.55 feet right;
- Thence North 11°02'14" East, 437.72 feet, to a set iron pin at Station 550+78.49, 134.51 feet right;

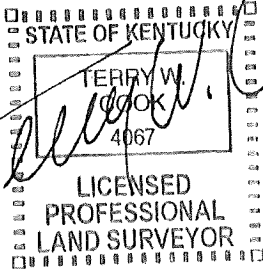
- Thence North 41°51'01" East, 127.20 feet, to a set iron pin at Station 551+80.27, 206.65 feet right.
- Thence North 21°52'07" West, 196.50 feet, to a set iron pin at Station 553+47.57, 116.32 feet right.
- Thence North 08°22'37" East, 246.07 feet, to a set iron pin at Station 555+83.79, 142.44 feet right.
- Thence North 07°39'49" West, 222.30 feet, to a set iron pin at Station 557+97.04, 117.75 feet right.
- Thence North 28°50'00" East, 121.74 feet, to a set iron pin at Station 558+95.48, 183.35 feet right.
- Thence North 29°52'48" West, 94.35 feet, to a set iron pin at Station 559+77.49, 143.96 feet right.
- Thence North 11°33'00" West, 425.63 feet, to a set iron pin at Station 563+87.60, 125.90 feet right.
- Thence North 27°19'00" East, 243.85 feet, to the **point of beginning**.

Containing 25.844 Acres of land, more or less, and being subject to all rights-of-way, easements, restrictions, covenants and/or conditions of record.

Basis of Bearings: NAD83(2011), Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared from a field survey by CT Consultants in November, 2023 under the direction of Terry W. Cook, Professional Land Surveyor #4067 in the Commonwealth of Kentucky.

All set iron pins are 5/8" x 30" with I.D. cap "CT Consultants Cook KY PS 4067".


 LICENSED
 PROFESSIONAL
 LAND SURVEYOR
 2-8-24

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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