

RECEIVED

OCT 14 1997

ORDINANCE NO. 199 7-0 - 20

SECRETARY OF STATE
COMMONWEALTH OF KY

AN ORDINANCE ANNEXING APPROXIMATELY 0.663 ACRES OF LAND ON PELLY ROAD, KENTON COUNTY, KENTUCKY, SAID PROPERTY BEING OWNED BY JOHN R. IVEY, A SINGLE PERSON, AND HIS DAUGHTER, BONNY IVEY, A SINGLE PERSON, AS CONVEYED TO THEM BY DEED BOOK 436, PAGE 316 OF THE KENTON COUNTY CLERK'S RECORDS AT INDEPENDENCE, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS HEREINAFTER. THIS ANNEXATION IS BY WRITTEN CONSENT OF THE PROPERTY OWNERS.

WHEREAS, John R. Ivey and Bonny Ivey are the sole owners of the property herein to be annexed and have consented to such annexation in writing, and

WHEREAS, the property to be annexed is contiguous to the present boundary of the City of Independence as described herein, and

WHEREAS, the herein described property is presently in an unincorporated area not within the boundaries of another municipality, and

WHEREAS, it is in the best interest of the City of Independence to annex the property herein.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF
INDEPENDENCE AS FOLLOWS:**

SECTION 1

That the City of Independence, by this Ordinance, hereby annexes into its boundaries that certain parcel of land containing approximately 0.663 acres, more or less, being owned by John R. Ivey and Bonny Ivey, father and daughter, and being more particularly described as set out in the attachment hereto as Exhibit "A", and as set forth in Deed Book 436, Page 316 of the Kenton County Clerk's records at Independence, Kentucky.

SECTION II

That the herein annexation is made with the written consent and at the request of the property owner, a copy of this consent is attached hereto as Exhibit "B".

SECTION III

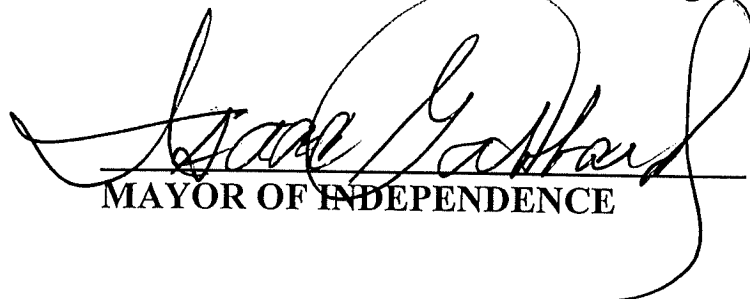
The land use and zoning shall remain unchanged by virtue of this Ordinance.

SECTION IV


There is excluded here from any area already in any incorporated city, including, but not limited to the City of Independence, Kentucky.

SECTION V

This ordinance shall be effective when passed and published according to law.


MAYOR OF INDEPENDENCE

ATTEST:


CITY CLERK
FIRST READING: 9-9-97
SECOND READING 9-23-97
PUBLICATION DATE: _____
C:\UKD\IND\ORDINANC\VEY.ANX

DEED

PIDN: 046-10-00-037-00

FAIR CASH VALUE

Gift

GROUP: Ind.

TRANSFER TAX

0.00

PLAT:

KRS 142.050(1) Between parent and child or grandparent and grandchild,
with only nominal consideration therefor.

Know All Men By These Presents:

That JOHN R. IVEY, unmarried,

whose mailing address is: 65 Pelly Road, Independence, Kentucky 41051

for and in consideration of love and affection

him
to him paid by the

grantees herein, the receipt of which is acknowledged, do bargain, sell, and convey to:

JOHN R. IVEY, unmarried, and his daughter, Bonnie Ivey, Unmarried,
jointly during their natural lives, with remainder to the survivor

his or her
heirs and assigns forever, the following described Real Estate, in the City of Independence

County of Kenton and Commonwealth of Kentucky, to-wit:

B-133

in the City of Independence; County of Kenton and Commonwealth of
Kentucky, to-wit:

Being Lots Nos. 6, 7, 8, 9, 10, 11 and the East 15 feet of Lot No.
12 which lies adjacent to Lot No. 11 of Roxie Hellman Sushine Subdivision
as same is laid out upon the recorded Plat of said Subdivision in Plat
Book 6, page 17 of the Kenton County Records at Independence, Kentucky.

The width and depth of these lots as laid out upon the recorded plat is
25 feet front and a depth of 150 feet. The depth of these lots has
been extended an additional 25 feet, making a total depth of 175 feet for
each lot conveyed.

Being the same property conveyed to John R. Ivey and Hilda M. Ivey, now
deceased, by deed dated June 26, 1970, and recorded in Deed Book 155,
page 294, of the Kenton County Clerk's Records at Independence, Kentucky.
Restrictions.

1. All houses hereafter built shall be built on the line with the
houses now built on the same side of Pelly Road. Any houses
built shall be at least sixty (60) feet from Pelly Road.
2. All houses built on this property shall be built on a plot of
ground which has at least a frontage of fifty (50) feet.
3. All houses built shall have a value of not less than \$12,000.00.
4. The above restrictions are made for the use and benefit of all
of the lot owners in said subdivision and they shall run with
and be a covenant upon the lots herein conveyed.

PROPERTY ADDRESS: 65 Pelly Road, Independence, Kentucky 41051

GRANTEE MAILING ADDRESS: 65 Pelly Road, Independence, Kentucky 41051

PREPARED BY:

Robert I. Doggett, Attorney at Law
1014 Vine Street, Suite 2416
Cincinnati, Ohio 45202
Tel: 513/241-6116

CLERKS USE ONLY

Recorded
INDEPENDENCE
Doc type:
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BILL AYLOE
KENTON COUNTY CLERK
DEED
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CHEVEL MUST

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AUGUST 20, 1997
JOHN IVEY
BONNIE IVEY
65 PELLY ROAD
INDEPENDENCE, KY 41051
356-9279

ATTENTION: LINDA BAKER

I WOULD LIKE TO PETITION FOR ANNEXATION INTO THE CITY OF INDEPENDENCE. I SUBMIT THIS REQUEST IN VIEW OF THE FACT THAT A SUBDIVISION IS BEING CONSTRUCTED AT THE EDGE OF MY PROPERTY. THIS SUBDIVISION, WHICH IS IN THE CITY LIMITS, WOULD PROVIDE ME WITH ACCESS TO A NEW SEWERAGE SYSTEM. THIS SYSTEM WOULD ALLEVIATE MY NECESSITY OF MAINTAINING A SEPTIC SYSTEM. ANY CONSIDERATION IN THIS MATTER WILL BE APPRECIATED.

John R. Ivey 8/21/97
(SIGNED AND DATED)

Bonnie Ivey 8/21/97
(SIGNED AND DATED)

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 1
To <u>Off. Dutard</u>	From <u>LHB</u>	
Co. <u>NEED DOC. FOR</u>	Co. <u>CITY OF INDEP.</u>	
Dept. <u>9/9 1st Reading</u>	Phone # <u>356-5302</u>	
Fax # <u>341-1469</u>	Fax #	

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AUG 22 1997

City of Independence