

RECEIVED AND FILED
DATE December 23, 2014

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Hardie Akerson

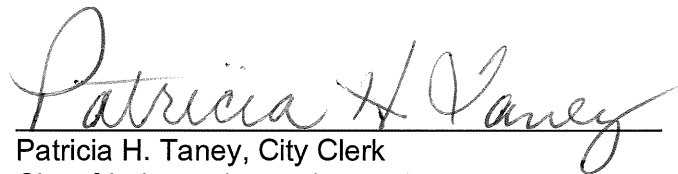
City of Independence, Kentucky

CERTIFICATION OF CITY RECORDS

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Independence, Kentucky, and as such City Clerk I further certify that the foregoing are true, correct and complete copies of:

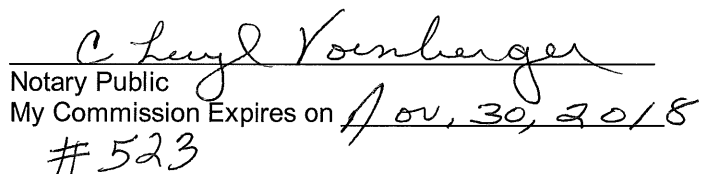
1. Ordinance No. 2014-O-14, Annexation by Consent of 24.50 Acres of Land Lying adjacent to the Existing Revers Crossing Subdivision on the North Side of Fowler Creek
2. Map and Description of annexed area

WITNESS my hand and the Seal of the City as of the 16th day of December 2014.



Patricia H. Taney, City Clerk
City of Independence, Kentucky

Subscribed and sworn to before me by Patricia H. Taney, City Clerk, this, the 16th day of December 2014.


Notary Public
My Commission Expires on Nov, 30, 2018
523

ORDINANCE NO 2014-O-14

AN ORDINANCE OF THE CITY OF INDEPENDENCE, KENTON COUNTY, KENTUCKY ANNEXING 24.50 ACRES OF LAND LYING ADJACENT TO THE EXISTING REVERES CROSSING SUBDIVISION ON THE NORTH SIDE OF FOWLER CREEK BY CONSENT OF THE LAND OWNER, REVERES CROSSING, LLC.

Whereas, Reveres Crossing, LLC is the owner of 24.50 acres of land in Kenton County, Kentucky by virtue of Deed Book I-959, Page 323, and

Whereas, said land is adjacent and contiguous to the corporate boundaries of the City of Independence, and

Whereas, said land is suitable for development without delay, and

Whereas, no part of said land is included within the boundary of another incorporated city, and

Whereas, the Owner is seeking and requesting such annexation in writing, and

Whereas, The City of Independence, has deemed it in the best interest of its citizenry to annex the said property into its corporate boundaries

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

SECTION I

That the 24.50 acres of land owned by Reveres Crossing that lies adjacent and contiguous to the existing Reveres Crossing development on the north side of Fowler Creek Road, as the same is more specifically described as attached hereto, and made a part hereof as Exhibit "A", is hereby annexed into the City of Independence, as it is desirable to do so.

SECTION II

The territory which is the subject of this Ordinance accurately defines the boundary of the territory intended to be annexed.

SECTION III

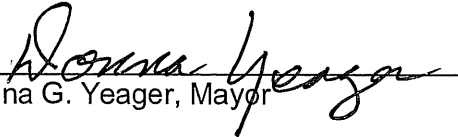
The provisions of this ordinance are severable and the invalidity of any provision of this ordinance shall not affect the validity of any other provision hereof; and such other provisions shall remain in full force and effect as long as they remain valid in the absence of those provisions determined to be invalid.

SECTION IV

This ordinance shall be in full force and effect when passed and published according to law.

SECTION V

This ordinance shall supersede any and all ordinances or measures in conflict herewith.



Donna G. Yeager, Mayor

ATTEST:



Patricia H. Taney, City Clerk

First Reading: October 6, 2014

Second Reading: November 10, 2014

Ayes: 6

Nays: 0

Publication Date: November 19, 2014

REVERES CROSSING, LLC
1671 Park Road; Suite One
Ft. Wright, KY 41011
859-331-9191

June 23, 2014

Mrs. Donna Yeager
Mayor
City of Independence, KY

Re: Reveres Crossing, LLC Residential Subdivision
Oliver Road, Independence, KY

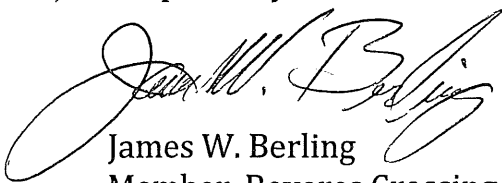
Dear Mayor Yeager,

As developers of Reveres Crossing, we would welcome the City of Independence to annex the 24.50 acres of land that we purchased from James M. Goldsberry under the following conditions:

- 1) The 24.50 acres is the same property that Reveres Crossing purchased by deed recorded in deed book I-959 at page 323 of the Kenton County Clerk's Records at Independence, Kentucky.
- 2) The 24.50 acres contains 41 new lots that will come into the city.
- 3) The zoning and land use designation will remain as it is today.

A copy of the deed is enclosed.

Respectfully Submitted,



James W. Berling
Member, Reveres Crossing, LLC

LEGAL DESCRIPTION

Deed Book I-959, Page 323 of the Kenton County Clerk's Records at Independence, Kentucky.

Located generally on the West side of Fowlers Creek Rural Highway South of Pelly Road and described more particularly thus:

Beginning at the Southeast corner of a tract of 50.45 acres created in the division of the Ralph Zornes property in a tangent of the centerline of said Fowlers Creek Rural Highway; thence with a tangent in the centerline of said Road, N. 19°-27'-55" W., 499.55 feet; thence leaving said Highway and running on a line partitioning said tract of 50.45 acres, S. 76°-35'-54" W., 2131.71 feet to a point in the West line thereof; thence with said line S. 15°-02'-55" E., 259.00 feet, S. 22°-02'-55" E., 243.00 feet to a post and stone the Southwest corner of said tract; thence with the South line of thereof N. 76°-32'-05" E., 2140.50 feet to the place of beginning, containing 24.50 acres subject to legal highways and easements of record and in existence.

The above description parcel comprises a portion off the South side of Parcel #1 of 50.45 acres created by the division of said Zornes tract of land.

Subject to conditions, easements and restrictions of record and/or in existence.

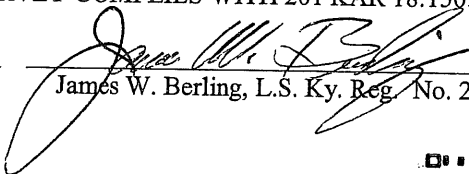
Being the same property conveyed to the Grantors herein by ROY LEE MILLER and CYNTHIA MILLER, his Wife, by General Warranty Deed dated August 30, 1989 and recorded in Deed Book 326, Page 25 of the Kenton County Clerk's records at Independence, Kentucky.

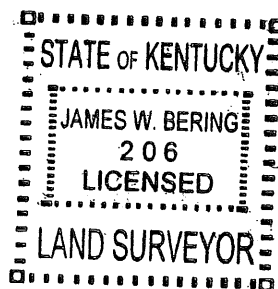
I HEREBY STATE THAT THIS PLAT DEPICTS A SURVEY
MADE BY ME OR UNDER MY DIRECT SUPERVISION AND:

6. MEETS THE REQUIREMENTS OF AN URBAN SURVEY WITH AN UNADJUSTED CLOSURE OF AT LEAST 1:10,000. THE BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE.
7. COMPLIES WITH THE KENTON COUNTY ZONING AND SUBDIVISION REGULATIONS.
8. MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS IN KENTUCKY.
9. THE BEARINGS SHOWN HEREIN ARE BASED ON PREVIOUS DEEDS OF RECORD.
10. THE SURVEY COMPLIES WITH 201 KAR 18:150.

8-8-14

Date

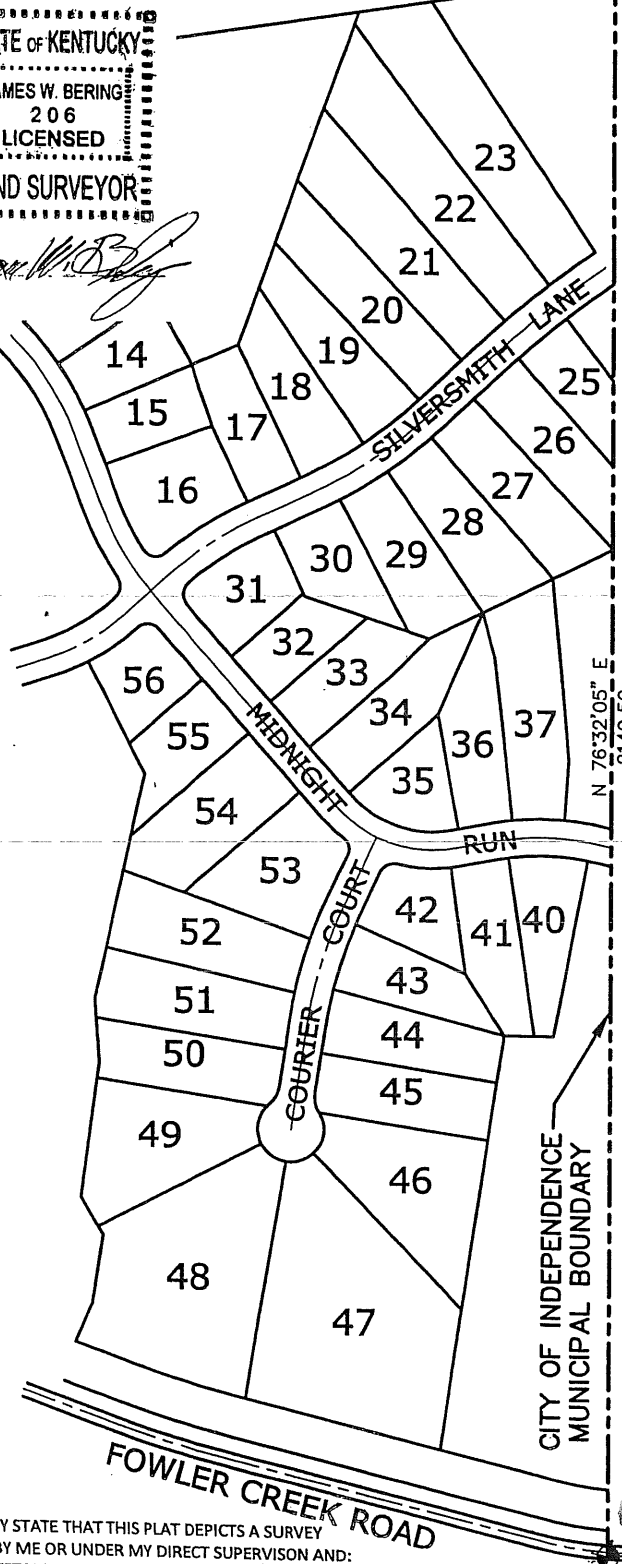

James W. Berling, L.S. Ky. Reg. No. 206



STATE OF KENTUCKY
 JAMES W. BERLING
 206
 LICENSED
 LAND SURVEYOR

James W. Berling

S 22°02'55" E 243.00 S 15°02'55" E 259.00



REVERES CROSSING, LLC
 24.50 Ac.

"Parcel A"

2131.71
 S 76°35'54" W

N 76°32'05" E
 2140.50

DEED BOOK I-959
 PAGE 323
 KENTON COUNTY
 CLERK'S RECORDS
 @
 INDEPENDENCE, KY.

N 19°27'55" W 499.55

- I HEREBY STATE THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND:
1. MEETS THE REQUIREMENTS OF AN URBAN SURVEY WITH AN UNADJUSTED CLOSURE OF AT LEAST 1:10,000. THE BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE.
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 5. THE SURVEY COMPLIES WITH 201 KAR 18:150.

8-8-14 *James W. Berling*
 Date James W. Berling, L.S. Ky. Reg. No. 206

| | | | |
|--|-------------|--------------------|---------------------|
| ANNEXATION PLAT | | | |
| REVERES CROSSING | | | |
| JAMES W. BERLING KY. ENGR. REG. #5745 | | SCALE 1" = 200' | DRAWN BY REVISED |
| OLIVER ROAD & FOWLER CREEK ROAD KENTON COUNTY, KENTUCKY | | | |
| DATE 7-11-14 | APPROVED BY | DRAWING NUMBER | |

Affidavit of Publication

Publisher's Fee 522.96 Affidavit Charge 10.00

State of Ohio

}
}
} SS.
}
}

Hamilton County

Personally appeared Janice Colston

Of the The Enquirer, a newspaper printed in Cincinnati, Ohio and published in Cincinnati, in said County and State, and of general circulation in said county, and as to the Kentucky Enquirer published in Ft. Mitchell, Kenton County, Kentucky, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

11/19/14

- Cincinnati Enquirer
- Kentucky Enquirer
- Cincinnati.Com

Janice Colston

AFFIANT
Sworn to before me, this

11/19/14

Jenny M. Eilermann

Notary Public of Ohio



Jenny M. Eilermann
Notary Public, State of Ohio
My Commission Expires 05-16-2017

City of Independence, Ky.
ORDINANCE NO 2014-O-14

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ATTEST:
Patricia H. Taney, City Clerk

First Reading: October 6, 2014
Second Reading: November 10, 2014
Ayes: 6
Nays: 0
Publication Date: November 19, 2014

"EXHIBIT A"
LEGAL DESCRIPTION
REVERES CROSSING, LLC
Deed Book 1-959, Page 323 of the Kenton County Clerk's Records at Independence, Kentucky.
Sited in an unincorporated Kenton County, Kentucky, being an annexation of an area located generally on the west side of Fowlers Creek Rural Highway South of Pelly Road and described more particularly thus: Beginning at the Southeast corner of a tract of 50.45 acres created in the division of the Ralph Zornes property in a tangent of the centerline of said Fowlers Creek Rural Highway, thence with a tangent in the centerline of said Road, N. 19°-27'-55" W., 499.55 feet; thence leaving said Highway and running on a line partitioning said tract of 50.45 acres, S. 76°-35'-54" W., 2131.74 feet to a point in the West line thereof; thence with said line S. 15°-02'-55" E., 2140.50 feet; S. 22°-02'-55" E., 243.00 feet to a post and stone the Southwest corner of said tract; thence with the South line of thereof N. 76°-32'-05" E., 2140.50 feet to the place of beginning, containing 24.50 acres subject to legal highways and easements of record and in existence.
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Description Prepared By:
James W. Berling, L.S. Ky. Reg. No. 206
August 2014