

RECEIVED AND FILED  
DATE January 5, 2015

ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kandice Adkinson

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-15, Annexing 46.225 Acres, More or Less, Lying on the Easterly Side of Relocated Kentucky Highway SR #17, South of Maple Tree Lane and North of Taylor Mill Road at its Intersection with the Said Relocated Highway SR #17***
2. ***Map and Description of annexed area***

WITNESS my hand and the Seal of the City as of the 16<sup>th</sup> day of December 2014.

Patricia H. Taney

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

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

Cheryl Vornberger  
Notary Public  
My Commission Expires on Nov. 30, 2018

**ORDINANCE NO. 2014-O-15**

**AN ORDINANCE OF THE CITY OF INDEPENDENCE, KENTON COUNTY, KENTUCKY ANNEXING 46.225 ACRES, MORE OR LESS, LYING ON THE EASTERLY SIDE OF RELOCATED KENTUCKY HIGHWAY SR # 17, SOUTH OF MAPLE TREE LANE AND NORTH OF TAYLOR MILL ROAD AT ITS INTERSECTION WITH THE SAID RELOCATED HIGHWAY SR # 17, SAID AREA BEING MORE PARTICULARLY DESCRIBED HEREINAFTER.**

**Whereas**, The City of Independence has previously expressed its intent to annex this same 46.225 acre parcel of ground within duly adopted Ordinance No. 2013-O-08; and

**Whereas**, Nicholson Properties, LLC, owner of 34.544 acres of this same parcel, has consented in writing to this annexation (see: first reading of Ordinance during October, 2014 Council Meeting); and

**Whereas**, at a duly called general election in the City of Independence, Kentucky held on November 4, 2014 no votes were cast in opposition to the annexation by the City of the remaining 11.681 acres of land located at this location; and

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

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

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

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

**SECTION I**

That the 46.225 acre parcel of property located on the easterly side of relocated Kentucky Highway SR#17, south of Maple Tree Lane and north of Taylor Mill Road at its intersection with the said relocated Kentucky Highway SR-17, is hereby annexed into the City of Independence, Kenton County, Kentucky, said property being shown on the plat attached hereto and incorporated herein as Exhibit "A" and being specifically described in the legal description as follow;

**LEGAL DESCRIPTION  
ANNEXATION - 46.225 ACRES**

**CITY OF INDEPENDENCE**

Situated in unincorporated Kenton County, Kentucky and located on the east side of relocated KY 17, north of Taylor Mill Road (KY 16) and being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way line of relocated Kentucky 17 with the southerly right-of-way line of Freedom Trail, being an angle point in the existing southerly corporation line of the City of Independence;

Thence with said westerly right-of-way line and existing southerly corporation line, North 02' 11 '54" East, a distance of 328.87 feet;

Thence leaving said westerly right-of-way line and continuing with said existing corporation line, South 72'14'21" East, a distance of 310.66 feet to a point in the easterly right-of-way line of Water Tower Way;

Thence with the easterly right-of-way line of Water Tower Way and the southerly prolongation thereof, with the proposed corporation line of the City of Independence, for the following four (4) courses:

1. South 13'57'19" West, a distance of 115.24 feet;
2. South 18'22'19" West, a distance of 142.27 feet;
3. South 29'39'13" West, a distance of 83.53 feet;
4. South 39'29'05" West, a distance of 75.35 a point, being thirty (30) feet east of the easterly right-of-way line of Relocated Kentucky 17;

Thence continuing with said proposed corporation line, with a line thirty (30) feet east of and parallel with said easterly right-of-way line for the following six (6) courses:

1. South 02'11 '54" West, a distance of 360.80 feet;
2. South 87'48'06" East, a distance of 91.20 feet;
3. South 02'11 '54" West, a distance of 115.75 feet;
4. South 67'58'40" West, a distance of 61.92 feet;
5. North 87'48'06" West, a distance of 34.74 feet;
6. South 02'11 '54" West, a distance of 130.43 feet;

Thence leaving said parallel line and continuing with said proposed corporation line for the following four (4) courses:

1. North 86'33'27" East, a distance of 587.24 feet;
2. South 40'22'41" East, a distance of 1041.16 feet;
3. South 59'50'19" West, a distance of 599.83 feet;
4. South 35'05'41" East, a distance of 729.82 feet to a point in the northerly right-of-way line of Taylor Mill Road (KY 16);

Thence continuing with said proposed corporation line, with the northerly right-of-way line of Taylor Mill Road (KY 16), for the following five (5) courses:

1. South 61 '04'57" West, a distance of 179.83 feet;
2. South 70'18'29" West, a distance of 83.46 feet;
3. along an arc deflecting to the right, having a radius of 1462.00 feet, an arc length of 109.79 feet and a chord bearing South 63'09'26" West, a chord distance of 109.76 feet;
4. South 74'39'31" West, a distance of 34.43 feet;

5. along an arc deflecting to the right, having a radius of 1453.05 feet, an arc length of 14.92 feet and a chord bearing South 68°53'28" West, a chord distance of 14.92 feet;

Thence leaving said northerly right-of-way line and continuing with said proposed corporation line for the following three (3) courses:

1. North 27°21 '14" West, a distance of 191.44 feet;
2. South 50°27'30" West, a distance of 222.05 feet;
3. South 18°48'25" East, a distance of 102.55 feet to a point in the northerly right-of-way line of Taylor Mill Road (KY 16);

Thence with the northerly right-of-way line of Taylor Mill Road (KY 16) and continuing with said proposed corporation line, for the following four (4) courses:

1. along an arc deflecting to the right, having a radius of 1451.00 feet, an arc length of 197.53 feet and a chord bearing South 80°27'03" West, a chord distance of 197.38 feet;
2. South 84°21 '02" West, a distance of 116.46 feet;
3. South 89°56'19" West, a distance of 120.69 feet;
4. South 84°22'41" West, a distance of 200.00 feet to a point in the easterly right-of-way line of relocated KY 17;

Thence with the easterly right-of-way line of relocated KY 17 and continuing with said proposed corporation line for the following sixteen (16) courses:

1. North 33°52'01" West, a distance of 50.49 feet;
2. North 02°11'54" East, a distance of 439.53 feet;
3. North 52° 11 '25" East, a distance of 142.69 feet;
4. North 09°13'36" East, a distance of 117.66 feet;
5. South 74°49'21" West, a distance of 129.61 feet;
6. North 02°11'54" East, a distance of 664.49 feet;
7. South 87°48'06" East, a distance of 84.90 feet;
8. North 47°02'59" East, a distance of 80.59 feet;
9. North 05°30'38" East, a distance of 223.75 feet;
10. North 70°09'53" West, a distance of 162.29 feet;
11. North 02°11 '54" East, a distance of 485.43 feet;
12. South 87°48'06" East, a distance of 58.30 feet;
13. North 67°58'40" East, a distance of 36.08 feet;
14. North 02°11 '54" East, a distance of 66.35 feet;
15. North 87°48'06" West, a distance of 91.20 feet;
16. North 02°11'54" East, a distance of 351.40 feet;

Thence leaving said easterly right-of-way line and continuing with said proposed corporation line, South 61°56'01" West, a distance of 141.25 feet to the intersection of the westerly right-of-way line of relocated KY 17 with the northerly right-of-way line of Joseph E. Schmiade Road;

Thence with westerly right-of-way line of relocated KY 17, North 02°11'54" East, a distance of 248.61 feet to the point of beginning;

Containing 46.225 acres, more or less and being subject to all rights-of-way, easements, restrictions, covenants and/or conditions of record.

**SECTION II**

The territory which is the subject of this Annexation Ordinance accurately and completely defined and illustrated in Exhibit 'A', attached to this Ordinance, and completely and accurately described and defined as set forth hereinabove.

**SECTION III**

The City specifically finds and declares that it is desirable to annex the territory subject to this Ordinance.

**SECTION IV**

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.

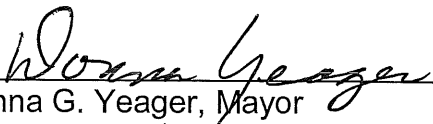
**SECTION VI**

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


**SECTION VII**

This ordinance shall supersede any and all ordinances or measures to the extent they are in conflict herewith.

---

  
Donna G. Yeager, Mayor

ATTEST:

  
Patricia H. Taney, City Clerk

First Reading: November 10, 2014

Second Reading: December 1, 2014

Ayes 6

Nays 0

Publication Date: DEC. 12, 2014



CDS ASSOCIATES, INC  
Knowledge ■ Expertise ■ Innovation

## LEGAL DESCRIPTION

### CITY OF INDEPENDENCE ANNEXATION – 46.225 ACRES

- Situated in unincorporated Kenton County, Kentucky and located on the east side of relocated KY 17, north of Taylor Mill Road (KY 16) and being more particularly described as follows:
- Beginning at the intersection of the westerly right-of-way line of relocated Kentucky 17 with the southerly right-of-way line of Freedom Trail, being an angle point in the existing southerly corporation line of the City of Independence;
- Thence with said westerly right-of-way line and existing southerly corporation line, North 02°11'54" East, a distance of 328.87 feet;
- Thence leaving said westerly right-of-way line and continuing with said existing corporation line, South 72°14'21" East, a distance of 310.66 feet to a point in the easterly right-of-way line of Water Tower Way;
- Thence with the easterly right-of-way line of Water Tower Way and the southerly prolongation thereof, with the proposed corporation line of the City of Independence, for the following four (4) courses:
1. South 13°57'19" West, a distance of 115.24 feet;
  2. South 18°22'19" West, a distance of 142.27 feet;
  3. South 29°39'13" West, a distance of 83.53 feet;
  4. South 39°29'05" West, a distance of 75.35 a point, being thirty (30) feet east of the easterly right-of-way line of Relocated Kentucky 17;
- Thence continuing with said proposed corporation line, with a line thirty (30) feet east of and parallel with said easterly right-of-way line for the following six (6) courses:
1. South 02°11'54" West, a distance of 360.80 feet;
  2. South 87°48'06" East, a distance of 91.20 feet;
  3. South 02°11'54" West, a distance of 115.75 feet;
  4. South 67°58'40" West, a distance of 61.92 feet;
  5. North 87°48'06" West, a distance of 34.74 feet;
  6. South 02°11'54" West, a distance of 130.43 feet;
- Thence leaving said parallel line and continuing with said proposed corporation line for the following four (4) courses:
1. North 86°33'27" East, a distance of 587.24 feet;

2. South 40°22'41" East, a distance of 1041.16 feet;

3. South 59°50'19" West, a distance of 599.83 feet;
4. South 35°05'41" East, a distance of 729.82 feet to a point in the northerly right-of-way line of Taylor Mill Road (KY 16);

Thence

continuing with said proposed corporation line, with the northerly right-of-way line of Taylor Mill Road (KY 16), for the following five (5) courses:

1. South 61°04'57" West, a distance of 179.83 feet;
2. South 70°18'29" West, a distance of 83.46 feet;
3. along an arc deflecting to the right, having a radius of 1462.00 feet, an arc length of 109.79 feet and a chord bearing South 63°09'26" West, a chord distance of 109.76 feet;
4. South 74°39'31" West, a distance of 34.43 feet;
5. along an arc deflecting to the right, having a radius of 1453.05 feet, an arc length of 14.92 feet and a chord bearing South 68°53'28" West, a chord distance of 14.92 feet;

Thence

~~leaving said northerly right-of-way line and continuing with said proposed corporation line for the following three (3) courses:~~

1. North 27°21'14" West, a distance of 191.44 feet;
2. South 50°27'30" West, a distance of 222.05 feet;
3. South 18°48'25" East, a distance of 102.55 feet to a point in the northerly right-of-way line of Taylor Mill Road (KY 16);

Thence

with the northerly right-of-way line of Taylor Mill Road (KY 16) and continuing with said proposed corporation line, for the following four (4) courses:

1. along an arc deflecting to the right, having a radius of 1451.00 feet, an arc length of 197.53 feet and a chord bearing South 80°27'03" West, a chord distance of 197.38 feet;
2. South 84°21'02" West, a distance of 116.46 feet;
3. South 89°56'19" West, a distance of 120.69 feet;
4. South 84°22'41" West, a distance of 200.00 feet to a point in the easterly right-of-way line of relocated KY 17;

Thence

with the easterly right-of-way line of relocated KY 17 and continuing with said proposed corporation line for the following sixteen (16) courses:

1. North 33°52'01" West, a distance of 50.49 feet;
2. North 02°11'54" East, a distance of 439.53 feet;
3. North 52°11'25" East, a distance of 142.69 feet;
4. North 09°13'36" East, a distance of 117.66 feet;
5. South 74°49'21" West, a distance of 129.61 feet;
6. North 02°11'54" East, a distance of 664.49 feet;

7. South 87°48'06" East, a distance of 84.90 feet;
8. North 47°02'59" East, a distance of 80.59 feet;

Legal Description  
City of Independence  
Annexation – 46.225 Acres

Page 3 of 3

9. North 05°30'38" East, a distance of 223.75 feet;
10. North 70°09'53" West, a distance of 162.29 feet;
11. North 02°11'54" East, a distance of 485.43 feet;
12. South 87°48'06" East, a distance of 58.30 feet;
13. North 67°58'40" East, a distance of 36.08 feet;
14. North 02°11'54" East, a distance of 66.35 feet;
15. North 87°48'06" West, a distance of 91.20 feet;
16. North 02°11'54" East, a distance of 351.40 feet;

Thence leaving said easterly right-of-way line and continuing with said proposed corporation line, South 61°56'01" West, a distance of 141.25 feet to the intersection of the westerly right-of-way line of relocated KY 17 with the northerly right-of-way line of Joseph E. Schmiade Road;

Thence with westerly right-of-way line of relocated KY 17, North 02°11'54" East, a distance of 248.61 feet to the point of beginning;

Containing 46.225 acres, more or less and being subject to all rights-of-way, easements, restrictions, covenants and/or conditions of record.

Description Prepared By:

CDS ASSOCIATES, INC.  
David Hulsmeyer, P.S.  
Registered Professional Surveyor  
No. 3622 in Kentucky  
Revised May 21, 2013  
File No. 2013823-000

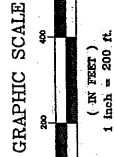
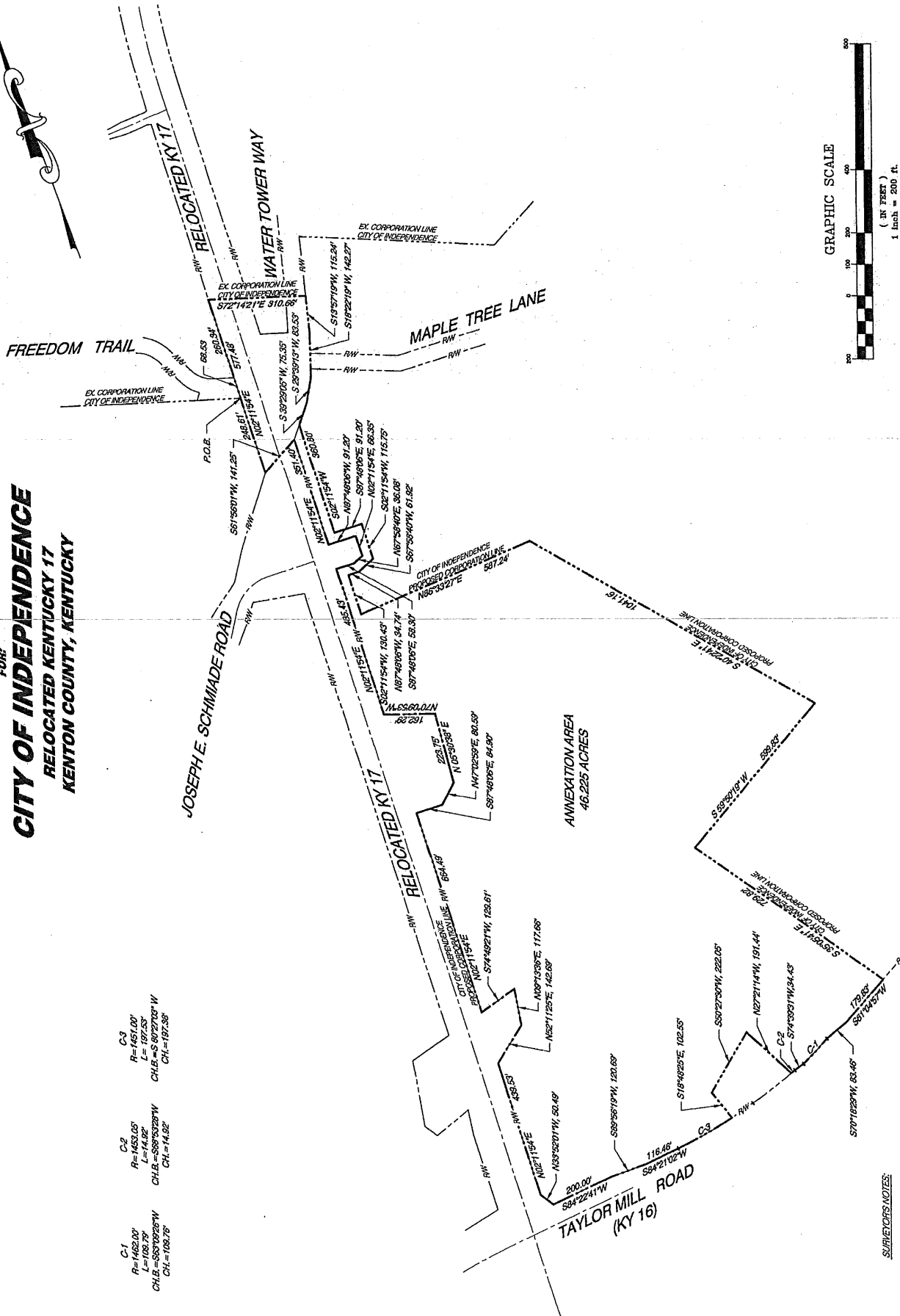


**ANNEXATION PLAT  
FOR:  
CITY OF INDEPENDENCE  
RELOCATED KENTUCKY 17  
KENTON COUNTY, KENTUCKY**

C-1  
R=1462.00'  
L=109.79'  
CH.B.=553109226W  
CH.L.=109.76'

C-2  
R=1453.05'  
L=14.92'  
CH.B.=59953229W  
CH.L.=14.92'

C-3  
R=1451.00'  
L=197.33'  
CH.B.=S 80°27'02" W  
CH.L.=197.38'



**CDS ASSOCIATES, INC.**  
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www.cds-associates.com

1120 Forward Road  
Cincinnati, Ohio 45240  
(615) 291-1700  
(615) 291-1596

JOB: 2013023-000  
DRAWN BY: DH  
REVIEWED BY:  
DATE: MARCH 2013  
REVISION: 5/21/2013  
FILE: GG-5

1 OF 1

**CDS ASSOCIATES, INC.**  
5/21/13  
DATE

*David Hulshaver*  
DAVID HULSHAVER  
REGISTERED PROFESSIONAL SURVEYOR  
No. 9822 IN THE COMMONWEALTH OF KENTUCKY  
100 EAST BUCKINGHAM BLVD., SUITE 200  
CINCINNATI, OHIO 45240

STATE OF KENTUCKY  
DAVID HULSHAVER  
9822  
LICENSED PROFESSIONAL SURVEYOR

**SURVEYOR'S NOTES:**

NORTH AND BEARINGS ARE BASED ON THE RIGHT-OF-WAY PLANS FOR RELOCATED KENTUCKY 17 PREPARED AND PROVIDED BY THE KENTUCKY TRANSPORTATION CABINET.

THIS PLAT IS BASED ON RECORDED DEEDS, PLATS AND RIGHT-OF-WAY PLANS FOR THE RELOCATED KENTUCKY 17 AND IS NOT THE RESULT OF A PRESENT FIELD SURVEY.

COORDINATES SHOWN HEREON ARE KENTUCKY STATE PLANE COORDINATES DERIVED FROM THE RIGHT-OF-WAY PLANS FOR RELOCATED KENTUCKY 17.

PLAT PREPARED IN ACCORDANCE WITH KRS 81A.070

NO MONUMENTS HAVE BEEN FOUND OR SET.

City of Independence, Ky.  
 ANNEXATION - Ordinance No. 2014-O-15  
 List of Affected Property Owners

OWNER	PROPERTY ADDRESS	MAILING ADDRESS	MAIL CITY	State	Zip	PIDN	Notes
First Baptist Church of Independence	11659 Madison Pike	11659 Madison Pike	Independence	KY	41051	048-00-00-005.00	30 ft. strip along KY17
Regency Manor Properties LLC	11725 Madison Pike	11725 Madison Pike	Independence	KY	41051	048-00-00-006.00	31 ft. strip along KY17
Fisk Enterprises LLC	11741 Joseph E. Schmiade Rd.	17 Roselawn Drive	Independence	KY	41051	048-00-00-008.00	
John F. & Rebecca L. Nie	11745 Madison Pike	11745 Madison Pike	Independence	KY	41051	048-00-00-009.02	
Kenton County Fiscal Court	Madison Pike	303 Court Street	Covington	KY	41011-1639	048-00-00-010.03	
Wilbert F. & Mary Lou Perry	11837 Joseph E. Schmiade Rd.	5217 Woodland Drive	Taylor Mill	KY	41015-2177	034-00-00-079.00	
Nicholson Development Co. LLC	11887 Joseph E. Schmiade Rd.	8080 Steilen Drive	Florence	KY	41042	048-00-00-010.01	
Nellie M. Goodridge & Janet D. Harding	12032 Taylor Mill Rd.	9549 Jerry Wright Rd.	Alexandria	KY	41001	048-00-00-021.00	
Nicholson Development Co. LLC	12012 Taylor Mill Rd.	8080 Steilen Drive	Florence	KY	41042	048-00-00-022.00	
Transportation Cabinet	KY 17 Right of Way	PO Box 17130	Covington	KY	41017		Right of Way

**Ordinance No. 2014-O-15**  
 First Reading: November 10, 2014  
 Second Reading: December 1, 2014  
 Publication: December 12, 2014

tate of Ohio

Hamilton County

personally appeared Janice Colston

of 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:

12/12/14

- Cincinnati Enquirer
- Kentucky Enquirer
- Cincinnati.Com

Janice Colston

AFFIANT  
Sworn to before me, this

12/12/14

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. 2014-05-15  
AN ORDINANCE OF THE CITY OF INDEPENDENCE, KENTON COUNTY, KENTUCKY, ANNEXING 46.225 ACRES, MORE OR LESS, LYING ON THE EASTERN SIDE OF MAPLE TRAIL, BETWEEN MAPLE TRAIL AND KENTUCKY HIGHWAY SR #17, SOUTH OF MAPLE TRAIL, SAID AREA BEING MORE PARTICULARLY DESCRIBED HEREINAFTER.

WHEREAS, the City of Independence has previously expressed its intent to annex this same 46.225 acre parcel of ground within duly adopted Ordinance No. 2013-04-08; and

WHEREAS, Nicholson Properties, LLC, owner of 39.204 acres of the same parcel, has consented in writing to this annexation; and

WHEREAS, the City of Independence has adopted Ordinance No. 2014-05-15, which provides for the annexation of the property described in this Ordinance; and

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

WHEREAS, no part of said land is included within the boundary of another of its citizens to annex said property to;

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

**SECTION I**

That the 46.225 acre parcel of property located on the eastern side of relocated Kentucky Highway SR#17, south of Maple Trail Lane and north of Taylor Mill Road, to the intersection with Taylor Mill Road, Kentucky SR#17, is hereby annexed into the City of Independence, Kentucky, and the boundary of the City of Independence, Kentucky, shall be extended to include said parcel, and the boundary of the City of Independence, Kentucky, shall be extended to include said parcel as follows:

**LEGAL DESCRIPTION:**

**CITY OF INDEPENDENCE ANNEXATION - 46.225 ACRES**

Situated in unincorporated Kenton County, Kentucky, and located on the east side of relocated KY 17 north of Taylor Mill Road (KY 16) and being more particularly described as follows: a portion of the eastern right-of-way line of relocated Kentucky SR#17, being an angle point in the existing southerly corporation line of the City of Independence.

Thence with said westerly right-of-way line and existing southerly corporation line North 02° 11' 54" East a distance of 328.87 feet;

Thence leaving said westerly right-of-way line and continuing with said existing corporation line South 27° 14' 21" East a distance of 370.66 feet to a point in the eastern right-of-way line of relocated KY 17;

Thence with said line of the City of Independence, for the following four (4) courses:

1. South 13° 57' 19" West a distance of 115.24 feet;
2. South 18° 22' 49" West a distance of 142.27 feet;
3. South 39° 29' 05" West a distance of 83.55 feet;
4. South 39° 29' 05" West a distance of 79.55 feet, being thirty (30) feet east of the easterly right-of-way line of relocated KY 17;

Thence continuing with said proposed corporation line, with a line thirty (30) feet east of and parallel with said easterly right-of-way line for the following six (6) courses:

1. South 87° 48' 06" East a distance of 860.80 feet;
2. South 02° 11' 54" West a distance of 1,120.70 feet;
3. South 67° 58' 40" West a distance of 69.92 feet;
4. South 87° 48' 06" West a distance of 34.74 feet;
5. North 02° 11' 54" West a distance of 130.97 feet;
6. South 02° 11' 54" West a distance of 14.52 feet;

Thence leaving said parallel line and continuing with said proposed corporation line for the following four (4) courses:

1. North 88° 35' 27" East a distance of 582.74 feet;
2. South 40° 22' 41" East a distance of 1,041.16 feet;
3. South 59° 50' 19" West a distance of 699.83 feet;
4. South 35° 05' 41" East a distance of 729.32 feet to a point in the northerly right-of-way line of Taylor Mill Road (KY 16);

Thence continuing with the northerly right-of-way line with the northerly right-of-way line of Taylor Mill Road (KY 16), for the following four (4) courses:

1. South 61° 04' 57" West a distance of 179.83 feet;
2. South 70° 18' 29" West a distance of 63.45 feet;
3. along an arc deflecting to the right, having a radius of 1,627.00 feet, an arc length of 192.79 feet and a chord bearing South 69° 09' 26" West a chord distance of 192.76 feet;
4. South 74° 39' 31" West a distance of 1,453.05 feet, an arc length of 1,452 feet and a chord bearing South 68° 53' 28" West a chord distance of 1,452 feet;
4. South 84° 22' 41" West a distance of 200.00 feet to a point in the easterly right-of-way line of relocated KY 17;

Thence with the easterly right-of-way line of relocated KY 17 and continuing with said proposed corporation line for the following four (4) courses:

1. North 33° 52' 01" West a distance of 50.49 feet;
2. North 02° 11' 54" East a distance of 639.53 feet;
3. North 52° 11' 25" East a distance of 142.89 feet;
4. North 09° 13' 36" East a distance of 174.68 feet;
5. North 02° 11' 54" East a distance of 174.68 feet;
6. North 02° 11' 54" East a distance of 664.49 feet;
7. South 87° 48' 06" East a distance of 84.90 feet;
8. North 47° 02' 59" East a distance of 80.59 feet;
9. North 09° 50' 38" East a distance of 232.75 feet;
10. North 02° 11' 54" East a distance of 485.43 feet;
11. North 02° 11' 54" East a distance of 58.30 feet;
12. South 87° 48' 06" East a distance of 58.30 feet;
13. North 02° 11' 54" East a distance of 316.08 feet;
14. North 02° 11' 54" East a distance of 66.35 feet;
15. North 87° 48' 06" West a distance of 59.70 feet;
16. North 02° 11' 54" East a distance of 59.70 feet;

Thence leaving said easterly right-of-way line and continuing with said proposed corporation line South 61° 56' 07" West a distance of 141.25 feet to the intersection of the westerly right-of-way line of relocated KY 17 with the northerly right-of-way line of Joseph E. Schmadee Road,

Thence with westerly right-of-way line of relocated KY 17 and continuing with said proposed corporation line for the following four (4) courses:

1. North 02° 11' 54" East a distance of 246.61 feet to the point of beginning;

46.225 acres, more or less and being subject to all rights of way, assessments, restrictions, covenants and/or conditions of record.

**SECTION II**

The territory which is the subject of this Annexation Ordinance, accurately and completely defined and illustrated in Exhibit "A", attached to this Ordinance, and completely and accurately described in SECTION III hereof, is hereby annexed to the City of Independence, Kentucky, and shall be a part of the City of Independence, Kentucky, as of the date of the passage of this Ordinance.

This City specifically finds and declares that it is desirable to annex the territory subject to this Ordinance.

**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 any provision hereof is 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 to the extent they are in conflict therewith.

Dorrit C. Yeager Mayor  
Arlene H. ...  
Patricia H. Toney City Clerk

First Reading: November 10, 2014  
Second Reading: December 1, 2014  
Ayes: 6  
Nays: 0  
Publication Date: 12/12/2014



## LEGAL DESCRIPTION

### CITY OF INDEPENDENCE ANNEXATION – 46.225 ACRES

- Situated in unincorporated Kenton County, Kentucky and located on the east side of relocated KY 17, north of Taylor Mill Road (KY 16) and being more particularly described as follows:
- Beginning at the intersection of the westerly right-of-way line of relocated Kentucky 17 with the southerly right-of-way line of Freedom Trail, being an angle point in the existing southerly corporation line of the City of Independence;
- Thence with said westerly right-of-way line and existing southerly corporation line, North 02°11'54" East, a distance of 328.87 feet;
- Thence leaving said westerly right-of-way line and continuing with said existing corporation line, South 72°14'21" East, a distance of 310.66 feet to a point in the easterly right-of-way line of Water Tower Way;
- Thence with the easterly right-of-way line of Water Tower Way and the southerly prolongation thereof, with the proposed corporation line of the City of Independence, for the following four (4) courses:
1. South 13°57'19" West, a distance of 115.24 feet;
  2. South 18°22'19" West, a distance of 142.27 feet;
  3. South 29°39'13" West, a distance of 83.53 feet;
  4. South 39°29'05" West, a distance of 75.35 a point, being thirty (30) feet east of the easterly right-of-way line of Relocated Kentucky 17;
- Thence continuing with said proposed corporation line, with a line thirty (30) feet east of and parallel with said easterly right-of-way line for the following six (6) courses:
1. South 02°11'54" West, a distance of 360.80 feet;
  2. South 87°48'06" East, a distance of 91.20 feet;
  3. South 02°11'54" West, a distance of 115.75 feet;
  4. South 67°58'40" West, a distance of 61.92 feet;
  5. North 87°48'06" West, a distance of 34.74 feet;
  6. South 02°11'54" West, a distance of 130.43 feet;
- Thence leaving said parallel line and continuing with said proposed corporation line for the following four (4) courses:
1. North 86°33'27" East, a distance of 587.24 feet;
  2. South 40°22'41" East, a distance of 1041.16 feet;

3. South 59°50'19" West, a distance of 599.83 feet;
4. South 35°05'41" East, a distance of 729.82 feet to a point in the northerly right-of-way line of Taylor Mill Road (KY 16);

Thence continuing with said proposed corporation line, with the northerly right-of-way line of Taylor Mill Road (KY 16), for the following five (5) courses:

1. South 61°04'57" West, a distance of 179.83 feet;
2. South 70°18'29" West, a distance of 83.46 feet;
3. along an arc deflecting to the right, having a radius of 1462.00 feet, an arc length of 109.79 feet and a chord bearing South 63°09'26" West, a chord distance of 109.76 feet;
4. South 74°39'31" West, a distance of 34.43 feet;
5. along an arc deflecting to the right, having a radius of 1453.05 feet, an arc length of 14.92 feet and a chord bearing South 68°53'28" West, a chord distance of 14.92 feet;

Thence leaving said northerly right-of-way line and continuing with said proposed corporation line for the following three (3) courses:

1. North 27°21'14" West, a distance of 191.44 feet;
2. South 50°27'30" West, a distance of 222.05 feet;
3. South 18°48'25" East, a distance of 102.55 feet to a point in the northerly right-of-way line of Taylor Mill Road (KY 16);

Thence with the northerly right-of-way line of Taylor Mill Road (KY 16) and continuing with said proposed corporation line, for the following four (4) courses:

1. along an arc deflecting to the right, having a radius of 1451.00 feet, an arc length of 197.53 feet and a chord bearing South 80°27'03" West, a chord distance of 197.38 feet;
2. South 84°21'02" West, a distance of 116.46 feet;
3. South 89°56'19" West, a distance of 120.69 feet;
4. South 84°22'41" West, a distance of 200.00 feet to a point in the easterly right-of-way line of relocated KY 17;

Thence with the easterly right-of-way line of relocated KY 17 and continuing with said proposed corporation line for the following sixteen (16) courses:

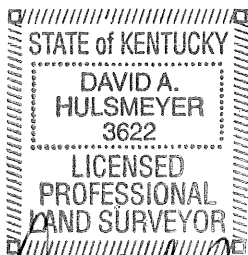
1. North 33°52'01" West, a distance of 50.49 feet;
2. North 02°11'54" East, a distance of 439.53 feet;
3. North 52°11'25" East, a distance of 142.69 feet;
4. North 09°13'36" East, a distance of 117.66 feet;
5. South 74°49'21" West, a distance of 129.61 feet;
6. North 02°11'54" East, a distance of 664.49 feet;
7. South 87°48'06" East, a distance of 84.90 feet;
8. North 47°02'59" East, a distance of 80.59 feet;

- 9. North 05°30'38" East, a distance of 223.75 feet;
- 10. North 70°09'53" West, a distance of 162.29 feet;
- 11. North 02°11'54" East, a distance of 485.43 feet;
- 12. South 87°48'06" East, a distance of 58.30 feet;
- 13. North 67°58'40" East, a distance of 36.08 feet;
- 14. North 02°11'54" East, a distance of 66.35 feet;
- 15. North 87°48'06" West, a distance of 91.20 feet;
- 16. North 02°11'54" East, a distance of 351.40 feet;

Thence leaving said easterly right-of-way line and continuing with said proposed corporation line, South 61°56'01" West, a distance of 141.25 feet to the intersection of the westerly right-of-way line of relocated KY 17 with the northerly right-of-way line of Joseph E. Schmiade Road;

Thence with westerly right-of-way line of relocated KY 17, North 02°11'54" East, a distance of 248.61 feet to the point of beginning;

Containing 46.225 acres, more or less and being subject to all rights-of-way, easements, restrictions, covenants and/or conditions of record.



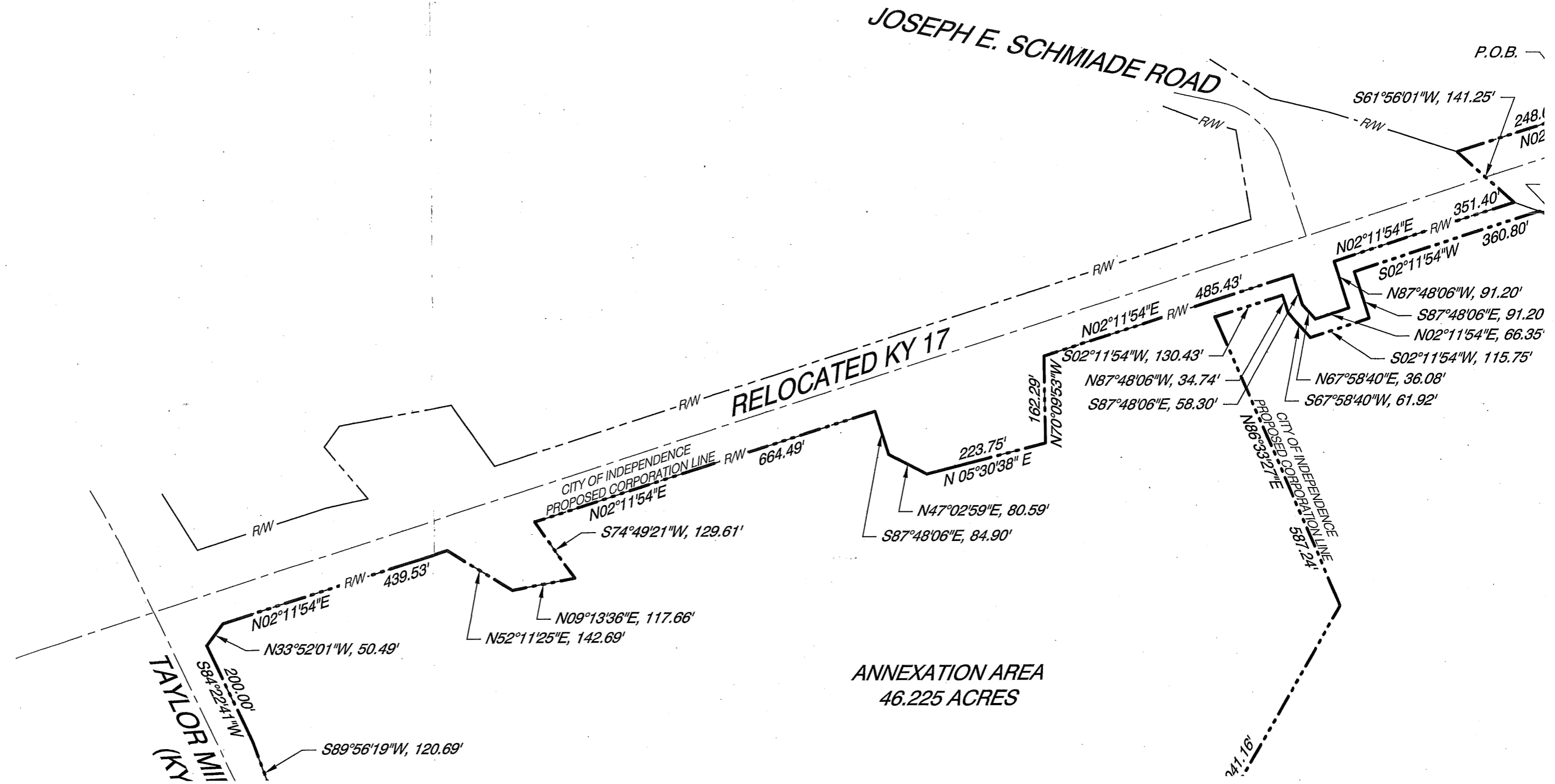
Description Prepared By:

CDS ASSOCIATES, INC.  
David Hulsmeyer, P.S.  
Registered Professional Surveyor  
No. 3622 in Kentucky  
Revised May 21, 2013  
File No. 2013823-000

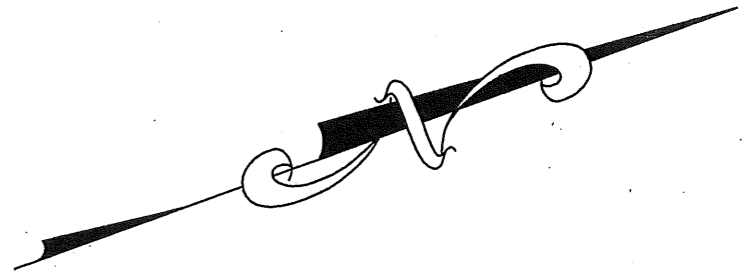
*David A. Hulsmeyer*  
12/29/2014

**ANNEXATION PLAT**  
**FOR:**  
**CITY OF INDEPENDENCE**  
**RELOCATED KENTUCKY 17**  
**KENTON COUNTY, KENTUCKY**

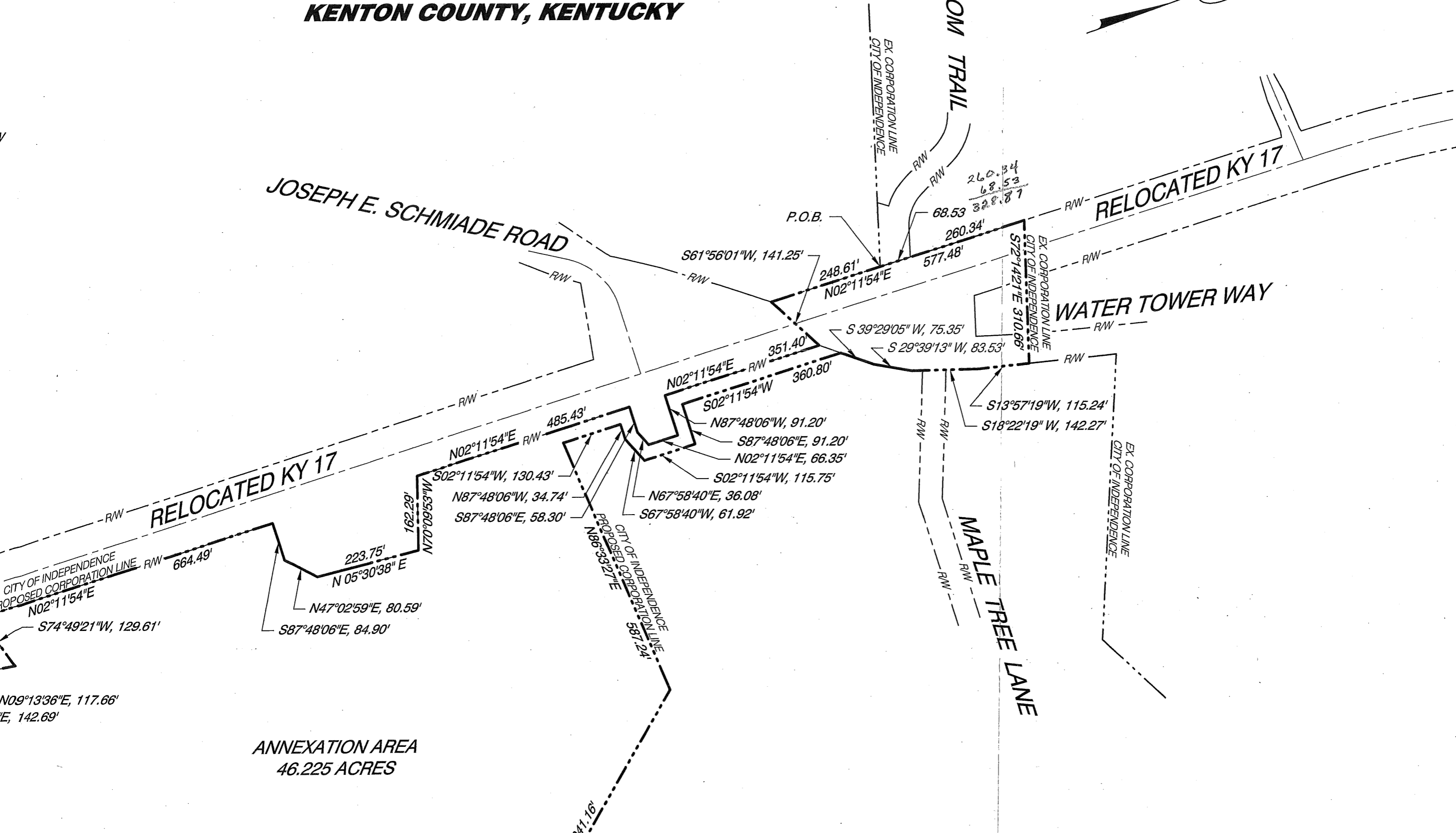
<b>C-1</b>	<b>C-2</b>	<b>C-3</b>
R=1462.00'	R=1453.05'	R=1451.00'
L=109.79'	L=14.92'	L=197.53'
CH.B.=S63°09'26"W	CH.B.=S68°53'28"W	CH.B.=S 80°27'03" W
CH.=109.76'	CH.=14.92'	CH.=197.38'



**ANNEXATION PLAT**  
**FOR:**  
**CITY OF INDEPENDENCE**  
**RELOCATED KENTUCKY 17**  
**KENTON COUNTY, KENTUCKY**

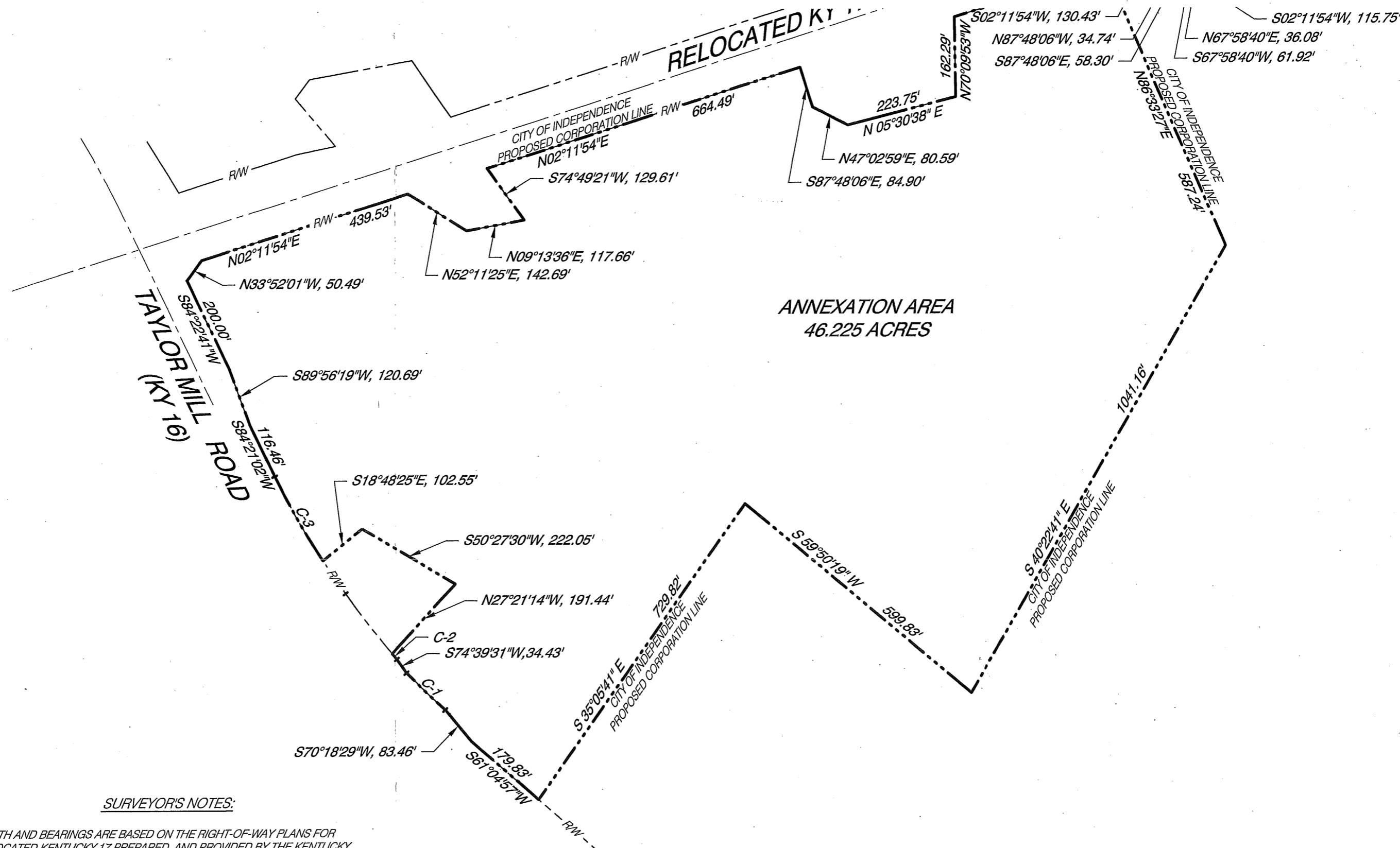


v



**ANNEXATION AREA**  
**46.225 ACRES**





SURVEYOR'S NOTES:

NORTH AND BEARINGS ARE BASED ON THE RIGHT-OF-WAY PLANS FOR RELOCATED KENTUCKY 17 PREPARED AND PROVIDED BY THE KENTUCKY TRANSPORTATION CABINET

THIS PLAT IS BASED ON RECORDED DEEDS, PLATS AND RIGHT-OF-WAY PLANS FOR THE RELOCATED KENTUCKY 17 AND IS NOT THE RESULT OF A PRESENT FIELD SURVEY.

COORDINATES SHOWN HEREON ARE KENTUCKY STATE PLANE COORDINATES DERIVED FROM THE RIGHT-OF-WAY PLANS FOR RELOCATED KENTUCKY 17.

PLAT PREPARED IN ACCORDANCE WITH KRS 81A.470

NO MONUMENTS HAVE BEEN FOUND OR SET.

STATE OF KENTUCKY  
 DAVID A. HULSMEYER  
 3622  
 LICENSED PROFESSIONAL LAND SURVEYOR

CDS ASSOCIATES, INC.

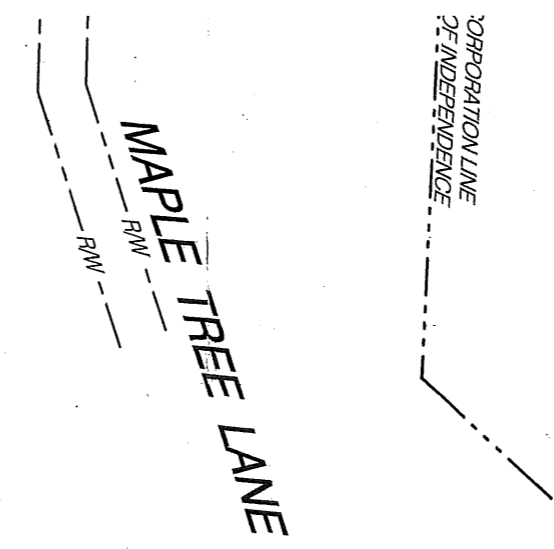
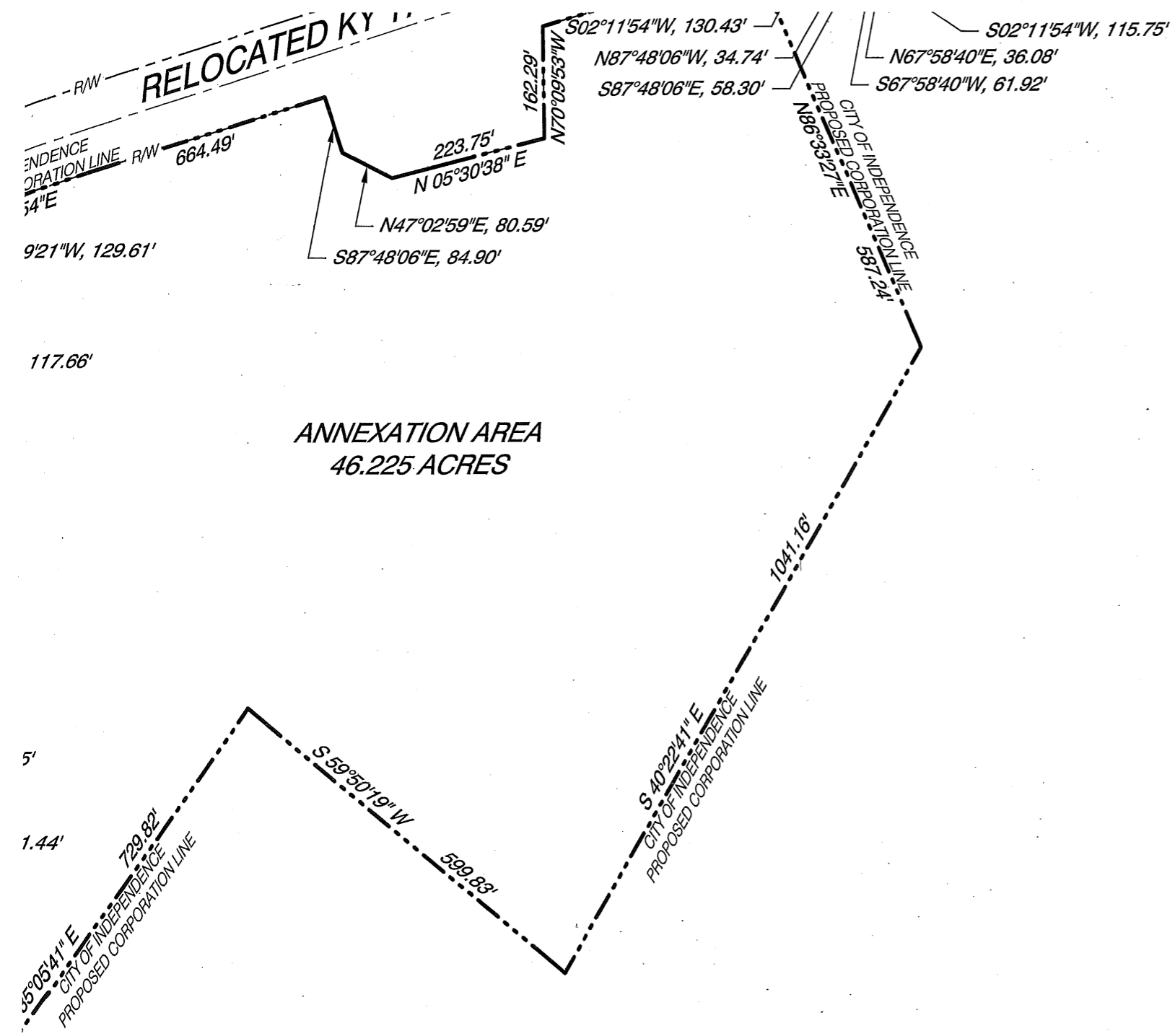
*David Hulsmeyer*  
 DAVID HULSMEYER  
 REGISTERED PROFESSIONAL SURVEYOR  
 No. 3622 IN THE COMMONWEALTH OF KENTUCKY

12/29/2014  
 DATE

THIS PLAT SHALL BE CONSIDERED INVALID UNLESS THE SIGNATURE AND SEAL OF THE ABOVE NAMED SURVEYOR APPEARS HEREON.

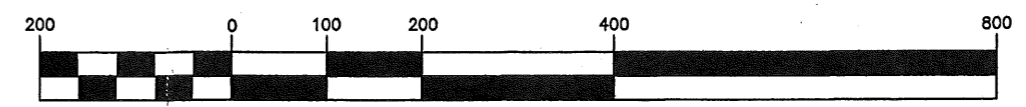
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ANNEXATION AREA  
46.225 ACRES

GRAPHIC SCALE



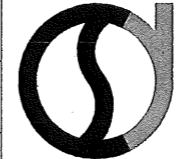
( IN FEET )  
1 inch = 200 ft.

STATE of KENTUCKY  
DAVID A. HULSMEYER  
3622  
LICENSED PROFESSIONAL LAND SURVEYOR

CDS ASSOCIATES, INC.  
*David Hulsmeyer*  
DAVID HULSMEYER  
REGISTERED PROFESSIONAL SURVEYOR  
No. 3622 IN THE COMMONWEALTH OF KENTUCKY

THIS PLAT SHALL BE CONSIDERED INVALID UNLESS THE SIGNATURE AND SEAL OF THE ABOVE NAMED SURVEYOR APPEARS HEREON.

*12/29/2014*  
DATE

SCALE 1" = 200'	 <b>CDS ASSOCIATES, INC.</b> Knowledge ■ Expertise ■ Innovation <a href="http://www.cds-assoc.com">www.cds-assoc.com</a> 11120 Kenwood Road Cincinnati, Ohio 45242-1818 (p) 513.791.1700 (f) 513.791.1936	7000 Dixie Highway Florence, Kentucky 41042 (p) 859.525.0544 (f) 859.525.0561	JOB 2013823-000
DATE MARCH 2013			DRAWN BY DH
REVISION 5/21/2013			REVIEWED BY
FILE GG-5	© 2014 CDS ASSOCIATES, INC.		SHEET 1 OF 1