

RECEIVED AND FILED
DATE July 2, 2008

TREY GRAYSON
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
Tantie Adkins

I, Julie A. Alig, City Clerk of Park Hills, Kentucky, hereby certify that this Park Hills Ordinance 11, 2008 is a true copy of the Park Hills Ordinance approved and adopted by the City Council of Park Hills, Kentucky. This copy has been compared with the original Ordinance in my custody and is correctly set forth herein.

Julie A. Alig
Julie A. Alig, Clerk
City of Park Hills, Kentucky

Commonwealth of Kentucky
County of Kenton

Acknowledged before me by Julie A. Alig, Clerk of the City of Park Hills, this 26th day of June, 20 08.

Frances C. Coon
Notary Public
My Commission expires: 8/17/09

ORDINANCE NO. 11, 2008

**AN ORDINANCE ANNEXING CERTAIN
UNINCORPORATED PROPERTY LYING CONTIGUOUS
TO THE CITY OF PARK HILLS, KENTUCKY**

WHEREAS, That the City Council of Park Hills, Kenton County, Kentucky received a written consent from the sole property owner of 1699 Hilton Drive, the Sisters of Notre Dame of Covington, Kentucky, in the form attached hereto as Exhibit A, requesting that a portion of its property presently lying in an unincorporated portion of Kenton County, Kentucky be annexed into The City of Park Hills, Kenton County, Kentucky; and,

WHEREAS, That the terms, conditions and requirements of Kentucky Revised Statute Section 81A.412, governing the annexation of real property by a city where the sole owner of record gives prior written consent, and other applicable law have been met; and

WHEREAS, That a portion of 1699 Hilton Drive presently lying within the boundaries of The City of Park Hills, Kentucky is zoned R-1FF, and that the parcel to be annexed hereby is presently zoned R-1F by Kenton County, Kentucky.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF PARK HILLS, KENTUCKY** as follows:

Section 1. That the following described unincorporated territory be, and it is, annexed into The City of Park Hills, Kentucky:

Situated in the County of Kenton, Commonwealth of Kentucky, and being all of the property conveyed to The Sisters of Notre Dame of Covington, Kentucky in Deed Book 160, Page 206 and shown on the plat of Richard Southgate Estate (Plat Slide 273) of the Kenton County Clerk's records at Covington, Kentucky and more particularly described as follows:

Begin at the most Easterly corner of Lot 'C2' of Wright's Summit Subdivision Replat of Lot 'C', Section One as shown on Plat Slide 1994C, said corner being the TRUE POINT OF BEGINNING;

thence from the TRUE POINT OF BEGINNING and with the Northeast line of said Lot 'C2' North 75°28'49" West, 314.73 feet;

thence leaving said Lot 'C2' and with the Southeast line of a 6.56 acre tract conveyed to The Sisters of Notre Dame of Covington, Kentucky in Deed Book 215, Page 278 North 60°29'41" East, 264.51 feet to the Southeast corner of the 6.56 acre tract;

thence with the West line of a 33 3/4 acre and 20 pole tract conveyed to The Sisters of Notre Dame of Covington, Kentucky in Deed Book 215, Page 278 South 29°30'19" East, 215.96 feet to the Northeast corner of a 0.82 acre tract conveyed to the Sisters of Notre Dame of Covington, Kentucky in Deed Book 1255, Page 172;

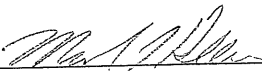
thence with the North line of the 0.82 acre tract South 56°21'02" West, 38.30 feet to the TRUE POINT OF BEGINNING.

Containing 0.759 acres of land. The reference meridian is Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared for annexation purposes from a survey made on November 30, 2005, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky. Monuments will not be set.

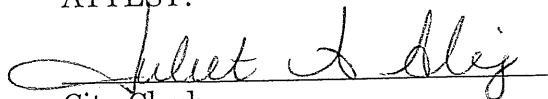
Prior Instrument Reference: Deed Book 160, Page 206
Plat Slide 273

Section 2. That this ordinance take full force and effect upon publication as required by KRS Chapter 424 and other applicable law, which may be in summary form, and upon compliance with KRS §81A.470 and KRS §81A.475.

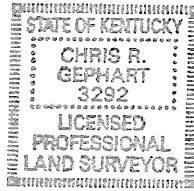


Michael J. Hellmann
Mayor

ATTEST:



City Clerk
First Reading: 6/9/08
Second Reading: 6/24/08
Passed: 6/24/08



209 Grandview Drive
 Fort Mitchell, KY 41017
 P 859.261.1113
 F 859.261.1710
www.bayerbecker.com

DESCRIPTION: 0.759 Acre Annexation Parcel
 LOCATION: I-75 & Kyles Lane
 DATE: April 30, 2008

Situated in the County of Kenton, Commonwealth of Kentucky, and being all of the property conveyed to The Sisters of Notre Dame of Covington, Kentucky in Deed Book 160, Page 206 and shown on the plat of Richard Southgate Estate (Plat Slide 273) of the Kenton County Clerk's Records at Covington and more particularly described as follows:

Begin at the most Easterly corner of Lot 'C2' of Wright's Summit Subdivision Replat of Lot 'C', Section One as shown on Plat Slide 1994C, said corner being the TRUE POINT OF BEGINNING;

thence from the TRUE POINT OF BEGINNING and with the Northeast line of said Lot 'C2' North 75°28'49" West, 314.73 feet;

thence leaving said Lot 'C2' and with the Southeast line of a 6.56 acre tract conveyed to The Sisters of Notre Dame of Covington, Kentucky in Deed Book 215, Page 278 North 60°29'41" East, 264.51 feet to the Southeast corner of the 6.56 acre tract;

thence with the West line of a 33 ¼ acre and 20 pole tract conveyed to The Sisters of Notre Dame of Covington, Kentucky in Deed Book 215, Page 278 South 29°30'19" East, 215.96 feet to the Northeast corner of a 0.82 acre tract conveyed to the Sisters of Notre Dame of Covington, Kentucky in Deed Book 1255, Page 172;

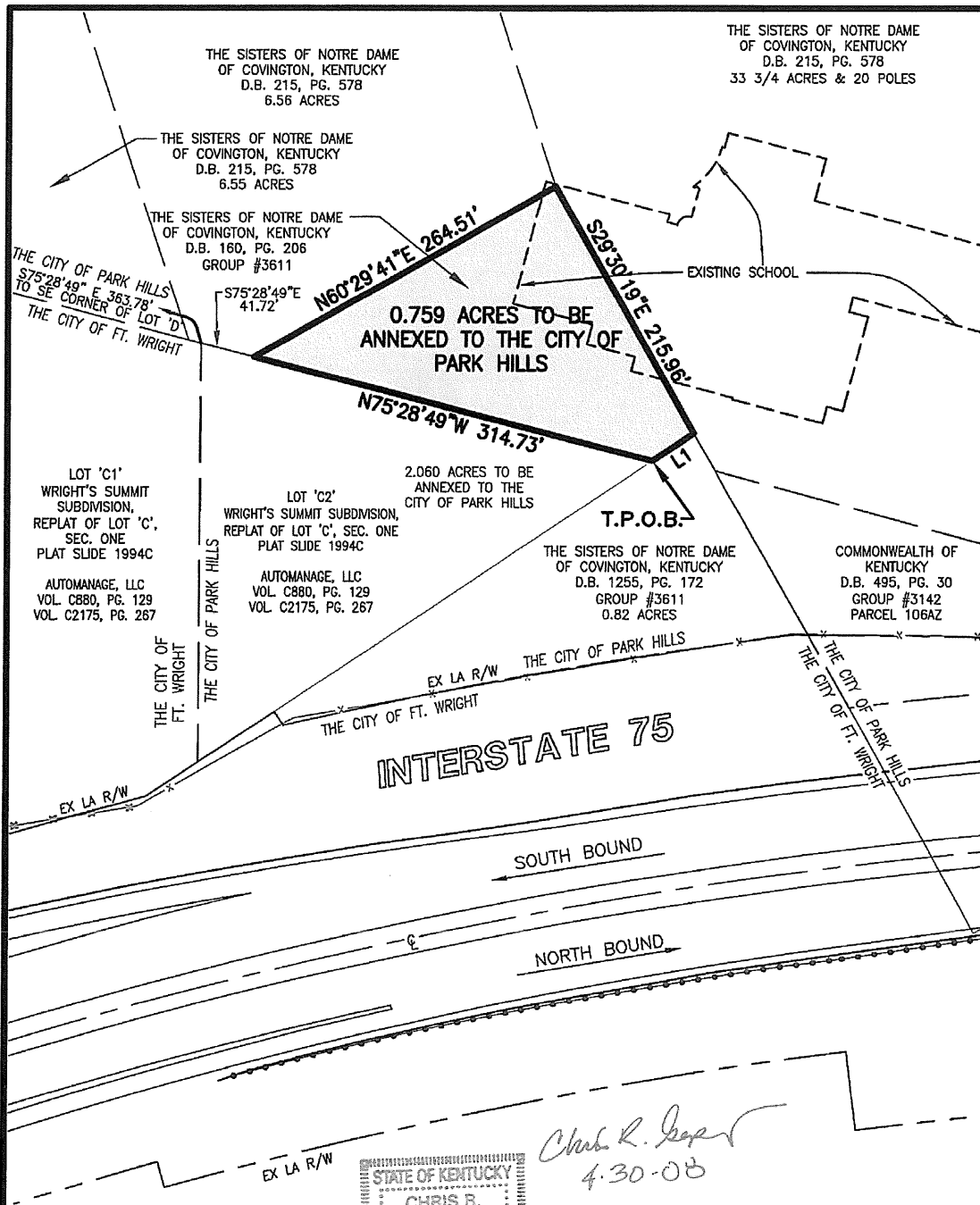
thence with the North line of the 0.82 acre tract, South 56°21'02" West, 38.30 feet to the TRUE POINT OF BEGINNING.

Containing 0.759 acres of land and subject to all easements and rights-of-way of record. The reference meridian is Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared for annexation purposes from a survey made on November 30, 2005 under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky. Monuments will not be set.

Prior Instrument Reference: Deed Book 160, Page 206
 Plat Slide 273

CIVIL & TRANSPORTATION ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

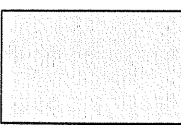
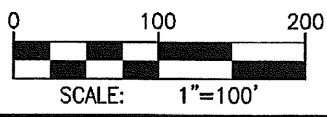


NUMBER	DIRECTION	DISTANCE
L1	S56°21'02\"W	38.30'

STATE OF KENTUCKY
 CHRIS R. GEPHART
 3292
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR

Chris R. Gephart
 4.30.08

Other documents used to determine the location of the existing city boundary:
 Joseph Schlosser Estate - Plat 283
 Richard Southgate Estate - Plat 273

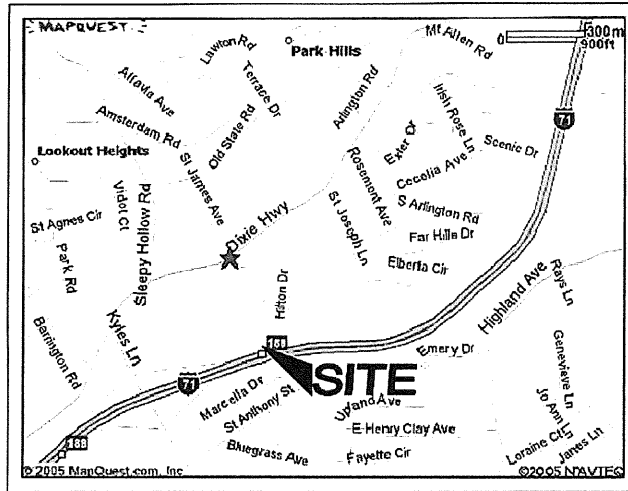


INDICATED AREA TO BE ANNEXED INTO THE CITY OF PARK HILLS FROM UNINCORPORATED KENTON COUNTY (0.759 AC.)

Drawing: 05K018-000-ID4
 Scale: 1"=100'
 Drawn by: ARV
 Checked By: CRG
 Issue Date: 4/30/08

MAP OF TERRITORY TO BE ANNEXED INTO THE CITY OF PARK HILLS
 DIXIE HIGHWAY AND WRIGHTSUMMIT PARKWAY
 KENTON COUNTY KENTUCKY
ANNEXATION PLAT

bayer becker
 209 Grandview Drive
 Fort Mitchell, KY 41017 - 859.261.1113



VICINITY MAP

I, Chris R. Gephart, a Licensed Professional Land Surveyor in the Commonwealth of Kentucky, do hereby certify that the survey of the property on the attached plat was made under my direction on November 30, 2005 in accordance with the Kentucky Minimum Surveying Standards. Monuments were found or set as noted by method of random traverse with an unadjusted linear error of closure of 1:54,780. The traverse and sideshots have been adjusted. This survey and the property on which it is based meet the requirements of a Class A survey in the state of Kentucky. The reference meridian is Kentucky State Plane Coordinates, North Zone (1601). This tract is not for conveyance, but for annexation to the City of Park Hills, Kentucky.

Chris R. Gephart 4-30-08
 Chris R. Gephart Date
 Licensed Professional Land Surveyor 3292



OWNER:
 The Sisters of Notre Dame
 of Covington, Kentucky
 1601 Dixie Highway
 Covington, KY 41011

Drawing:	05K018-000-ID4
Scale:	N.T.S.
Drawn by:	ARV
Checked By:	CRG
Issue Date:	4/30/08

MAP OF TERRITORY TO BE ANNEXED INTO THE CITY OF PARK HILLS

DIXIE HIGHWAY AND
 WRIGHTSUMMIT PARKWAY
 KENTON COUNTY KENTUCKY

ANNEXATION PLAT



209 Grandview Drive
 Fort Mitchell, KY 41017 - 859.261.1113

ROBERT A. WINTER, JR.

**Attorney at Law
P.O. Box 175883
Ft. Mitchell, Kentucky 41017
(859) 250-3337
(859) 331-0982 (fax)
robertawinterjr@gmail.com**

June 30, 2008

RECEIVED AND FILED
DATE July 2, 2008

Hon. Trey Grayson
Kentucky Secretary of State
Secretary of State Land Office
Capitol Annex, Room T40
700 Capital Avenue
Frankfort, KY 40601

TREY GRAYSON
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Hardie Allison

Re: Annexation of Certain Unincorporated Real Property by
The City of Park Hills, Kentucky; compliance with KRS §81A.470

Dear Secretary Grayson:

I am the City Attorney for The City of Park Hills, Kentucky. I write to inform the Kentucky Secretary of State Land Office that an approximately 0.759 acre parcel of formerly unincorporated land within Kenton County, Kentucky was annexed by The City of Park Hills, Kentucky within the preceding 60 days. This parcel is surrounded by Park Hills and is located nearly adjacent to the Interstate 75 right-of-way.

In compliance with KRS §81A.470(1) and other applicable law, the original and one copy of following documents are submitted to your office for filing to consummate the annexation:

1. a certified copy of Park Hills Ordinance No. 11, 2008;
2. a site plat and vicinity map of the parcel annexed prepared by Mr. Chris R. Gephart, Licensed Professional Land Surveyor 3292; and
3. a metes and bounds description of the parcel annexed prepared by Mr. Gephart.

As you can see, Mr. Gephart's plat and description depict the 0.759 acre parcel being annexed as a closed geometric figure and duly annotated with bearings and distances or sufficient curve data describing each line. Mr. Gephart also clearly states the location of the municipal boundary between Fort Wright and Park Hills, physical features with which the municipal boundary coincides, and the recorded deeds, plats,

Hon. Trey Grayson
June 30, 2008
Page 2

right-of-way plans, and other resources used to develop the documents depicting the municipal boundary.

Please file the original documents of record with your office and return the time-stamped copies to me in the enclosed self-addressed, stamped envelope provided for your convenience.

Thank you for your prompt attention to this matter. Please contact me if you have any questions, require any additional information, or need anything else.

Very truly yours,



Robert A. Winter, Jr.

Enclosures

cc: Sr. Mary Shauna Bankemper, SND, NDA President (w/enc.)
Hon. Michael J. Hellmann, Mayor, The City of Park Hills, Kentucky (wo/enc.)
Hon. Juliet A. Alig, City Clerk, The City of Park Hills, Kentucky (w/enc.)