

RECEIVED AND FILED
DATE August 11, 2008

TREY GRAYSON
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Handie Collier

I, Julie A. Alig, City Clerk of Park Hills, Kentucky, hereby certify that this Park Hills Ordinance 14, 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
5th day of August, 20 08.

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

ORDINANCE NO. 14, 2008

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

WHEREAS, that the City Council of the City of Park Hills, Kenton County, Kentucky received written petitions from the property owners of 937 Montague Road and 941 Montague Road, Park Hills, Kentucky requesting that these properties be annexed into the City of Park Hills, Kenton County, Kentucky; and

WHEREAS, that the terms, conditions and requirements of Kentucky Revised Statutes Section 81A.412, governing the annexation of real properties by a city where their owners of record give prior written consent, and other applicable law have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARK HILLS, KENTUCKY 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 part of Montague Road as shown on the plat of Casey and Kennedy subdivision, as recorded in Plat Slide #27, and being all of the property conveyed to Donald W. and Edythe E. Phelps in Volume 1277, Page 1 and in Volume C413, Page 70, and also all of the property conveyed to the City of Park Hills, Kentucky in Volume C3586, Page 43 and in Volume C3586, Page 50 of the Kenton County Clerk's Records at Covington and more particularly described as follows:

Begin at the centerline intersection of Amsterdam Road (40' R/W) and Montague Road (40' R/W); thence with the centerline of Montague Road, South 49°26'54" East, 110.44 feet to the TRUE POINT OF BEGINNING;

thence from the TRUE POINT OF BEGINNING and continuing with the centerline of Montague Road, South 49°26'54" East, 100.96 feet;

thence leaving the centerline and through Montague Road and with the Southeast line of a tract conveyed to the City of Park Hills in Vol. C3586, Pages 43 and 50, South 42°33'22" West, 131.21 feet to the Northwest line of a tract conveyed to the Commonwealth of Kentucky in Deed Book 438, Page 277;

thence with the common line of the above mentioned City of Park Hills tract and the Commonwealth of Kentucky tract, South 60°13'10" West, 59.29 feet;

thence leaving the commonwealth of Kentucky tract, and with the Southwest line of the above mentioned City of Park Hills tract and the above mentioned tracts conveyed to Donald W. and Edythe E. Phelps in Vol. 1277, Page 1 and in Vol. C413, Page 70, North 49°26'54" West, 82.62 feet to the

Southeast corner of a tract conveyed to the Pohl-Linnemann Post of the Veterans of Foreign Wars in Deed Book 427, Page 49;

thence with the common line of the above mentioned Phelps tracts and the Pohl-Linnemann Post of the Veterans of Foreign Wars, North 41°48'06" East, 27.97 feet;

thence South 49°26'54" East, 2.12 feet;

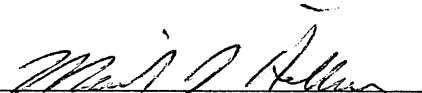
thence North 41°48'06" East, 159.03 feet to the TRUE POINT OF BEGINNING.

Containing 0.418 acres of land. The reference meridian is Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared for annexation purposes from deeds and plats of record as well as highway plans (SP59-555-1(1955)) and GIS data obtained from the Northern Kentucky Area Planning Commission. Monuments will not be set.

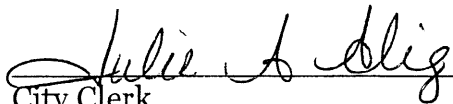
Prior Instrument Reference: O.R. Vol. C3586, Pg. 43; O.R. Vol. C3586, Pg. 50; O.R. Vol. C413, Pg. 70, Deed Book 1277, Pg. 1.

This Ordinance shall become effective immediately upon its passage and publication according to law.



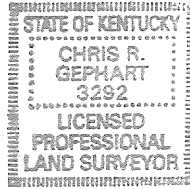
Michael J. Hellmann
Mayor

ATTEST:



Julie A. Dlig
City Clerk

First Reading: 7/14/08
Second Reading: 7/28/08
Passed: 7/28/08



Chris R. Gephart
6-27-08

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

DESCRIPTION: 0.418 Acre Annexation Parcel
LOCATION: Amsterdam and Montague Road
DATE: June 23, 2008

Situated in the County of Kenton, Commonwealth of Kentucky, and being part of Montague Road as shown on the plat of Casey and Kennedy subdivision, as recorded in Plat Slide #27, and being all of the property conveyed to Donald W. and Edythe E. Phelps in Volume 1277, Page 1 and in Volume C413, Page 70, and also all of the property conveyed to the City of Park Hills, Kentucky in Volume C3586, Page 43 and in Volume C3586, Page 50 of the Kenton County Clerk's Records at Covington and more particularly described as follows:

Begin at the centerline intersection of Amsterdam Road (40' R/W) and Montague Road (40' R/W); thence with the centerline of Montague Road, South 49°26'54" East, 110.44 feet to the TRUE POINT OF BEGINNING;

thence from the TRUE POINT OF BEGINNING and continuing with the centerline of Montague Road, South 49°26'54" East, 100.96 feet;

thence leaving the centerline and through Montague Road and with the Southeast line of a tract conveyed to the City of Park Hills in Vol. C3586, Pages 43 and 50, South 42°33'22" West, 131.21 feet to the Northwest line of a tract conveyed to the Commonwealth of Kentucky in Deed Book 438, Page 277;

thence with the common line of the above mentioned City of Park Hills tract and the Commonwealth of Kentucky tract, South 60°13'10" West, 59.29 feet;

thence leaving the commonwealth of Kentucky tract, and with the Southwest line of the above mentioned City of Park Hills tract and the above mentioned tracts conveyed to Donald W. and Edythe E. Phelps in Vol. 1277, Page 1 and in Vol. C413, Page 70, North 49°26'54" West, 82.62 feet to the Southeast corner of a tract conveyed to the Pohl-Linnemann Post of the Veterans of Foreign Wars in Deed Book 427, Page 49;

thence with the common line of the above mentioned Phelps tracts and the Pohl-Linnemann Post of the Veterans of Foreign Wars, North 41°48'06" East, 27.97 feet;

thence South 49°26'54" East, 2.12 feet;

thence North 41°48'06" East, 159.03 feet to the TRUE POINT OF BEGINNING.

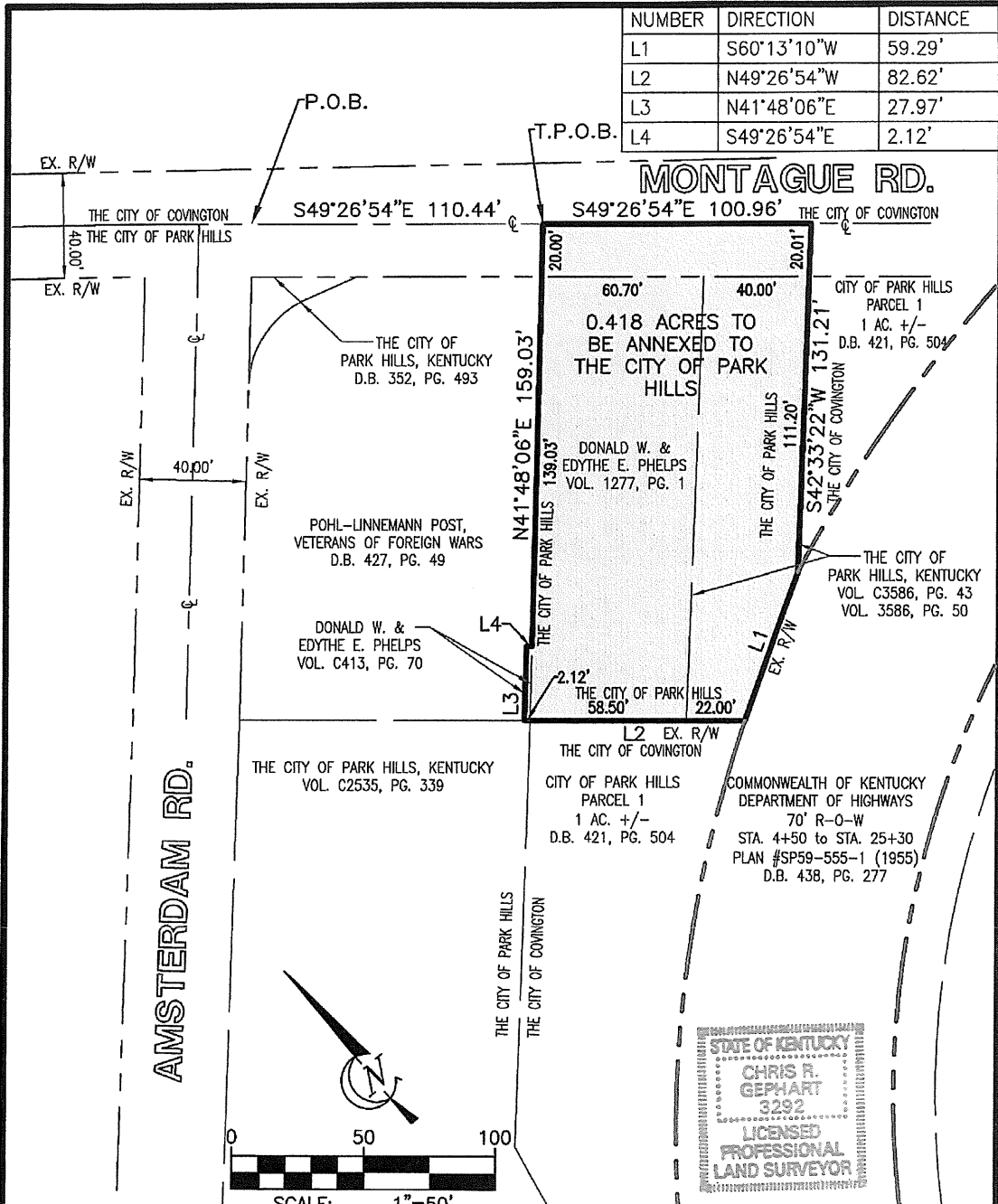
Containing 0.418 acres of land and subject to all easements and rights-of-way of record. The reference meridian is Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared for annexation purposes from deeds and plats of record as well as highway plans (SP59-555-1(1955) and GIS data obtained from the Northern Kentucky Area Planning Commission. Monuments will not be set.

Prior Instrument Reference: Vol. C3586, Pg. 43, Vol. C3586, Pg. 50
Vol. C413, Pg. 70, Vol. 1277, Pg. 1.

CIVIL & TRANSPORTATION ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

NUMBER	DIRECTION	DISTANCE
L1	S60°13'10"W	59.29'
L2	N49°26'54"W	82.62'
L3	N41°48'06"E	27.97'
L4	S49°26'54"E	2.12'



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

INDICATES AREA TO BE ANNEXED INTO THE CITY OF PARK HILLS FROM THE CITY OF COVINGTON (0.418 AC.)

I, Chris R. Gephart, a Licensed Professional Land Surveyor in the Commonwealth of Kentucky, do hereby certify that the drawing on the attached plat was prepared from deeds of record as well as highway plans (SP59-555-1(1955) and GIS data obtained from the Northern Kentucky Area Planning Commission. 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. Monuments will not be set.

Chris R. Gephart 6-27-08
 Chris R. Gephart Date
 Licensed Professional Land Surveyor 3292

Other documents used to determine the location of the existing city boundary:
 Casey & Kennedy Subdivision - Plat 27

Drawing:	OBK005-014 AX
Scale	1"=50'
Drawn by:	ARV
Checked By:	CRG
Issue Date:	6/23/08

MAP OF TERRITORY TO BE ANNEXED INTO THE CITY OF PARK HILLS
#937 AND #941 MONTAGUE ROAD
KENTON COUNTY KENTUCKY
ANNEXATION PLAT

bayer becker
 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**

August 7, 2008

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

RECEIVED AND FILED
DATE August 11, 2008
TREY GRAYSON
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY: Handie Aderson

Re: Annexation of 937 and 941 Montague Road, Park Hills, Kentucky 41011
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 0.418-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 lies contiguous with Park Hills and is commonly known as 937 and 941 Montague Road, Park Hills, Kentucky 41011.

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. 14, 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 0.418 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 Covington and Park Hills, physical features with which the municipal boundary coincides, and the recorded deeds, plats,

Hon. Trey Grayson
August 7, 2008
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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: 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.)