

CERTIFICATION OF RECORDS

I, Ronda Sandfoss, as custodian of records for the City of Silver Grove, Kentucky do hereby certify that the attached copies

- City of Silver Grove, Kentucky, Ordinance NO. 23-1101: An Ordinance Amending NO 23-0101 Annexing Certain Territory Consisting of a Parcel of 17.475 Acres more or less..
- Consent to annexation of real property by the city of Silver Grove, Kentucky
- Copy of Survey Map of the Property

are true and correct copies of the originals and are official records of the City of Silver Grove, Kentucky received and compiled in the ordinary course of business.

Ronda Sandfoss Signature
City Clerk Title
1-18-2024 Date

Subscribed to before me by Ronda Sandfoss, this the 18th day of January, 2024

Mary R. Bridewell
 NOTARY PUBLIC
 STATE AT LARGE

My Commission Expires: 2-25-26

MARY R. BRIDEWELL
 Notary Public - State at Large
 Kentucky
 My Commission Expires Feb. 25, 2026
 Notary ID KYNP45699

RECEIVED AND FILED
DATE February 14, 2024

MICHAEL G. ADAMS
 SECRETARY OF STATE
 COMMONWEALTH OF KENTUCKY
 BY [Signature]

**CITY OF SILVER GROVE, KENTUCKY
ORDINANCE NO. 23-1101**

**AN ORDINANCE AMMENDING ORDINANCE NO. 23-0101
ANNEXING CERTAIN TERRITORY TO REFLECT
ANNEXATION OF 17.475 ACRES MORE OR LESS.**

WHEREAS, The Green Valley MHP, LLC, (“GVMHP”) was the owner of record at the time of the request for annexation of the hereinafter described territory (the “territory”) by the City of Silver Grove, Kentucky (the “City”) and,

WHEREAS, pursuant to KRS 81A.412, GVMHP has given written consent to such annexation;

WHEREAS, the City has determined that it is desirable to annex the territory which is contiguous to the boundaries of the City; and

WHEREAS, Ordinance 23-0101 erroneously indicated annexation of 17.637 acres and a survey reflecting same;

NOW, THEREFORE BE IT ORDAINED BY THE CITY OF SILVER GROVE, CAMPBELL COUNTY, KENTUCKY AS FOLLOWS:

That Ordinance 23-0101 is hereby amended as follows:

Section I

The territory annexed shall be ~~17.637~~ 17.475 acres more or less as described in Exhibit “A-REVISED”, attached hereto and incorporated by reference herein, and further known referenced by PIDN 999-99-27-577.00 by the Campbell County Clerk.

Section II

The City finds that the described unincorporated territory meets the requirements of KRS 81A.410 and is as follows:

- 1) Is contiguous to the boundaries of the City,
- 2) Is urban in character and suitable for development for urban purposes without unreasonable delay, and
- 3) Is not included within the boundary of another incorporated city.

Section III

Green Valley MHP, LLC, the owner of said territory, has filed with the City written consent to this annexation pursuant to KRS 81A.412 vitiating the requirement for a notification ordinance per KRS 81A.420, the notice requirement pursuant to KRS 81A.425, and the waiting period

pursuant to KRS 81A.420.

Section IV

This ordinance shall be in full force and effect from and after its adoption, approval and publication as is required by law.

PASSED by City Council of the City of Silver Grove, Campbell County, Kentucky assembled in regular session.

First Reading: 11-2-2023
Second Reading: 12-7-2023



MAYOR NEAL BEDEL

ATTEST:



RONDA SANDFOSS
CITY CLERK

EXHIBIT "A-REVISED"

DESCRIPTION OF ANNEXATION

Situated in Campbell County and lying along the westerly side of Four Mile Road, KY 547, and being part of that property conveyed to Green Valley MHP LLC as described in Deed Book 337, Page 872 in the Campbell County Courthouse in Alexandria, Kentucky and being more particularly described as follows:

Note: All references to set pin, indicates a No.4 steel bar with a plastic cap stamped Feinauer PLS 2220.

All references to an existing No.5 pin indicates a pin with plastic cap stamped DMC 3247.

All references to an existing No.4 pin indicates a pin with plastic cap stamped Cox 3381, unless noted otherwise.

Beginning a point in the original dedicated 20 foot right of way of KY 547, and being in the line of Kirtley Fillhardt (Deed Book 340, Page 524); thence along the line of Fillhardt S 76 29 37 W 146.55 feet, passing an existing pin at 5.07 feet, to a point in the center of Four Mile Creek, said point being in the line of Bennett (Deed Book 155, Page 583), passing a No.4 pin with cap Feinauer 2220 at 82.56 feet; thence along the line of Bennett and the waters of Four Mile Creek N 13 00 01 W 136.48 feet to a point; N 32 34 04 W 75.11 feet to a point; thence N 33 57 28 W 98.45 feet to a point; thence N 51 02 08 W 117.93 feet to a point; thence leaving said Creek N 3 54 57 W 120.56 feet to a set pin, said pin being a corner to Zinkhon (Deed Book 188, Page 208), passing a set No. 5 witness pin with cap 2220 at 45.56 feet; thence along the line of Zinkhon N 29 40 18 E 280.50 feet to an existing No.5 pin, passing an existing No.5 pin at 51.23 feet, said pin being in an original tract line; thence N 3 16 57 W 99.04 feet to an existing No.5 pin; thence N 75 22 38 E 4.27 feet to an existing No. 5 pin, said pin being in the 45 foot right of way of the Commonwealth of Kentucky, Highway Commission (Deed Book 75, Page 111) as depicted on the State Highway Plan No. RS 19-471-1; thence across said right of way N 62 53 51 E 54.02 feet to the center line of KY 547; thence along said center line S 11 23 58 E 97.67 feet to a point; thence S 12 47 54 E 165.90 feet to a point thence S 13 41 42 101.50 feet to a point, said point being in the line of the original Parcel 1; thence through the right of way of KY 547 along the original tract line S 82 27 53 E 26.81 feet to a point in the easterly right of way of KY 547, said point being in the line of the Silver Grove Land and Building Co. (Plat C-383B); thence along said Building Co. S 82 27 53 E 769.86 feet to an existing 1" rod, said rod being a corner to Lot 25 of the Providence Trace Subdivision Tract 3, see Plat E-340B; thence along said Subdivision S 8 22 41 E 75.91 feet to an existing No.4 pin with no cap; thence S 8 34 43 E 146.55 feet to a set pin; said pin being in the line of the of Michael Smith Jr. (Deed Book 324, Page 880) of the Providence Trace Subdivision Section 3 (See Plat E-340B); thence along said Section 3 S 8 42 31 E 371.55 feet to a concrete marker with a steel pin in the center; thence continuing along said Section 3 and hence Section 2 of the Providence Trace Subdivision (See Plat E-326A), and hence Section 1 of said Subdivision (See Plat E-322A) S 23 41 44 W 290.67 feet to an existing steel pin in the base of a tree, said steel pin being in the line of Lot 5 of said Section 1; thence continuing along said Section 1 S 24 23 07 W 229.68 feet to an existing pin in the easterly right of way of KY 547; thence through said right of way S 8 20 42 E 46.17 feet to the center line of KY 547; thence along said center line N 41 59 35 W 74.43 feet to a point; thence N 37 24 38 W 91.07 feet to a point; thence N 38 39 46 W 147.54 feet to a point; thence N37 53 49 W 188.37 feet to a point; thence N 35 01 02 W 112.20 feet to a point; thence N 33 36 26 W 225.51 feet to a point; thence N 26 49 05 W 58.26 feet to a point; thence N 32 06 36 23.88 feet to a point; thence N 22 51 39 W 37.52 feet to a set pin, said pin being a corner to the City of Silver Grove's 5.511 acre tract; thence through the right of way of KY 547 S 44 27 37 W 21.73 feet to the point of beginning, containing 17.475 acres, more or less,

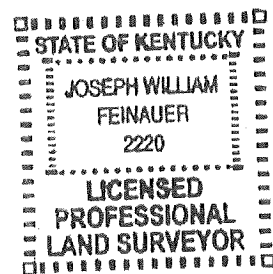
NOTE: There is a deeded right of way for this portion of KY 547, (Deed Book 75, Page 111) that is only 20 feet in width south of the original Parcel 1, 0.60 acre tract, so an additional 5 feet is being dedicated for public use. All mention of the newly dedicated right of way is determined by the existing alignment of KY 547.

NOTE: There is located within the 7.799 acre remainder parcel a sewer line described as follows: Beginning at a point that lies 27.64 feet S 8 34 43 E from the set pin which is the corner to the 5.511 acre and 7.799 acre tracts in the line of the Providence Trace Subdivision; thence through the 7.799 acre tract S 85 28 08 W 103.00 feet to a point; thence S 80 30 49 W 499.78 feet to the pumping station; thence S 75 57 23 W 7.40 feet to a holding tank; thence S 54 55 02 W 18.30 feet to a manhole; thence S 40 48 08 W 27.42 feet to a manhole.

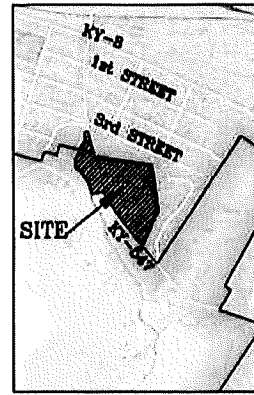
This information was derived from the SDI mapping section, which shows the as built sewer line which is depicted, Section 3 of the Providence Trace Subdivision on Plat E-340B

This description reflects a survey performed by Joseph W. Feinauer, Professional Land Surveyor No. 2220, in January, 2021. The survey plat was revised October 21, 2022.

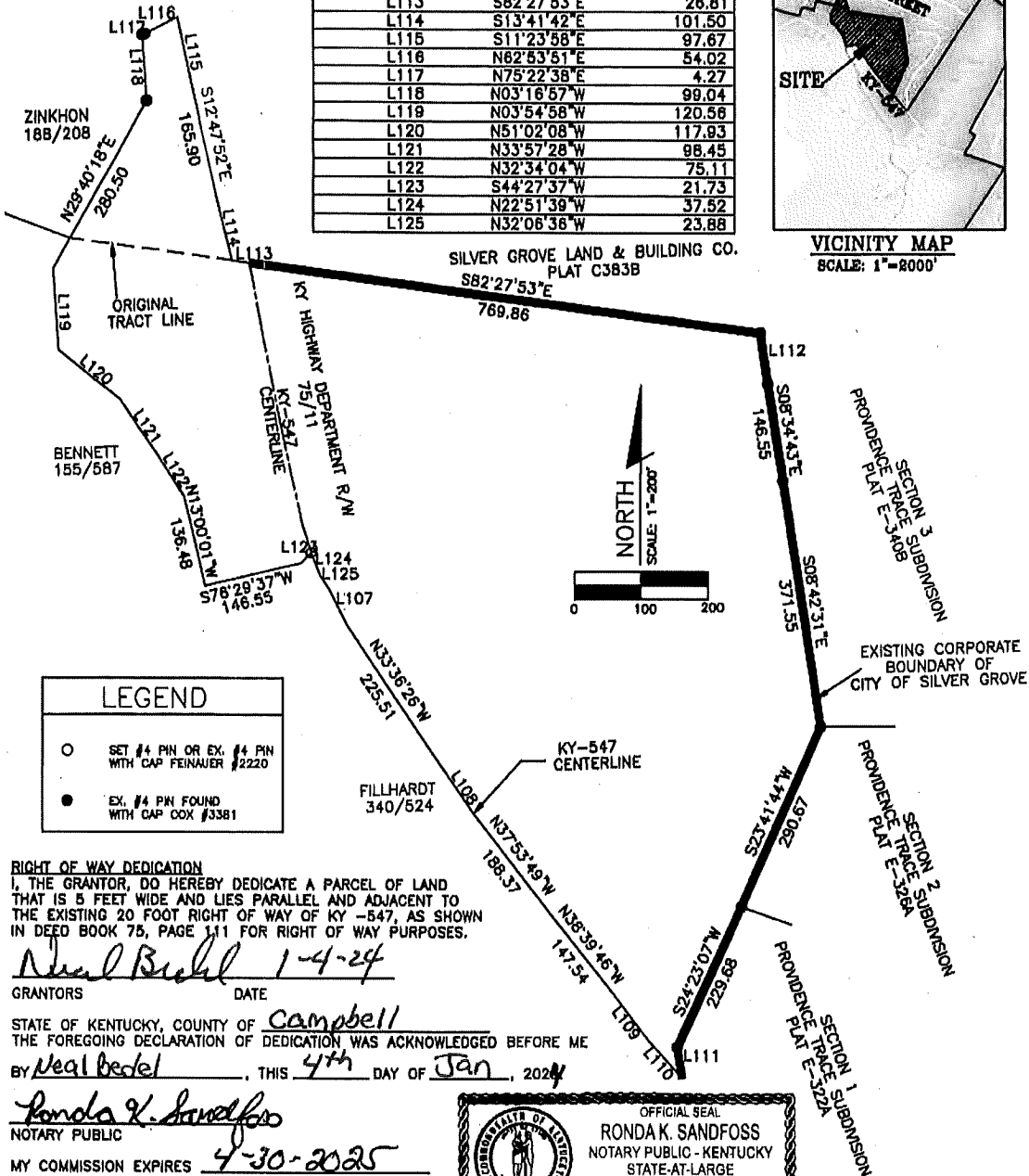
Joseph W. Feinauer
1/17/2024



LINE	DIRECTION	DISTANCE
L107	N28°49'05"W	58.28
L108	N35°01'02"W	112.20
L109	N37°24'38"W	91.07
L110	N41°59'35"W	74.43
L111	S08°20'42"E	46.17
L112	S08°22'41"E	75.91
L113	S82°27'53"E	28.81
L114	S13°41'42"E	101.50
L115	S11°23'58"E	97.67
L116	N62°53'51"E	54.02
L117	N75°22'38"E	4.27
L118	N03°16'57"W	99.04
L119	N03°54'58"W	120.56
L120	N51°02'08"W	117.93
L121	N33°57'28"W	98.45
L122	N32°34'04"W	75.11
L123	S44°27'37"W	21.73
L124	N22°51'39"W	37.52
L125	N32°08'36"W	23.88



VICINITY MAP
SCALE: 1"=800'



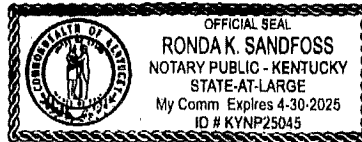
LEGEND	
○	SET #4 PIN OR EX. #4 PIN WITH CAP FEINAUER #2220
●	EX. #4 PIN FOUND WITH CAP COX #3381

RIGHT OF WAY DEDICATION
I, THE GRANTOR, DO HEREBY DEDICATE A PARCEL OF LAND THAT IS 5 FEET WIDE AND LIES PARALLEL AND ADJACENT TO THE EXISTING 20 FOOT RIGHT OF WAY OF KY -547, AS SHOWN IN DEED BOOK 75, PAGE 111 FOR RIGHT OF WAY PURPOSES.

Neal Bechtel 1-4-24
GRANTORS DATE

STATE OF KENTUCKY, COUNTY OF Campbell
THE FOREGOING DECLARATION OF DEDICATION WAS ACKNOWLEDGED BEFORE ME
BY *Neal Bechtel* THIS 4th DAY OF Jan, 2024

Ronda K. Sandfoss
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-30-2025



SURVEYOR'S CERTIFICATE
I DO HEREBY STATE THAT I AM A DULY QUALIFIED AND LICENSED SURVEYOR IN ACCORDANCE WITH KRS 322 AND THAT THIS PLAT DEPICTS A SURVEY PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE CODE OF PROFESSIONAL PRACTICE AND CONDUCT FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, BY METHOD OF RANDOM TRAVERSE. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:38920 AND HAS BEEN ADJUSTED FOR CLOSURE, THE SURVEY AS SHOWN HEREON IS A CLASS URBAN SURVEY AND THE ACCURACY AND PRECISION OF THE SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS. THIS PLAT MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF 201 KAR 18.150, THE BASIS OF BEARING IS THE COMMON LINE OF THE 5.511 ACRE AND THE 7.789 ACRE TRACTS, N 80-00-08 E

Joseph W. Feinauer 1/17/24
JOSEPH/W. FEINAUER, KY PLS #2220 DATE



JOSEPH W. FEINAUER
PROFESSIONAL LAND SURVEYOR
1229 LICKERT ROAD, ALEXANDRIA, KY 41001
(859) 908-0144 jwfeinauer@twa.com

FOR: **CITY OF SILVER GROVE** 308 OAK STREET SILVER GROVE, KY 41088 (859) 441-9399
ANNEXATION PLAT
PARCEL 1, PARCEL 2 AND REMAINING PARCEL OF GREEN VALLEY MHP, LLC, AS DESCRIBED IN DB 337, PAGE 872
DATE: 8/31/2023
JOB NO. 23999
SCALE: 1"=200' DATUM:
SHEET NO. OF
1 1