

CITY OF UNION KENTUCKY  
RESOLUTION NO. 2024-07

AN AMENDED RESOLUTION ADOPTING A MODERN AND ACCURATE LEGAL  
DESCRIPTION OF TERRITORY PREVIOUSLY ANNEXED BY ORDINANCE 2009-011

*WHEREAS*, the City of Union, Kentucky has enacted numerous ordinances annexing property into the corporate limits of the City of Union, Kentucky; and

*WHEREAS*, each individual annexation contains a prior survey of prepared by now unknown individual, and further references documentation that is no longer in existence; and

*WHEREAS*, the City wishes to provide a modern, accurate, easily identifiable legal description reflection bearings and coordinates based upon the state plane coordinate system, including relevant GPS and GIS data, same having been certified by a professional land surveyor for each prior annexation; and

*WHEREAS*, the City wishes to comply with the requirements of Amended KRS 81A.70 effective July 12, 2004; and

*WHEREAS*, the City does not intend to amend or replace its prior ordinance annexing, but rather to interpret the defined boundaries of the territory previously annexed.

***NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF UNION, KENTUCKY:***

**SECTION I**

That the City Commission of the City of Union, Kentucky hereby adopts the following legal description, and a plat attached hereto as prepared by Gregory A. Larison Licensed Professional Land Surveyor No. 3357 by new plat as an accurate depiction of the property previously annexed into the corporate city limits of the City of Union by Ordinance 2009-011 dated November 2, 2009 a copy of which is attached hereto and marked as Exhibit "A" and hereby adopts said new legal description and plat as the official legal description and plat to be adopted by the City for all purposes when referencing this prior annexation

**SECTION II**


This new legal description as prepared by Gregory A. Larison, a Licensed Professional Land Surveyor No. 3357 is attached as Exhibit "B" labeled "**Resolution for Original Ordinance 2009-011.**" The Plat is attached as Exhibit "C" on plat labeled "**Resolution Plat Depicting Original Ordinance 2009-011**" as prepared by Gregory A. Larison dated June 2, 2024.

***PASSED AND APPROVED BY 5 MEMBERS OF THE UNION, CITY COMMISSION,***

***UNION, KENTUCKY ON THIS THE 17TH day of JUNE, 2024.***

RECEIVED AND FILED  
DATE June 25, 2024  
\_\_\_\_\_  
MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Michael Adams

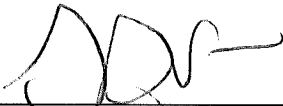
**APPROVED:**

  
HON. LARRY K. SOLOMON, MAYOR

**ATTEST:**

  
TAMMY WILHOITE, CITY CLERK

**APPROVED AS TO FORM AND LEGALITY:**

  
GREG D. VOSS, ESQ. (KBA #73429)  
*City Attorney/City of Union, Kentucky*  
301 West Pike Street  
Covington, KY 41011  
Telephone: (859) 991-5183  
E-Mail: [gvoss@vosslaw.net](mailto:gvoss@vosslaw.net)



# VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road | 602 Lila Avenue  
Erlanger, Kentucky 41018 | Millford, Ohio 45150

Tel: 859.727.3293 | Tel: 513.576.1000  
Fax: 859.727.8452

www.vioxinc.com

June 5, 2024

## PARCEL TO BE ANNEXED DESCRIPTION OF 19.927 ACRES

Located in Boone County, Kentucky, lying at the terminus of Westbrook Boulevard, 200 feet west of Diamond Trace, and being all of the same property conveyed to Arlinghaus Builders, LLC by deed recorded in Deed Book 779, page 178, a part of the same property conveyed to Arlinghaus 1, LLC by deed recorded in Deed Book 1194, page 104, a part of the same property conveyed to Arlinghaus Builders, LLC by deed recorded in Deed Book 1204, page 876, a part of the same property conveyed to Jill P. Charles by deed recorded in Deed Book 1130, page 947, a part of the same property conveyed to Russell D. & Kristin Sue Bain by deed recorded in Deed Book 1117, page 405, a part of the same property conveyed to Robert Charles & Ellen G. Hablutzel by deed recorded in Deed Book 1116, page 990, a part of the same property conveyed to David & Katherine Lokesak by deed recorded in Deed Book 1135, page 740, a part of the same property conveyed to Kendall & Sabrina Sowards by deed recorded in Deed Book 1212, page 269, a part of the same property conveyed to Perry A. & Pamela J. Jones by deed recorded in Deed Book 1215, page 230, a part of the same property conveyed to Sean & Hannah O'Donnell by deed recorded in Deed Book 1220, page 988, all of the same property conveyed to Steven M. Scheifers by deed recorded in Deed Book 1216, page 552, all of the same property conveyed to David & Sue Freking by deed recorded in Deed Book 1214, page 780, and all of the same property conveyed to Corry & Grace S. Dringenburg by deed recorded in Deed Book 1217, page 242, and also being a part of Westbrook Estates, Section Seven as shown on Plat Book 6, page 443, and a part of Westbrook Estates Section Ten as shown on Plat Cabinet 6, page 443, in the office of the Boone County Clerk, in Burlington, Kentucky and is more particularly described as follows:

**BEGINNING** at the most southwesterly common corner of Arlinghaus Builders, LLC and Arlinghaus 1, LLC and in the southeast line of Union Clarkston Development, LLC (Deed Book 167, page 539), also being in the existing corporate boundary of City of Union, Kentucky;

**THENCE** with the common line of Arlinghaus 1, LLC and Union Clarkston Development, LLC and with said existing corporate boundary for the following two (2) courses:

1. N38°31'47"E a distance of 315.06 feet to a point;
2. N40°14'03"E a distance of 456.88 feet to a point at the most westerly common corner of Arlinghaus Builders, LLC and Kevin & Catherine Benke (Deed Book 1029, page 782), in the southeast line of Union Clarkston Development, LLC;

**THENCE** leaving said existing corporate boundary and with the common lines of Arlinghaus Builders, LLC, Benke, and Westbrook Estates Section Seven for the following two (2) courses:

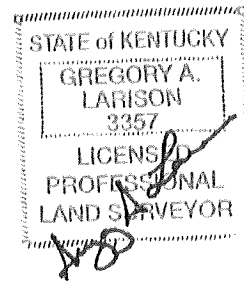
1. S84°52'24"E a distance of 1094.86 feet to a point;

2. S85°10'58"E a distance of 68.06 feet to a point in the common line of Westbrook Estates Section Seven and Benke and in the existing corporate boundary of City of Union, Kentucky;

**THENCE** through Westbrook Estates Section Seven, Westbrook Estates Section Ten, AND Arlinghaus 1, LLC and with said existing corporate boundary S33°17'54"W a distance of 1442.98 feet to a point at the most northwesterly common corner of Arlinghaus 1, LLC and another parcel conveyed to Arlinghaus 1, LLC (Deed Book 779, page 178);

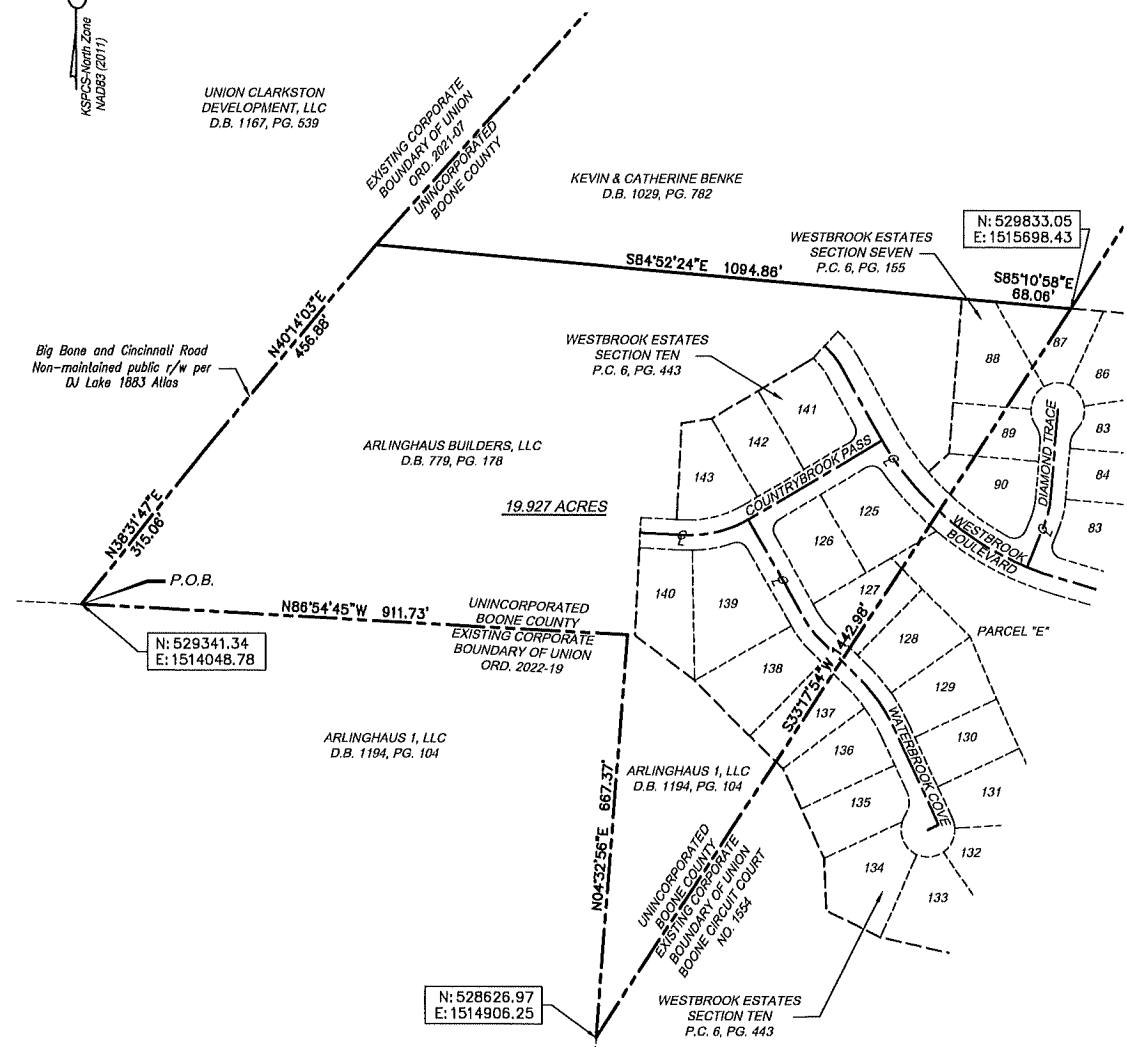
**THENCE** through the property of Arlinghaus 1, LLC and with said existing corporate boundary for the following two (2) courses:

1. N04°32'56"E a distance of 667.37 feet to a point;
2. N86°54'45"W a distance of 911.73 feet to the **POINT OF BEGINNING** containing 19.927 acres, more or less.





Note: This plat was prepared using existing Boone County Planning Commission GIS information, deeds and plats of record as shown hereon and a survey of the Union Clarkston Development, LLC property by Viox & Viox, Inc. A full survey of this property was not performed.



- LOT OWNER INFORMATION**
- 87: JILL P. CHARLES - D.B. 1130, PG. 947
  - 88: RUSSELL D. & KRISTIN SUE BAIN - D.B. 1117, PG. 405
  - 89: ROBERT CHARLES & ELLEN G. HABLUTZEL - D.B. 1116, PG. 990
  - 90: DAVID & KATHERINE LOKESAK - D.B. 1135, PG. 740
  - 125: KENDALL & SABRINA SOWARDS - D.B. 1212, PG. 269
  - 126: ARLINGHAUS BUILDERS, LLC - D.B. 1204, PG. 876
  - 127: PERRY A. & PAMELA J. JONES - D.B. 1215, PG. 230
  - 137: SEAN & HANNAH O'DONNELL - D.B. 1220, PG. 988
  - 138: STEVEN M. SCHEIFERS - D.B. 1216, PG. 552
  - 139: ARLINGHAUS BUILDERS, LLC - D.B. 1204, PG. 876
  - 140: ARLINGHAUS BUILDERS, LLC - D.B. 1204, PG. 876
  - 141: ARLINGHAUS BUILDERS, LLC - D.B. 1204, PG. 876
  - 142: DAVID & SUSAN FREKING - D.B. 1214, PG. 780
  - 143: CORRY & GRACE S. DRINGENBURG - D.B. 1217, PG. 242


STATE OF KENTUCKY  
 GREGORY A. LARISON  
 3357  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR

**PARCEL TO BE ANNEXED  
 BY UNION, KENTUCKY**

**BOONE COUNTY KENTUCKY**

**TERMINUS OF WESTBROOK BOULEVARD  
 200 FEET WEST OF DIAMOND TRACE**

JUNE 2, 2024 SCALE: 1"=200'



**VIOX & VIOX**  
 Civil Engineers, Surveyors, and Landscape Architects  
 466 Erlanger Road • Erlanger, Kentucky 41018  
 602 Lila Avenue • Milford, Ohio 45150  
 Ph Erlanger (859)727-3293 • Ph Milford (513)576-1009 • www.vioxinc.com

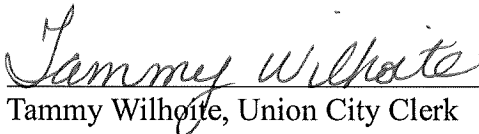
## CERTIFICATION: KRS 81A.470 FILINGS

### CERTIFICATION OF CITY OF UNION RESOLUTION 2024-07

I, Tammy Wilhoite certify I am the duly qualified City Clerk of the City of Union, Kentucky, and the foregoing five (5) pages of Resolution 2024-07 including attached exhibits are true, correct, and complete. Resolution 2024-07 was passed and adopted at a regular meeting of the Union City Commission, on June 17, 2024.

Further, I hereby certify that the original document is on file as part of the Official Records of the city and may be reviewed and proved by the files of my Office, at the City of Union, 1843 Bristow Drive, Union, Kentucky, 41091.

Witness, my hand on this 18<sup>th</sup> day of June, 2024.

  
\_\_\_\_\_  
Tammy Wilhoite, Union City Clerk