

ORDINANCE NO. 0-3003

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 14.9816 ACRES LOCATED ON THE WEST OF FOWLER CREEK ROAD AND EAST OF ST. LOUIS BOULEVARD, ADJACENT TO THE CITY LIMITS. (CALHOUN PROPERTY)

WHEREAS, C. S. Calhoun, being the owner of record of the hereinafter described territory (the "territory"), has requested that the City of Florence, Kentucky (the "City") annex the territory and, pursuant to K.R.S. 81A.412, the owner has given written consent to such annexation; and

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

WHEREAS, pursuant to K.R.S. 100.209(1) the City makes the election that prior to final action of annexation, the comprehensive plan and official zoning map of the City shall be amended to incorporate and establish zoning of Suburban Residential One (SR-1) with respect to the territory.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

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

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

SECTION II

That the territory, described in Exhibit "A" and shown on Exhibit "B" each of which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

SECTION III

The owners of record of the territory have filed with the City written consent to this annexation under K.R.S. 81A.412 and therefore, the following do not apply to this annexation: (a) the notification ordinance required by K.R.S. 81A. 420(1); (b) the notice requirement of K.R.S. 81A.425; and (c) the waiting period of K.R.S. 81A.420(2).

SECTION IV

Pursuant to K.R.S. 100.209(1) the comprehensive plan and official zoning map of the City shall be amended to establish zoning for the territory as Suburban Residential One (SR-1).

SECTION V

This ordinance shall be published in full.

PASSED AND APPROVED ON FIRST READING THIS 28th DAY OF October, 2003.
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 16th DAY OF MARCH, 2004.

APPROVED:

Deane E. Whalen
MAYOR

ATTEST:

Joy A. Ceryak
CITY CLERK

Said parcel contains 14.9816 acres.

Being part of the property conveyed to C.S. Calhoun in Deed Book 597 Page 129 and recorded at the Boone County Clerk's records at Burlington.

Parcel to be annexed into the City of Florence
Area = 14.9816 Acres.

Lying adjacent to the City of Florence, County of Boone, west of Fowler Creek Road and east of St. Louis Boulevard, more particularly described as follows:

Beginning at a recovered 5/8" rebar with plastic cap (PLS #2930) at the southwest corner of C.S. Calhoun (D.B. 597 P.G. 129, Tract One), in the north line of Sid D. & Sheryl A. Walters (D.B. 226 P.G. 81) and the southeast corner of Grand Communities Ltd. (D.B. 851 P.G. 66);

Thence with the common line of said Calhoun and Grand Communities Ltd. and the existing City of Florence Boundary for two (2) calls:

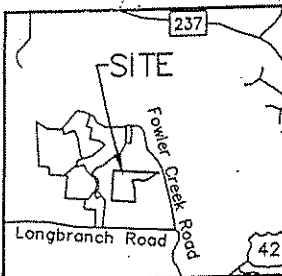
North 02°47'05" East, passing a recovered 5/8" steel rebar (PLS #2930) at 869.90, a total distance of 874.90 feet to an existing fence post;
South 86°06'57" East a, passing a recovered 5/8" steel rebar (PLS #2930) at 1207.27, a total distance of 1262.27 feet to a point in the center of Fowler Creek;

Thence leaving the center of Fowler Creek and through the lands of the grantor along a new division line for eight (8) calls:

South 57°45'25" West a distance of 376.33 feet to a set 1/2" steel rebar with plastic cap stamped "J.G.K. KY 3663";
South 74°23'40" West a distance of 145.36 feet to a set 1/2" steel rebar with plastic cap stamped "J.G.K. KY 3663";
North 55°16'10" West a distance of 77.65 feet to a set 1/2" steel rebar with plastic cap stamped "J.G.K. KY 3663";
South 83°11'26" West a distance of 207.25 feet to a set 1/2" steel rebar with plastic cap stamped "J.G.K. KY 3663";
South 11°27'08" East a distance of 275.83 feet to a set 1/2" steel rebar with plastic cap stamped "J.G.K. KY 3663";
South 01°12'03" East a distance of 85.34 feet to a set 1/2" steel rebar with plastic cap stamped "J.G.K. KY 3663";
South 02°14'13" East a distance of 105.42 feet to a set 1/2" steel rebar with plastic cap stamped "J.G.K. KY 3663";
South 04°07'09" East a distance of 159.18 feet to a recovered t-post in the north line of Diane M. DiFonzo (D.B. 703 P.G. 196);

Thence with the north line of said DiFonzo and Ira Kenneth & Dorothy T. Perkins (D.B. 193 P.G. 136), North 85°21'55" West a distance of 272.12 feet to the common corner of said Perkins and Keith & Connie McDine (D.B. 481 P.G. 166);

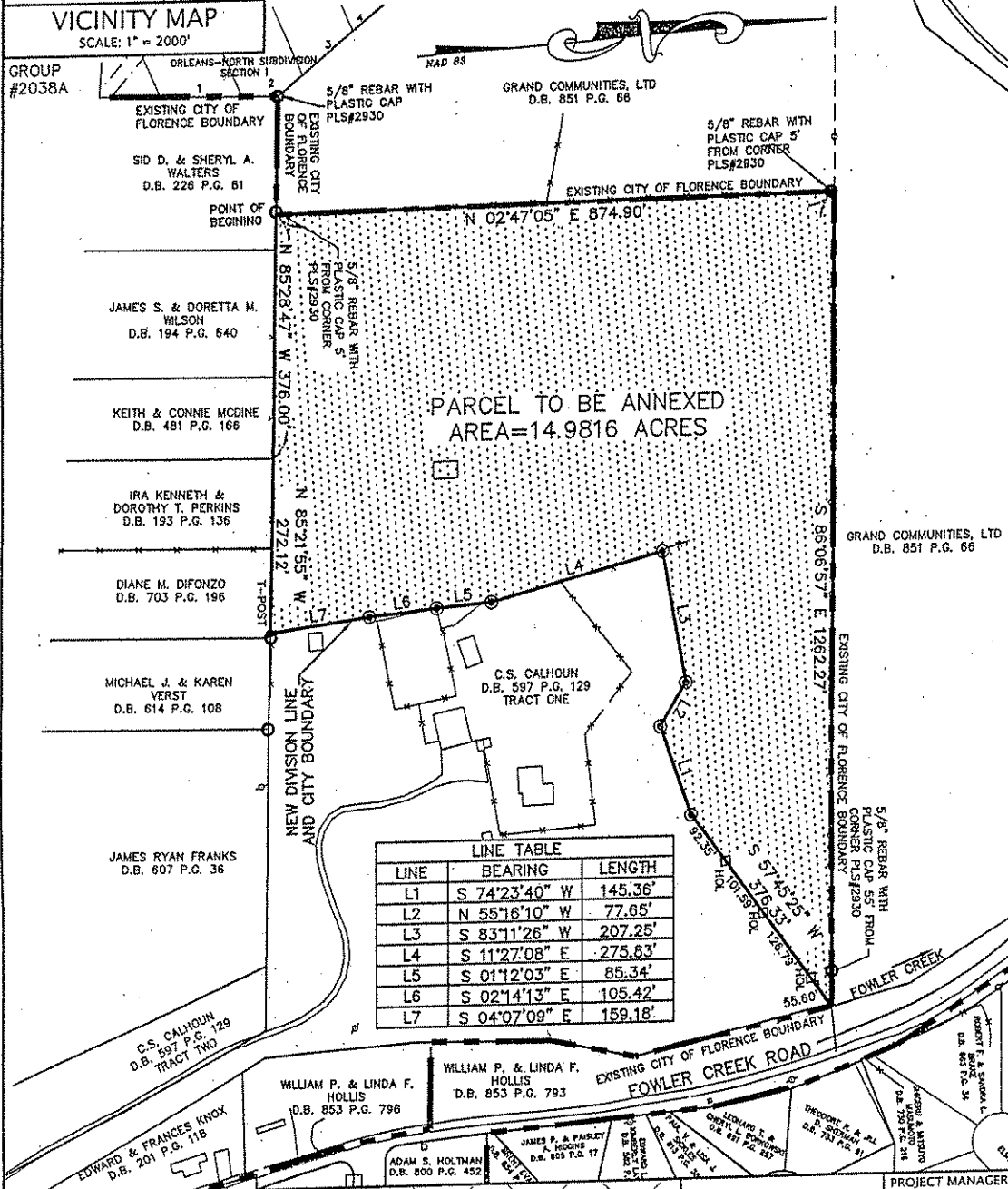
Thence with said McDine, James S. & Doretta M. Wilson (D.B. 194 P.G. 640) and Sid D. & Sheryl A. Walters (D.B. 226 P.G. 81), North 85°28'47" West a distance of 376.00 feet to the POINT OF BEGINNING.



I hereby certify that I am a duly qualified and Licensed Kentucky 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 the method of random traverse on JULY 17, 2003. The unadjusted precision ratio of the traverse was 1:37,068 and was not adjusted for closure. The survey shown hereon is a Class A survey and the accuracy and precision of said survey meets all the specifications of this class. This plat meets or exceeds the minimum requirements of 201 KAR 18.150.

Joseph G. Kramer P.L.S. 3663 Date

NOTE: Ⓞ PIN SET is a 1/2" rebar with plastic cap stamped "J.G.K. KY 3663"



LINE	BEARING	LENGTH
L1	S 74°23'40" W	145.36'
L2	N 55°16'10" W	77.65'
L3	S 83°11'28" W	207.25'
L4	S 11°27'08" E	275.83'
L5	S 01°12'03" E	85.34'
L6	S 02°14'13" E	105.42'
L7	S 04°07'09" E	159.18'

ANNEXATION PLAT
for
GRAND COMMUNITIES, LTD
2670 Chancellor Drive, Suite 300
Crestview Hills, Kentucky 41017

CARDINAL
ARCHITECTURE
ENGINEERING
LAND SURVEYING

ONE MOOCK ROAD
WILDER, KENTUCKY
41071 (859) 581-9600

PROJECT MANAGER:
JGK

DRAWN BY:
JJP

DATE:
07-18-03

SCALE:
1" = 200'

FILE NO.
03-192