

ORDINANCE NO. 0-18-06

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 2.851 ACRES LOCATED ON THE NORTHEASTERLY SIDE OF TURFWAY ROAD, APPROXIMATELY 0.28 MILES NORTHWEST OF HANSEL DRIVE, ADJACENT TO THE CITY LIMITS. (KENTUCKY WAYTURF, LLC/NORTHERN KENTUCKY ASSOCIATION OF REALTORS, INC. PROPERTY)

WHEREAS, Kentucky Wayturf, LLC and the Northern Kentucky Association of Realtors, Inc., being the owners of record of the hereinafter described territory (the "territory"), have requested that the City of Florence, Kentucky (the "City") annex the territory and, pursuant to K.R.S. 81A.412, the owners have 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 Industrial One /Planned Development (I-1/PD) 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 Industrial One/Planned Development (I-1/PD).

SECTION V

This ordinance shall be published in full.

PASSED AND APPROVED ON FIRST READING THIS 8th DAY OF August, 2006.
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 19th DAY OF December, 2006.

APPROVED:

Deane S. Whalen
MAYOR

ATTEST:

[Signature]
CITY CLERK

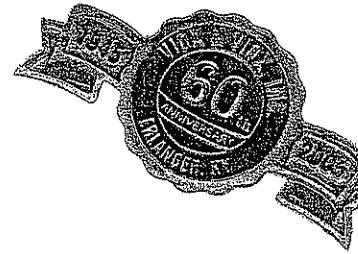


VIOX & VIOX

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DESCRIPTION OF 2.851+- ACRES TO BE ANNEXED BY THE CITY OF FLORENCE

Located in Boone County, Kentucky, on the northeasterly side of Turfway Road (Kentucky Highway 1017) approximately 0.28 miles northwest of Hansel Drive and is more particular described as follows:

Beginning at a point in the northeast right-of-way line of Turfway Road, 38.00 feet as measured perpendicular to centerline, said point being a common corner with Kentucky Wayturf LLC (Deed Book 795, Page 297) and Kentucky Wayturf LLC (Deed Book 795, Page 297), and said point being in the line with the City of Florence (Ordinance No. 0-43-91); thence with right-of-way line of Turfway Road with a curve to the right, having a radius of 711.98 feet, having a length of 399.01 feet, and having a chord bearing and distance of N 19°17'59" W 393.81 feet to a point; thence with a curve to the right, having a radius of 189.51 feet, having a length of 16.14 feet, and having a chord bearing and distance of N 42°00'58" E 16.14 feet to a point thence N 44°27'20" E 87.76 feet to a point; thence with a curve to the left having a radius of 263.17 feet, having a length of 53.15 feet, and having a chord bearing and distance of N 38°40'11" E 53.06 feet to a point at the common corner with Turfway Park LLC (Deed Book 733, Page 5) and the City Limits line of The City of Florence; thence with the common line with Turfway and with the City Limits line of the City of Florence N 83°16'49" E 105.57 feet to a point; thence S 42°38'06" E 118.09 feet to a point; thence S 47°56'24" E 111.25 feet to a point; thence S 53°43'25" E 52.82 feet to a point at the common corner with Kentucky Wayturf LLC; thence S 33°41'19" W 202.27 feet to a point; thence S 51°12'14" W 222.06 feet to the place of beginning containing 2.851+- acres.

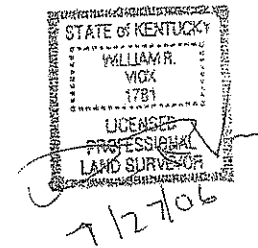
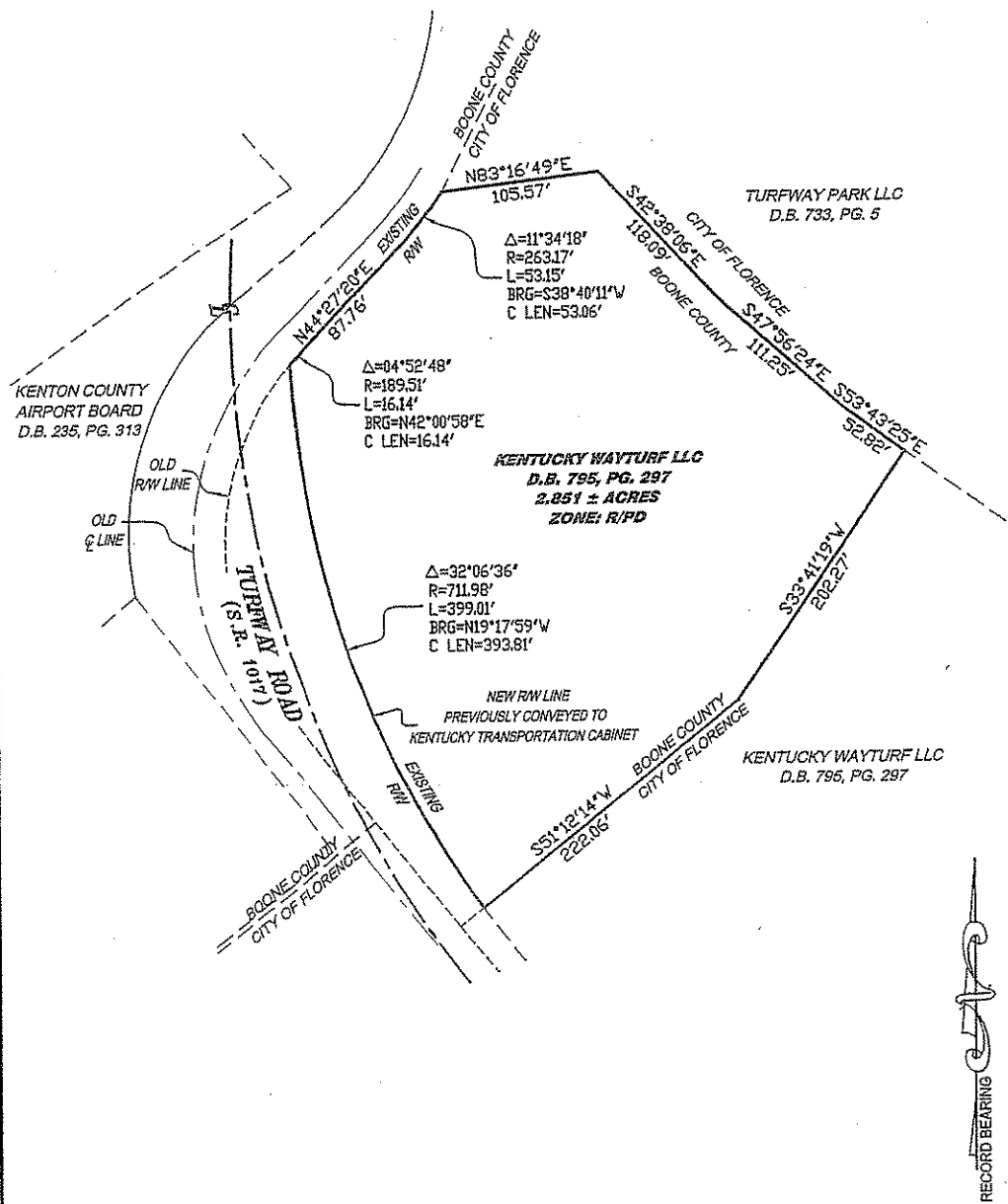
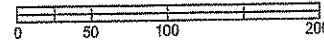


EXHIBIT "A"



NOTE: THIS PLAT WAS PREPARED USING PLATS OF RECORD AND K.D.O.T. HIGHWAY PLANS. A BOUNDARY SURVEY WAS NOT PERFORMED.



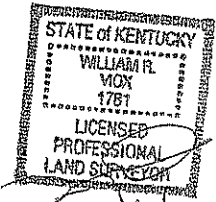
**PLAT OF 2.851± ACRES
TO BE ANNEXED BY
THE CITY OF FLORENCE**

BOONE COUNTY KENTUCKY

EAST SIDE OF TURFWAY ROAD

JULY 27, 2006

SCALE: 1" = 100'



7/27/06



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