

ADDED IN GIS
4-9-14

CITY OF FLORENCE, KENTUCKY

READING SUMMARY

ORDINANCE NO. 0-2013

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 2.61 ACRES LOCATED ON THE NORTHEAST SIDE OF TED BUSHELMAN BOULEVARD NORTHWEST OF HOUSTON ROAD, ADJACENT TO THE CITY LIMITS. (FOLTZ/LPF, CORPORATION PROPERTY)

SUMMARY

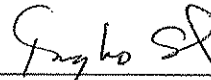
This Ordinance annexes and makes a part of the City a tract of approximately 2.61 acres located on the northeast side of Ted Bushelman Boulevard northwest of Houston Road, adjacent to the City limits.

This annexation is in response to a request by LPF, Corporation, the owner, to have the property become part of the City. The annexation will be complete upon second reading and publication of this Ordinance.

After annexation the 2.61 acre tract shall continue to be zoned Commercial Two/Planned Development (C-2/PD), with a change in the currently approved Concept Development Plan.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of the Ordinance titled above and that it was prepared by me this 6th day of December, 2013, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



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ORDINANCE NO. 0-20-13

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 2.61 ACRES LOCATED ON THE NORTHEAST SIDE OF TED BUSHELMAN BOULEVARD NORTHWEST OF HOUSTON ROAD , ADJACENT TO THE CITY LIMITS. (FOLTZ/LPF, CORPORATION)

WHEREAS, LPF, Corporation, being the owner 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 continue zoning of Commercial Two/ Planned Development (C-2/PD), but to change the currently approved Concept Development Plan 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 continue zoning for the territory as Commercial Two/Planned Development (C-2/PD), but to change the currently approved Concept Development Plan.

SECTION V

This ordinance shall be published in full.

PASSED AND APPROVED ON FIRST READING THIS 10th DAY OF December, 2013.
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 11th DAY OF March, 2013.

APPROVED:

Dean E. White
MAYOR

ATTEST:

Joe Christophel
CITY CLERK



VIOX & VIOX
Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road
Erlanger, Kentucky 41018

Tel: 859.727.3293
Fax: 859.727.8452
www.vioxinc.com

EXHIBIT A

November 5, 2013

**DESCRIPTION OF 2.61 ACRES
TO BE ANNEXED BY
FLORENCE, KENTUCKY**

Located in Boone County, Kentucky, lying on the northeast side of Ted Bushelman Boulevard northwest of Houston Road and being all of Parcel I heretofore conveyed to LPF Corporation by deed recorded in Deed Book 684, page 160, in the Boone County Clerk's office and is more particularly described as follows:

Beginning at a point in the northeast right-of-way line of Ted Bushelman Boulevard at the corner of Parcel I and Parcel II of Deed Book 684, page 160 heretofore conveyed to LPF Corporation and in the northwest line of the existing City of Florence boundary; thence leaving said boundary and with said right-of-way line North $41^{\circ}00'47''$ West 185.92 feet to a point at the common corner of LPF Corporation and the Kenton County Airport Board (Deed Book 235, page 313); thence with the common line of LPF Corporation and the Kenton County Airport Board North $51^{\circ}35'02''$ East 580.62 feet to a point in the existing City of Florence Boundary and in the south line of a parcel conveyed to the City of Florence, Kentucky (Deed Book 795, page 381); thence with the existing City of Florence boundary line South $38^{\circ}24'58''$ East 209.05 feet to a point at the common corner of Parcel I and Parcel II of LPF Corporation; thence continuing with the existing City of Florence boundary and the common line of Parcel I and Parcel II South $53^{\circ}55'02''$ West 572.67 feet to the point of beginning containing 2.61 acres.

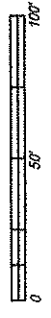
STATE of KENTUCKY
GREGORY A.
LARISON
3357
LICENSED
PROFESSIONAL
LAND SURVEYOR
GAL
11/5/13

PLAT OF 2.61 ACRES
TO BE ANNEXED BY
FLORENCE, KENTUCKY

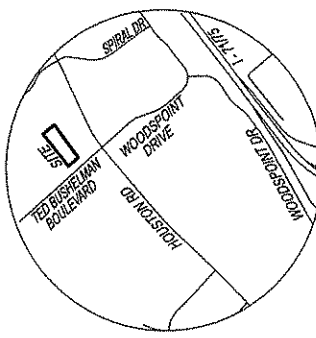
BOONE COUNTY KENTUCKY
NORTHEAST SIDE OF TED BUSHELMAN BOULEVARD
NORTHWEST OF HOUSTON ROAD

NOVEMBER 5, 2013 SCALE: 1"=50'

W VIOX & VIOX
Civil Engineers, Surveyors, and Landscape Architects
465 Elinger Road • Ellettsville, Kentucky 40116
PH: (606) 727-9624 • FAX: (606) 727-9622 • www.viox.com



Note: This plat was prepared using existing plans of record for Ted Bushelman Boulevard, deeds and plats of record and a partial field survey.



VICINITY MAP
SCALE: 1"=2000'

Existing City of Florence Boundary

Existing City of Florence Boundary

S38°24'58"E 209.05'

KENTON COUNTY AIRPORT BOARD
DEED BOOK 295, PAGE 313

N51°35'02"E 580.62'

LPF CORPORATION
DEED BOOK 694, PAGE 160
PARCEL I

N: 551,338.01
E: 1528,402.16

S53°55'02"W 572.67'

Existing City of Florence Boundary

LPF CORPORATION
DEED BOOK 694, PAGE 160
PARCEL II

N41°00'47"W 185.92'

R/W LINE

N: 551,000.73
E: 1527,939.34

R/W LINE

TED BUSHELMAN BOULEVARD

Existing City of Florence Boundary

R/W LINE

HOUSTON ROAD

KIPCS-1103 zone

O K I FURNITURE FAIR INC
DEED BOOK 483, PAGE 189

STATE OF KENTUCKY
GREGORY A. LARSON
3657
LICENSED PROFESSIONAL LAND SURVEYOR

EXHIBIT "B"

ANS 11/1/13