

ORDINANCE NO. 0-2-17

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 1.26 ACRES LOCATED ON THE SOUTHWEST SIDE OF PLEASANT VALLEY ROAD (KENTUCKY HIGHWAY 237) APPROXIMATELY 600 FEET NORTHWEST OF VALLEY VIEW DRIVE, ADJACENT TO THE CITY LIMITS (ADVANCED PROPERTY SOLUTIONS, LLC)

WHEREAS, Advanced Property Solutions, LLC, 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 after annexation the territory shall remain subject to the same land use restrictions as applied to it prior to annexation until such restrictions are changed in accordance with K.R.S. Chapter 100.

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 owner of record of the territory has 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 territory shall, after annexation, remain subject to the same land use restrictions as applied to it prior to annexation, until those restrictions are changed in accordance with K.R.S. Chapter 100.

RECEIVED AND FILED  
DATE April 6, 2017

ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Handie Gibson

**SECTION V**

This ordinance shall be published in full.

PASSED AND APPROVED ON FIRST READING THIS 14<sup>th</sup> DAY OF February, 2017.  
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED  
THIS 28<sup>th</sup> DAY OF February, 2017.

APPROVED:

Deane E. Whalen  
MAYOR

ATTEST:

Erin M. Courts  
CITY CLERK



To whom it may concern:

Enclosed please find a certified copy of City of Florence, Kentucky Ordinance No. O-2-17:

ORDINANCE NO. O-2-17:

**AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 1.26 ACRES LOCATED ON THE SOUTHWEST SIDE OF PLEASANT VALLEY ROAD (KENTUCKY HIGHWAY 237) APPROXIMATELY 600 FEET NORTHWEST OF VALLEY VIEW DRIVE, ADJACENT TO THE CITY LIMITS (ADVANCED PROPERTY SOLUTIONS, LLC)**

This property was annexed at the request of the Woody Wilson and Gregory L. Veneman, owners. Exhibit A, the legal description, and Exhibit B, the plat map of said property, are included herewith. According to the property owners, there are zero (0) registered voters residing on this property at present.

The First Reading of Ordinance No. O-2-17 was held on the 14<sup>th</sup> Day of February, 2017. The Second Reading of Ordinance No. O-2-17 was held on the 28<sup>th</sup> Day of February, 2017. Ordinance No. O-2-17 was published in the *Boone County Recorder* on the 9<sup>th</sup> Day of March, 2017 at which time the Ordinance became statutorily official.

Please contact me if you require additional information.

Sincerely,

*Erin M. Courts*

Erin M. Courts  
City Clerk, City of Florence

I, Erin M. Courts, City Clerk for the City of Florence, Kentucky, do hereby certify the foregoing is a true and correct copy of Ordinance O-2-17 as same appears in the official records of my office.

Dated this 29<sup>th</sup> day of March, 2017.

*Erin M. Courts*

Erin M. Courts  
City Clerk  
City of Florence  
8100 Ewing Boulevard  
Florence, KY 41042-7588  
859-647-8178 (phone)  
859-647-5411 (fax)  
[erin.courts@florence-ky.gov](mailto:erin.courts@florence-ky.gov)  
[www.florence-ky.gov](http://www.florence-ky.gov)



**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

December 28, 2016

**DESCRIPTION OF 1.286 ACRES  
TO BE ANNEXED BY  
FLORENCE, KENTUCKY**

Located in Boone County, Kentucky, lying on the southwest side of Pleasant Valley Road (Kentucky Highway 237) approximately 600 feet northwest of Valley View Drive and is more particularly described as follows:

Beginning at a point at the most westerly common corner of Advanced Property Solutions, LLC (Deed Book 1070, page 987) and Amanda Leever (Deed Book 1077, page 446), in the northeast line of Lot 10 of Block B of the Pleasant Valley Acres Subdivision (Plat Book 11, page 3) and in the existing corporation line of the Florence, Kentucky; thence with the common line of Advanced Property Solutions, LLC and Leever and also with said existing corporation line N 63°59'59" E a distance of 171.95 feet to a point; thence leaving said common line N 63°59'59" E a distance of 23.25 feet to a point in the centerline of Old Pleasant Valley Road; thence with said centerline S 45°44'09" E a distance of 134.46 feet to a point; thence S 56°21'55" E a distance of 46.33 feet to a point at the common corner of Advanced Property Solutions, LLC and Robert Collett (Deed Book 198, page 464), said point also being in the existing corporation line of Florence, Kentucky; thence with the common line of Advanced Property Solutions, LLC and Collett and said existing corporation line S 35°38'38" W a distance of 296.72 feet to a point at the common corner of Advanced Property Solutions, LLC and Lot 8 of Block B of the Pleasant Valley Acres Subdivision; thence with the common line of Advanced Property Solutions, LLC and Lots 8, 9 and 10 N 26°32'32" W a distance of 307.48 feet to a the point of beginning containing 1.286 acres.

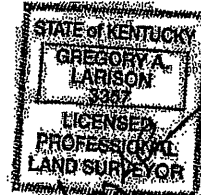


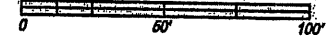
EXHIBIT "A"

**PLAT OF 1.286 ACRES  
TO BE ANNEXED BY  
FLORENCE, KENTUCKY**

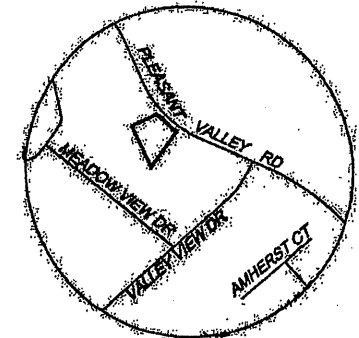
**BOONE COUNTY KENTUCKY**

**SOUTHWEST SIDE OF PLEASANT VALLEY ROAD  
600 FEET NORTHWEST OF VALLEY VIEW DRIVE**

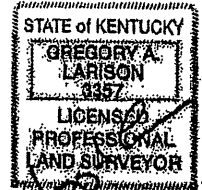
DECEMBER 28, 2016 SCALE: 1"=50'



Robert Collett  
D.B. 198, Pg. 484



VICINITY MAP  
SCALE: 1"=1000'



Note: This plat was prepared using existing Boone County Planning Commission GIS City boundary shapefile information, deeds and plats of record. No field survey was performed.

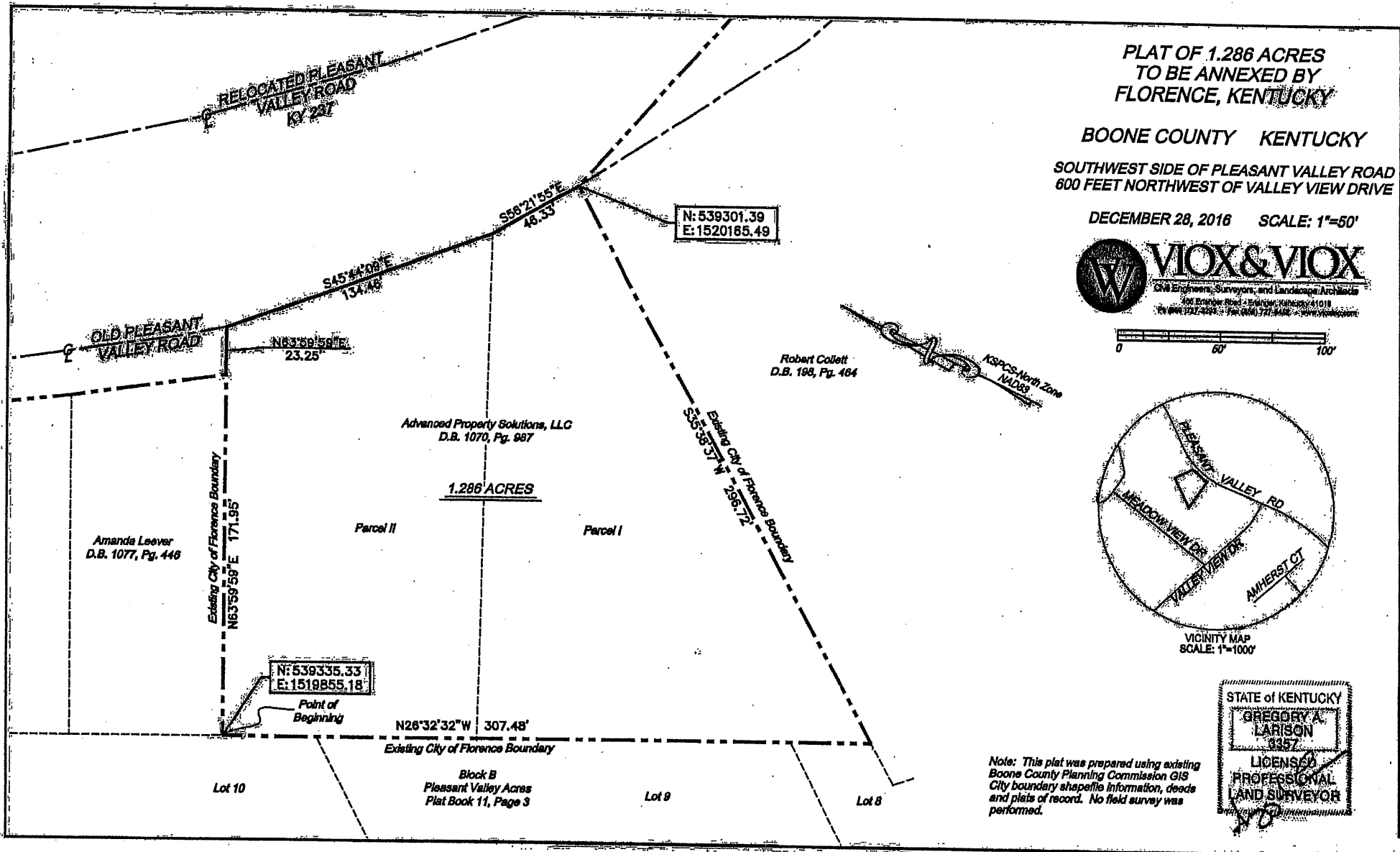


EXHIBIT "B"

**PLAT OF 1.286 ACRES  
TO BE ANNEXED BY  
FLORENCE, KENTUCKY**

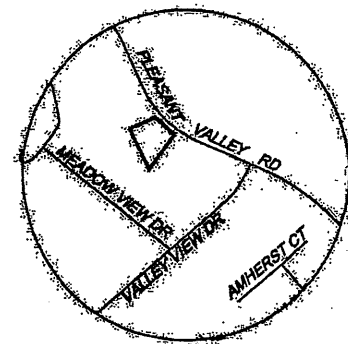
**BOONE COUNTY KENTUCKY**

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600 FEET NORTHWEST OF VALLEY VIEW DRIVE**

DECEMBER 28, 2016 SCALE: 1"=50'



Robert Collett  
D.B. 188, Pg. 484



VICINITY MAP  
SCALE: 1"=1000'

STATE OF KENTUCKY  
**GREGORY A. LARSON**  
3357  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

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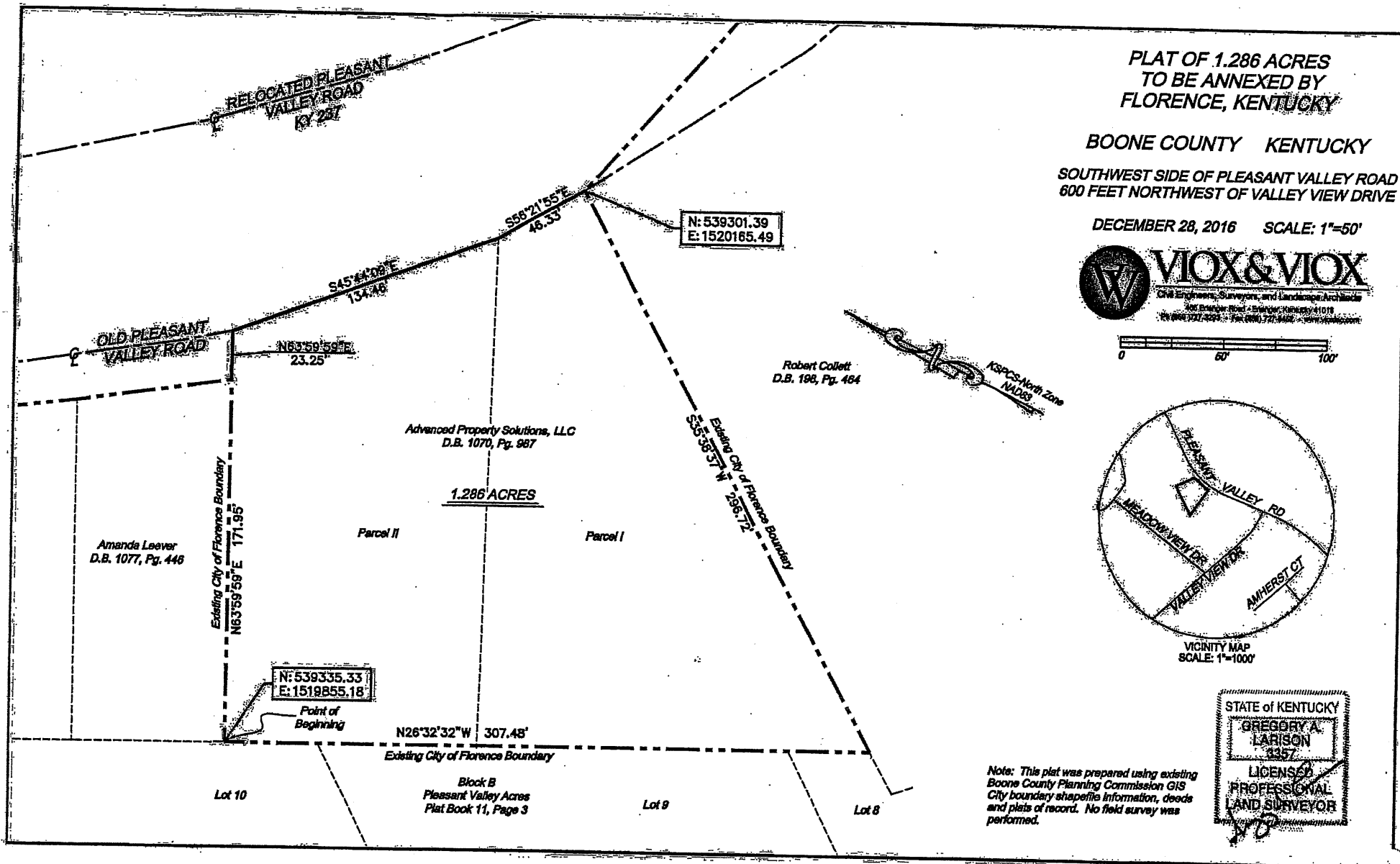


EXHIBIT "B"