



**Office of the Kentucky Secretary of State (USPS Certified Mail)**

Land Office Division  
Room T40, Capitol Annex  
702 Capitol Avenue  
Frankfort, KY 40601

**Justin Crigler, Boone County Clerk (USPS Certified Mail)**

P.O. Box 874  
Burlington, KY 41005

**Address Management Systems (USPS) (USPS First-Class Mail)**

1591 Dalton Avenue Room 351 B  
Cincinnati, OH 45234

**Postmaster (USPS First-Class Mail)**

**ATTENTION: LAND ANNEXATION**

Florence Post Office  
7101 Turfway Road  
Florence, KY 41042

**Cincinnati Bell (USPS First-Class Mail)**

**ATTENTION: LAND ANNEXATION**

221 East 4<sup>th</sup> Street  
Cincinnati, OH 45202

**Duke Energy (USPS First-Class Mail)**

**ATTENTION: LAND ANNEXATION**

424 Gest Street, Room 317  
Cincinnati, OH 45202

**Spectrum (USPS First-Class Mail)**

**ATTENTION: LAND ANNEXATION**

7906 Dixie Highway  
Florence, KY 41042

**Kentucky League of Cities (USPS First-Class Mail)**

**ATTENTION: LAND ANNEXATION**

100 E. Vine Street, Suite 800  
Lexington, KY 40507

**Boone County Board of Education** (USPS First-Class Mail)  
**ATTENTION: LAND ANNEXATION**  
8330 U.S. 42  
Florence, KY 41042

**Owen Electric Cooperative, Inc.** (mcobb@owenelectric.com)  
**ATTENTION: LAND ANNEXATION**  
8205 Hwy 127 N  
P.O. Box 400  
Owenton, KY 40359-3036

**Rumpke** (brett.gaspard@rumpke.com)  
**ATTENTION: Brett Gaspard**  
1374 Bryan Griffin Road  
Butler, KY 41006

**Gary W. Moore** (judgemoore@boonecountyky.org)  
**Boone County Judge Executive**  
P.O. Box 900  
Burlington, KY 41005

**Jeff Earlywine** (jearlywine@boonecountyky.org)  
**Boone County Administrator**  
P.O. Box 900  
Burlington, KY 41005

**Kevin P. Costello** (kcostello@boonecountyky.org)  
**Executive Director**  
Boone County Planning Commission  
P.O. Box 900  
Burlington, KY 41005

**James Horton** (jhorton@boonecountyky.org)  
**GIS Data Analyst**  
Boone County Planning Commission  
P.O. Box 900  
Burlington, KY 41005

**Boone County GIS** (bcgis@boonecountyky.org)  
**ATTENTION: LAND ANNEXATION**  
P.O. Box 958  
Burlington, KY 41005

**Cindy Arlinghaus** (cindy.arlinghaus@boonecountyky.org)

**Administrator**

**Boone County Property Valuation**

P.O. Box 388

Burlington, KY 41005

**Jerald E. Noran** (jnoran@boonecountyky.org)

**Boone County Building Inspector**

Boone County Building Inspection Office

P.O. Box 960

Burlington, KY 41005

**Michael A. Helmig** (mhelmig@boonecountyky.org)

**Boone County Sheriff**

P.O. Box 198

Burlington, KY 41005

**Mark E. Ihrig** (mihrig@boonecountyky.org)

**Director**

Boone County Emergency Management

P.O. Box 960

Burlington, KY 41005

**James Staverman** (jstaverman@bcpscc.org)

**Director**

Boone County Public Safety Communications Center

Florence Government Center

8100 Ewing Boulevard

Florence, KY 41042

**Bill Viox** (bviox@vioxinc.com)

**Engineer**

Viox & Viox Inc.

466 Erlanger Road

Erlanger, KY 41018

**Northern Kentucky Area Development District** (info@nkadd.org)

**ATTENTION: LAND ANNEXATION**

22 Spiral Drive

Florence, KY 41042

**Linda J. Chapman** (linda.chapman@florence-ky.gov)

**Finance Director**

City of Florence

8100 Ewing Boulevard

Florence, KY 41042

**Scott Knoll** (scott.knoll@florence-ky.gov)  
**Florence Fire/EMS Chief**  
City of Florence  
8100 Ewing Boulevard  
Florence, KY 41042

**Tom Grau** (tom.grau@florence-ky.gov)  
**Florence Chief of Police**  
City of Florence  
8100 Ewing Boulevard  
Florence, KY 41042

**Eric Hall** (eric.hall@florence-ky.gov)  
**Florence Public Services Director**  
City of Florence  
8100 Ewing Boulevard  
Florence, KY 41042

**Kenton County Airport Board**  
**Property Owner(s)**  
**ATTENTION: LAND ANNEXATION (USPS First-Class Mail)**  
P.O. Box 752000  
Cincinnati, OH 45275-2000

Dear Sirs and/or Madams:

Enclosed please find a certified copy of **City of Florence, Kentucky, Ordinance O-2-21:**

**ORDINANCE O-2-21:**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 272.025 ACRES LOCATED IN BOONE COUNTY, KENTUCKY, LYING ON THE NORTHEAST SIDE OF HOUSTON ROAD, THE SOUTHWEST SIDE OF DONALDSON HIGHWAY, AND THE SOUTHEAST SIDE OF TURFWAY ROAD, ADJACENT TO THE CITY LIMITS. (VININGS TRACE, LLC PROPERTY)**

This property was annexed at the request of the Vinings Trace, LLC, Owner. Exhibit A, the legal description, and Exhibit B, the plat map of said property, are included herewith.

The First Reading of Ordinance O-2-21 was held on the 13<sup>th</sup> day of April, 2021. The Second Reading of Ordinance O-2-21 was held on the 27<sup>th</sup> day of April, 2021. Ordinance O-2-21 was published in the Boone County Recorder on the 6<sup>th</sup> day of May, 2021 at which time the Ordinance became statutorily official.

Please contact me if you require additional information.

Sincerely,



Melissa Kramer  
City Clerk, City of Florence



To Whom It May Concern:

Enclosed please find a certified copy of **City of Florence, Kentucky, Ordinance O-2-21:**

**ORDINANCE O-2-21:**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 272.025 ACRES LOCATED IN BOONE COUNTY, KENTUCKY, LYING ON THE NORTHEAST SIDE OF HOUSTON ROAD, THE SOUTHWEST SIDE OF DONALDSON HIGHWAY, AND THE SOUTHWEST SIDE OF TURFWAY ROAD, ADJACENT TO THE CITY LIMITS. (VININGS TRACE, LLC PROPERTY)**

This property was annexed at the request of the Vinings Trace, LLC, Owner. Exhibit A, the legal description, and Exhibit B, the plat map of said property, are included herewith.

The First Reading of Ordinance O-2-21 was held on the 13<sup>th</sup> day of April, 2021. The Second Reading of Ordinance O-2-21 was held on the 27<sup>th</sup> day of April, 2021. Ordinance O-2-21 was published in the Boone County Recorder on the 6<sup>th</sup> day of May, 2021 at which time the Ordinance became statutorily official.

Please contact me if you require additional information.

Sincerely,

A handwritten signature in blue ink that reads "Melissa Kramer".

Melissa Kramer  
City Clerk, City of Florence

I, Melissa Kramer, City Clerk of the City of Florence, Kentucky, do hereby certify the foregoing and the following seven (7) pages of Ordinance O-2-21 is a true, correct, and complete copy duly adopted by the City Council as same appears in the official records of my office.

Dated this 11<sup>th</sup> day of **May, 2021**.

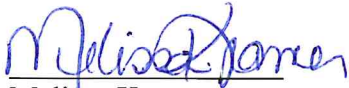
A handwritten signature in blue ink that reads "Melissa Kramer".

Melissa Kramer  
City Clerk  
City of Florence  
8100 Ewing Boulevard  
Florence, KY 41042-7588  
859-647-8177 (phone)  
859-647-5411 (fax)  
[melissa.kramer@florence-ky.gov](mailto:melissa.kramer@florence-ky.gov)  
[www.florence-ky.gov](http://www.florence-ky.gov)

### CLERK CERTIFICATION

I, Melissa Kramer, City Clerk of the City of Florence, Kentucky, do hereby certify the following **seven (7) pages** of **Ordinance O-2-21** is a true, correct, and complete copy duly adopted by the City Council as same appears in the official records of my office.

Dated this 11<sup>th</sup> day of **May, 2021**.



Melissa Kramer  
City Clerk  
City of Florence  
8100 Ewing Boulevard  
Florence, KY 41042-7588  
859-647-8177 (phone)  
859-647-5411 (fax)  
[melissa.kramer@florence-ky.gov](mailto:melissa.kramer@florence-ky.gov)  
[www.florence-ky.gov](http://www.florence-ky.gov)

**CITY OF FLORENCE, KENTUCKY  
READING SUMMARY**

**ORDINANCE O-2-21**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 272.025 ACRES LOCATED IN BOONE COUNTY, KENTUCKY, LYING ON THE NORTHEAST SIDE OF HOUSTON ROAD, THE SOUTHWEST SIDE OF DONALDSON HIGHWAY, AND THE SOUTHEAST SIDE OF TURFWAY ROAD, ADJACENT TO THE CITY LIMITS. (VININGS TRACE, LLC PROPERTY)**

**SUMMARY**

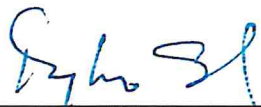
This Ordinance annexes and makes a part of the City a tract of approximately 272.025 acres located in Boone County, Kentucky, lying on the northeast side of Houston Road, the southwest side of Donaldson Highway, and the southeast side of Turfway Road, adjacent to the city limits.

This annexation is in response to a request by Vinings Trace, LLC, 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 property will remain subject to the same land use restrictions as applied prior to annexation.

**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 13<sup>th</sup> day of April, 2021, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.

  
\_\_\_\_\_  
HUGH O. SKEES, KBA#64730  
SKEES, WILSON & NIENABER, PLLC  
7699 Ewing Blvd., P.O. Box 756  
Florence, KY 41022-0756  
Phone: (859) 371-7407  
Fax: (859) 371-9872

**CITY OF FLORENCE, KENTUCKY  
ORDINANCE O-2-21**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 272.025 ACRES LOCATED IN BOONE COUNTY, KENTUCKY, LYING ON THE NORTHEAST SIDE OF HOUSTON ROAD, THE SOUTHWEST SIDE OF DONALDSON HIGHWAY, AND THE SOUTHEAST SIDE OF TURFWAY ROAD, ADJACENT TO THE CITY LIMITS. (VININGS TRACE, LLC PROPERTY)**

**WHEREAS**, Vinings Trace, 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 KRS 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 KRS 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 KRS 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 KRS 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 KRS 81A.412 and therefore, the following do not apply to this annexation: (a) the

notification ordinance required by KRS 81A.420(1); (b) the notice requirement of KRS 81A.425; and (c) the waiting period of KRS 81A.420(2).

**SECTION IV**

Pursuant to KRS 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 KRS Chapter 100.

**SECTION V**

This Ordinance shall be published by posting on the City's internet website.

PASSED AND APPROVED ON FIRST READING THIS 13 DAY OF April, 2021.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 27 DAY OF April, 2021.

APPROVED:

Diane E. Whalen  
Diane E. Whalen, Mayor

ATTEST:

Melissa Kramer  
Melissa Kramer, City Clerk



# VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road | 215B Main Street,  
Erlanger, Kentucky 41018 | Millford, Ohio 45150

Tel: 859.727.3293 | Tel: 513.576.1000  
Fax: 859.727.8452

www.vioxinc.com

April 8, 2021

## PARCEL TO BE ANNEXED DESCRIPTION OF 272.025 ACRES

Located in Boone County, Kentucky, lying on the northeast side of Houston Road, the southwest side of Donaldson Highway, and the southeast side of Turfway Road, and being the same property conveyed to Vinings Trace, LLC, recorded in Deed Book 912, page 41; Deed Book 921, page 729; Deed Book 918, page 827; Deed Book 918, page 757; Deed Book 918, page 90; Deed Book 920, page 717; Deed Book 918, page 299; Deed Book 918, page 823; Deed Book 970, page 577; Deed Book 1048, page 538; and Deed Book 1105, page 13 in the office of the Boone County Clerk at Burlington, Kentucky, and being a portion of the Houston Road (KY 842) right-of-way, and being more particularly described as follows:

***BEGINNING*** at a point in the southwest right-of-way line of Donaldson Highway, 50.00 feet as measured perpendicular to the centerline, at the common corner of Vinings Trace, LLC and The Passionist Nuns of the Diocese of Covington (Deed Book 94, page 1);

***THENCE*** with said right-of-way line for the following five (5) courses:

1. S 60°48'34" E a distance of 1773.51 feet to a point;
2. With a curve to the right with an arc length of 781.93 feet, a radius of 2841.62 feet, a chord bearing of S 52°55'29" E, and a chord length of 779.47 feet to a point;
3. S 44°59'09" E a distance of 134.88 feet to a point;
4. S 44°01'39" E a distance of 65.83 feet to a point;
5. S 45°02'56" E a distance of 426.24 feet to a point at the common corner of Vinings Trace, LLC and Kenneth Maddux (Deed Book 849, page 267);

***THENCE*** leaving said right-of-way line and with the common line of Vinings Trace, LLC and Kenneth Maddux for the following three (3) courses:

1. S 45°08'17" W a distance of 300.44 feet to a point;
2. S 41°13'02" E a distance of 120.24 feet to a point;
3. N 45°08'17" E a distance of 308.48 feet to a point in the southwest right-of-way line of Donaldson Highway;

***THENCE*** with said right-of-way line for the following three (3) courses:

1. S 45°03'02" E a distance of 70.00 feet to a point;
2. S 44°27'53" E a distance of 58.05 feet to a point;
3. S 45°07'45" E a distance of 117.83 feet to a point in the County Line between Boone County and Kenton County;

***THENCE*** with said County Line S 05°19'50" E a distance of 372.68 feet to a point in the common line of Vinings Trace, LLC and Newport Auto Sales (Deed Book 847, page 317);



**THENCE** leaving said County Line and with said common line for the following four (4) courses:

1. N 54°16'47" W a distance of 181.46 feet to a point;
2. S 44°52'17" W a distance of 62.89 feet to a point;
3. S 41°32'55" E a distance of 47.26 feet to a point;
4. S 37°18'09" W a distance of 213.70 feet to a point in the northeast right-of-way line of Sprucewood Lane;

**THENCE** with said right-of-way line S 54°28'37" E a distance of 165.07 feet to a point at the common corner of Sprucewood Lane right-of-way line and the proposed Houston Road right-of-way line;

**THENCE** with said proposed right-of-way line for the following two (2) courses:

1. S 47°37'41" W a distance of 2253.10 feet to a point;
2. S 48°11'40" W a distance of 1021.24 feet to a point that is the common corner of Vinings Trace, LLC and Trigger Real Estate Corporation (Deed Book 701, page 171);

**THENCE** leaving said right-of-way line and with the common line of Vinings Trace, LLC and Trigger Real Estate Corporation N 40°31'46" W a distance of 86.87 feet to a point;

**THENCE** continuing with said common line N 38°16'56" W a distance of 454.64 feet to a point that is the easterly most common corner of Trigger Real Estate Corporation (Deed Book 701, page 171 and Turfway Park LLC (Deed Book 733, page 02);

**THENCE** with the common line of Vinings Trace, LLC and Turfway Park LLC (Deed Book 733, page 02) for the following four (4) courses:

1. N 38°48'23" W a distance of 1675.07 feet to a point;
2. N 38°33'36" W a distance of 416.30 feet to a point;
3. N 49°36'23" E a distance of 115.30 feet to a point;
4. N 41°06'37" W a distance of 218.00 feet to a point at the common corner of Vinings Trace, LLC, Turfway Park LLC, and James and Sandra Gallenstein (Deed Book 239, page 278);

**THENCE** with the common line of Vinings Trace, LLC and James and Sandra Gallenstein N 49°16'25" E a distance of 989.13 feet to a point;

**THENCE** continuing with the common line of Vinings Trace, LLC and James and Sandra Gallenstein and Van Melle Inc. (Deed Book 295, page 261) N 24°08'56" W a distance of 1696.63 feet to a point at the common corner of Vinings Trace, LLC, Van Melle Inc. (Deed Book 295, page 261), and Van Melle Inc. (Deed Book 780, page 056);

**THENCE** with the common line of Vinings Trace, LLC and Van Melle Inc. (Deed Book 780, page 056) for the following two (2) courses:

1. N 66°09'02" E a distance of 175.00 feet to a point;

2. N 24°04'58" W a distance of 216.74 feet to a point in the common line of Vinings Trace, LLC and the southeast right-of-way line of Turfway Road;

**THENCE** with said right of way line for the following four (4) courses:

1. N 70°19'54" E a distance of 129.78 feet to a point;
2. N 88°14'31" E a distance of 100.21 feet to a point;
3. S 66°15'59" E a distance of 50.03 feet to a point;
4. S 35°17'54" E a distance of 53.85 feet to a point at the common corner between Vinings Trace, LLC and The Passionist Nuns of the Diocese of Covington;

**THENCE** leaving said right-of-way line and with said common line for the following three (3) courses:

1. S 32°34'50" E a distance of 438.78 feet to a point;
2. S 67°43'34" E a distance of 479.63 feet to a point;
3. N 22°18'28" E a distance of 715.21 feet to the **POINT OF BEGINNING**, containing 272.025 acres more or less, exclusive of an existing 1.00 acre parcel conveyed to The Diocese of Covington in Deed Book 36, page 311 and Deed Book 87, page 552.

This plat was prepared from a field survey made on the ground of the Vinings Trace, LLC property and using existing deed and plats of record in the office of the Boone County Clerk.



