

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-5-21**

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 23.0348 ACRES LOCATED AT THE NORTHEASTWARDLY RIGHT-OF-WAY OF WEAVER ROAD, APPROXIMATELY 20 FEET SOUTHWEST OF MORGAN TRACE DRIVE WITHIN THE SADDLEBROOK SUBDIVISION, ADJACENT TO THE CITY LIMITS. (WEAVER ROAD PROPERTIES, LLC)

WHEREAS, Weaver Road Properties, 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 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 Residential Planned Development District (RPD) 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 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 comprehensive plan and official zoning map of the City shall be amended to establish zoning for the territory as Residential Planned Development District (RPD).

SECTION V

The previous Ordinance No. 0-12-17 with regard to a portion of this property, which was passed and approved on first reading on the 27th day of June, 2017, shall be stricken from the record.

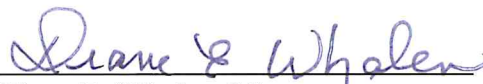
SECTION VI

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


PASSED AND APPROVED ON FIRST READING THIS 8 DAY OF June, 2021.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 14th DAY OF September, 2021.

APPROVED:


Diane E. Whalen, Mayor

ATTEST:


Melissa Kramer, City Clerk

**CITY OF FLORENCE, KENTUCKY
READING SUMMARY**

ORDINANCE O-5-21

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 23.0348 ACRES LOCATED AT THE NORTHEASTWARDLY RIGHT-OF-WAY OF WEAVER ROAD, APPROXIMATELY 20 FEET SOUTHWEST OF MORGAN TRACE DRIVE WITHIN THE SADDLEBROOK SUBDIVISION, ADJACENT TO THE CITY LIMITS. (WEAVER ROAD PROPERTIES, LLC)

SUMMARY

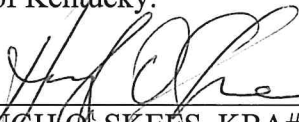
This Ordinance annexes and makes a part of the City a tract of approximately 23.0348 acres located at the northeastwardly right-of-way of Weaver Road, approximately 20 feet southwest of Morgan Trace Drive within the Saddlebrook Subdivision, adjacent to the City limits.

This annexation is in response to a request by Weaver Road Properties, 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 shall be zoned Residential Planned Development District (RPD).

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 8 day of June, 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



Abercrombie
& Associates, Inc.
Civil Engineering + Surveying

MAY 19, 2021

**LEGAL DESCRIPTION
AREA TO BE ANNEXED
23.0348 ACRES**

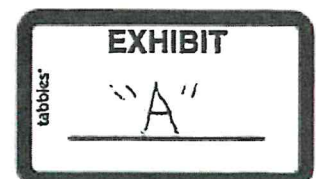
SITUATE IN BOONE COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING ½" IRON PIN AND CAP (#797) AT THE NORTHEAST CORNER OF SADDLEBROOK FARMS, SECTION 2 AS RECORDED IN PLAT 115A OF THE BOONE COUNTY, KENTUCKY RECORDS; BEING IN THE WESTERLY LINE SADDLEBROOK FARMS, SECTION 3 AS RECORDED IN PLAT 125B OF THE BOONE COUNTY, KENTUCKY RECORDS; THENCE LEAVING THE SOUTHERLY LINE OF SAID SADDLEBROOK FARMS SECTION 2, ALONG THE WESTERLY LINE OF SAID SADDLEBROOK FARMS, SECTION 3 AND THE WESTERLY LINE SADDLEBROOK FARMS, SECTION 5 AS RECORDED IN PLAT 189B OF THE BOONE COUNTY, KENTUCKY RECORDS AND ITS SOUTHERLY EXTENSION, SOUTH 26°02'51" EAST, 951.01 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF THE PROPERTY AS CONVEYED TO YANCEY PROPERTIES, LLC IN D1002, PAGE 33 OF THE BOONE COUNTY, KENTUCKY RECORDS, THE NORTHERLY LINE OF THE PROPERTY AS CONVEYED TO SHARON L. YANCEY IN D1128, PAGE 942 OF THE BOONE COUNTY, KENTUCKY RECORDS AND THE NORTHERLY LINE OF THE PROPERTY AS CONVEYED TO FRANKLIN R. YANCEY II IN D1035, PAGE 724 OF THE BOONE COUNTY, KENTUCKY RECORDS, SOUTH 75°49'52" WEST, 1,272.32 FEET TO AN EXISTING STONE AT THE NORTHWEST CORNER OF SAID FRANKLIN R. YANCEY II TRACT; BEING IN THE EASTERLY LINE OF HOME ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 41 OF THE BOONE COUNTY, KENTUCKY RECORDS; THENCE LEAVING THE NORTHERLY LINE OF SAID FRANKLIN R. YANCEY II TRACT, ALONG THE EASTERLY LINE OF SAID HOME ACRES SUBDIVISION AND THE EASTERLY LINE OF EVERGREEN ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 33 OF THE BOONE COUNTY, KENTUCKY RECORDS AND ITS NORTHWESTERLY EXTENSION, NORTH 32°04'32" WEST, 678.72 FEET TO A SET MAG NAIL AT THE SOUTHWEST CORNER OF THE PROPERTY AS CONVEYED TO REED AND EDYTHE L. TURNER IN D555, PAGE 99 OF THE BOONE COUNTY, KENTUCKY RECORDS; THENCE

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www.abercrombie-associates.com



ALONG THE SOUTHERLY LINE OF SAID TURNER TRACT, NORTH 62°34'33" EAST, 425.81 FEET TO A SET 5/8" X 30" IRON PIN AND CAP (#3898) AT THE NORTHWEST CORNER OF THE PROPERTY AS CONVEYED TO GORDON W. FULERTON IN D097, PAGE 769 OF THE BOONE COUNTY, KENTUCKY RECORDS; THENCE LEAVING THE SOUTHERLY LINE OF SAID TURNER TRACT, ALONG THE WESTERLY LINE OF SAID FULERTON TRACT, SOUTH 26°43'48" EAST, 160.82 FEET TO A SET 5/8" X 30" IRON PIN AND CAP (#3898) AT THE SOUTHWEST CORNER OF SAID FULERTON TRACT; THENCE ALONG THE SOUTHERLY LINE OF SAID FULERTON TRACT, THE FOLLOWING TWO COURSES AND DISTANCES, A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 300.00 FEET; A DISTANCE OF 146.23, THE CHORD OF SAID CURVE BEARS, NORTH 76°51'04" EAST, 144.79 FEET TO A POINT AND NORTH 62°53'14" EAST, 59.56 FEET TO AN EXISTING IRON PIN AND CAP (AMENT) AT THE SOUTHEAST CORNER OF SAID FULERTON TRACT; THENCE ALONG THE EASTERLY LINE OF SAID FULERTON TRACT, NORTH 26°56'06" WEST, 193.34 FEET TO A SET 5/8" X 30" IRON PIN AND CAP (#3898) AT THE NORTHEAST CORNER OF SAID FULERTON TRACT IN THE SOUTHERLY LINE OF SADDLEBROOK CENTER AS RECORDED IN PLAT 174B OF THE BOONE COUNTY, KENTUCKY RECORDS; THENCE LEAVING THE EASTERLY LINE OF SAID FULERTON TRACT, ALONG THE SOUTHERLY LINE OF SAID SADDLEBROOK CENTER WITH ITS EASTERLY EXTENSION AND THE SOUTHERLY LINE OF THE AFOREMENTIONED SADDLEBROOK FARMS, SECTION 2, NORTH 63°44'05" EAST, 691.06 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 23.0348 ACRES OF LAND AND BEING SUBJECT TO THE RIGHT OF WAY OF WEAVER ROAD AND EVERGREEN DRIVE AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE RELATIVE TO NAD-83, KENTUCKY STATE PLANE COORDINATE SYSTEM – NORTH ZONE BASED ON VRS GPS OBSERVATIONS AND NORTHERN KENTUCKY CONTROL MONUMENTS.

THE ABOVE DESCRIBED REAL ESTATE IS ALL OF THE SAME PREMISES AS RECORDED IN D1090, PAGE 789; D1097; PAGE 765; D1081, PAGE 13 AND PART OF THE SAME PREMISES AS RECORDED IN D1097, PAGE 760 OF THE BOONE COUNTY, KENTUCKY RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED MAY 17, 2021 MADE BY DOUGLAS DANIEL PIEPMEIER, OF ABERCROMBIE & ASSOCIATES, INC. KENTUCKY LICENSED PROFESSIONAL LAND SURVEYOR #3898.

FILE:19-0244.LD1-23.0348AC

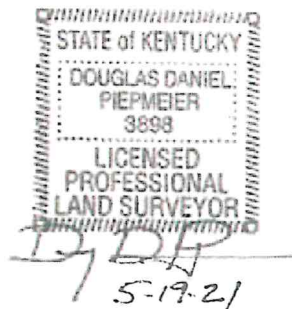
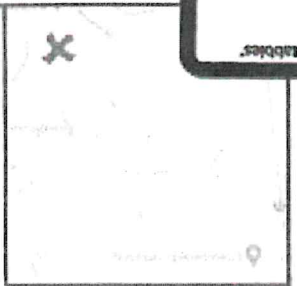


EXHIBIT
 "B"



VICINITY MAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	425.81'	N 62°34'33" E
L2	160.82'	S 26°43'48" E
L3	59.56'	N 62°53'14" E
L4	193.34'	N 26°56'06" W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	27°55'40"	300.00'	146.23'	144.79'	N 76°51'04" E

STATE OF KENTUCKY
 DOUGLAS DANIEL
 PIEPMEIER
 3880
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR
 12/17/11
 5-19-21

Sheet Title	ANNEXATION PLAT
Date	5-19-21
Project No.	BOONE COUNTY, KENTUCKY
Scale	N/A
Project Title	ANNEXATION PLAT
Project No.	BOONE COUNTY, KENTUCKY
Client	Abercrombie & Associates, Inc.
Professional	Civil Engineering & Surveying
Address	3880 500 EAST MAIN ST BOONE COUNTY, KY 40306
Phone	606-338-1111
Web Site	www.aberacrombie.com
Job No.	19-0244
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