



**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

**Sherri Knipper** (Sknipper@boonecountyky.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

**Rodney Wren** (Rodney.wren@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-8-22:**

**ORDINANCE O-8-22:**  
**AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 0.584 ACRES LOCATED ON THE NORTHWESTERLY SIDE OF OLD TOLL ROAD, ADJACENT TO THE CITY LIMITS. (BCBC, LLC)**

This property was annexed at the request of the BCBC, 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-8-22 was held on the 10<sup>th</sup> day of May, 2022. The Second Reading of Ordinance O-8-22 was held on the 24<sup>th</sup> day of May, 2022. Ordinance O-8-22 was published in the Kentucky Enquirer on the 31<sup>st</sup> day of May, 2022 at which time the Ordinance became statutorily official.

Please contact me if you require additional information.

Sincerely,



Melissa Kramer  
Florence City Clerk

## CLERK CERTIFICATION

I, Melissa Kramer, City Clerk of the City of Florence, Kentucky, do hereby certify the following **five (5) pages** of **Ordinance O-8-22** 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 **21<sup>st</sup>** day of **June, 2022**.



Melissa Kramer  
Florence 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-8-22**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 0.584 ACRES LOCATED ON THE NORTHWESTERLY SIDE OF OLD TOLL ROAD, ADJACENT TO THE CITY LIMITS. (BCBC, LLC)**

This Ordinance annexes a tract of approximately 0.584 acres located on the northwesterly side of Old Toll Road.

The full text of Ordinance O-8-22, including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

**CERTIFICATION**

I hereby certify that the foregoing is a summary of the contents of Ordinance O-8-22 and that it has been prepared by me on the 10 day of May, 2022, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



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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-8-22**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 0.584 ACRES LOCATED ON THE NORTHWESTERLY SIDE OF OLD TOLL ROAD, ADJACENT TO THE CITY LIMITS. (BCBC, LLC)**

**WHEREAS**, BCBC, 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.

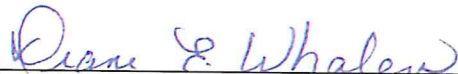
**SECTION V**

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

PASSED AND APPROVED ON FIRST READING THIS 10 DAY OF May, 2022.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 24 DAY OF May, 2022.

APPROVED: \*

  
\_\_\_\_\_  
Diane E. Whalen, Mayor

ATTEST:

  
\_\_\_\_\_  
Melissa Kramer, City Clerk

# Exhibit A

## LEGAL DESCRIPTION FOR ANNEXATION PARCEL A 0.584 OF AN ACRE

Situated in the Commonwealth of Kentucky, Boone County, on the northwesterly side of Old Toll Road, and being part of property now or formerly conveyed to BCBC LLC, by deed, and described in Deed Book 987 Page 652 as recorded in the Boone County Recorder's Office and being more particularly described as follows:

Commencing at a found 5/8" rebar with yellow cap stamped "#1729 Ament", at the southernmost corner of Williamsburg West Subdivision No. 2 Section VI as recorded on Plat 47A of the said County Plat Records, and the northwesterly most corner of a tract of land now or formerly conveyed to Intermedia Partners of Kentucky, by deed, as described in Deed Book 692 Page 255 and on the northeasterly line of a tract of land now or formerly conveyed to Panorama Plus Apartments LTD, by deed, as described in deed in Deed Book 701 Page 32;

Thence said common line of Intermedia Partners' and Panorama Plus Apartments LTD tracts S 44° 34' 31" E, 119.98 feet to a set 5/8" Iron pin and cap #3423, and the **Principal Point of Beginning**:

Thence continuing along the lines of said Intermedia Partners' tract on the following two (2) courses:

1. **N 70° 33' 05" E**, passing a found 5/8" iron pin #3722 at a distance of 174.34 feet, a total distance of **179.29** feet to a found fence post,
2. **S 24° 34' 08" E**, passing a found 5/8" iron pin #3722, at a distance of 4.92 feet, and a found 5/8" iron pin at a distance of 140.93 feet a total distance of 165.98 feet to a set mag nail in the center line of Old Toll Road;

Thence along said center of Old Toll Road **S 61° 48' 41" W**, **110.01** feet to a set mag nail;

Thence leaving said road along the easterly line of said Panorama Plus Apartments LTD extended, **N 44° 34' 31" W**, passing a set iron pin at a distance of 26.06 feet, a total distance of **201.06** feet to the point of beginning.

Containing **0.584** acres more or less, subject to restrictions, covenants, conditions and easements of record.

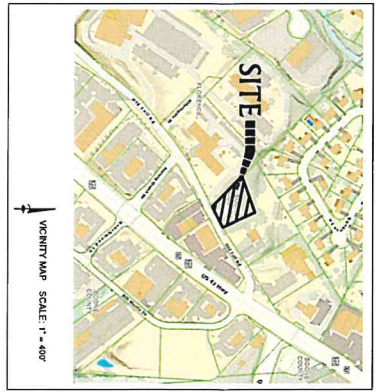
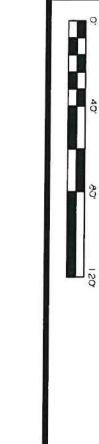
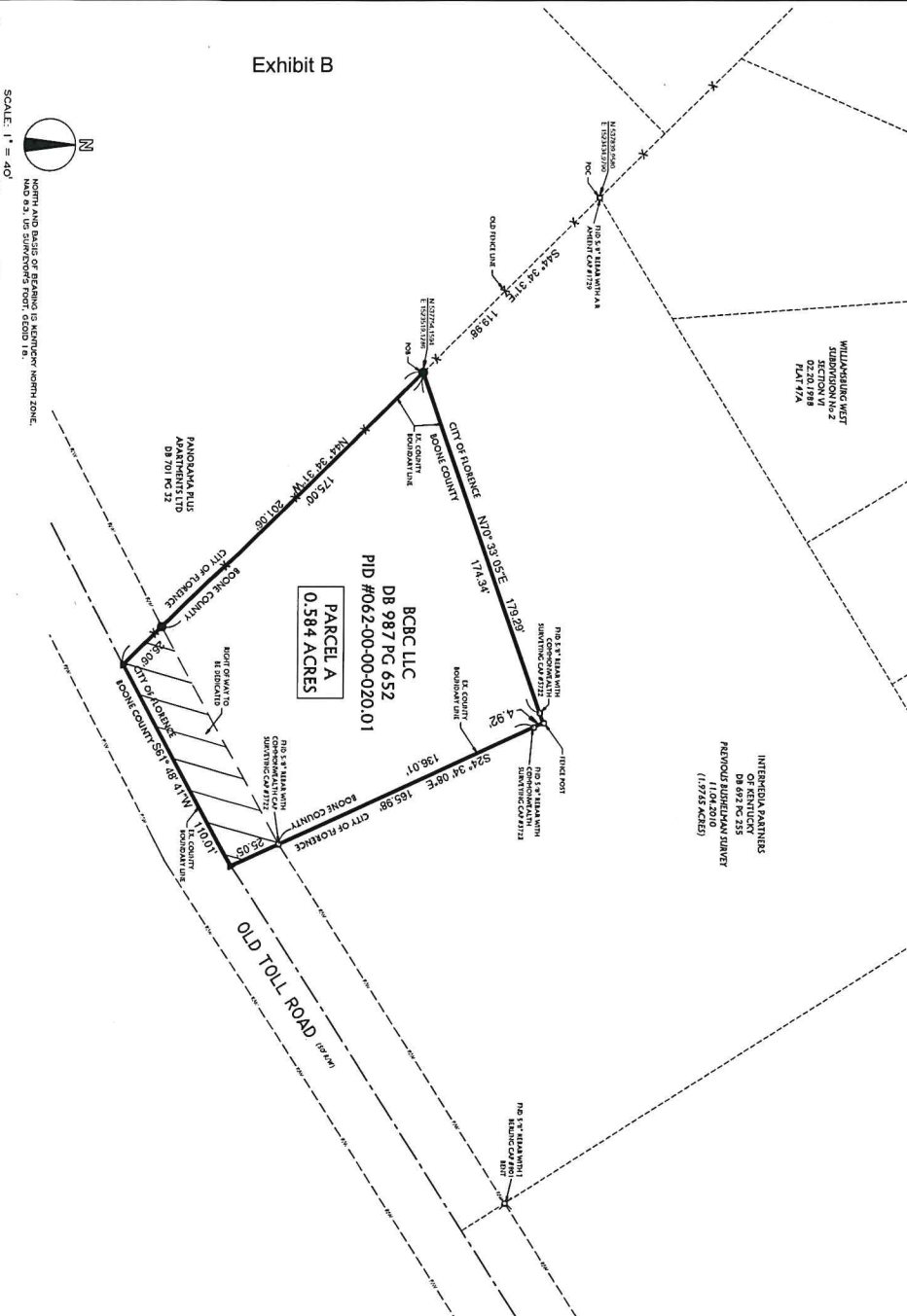
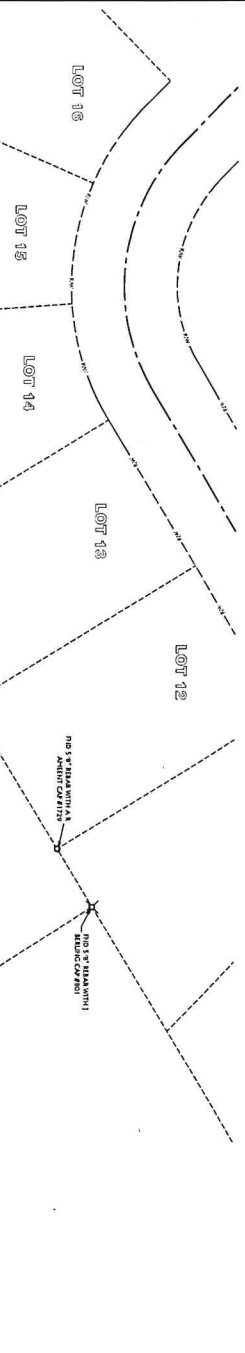
The above legal description is based on a field survey completed on April 19, 2022, by Hrezo Engineering, Inc. North and basis of bearing are Kentucky North Zone, NAD 83, US Surveyor's foot, Geoid 18.



Prepared by : James J. Bertram Jr.  
PLS #3423  
Hrezo Engineering Inc.  
April 19, 2022

*James J. Bertram*  
4-19-2022

- LEGEND**
- SET POINT MONUMENT AS FOUND UNLESS NOTED WITH MONUMENT DATA
  - ▲ SET WOOD NAUL
  - SET WOODEN STAKE ON LINE
  - FOUND MONUMENT AS NOTED (UNLESS UNLESS NOTED)
  - = BELOW GRADE
  - - - = ABOVE GRADE



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SURVEY DEPICTED BY THIS PLAN WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION, AND THAT THE INSTRUMENTS AND METHODS EMPLOYED IN THIS SURVEY WERE ACCURATE AND CONFORMED TO THE REQUIREMENTS OF THE SURVEYING ACT OF 1978. THIS SURVEY FURTHER MEETS THE SPECIFICATIONS OF AN URBAN SURVEY, AND CONFORMS WITH SECTION 18.150.

*James J. Bertman, Jr.*

4-19-2022  
 JAMES J. BERTMAN, JR.  
 KENTUCKY LICENSED PROFESSIONAL  
 LAND SURVEYOR #54253 DATE

**OWNER**  
 BCBC LLC  
 1079 INDUSTRIAL ROAD  
 COLD SPRING, KY 41076

**CLIENT**  
 NRY STORAGE LLC  
 1079 INDUSTRIAL ROAD  
 FLORENCE, KY 41042

**ADDRESS OF SUBJECT PROPERTY**  
 OLD TOLL ROAD  
 FLORENCE, KY 41042

- LAND SURVEYOR'S NOTES**
1. ALL FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  2. GPS EQUIPMENT USED, TOPCON HYPER VR TO ESTABLISH STATE PLANE COORDINATES.
  3. EXISTING MONUMENTATION AND CONTROL POINTS ESTABLISHED LOCATED BY GPS. SET MONUMENTS WERE SET BY USING GPS.
  4. THIS PROPERTY WAS CONVEYED TO BCBC LLC BY DEED, BOONE COUNTY DEED RECORDS, PAGE 952 OF THE 5. ENCROACHMENTS AS NOTED.
  6. NO EVIDENCE OF A CEMETERY FOUND ON SUBJECT PROPERTY.
  7. DATA SOURCES FOR THE SURVEY INCLUDE DOCUMENTS CITED HEREON.
  8. THIS ANNEXATION REQUESTED BY BCBC LLC TO THE CITY OF FLORENCE.

SURVEY COMPLIES WITH 201 KAR 18.150

**PROJECT NAME:** ANNEXATION SURVEY

**CLIENT:** LEE RICKEY

**DATE:** 04/19/22

**DRAWN BY:** JEL

**CHECKED BY:** JBER

**APPROVED BY:**

**PROJECT #:** ENG1215

ANNEXING OF  
 THE BCBC LLC PROPERTY  
 OLD TOLL ROAD  
 BOONE COUNTY, KENTUCKY

**HEZOO Engineering, Inc.**  
 Engineering Certification  
 Land Surveying  
 Full Architectural Services  
 Construction Management  
 Surveying Services

**G R E E N D A L E**  
 1025 Ridge Avenue  
 Greendale, IN 47025  
 Phone: 812.537-4100  
 Fax: 812.537-4100

**M A D I S O N**  
 448 Madison Lane  
 Nashville, TN 37217  
 Phone: 615.272-2420  
 Fax: 615.272-2420  
 Text: 615.272-2420  
 Email: info@hezoo.com

STATE OF KENTUCKY  
 JAMES J. BERTMAN, JR.  
 LICENSED PROFESSIONAL  
 LAND SURVEYOR