

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 4th 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

Matthew H. Webster (mwebster@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

Jonathan L. Brown (jbrown@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

Kevin Vogelpohl (kvogelpohl@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@florenc-ky.gov)
Florence Fire/EMS Chief
City of Florence
8100 Ewing Boulevard
Florence, KY 41042

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

Eric Hall (eric.hall@florenc-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-3-2024:**

ORDINANCE O-3-2024:

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF TWO PARCELS OF APPROXIMATELY 1.194 ACRES AND 4.127 ACRES LOCATED AT 1 GRIDIRON LANE, ADJACENT TO THE CITY LIMITS. (BOONE COUNTY PEE WEE ATHLETIC ASSOCIATION, INC.)

This property was annexed at the request of the Boone County Pee Wee Athletic Association, Owner. Exhibit A, the legal description, and Exhibit B, the plat map of said property, are included herewith.

The First Reading of Ordinance O-3-2024 was held on the 20th day of February, 2024. The Second Reading of Ordinance O-3-2024 was held on the 27th day of February, 2024. Ordinance O-3-2024 was published in the Kentucky Enquirer on the 4th day of March, 2024 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 **six (6) pages of Ordinance O-3-2024** 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 **13th** day of **March 2024**.



Melissa Kramer, CKMC
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
www.florence-ky.gov

**CITY OF FLORENCE, KENTUCKY
READING SUMMARY**

ORDINANCE O-3-2024


AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF TWO PARCELS OF APPROXIMATELY 1.194 ACRES AND 4.127 ACRES LOCATED AT 1 GRIDIRON LANE, ADJACENT TO THE CITY LIMITS. (BOONE COUNTY PEE WEE ATHLETIC ASSOCIATION, INC.)

This Ordinance annexes two tracts consisting of approximately 1.194 acres and 4.127 acres located at 1 Gridiron Lane, adjacent to the City limits.

The full text of Ordinance O-3-2024, 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-3-2024 and that it has been prepared by me on the 20th day of February 2024, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



THOMAS R. NIENABER
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-3-2024**

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF TWO PARCELS OF APPROXIMATELY 1.194 ACRES AND 4.127 ACRES LOCATED AT 1 GRIDIRON LANE, ADJACENT TO THE CITY LIMITS. (BOONE COUNTY PEE WEE ATHLETIC ASSOCIATION, INC.)

WHEREAS, Boone County Pee Wee Athletic Association, Inc., 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 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 owners of record of the territory have filed with the City written consent to this annexation under KRS 81A.412 and therefore, the following does 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.

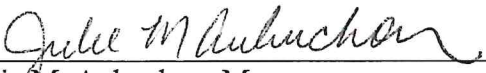
SECTION V

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

PASSED AND APPROVED ON FIRST READING THIS 20th DAY OF FEBRUARY 2024.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 27th DAY OF FEBRUARY 2024.

APPROVED:



Julie M. Aubuchon, Mayor

ATTEST:



Melissa Kramer, City Clerk



VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road | 602 Lila Avenue
Erlanger, Kentucky 41018 | Milford, Ohio 45150

Tel: 859.727.3293 | Tel: 513.576.1000
Fax: 859.727.8452

www.vioxinc.com

EXHIBIT "A"

December 14, 2023

PARCEL "A" DESCRIPTION OF 1.194 ACRES

Located in Boone County, Kentucky, lying approximately 315 feet northwest of the northerly terminus of Mallard Drive and being the same property conveyed to The Boone County Pee Wee Football Boosters' Club, Inc. by deed recorded in Deed Book 991, page 988, in the office of the Boone County Clerk, in Burlington, Kentucky and is more particularly described as follows:

BEGINNING at a point at the most southerly common corner of The Boone County Pee Wee Football Boosters' Club, Inc. and The Boone County Pee Wee Football, Inc. (Deed Book 358, page 186), said point also being the east line of Lot 43 of the Pheasant Run Subdivision, Section 5 (Plat Book 16, page 21) and in the existing corporate boundary of Florence, Kentucky;

THENCE with the common line of The Boone County Pee Wee Football Boosters' Club, Inc., Lot 43 and the existing corporate boundary of Florence, Kentucky N 20°29'29" W a distance of 113.69 feet to a point at the common corner of The Boone County Pee Wee Football Boosters' Club, Inc. and The Shield of Faith Pentecostal Church of Newport, Inc. (Deed Book 1048, page 845);

THENCE leaving said corporate boundary and with the common line of The Boone County Pee Wee Football Boosters' Club, Inc. and The Shield of Faith Pentecostal Church of Newport, Inc. N 60°47'57" E a distance of 420.20 feet to a point at the common corner of The Boone County Pee Wee Football Boosters' Club, Inc. and Gary & Neda Jo Wilmhoff (Deed Book 664, page 271);

THENCE with the common line of The Boone County Pee Wee Football Boosters' Club, Inc. and Gary & Neda Jo Wilmhoff S 19°24'37" E a distance of 137.86 feet to a point at the common corner of The Boone County Pee Wee Football Boosters' Club, Inc. and The Boone County Pee Wee Football, Inc. and in the existing corporate boundary of Florence, Kentucky;

THENCE with the common line of The Boone County Pee Wee Football Boosters' Club, Inc. & The Boone County Pee Wee Football, Inc. and said corporate boundary S 64°02'38" W a distance of 414.64 feet to the **POINT OF BEGINNING** containing 1.194 acres, more or less.

PARCEL "B" DESCRIPTION OF 4.127 ACRES

Located in Boone County, Kentucky, lying at the easterly terminus of Mallard Drive and being the same property conveyed to The Boone County Pee Wee Football Boosters' Club, Inc. by deeds recorded in Deed Book 653, page 284, and Deed Book 827, page 301, in the office of the Boone County Clerk, in Burlington, Kentucky and is more particularly described as follows:

BEGINNING at a point at the most northeasterly right-of-way terminus of Mallard Drive at the common corner of The Boone County Pee Wee Football Boosters' Club, Inc. and The Boone County Pee Wee Football, Inc. (Deed Book 358, page 186) and in the existing corporate boundary of Florence, Kentucky;

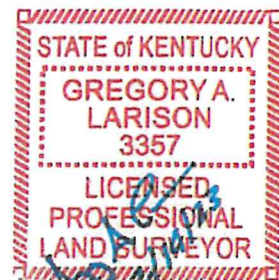
THENCE with the common line of the above referenced parcels and the existing corporate boundary of Florence, Kentucky N 60°36'50" E a distance of 446.02 feet to a point at the common corner of The Boone County Pee Wee Football, Inc. and Cayton Development, LLC (Deed Book 627, page 123);

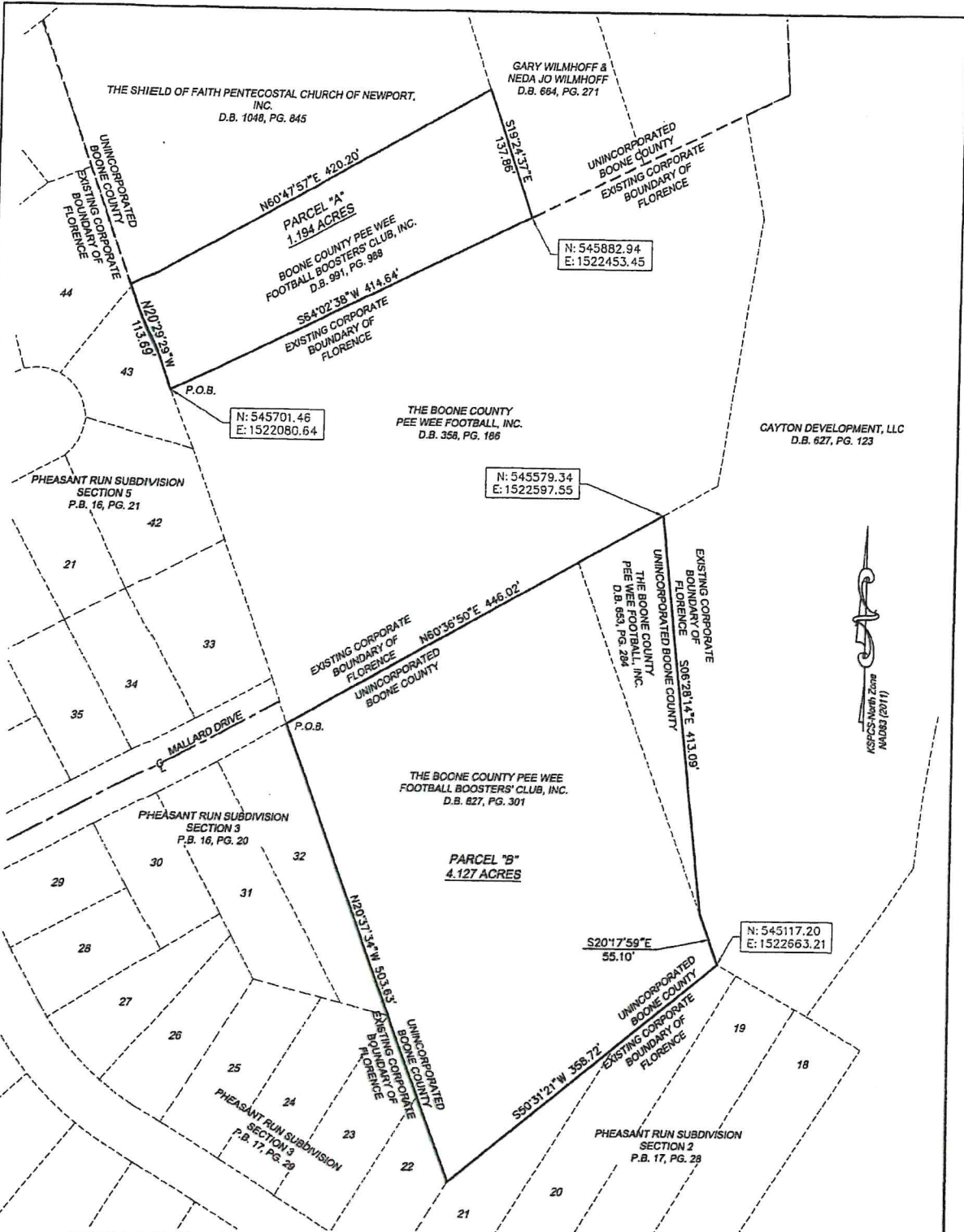
THENCE with the common line of The Boone County Pee Wee Football, Inc. and Cayton Development, LLC for the following 2 (two) courses:

1. S 06°28'14" E a distance of 413.09 feet to a point;
2. S 20°17'59" E a distance of 55.10 feet to a point at the common corner of The Boone County Pee Wee Football Boosters' Club, Inc. and Lot 20 of the Pheasant Run Subdivision (Plat Book 17, page 28);

THENCE with the common line of The Boone County Pee Wee Football Boosters' Club, Inc. and Pheasant Run Subdivision, Section 2, Section 3 (Plat Book 17, page 29) and Section 4 (Plat Book 16, page 20) for the following 2 (two) courses:

1. S 50°31'21" W a distance of 358.72 feet to a point;
2. N 20°37'34" W a distance of 503.63 feet to the **POINT OF BEGINNING** containing 4.127 acres, more or less.



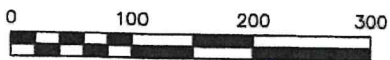


PARCELS TO BE ANNEXED BY FLORENCE, KENTUCKY

BOONE COUNTY KENTUCKY

NORTHEAST TERMINUS OF MALLARD DRIVE
250 FEET WEST OF HOPEFUL CHURCH ROAD

DECEMBER 14, 2023 SCALE: 1"=100'



VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects
468 Erlanger Road • Erlanger, Kentucky 41018
602 Lila Avenue • Millford, Ohio 45150
Ph Erlanger (859)727-3293 • Ph Millford (513)578-1000 • www.vioxinc.com

Note: This plat was prepared using existing Boone County Planning Commission GIS information, deeds and plats of record as shown hereon and a survey of the Cayton Development, LLC property by Viox & Viox, Inc. A full survey of this property was not performed.



EXHIBIT "B"