

ORDINANCE NO. 90-14

AN ORDINANCE ANNEXING TO INCORPORATED TERRITORY OF THE CITY OF UNION, KENTUCKY, CERTAIN UNINCORPORATED TERRITORY ADJACENT TO THE PRESENT BOUNDARIES OF THE CITY OF UNION, LYING ON THE SOUTH SIDE OF MT. ZION ROAD SAID TRACT BEING MORE COMMONLY KNOWN AS THE HEMPSTEAD SUBDIVISION TRACT.

WHEREAS, the City Commission for the City of Union passed Ordinance 90-11 proposing to annex certain unincorporated territory to the present boundaries of the City of Union, and

WHEREAS, The Drees Company, the owner of record of the Hempstead Subdivision Tract has consented in writing to the annexation thereby permitting the City of Union to waive the sixty (60) day period prior to enacting an Ordinance annexing to the City of Union the territory described in Ordinance No. 90-11 commonly know as the Hempstead Subdivision Tract, and

WHEREAS, the area hereby annexed is contiguous to the present boundary of the City of Union.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF UNION, KENTUCKY:

SECTION I

That the requirements of the Kentucky Revised Statues having been met in all respects the territory commonly known as the Hempstead Subdivision Tract and as hereinafter specifically bounded and described is hereby annexed and made a part of the incorporated territory of City of Union, Kentucky, to-wit:

GROUP NO. 2056

A parcel of land lying on the southerly side of Mt. Zion Road in Boone County, Kentucky, commonly referred to as the Hempstead Subdivision Tract and being more particularly described as follows:

BEGINNING at a point in the center of Mt. Zion Road, said point being on the existing city limits of the City of Union and a corner with Claude Robinson (D.B. 365, page 45); thence: S 00° 33'33" E, 394.70 feet to a point; thence S 12° 02'12" E, 693.34 feet to a point; thence N 79° 31' 05" E, 413.13 feet to a point; thence S 5° 15'30" W, 1991.91 feet to a point; thence S 85° 59'30" E, 259.56 feet to a point; thence S 5° 21'30", 590.70 feet to a point; thence N 86° 01'00" W, 2520.32 feet to a point; thence N 40° 14'30" E, 426.31 feet to a point; thence N 52° 13'30" E, 1000 feet to a point; thence N 37° 20'00" E, 537.00 feet to a point; thence N 52° 24'30" E, 400.00 feet to a point; thence N 76° 35'30" E, 259.60 feet to a point; thence N 55° 27'00" W, 1200.00 feet to a point; thence N 46° 28'26" W, 192.30 feet to a point; thence N

1° 42'30" E, 580.21 feet to a point; thence N 19° 15'00" E, 81.18 feet to a point in the center line of Mt. Zion and on the existing limits of the City of Union; thence with said center line and city limits S 87° 44'30" E, 152.23 feet to a point; thence N 74° 02'49" E, 793.60 feet to a point; thence N 67° 10'00" E, 158.37 feet to the place of beginning.

SECTION II

That the above described territory shall become part of the City of Union for all purposes upon passage of this Ordinance and same is suitable for development for urban purposes without unreasonable delay and that no part of the area to be annexed is included within the boundaries of another incorporated area.

SECTION III

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holdings shall not effect the validity of the remaining portions hereof.

PASSED AND APPROVED ON FIRST READING THIS 14TH DAY OF AUGUST, 1990.

PASSED AND APPROVED ON SECOND READING THIS 9th DAY OF SEPTEMBER 1990.

Same to become effective when published pursuant to KRS Chapter 424.

  
WARREN MOORE, MAYOR

ATTEST:

Nancy L. Sellers

Published 9-20-90 BCR



**Know All Men By These Presents:**

CLERK'S OFFICE  
LONG ★ FORM  
DEED

*ORID 90-14  
Legal Plat*

That Thomas R. Lewis and Lura B. Lewis, his wife,

for and in consideration of \$827,820.00 to them paid by the  
grantees herein, the receipt of which is acknowledged, do bargain, sell, and convey to:  
The Drees Company, a Kentucky corporation, its successors

*See Land use Restriction see misc 274 by 66*

Make and assigns forever, the following described Real Estate, in the City of \_\_\_\_\_;

County of ~~KENTON~~ BOONE and Commonwealth of Kentucky, to-wit:

Group No. 2056

Present Street Address Mt. Zion Road, Union, KY 41091 Plat No. \_\_\_\_\_

The Drees Company

Mailing Address 211 Grandview Drive, Fort Mitchell, Covington, Kentucky 41017

A parcel of land lying on the southerly side of Mt. Zion Road in Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the southeasterly right of way line of Mt. Zion Road (30 feet from center), said point also being the most northwesterly corner of Claude Robinson (D.B. 365, Pg. 45, Boone County Clerk's records at Burlington, Kentucky) and running thence: South 00-33-33 East, a distance of 362.28 feet to a point; thence South 12-02-12 East, a distance of 693.34 feet to a point; thence North 79-31-0 East, a distance of 413.13 feet to a point; thence South 5-15-30 West, a distance of 1991.91 feet to a point; thence South 85-59-30 East, a distance of 259.56 feet to a point; thence South 5-21-30 West, a distance of 590.70 feet to a point; thence North 86-01-00 West, a distance of 2520.32 feet to a point; thence North 40-14-30 East, a distance of 426.31 feet to a point; thence North 52-13-30 East, a distance of 1000 feet to a point; thence North 37-20 East, a distance of 537 feet to a point; thence North 52-24-30 East, a distance of 400 feet to a point; thence North 76-35-30 East, a distance of 259.60 feet to a point; thence North 55-27-00 West, a distance of 1200 feet to a point; thence North 46-28-26 West, a distance of 192.30 feet to a point; thence North 1-42-30 East, a distance of 580.21 feet to a point; thence North 19-15 East, a distance of 49.81 feet to a point; thence North 87-44-30 West, a distance of 166.20 feet to a point; thence South 74-02-51 West, a distance of 800.21 feet to a point; thence South 67-10 West, a distance of 147.88 feet to the place of beginning, CONTAINING 102.20 acres, more or less.

The above described parcel being subject to any and all easements and/or rights of ways of record.

The above described parcel consists of property that was conveyed to the Grantors by three (3) separate deeds which are shown as follows;

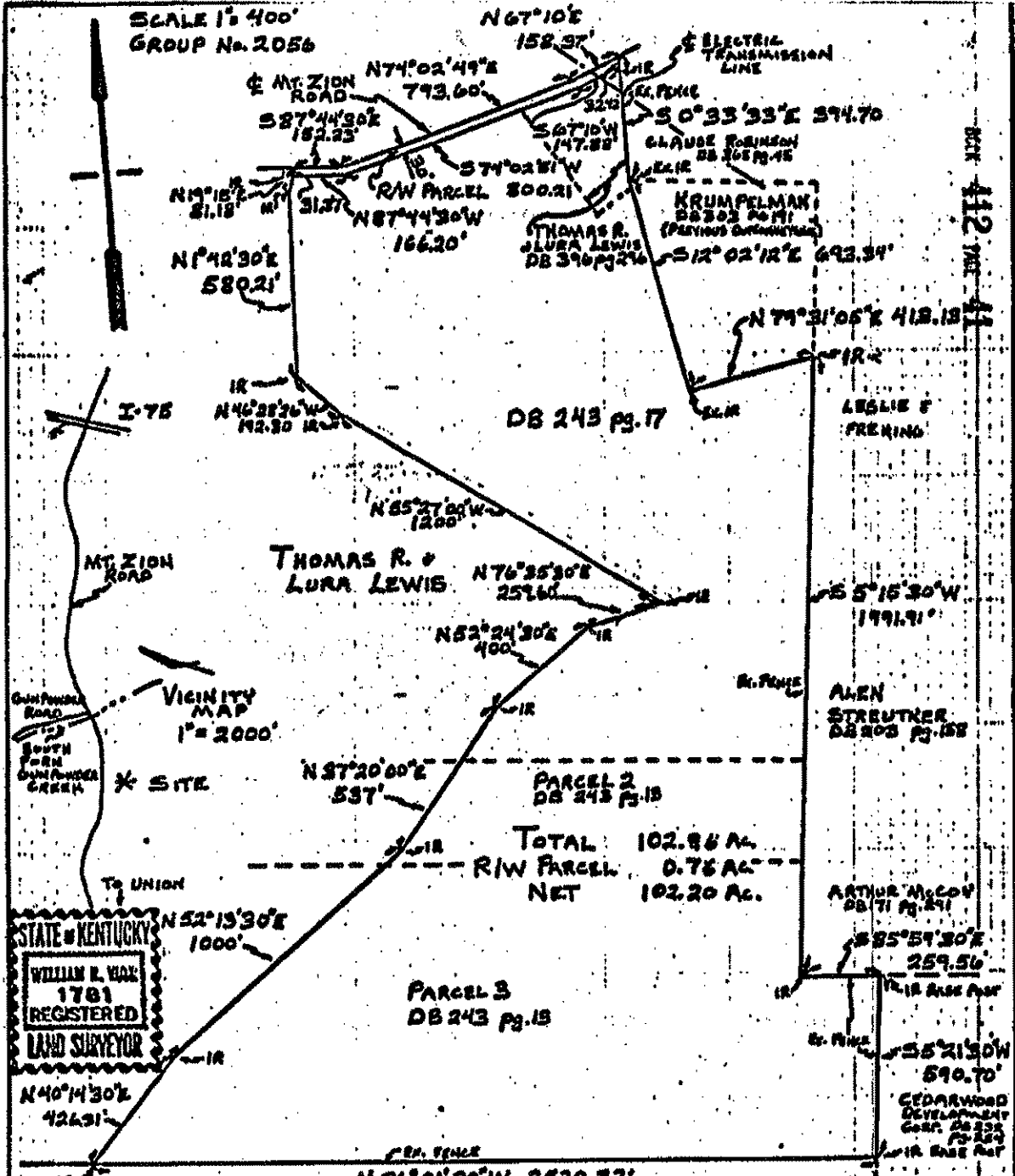
A. Being part of the same property conveyed to the Grantors by Thomas R. Lewis and Lura Lewis by deed dated the 13th day of March, 1978, and

FOR LAND USE RESTRICTION SEE MISC 274 BY 66

~~FOR LAND USE RESTRICTION SEE MISC 281 BY 88~~

FOR LAND USE RESTRICTION SEE MISC 281 BY 89

SCALE 1" = 400'  
GROUP No. 2056



STATE OF KENTUCKY  
WILLIAM R. VIOX  
1781  
REGISTERED  
LAND SURVEYOR

N40°14'30"E  
424.91'

N52°15'30"E  
1000'

N57°20'00"E  
557'

PARCEL 2  
DB 243 Pg. 15

TOTAL 102.86 AC.  
R/W PARCEL 0.76 AC.  
NET 102.20 AC.

PARCEL 3  
DB 243 Pg. 15

N 86°01'00"W 2520.32'

LAND SURVEYOR'S CERTIFICATE  
I certify that this plan has been prepared by me or under my supervision in accordance with the Kentucky Platting and Surveying Standards, and complies with all requirements of the same County Planning and Subdivision Regulations, and that delineated areas including public ways or streets are accurately noted by the property owner.

W. R. Viox  
DATE 7/5/89

I certify that I have examined the reports of the Boone County Court Clerk and find that this is the (first) (second) (third) (fourth) (fifth) conveyance made under the present ownership and the parcel description since 1867 or from the adoption of the lot.

W. R. Viox  
DATE 7/5/89

NOTATION CERTIFICATE  
I (we) hereby certify that the proposed street right-of-way will be offered to the BOONE COUNTY FISCAL COURT for public dedication.

7/5/89  
Thomas Lewis  
Lura Lewis

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE  
Approved for recording the transfer of property only by the Boone County Planning Commission this 12 day of July 1989  
Carol Smith, Secretary

PARCEL TO BE CONVEYED BY  
THOMAS R. AND LURA LEWIS

ZONED SR-1  
Plan 7-12-87

PREPARED BY: VIOX AND VIOX, P.S.C. Civil Engineers & Land Surveyors  
Erlanger, Kentucky