

**CITY OF WALTON, KENTUCKY
ORDINANCE NO. 2005- 05**

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OF APPROXIMATELY 190.5 ACRES IN BOONE COUNTY AND KENTON COUNTY LOCATED GENERALLY ON THE SOUTH SIDE OF KY HIGHWAY 16.

WHEREAS, George Anderson and Sara Dean Anderson, Daniel Hance and Evelyn Hance, and Daniel Hance and Evelyn Hance as Trustees of The Hance Family Trust, being the owners of record of the hereinafter described real property have requested that the City of Walton annex the real property and, pursuant to KRS 81A.412, said owners have given written consent to such annexation; and,

WHEREAS, the City of Walton has determined that it is desirable to annex the real property; and,

WHEREAS, the Boone County Planning Commission and the Kenton and Municipal Planning and Zoning Commission have previously established the zoning for the real property; and,

WHEREAS, neither the owner of the property nor the City of Walton have requested a change in zoning of the property;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WALTON, KENTUCKY, as follows:

SECTION ONE

The City of Walton finds that the real property meets the requirements of KRS 81A.410 as it is contiguous to the boundaries of the City, it is suitable for development for urban purposes without unreasonable delay, and that it is not included within the boundary of another incorporated city.

SECTION TWO

The real property owned by George Anderson and Sara Dean Anderson, consisting of 2.152 acres located at 293 Walton-Nicholson Road; the real property owned by Daniel Hance and Evelyn Hance, consisting of 2.152 acres located at 273 Walton-Nicholson Road; and the real property owned by Daniel Hance and Evelyn Hance as Trustees of The Hance Family Trust, consisting of approximately 186 acres located at 283 Walton-Nicholson Road, all of which is more particularly described on

Exhibit "A" attached hereto and incorporated herein by reference, is annexed and made a part of the corporate territory of the City of Walton, Kentucky for all purposes.

SECTION THREE

The current zoning of the real property shall remain unchanged until changed in accordance with the provisions of KRS Chapter 100.

SECTION FOUR

This ordinance shall be in full force and effect after adoption and publication in accordance with applicable law.

APPROVED AND PASSED on first reading by 4 Members of City Council on the 9TH day of June, 2005.

APPROVED AND PASSED on second reading by 4 Members of City Council on the 13TH day of June, 2005.

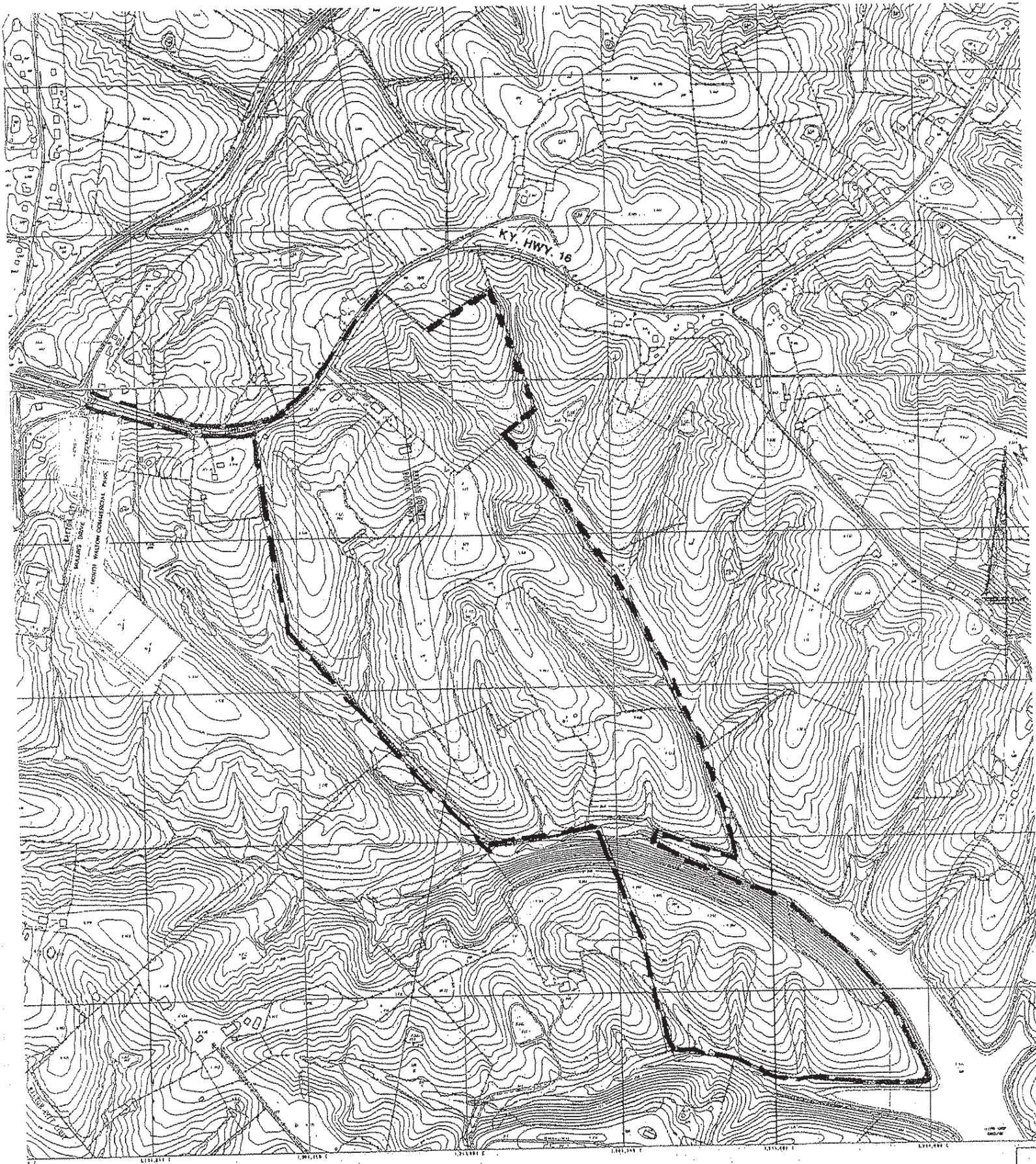
DATE OF PUBLICATION: June 23, 2005 Boone Co Recorder

APPROVED:

Phillip W. Arzop
Phillip W. Arzop, Mayor

ATTEST:

Peggy Gray
Peggy Gray, City Clerk



190.5 ACRES TO BE ANNEXED INTO THE
CITY OF WALTON, KY.



JAMES W. BERLING ENGINEERING, PLLC

Land Surveying • Site Development • Civil Engineering Services • Land Planning

1671 PARK ROAD, SUITE ONE • FT. WRIGHT, KENTUCKY 41011 • (859) 331-9191 • FAX (859) 344-7422

Exhibit "A"

KY License No. 5745

Land Surveyor License KY 206

May 18, 2005

LEGAL DESCRIPTION

190.5 ACRES±

PROPOSED ANNEXATION TO
CITY OF WALTON, KENTUCKY

Beginning at a point in the south right of way line of Ky. Highway No. 16 (Walton-Nicholson Pike), said point being the northeast corner of Lot No. 1 of Section No. 1 of the North Walton Commercial Park; thence in an easterly direction along the south right of way line of Ky. Highway No. 16 a distance of 900 feet, more or less to the northwest corner of Daniel Hance and Evelyn Hance, trustees of the Hance Family Trust; thence leaving Ky. Highway No. 16 and following along the west line of the Hance property S 12° 00' E 1,227.60 feet, S 42° 00' E 1,953.60, N 86° 30' E 430.32 feet, N 81° 05' E 399.00 feet and S 15° 40' E 1,559.00 to the southwest corner of Hance; thence along the south line of the Hance property S 64° 25' E 290.76 feet to a point; thence along the south line of Hance and the north line of the 11.93 acres of Robert and Donna Archambeau (Deed Book I-1295, Page 56) N 42° 49' W 83.70 feet, S 65° 48' E 185.88 feet, S 86° 56' E 213.01 feet, S 85° 45' E 439.89 feet and N 84° 40' E 373.70 feet to a point; thence along the common line between Hance and Archambeau N 24° 27' W 458.20 feet, N 38° 16' W 167.20 feet, N 44° 54' W 223.10 feet, N 49° 35' W 318.50 feet, N 49° 29' W 268.70 feet, N 48° 48' W 164.90 feet, N 63° 52' W 274.80 feet, N 70° 17' W 369.50 feet, N 58° 26' W 252.70 feet, N 20° 24' E 39.50 feet, S 71° 38' E 325.10 feet and S 78° 06' E 213.40 feet to a point in the east property line of Hance; thence along the east property line of Hance N 16° 00' W 407.25 feet, N 30° 45' W 82.50 feet, N 2° 45' W 145.50 feet, N 28° 40' W 462.00 feet, N 8° 30' E 11.20 feet, N 26° 15' W 513.00 feet, N 32° 00' W 966.50 feet, N 31° 00' W 25.00 feet, N 42° 30' W 557.80 feet, N 46° 00' E 280.00 feet more or less, N 22° 30' N 831.60 feet, S 57° 00' W 505.56 feet and N 46° 45' W 362.34 feet to a point in the centerline of Ky. Highway No. 16; thence N 46° 45' 30" W 30.00 feet to a point in the north right of way line of Ky. Highway No. 16; thence in a westerly direction along the north right of way line of Ky. Highway No. 16, a distance of 2,250.00 feet to a point; thence S 8° 03' 35" W 110.00 feet to a point in the centerline of Bessmer Lane and the west line of Mullen Drive; thence in an easterly direction along the south line of the right of way of Ky. Highway No. 16 and the north line of Lot No. 1 of North Walton Commercial Park 211.31 feet to the place of beginning.

Containing 190.50 Acres More or Less

Prepared from existing deeds of record and subject to actual property survey.