

**CITY OF WALTON, KENTUCKY**  
**ORDINANCE NO. 2005- 15**

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OF APPROXIMATELY 35 ACRES IN BOONE COUNTY AND KENTON COUNTY LOCATED GENERALLY ON THE NORTH SIDE OF PERCIVAL ROAD AT THE BOONE-KENTON COUNTY LINE.

WHEREAS, W. Jeanette Craven, individually and as Trustee of the W. Jeanette Craven Revocable Trust and of the Frank C. Craven, Jr. Revocable Trust, being the owner of record of the hereinafter described real property, has requested that the City of Walton annex the real property and, pursuant to KRS 81A. 412, said owner has 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 County 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 it is not included within the boundary of another incorporated city.

**SECTION TWO**

The real property owned by W. Jeanette Craven, consisting of approximately 1.9 acres located at 12922 Percival Road, and the real property owned by W. Jeanette Craven as Trustee of the W. Jeanette Craven Revocable Trust and as Trustee of the Frank C. Craven, Jr. Revocable Trust, consisting of approximately 33 acres located at 12912 Percival 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 6 Members of City Council on the 10<sup>TH</sup> day of OCTOBER, 2005.

APPROVED AND PASSED on second reading by 5 Members of City Council on the 14<sup>TH</sup> day of NOVEMBER, 2005.

DATE OF PUBLICATION: 11-24-05.

APPROVED:

  
\_\_\_\_\_  
Phillip W. Trzop, Mayor

ATTEST:

  
\_\_\_\_\_  
Peggy Gray, City Clerk

EXHIBIT A

VI-1429Pg 322

Special Warranty Deed

3/8/05

THIS DEED, made this 10 day of Sept, 2004, by and between WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2002-4 ASSET-BACKED CERTIFICATES, SERIES 2002-4, whose mailing address is c/o Option One Mortgage Corporation, P.O. Box 57038, Irvine CA, 92619, Party of the First Part, and W. JEANETTE CRAVEN, a Married person, whose address is 12912 Percival Rd, Walton Ky 40391, Party of the Second Part;

Property Address: 12922 Percival Road, Walton, Ky 40391  
WITNESSETH: That, for a valuable consideration in the amount of SEVENTY THOUSAND and xx/100 DOLLARS (\$70,000.00) the receipt of which is hereby acknowledged, the Party of the First Part hereby conveys unto the Party of the Second Part, in fee simple, his or her heirs and assigns forever, with covenant of Special Warranty, the following-described property located in Kenton County, Kentucky, to-wit:

PIDN: 022-00-00-023.01

DESCRIPTION OF 1.91245 ACRES PARCEL TO BE CONVEYED BY FRANK CRAVEN ET AL

Located generally in Walton & Walton Engineers Group #77 of the Independence Recording District of Kenton County, Kentucky, on the Northwest side of Percival Road about 0.3 mile Northeast of the Boone-Kenton County line and described thus: BEGINNING at a rebar, the most Southerly corner of the parent tract of 48.44 acres in Percival Road (12.45 feet Northwest of the centerline of the existing pavement thereon); thence along Percival Road, N 32-3-30 E 22.18 feet to a rebar; thence leaving said road and partitioning said 48.44 acres tract, N 32-20-10 W 136.12 feet to a rebar, N 22-21-40 E 416.03 feet to a rebar, N 62-21-40 E 190 feet to a rebar, N 23-38-20 W 375 feet to a rebar, and S 62-21-40 W, passing a rebar at 240.4 feet, a total distance of 240.74 feet to a point in the Southwest line of said parent tract; thence therewith, S 40-00 E 319.66 feet to a found pipe, S 22-21-40 W 500.29 feet to a found pipe and S 32-20-10 E 155.05 feet to the place of beginning containing 1.91245 acres and subject to legal highways and legal easements of record and in existence.

The above described parcel comprises part of said tract of 48.44 acres which was conveyed to Frank Craven et al by a deed recorded in D.B. 206 at page 150 of the Kenton County Clerk's records at Independence, Kentucky.

This description was prepared by Noel Walton, Ky. Reg. P.E. & L.S., May 10, 1991, from surveys made by David G. Walton, Ky. Reg. P.E. & L.S.

Being the same property acquired by Wells Fargo Bank Minnesota National Association as Trustee for Option One Mortgage Loan Trust 2002-4 Asset-Backed Certificates, Series 2002-4 by Quit Claim Deed filed the \_\_\_\_\_ day of \_\_\_\_\_ 2004 of record in Deed Book \_\_\_\_\_, Page \_\_\_\_\_ in the Office of the Kenton County Court Clerk.

Recorded INDEPENDENCE  
Doc type: DEED  
Book/page: I-1429/ 322 3 pg  
Date: 04 09 14 053 09133  
Dt/To Recorded: 04/14/2004  
Clerk Name: HILL, AVILA  
KENTON COUNTY CLERK  
DEED  
I-1429/ 322 3 pg  
04 09 14 053 09133  
04/14/2004  
70.00 TAX: 70.00  
D J MOON

# EXHIBIT A

Remainder  
33.0488 Acres  
Jeanette W. Craven Trustee  
Frank C. Craven Jr., Trustee  
12912 Percival Road  
Kenton County Kentucky  
Part of Deed book 924 page 283

Located on the North side of Percival Road, Boone County Kentucky, approximately 0.25 miles east of the Boone-Kenton County Line and being part of the lands of Jeanette W, Craven, Trustee and Frank C. Craven Jr., Trustee as recorded in deed book 924 page 283 of the Kenton County Records at Independence and more fully described as follows:

Beginning at a point in the north line of Percival Road at the common corner of the grantor herein and with a 1.9245-Acre Parcel as recorded in deed book I 1429 page 0322 in the name of Jeanette W. Craven;

Thence leaving the north line of Percival Road and with the common line of said 1.91245 Acre parcel N 34°-02'-44" W a distance of 122.42 feet to a set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567";

Thence N 22°-21'-20" E a distance of 416.03 feet to a set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567" in a corner of the 1.9245 acre tract:

Thence N 62°-21'-40" E a distance of 190.00 feet to a set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567" in a corner of said 1.9245 acre tract:

Thence N 23°-49'-51" W a distance of 375.31 feet to a set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567" in a corner of the 1.9245 acre tract:

Thence with the line of the 1.9245 acre parcel, S 62°-21'-40" W a distance of 240.74 to a recovered iron pin in the line of the original tract:

Thence with the original tract as recorded in deed book 924 page 283 N 40°-06'-18" W a distance of 830.21 feet to a 24" diameter tree in a fence corner in the common line with the lands of Richard Kukle as recorded in deed book 273 page 257:

Thence N 56°-08'-05" E a distance of 930.98 feet to set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567";

Thence N 54°-22'-39" E a distance of 34.76 feet to set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567" in the common line with the lands of Daniel Hance as recorded in deed book 438 page 122;

Thence N 82°-46'-36" E a distance of 401.78 feet to set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567";

EXHIBIT A

Thence continuing with the line of Hance N 85°-58'-57" E a distance of 325.55 feet to a recovered iron pin in the common line with Hance;

Thence with the line of Hance S 14°-27'-32" E a distance of 748.87 feet to a set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567" in the line of a new division line of a 10.1644 acre tract;

Thence leaving the line with Hance and through the original tract with the line of said 10.1644 acre tract S 79°-17'-18" W a distance of 750.43 feet to a set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567"

Thence continuing with the new division line S 14°-39'-29" E a distance of 576.35 feet to a set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567"

Thence S 14°-27'-12" E a distance of 125.96 feet set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567"

Thence S 28°-50'-57" W a distance of 70.40 feet to set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567"

Thence S 79°-19'-00" W a distance of 239.47 feet set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567";

Thence S 32°-02'-57" W a distance of 379.70 feet to a set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567";

Thence S 57°-57'-03" E a distance of 10.00 feet to a set iron pin and cap bearing the inscription " J. E. Hoh Jr. P.L.S. 2567" in the north line of Percival Road;

Thence with the North Line of Percival Road S 32°-02'-57" W a distance of 89.60 feet to the point of Beginning. The herein-described tract contains 1,439,603 square feet (33.04880 Acres) and is subject to ingress & egress easements of record.

PLAT OF 35.0± ACRES  
TO BE ANNEXED BY  
THE CITY OF WALTON

BOONE COUNTY KENTUCKY

NORTH SIDE OF PERCIVAL ROAD

DECEMBER 05, 2005

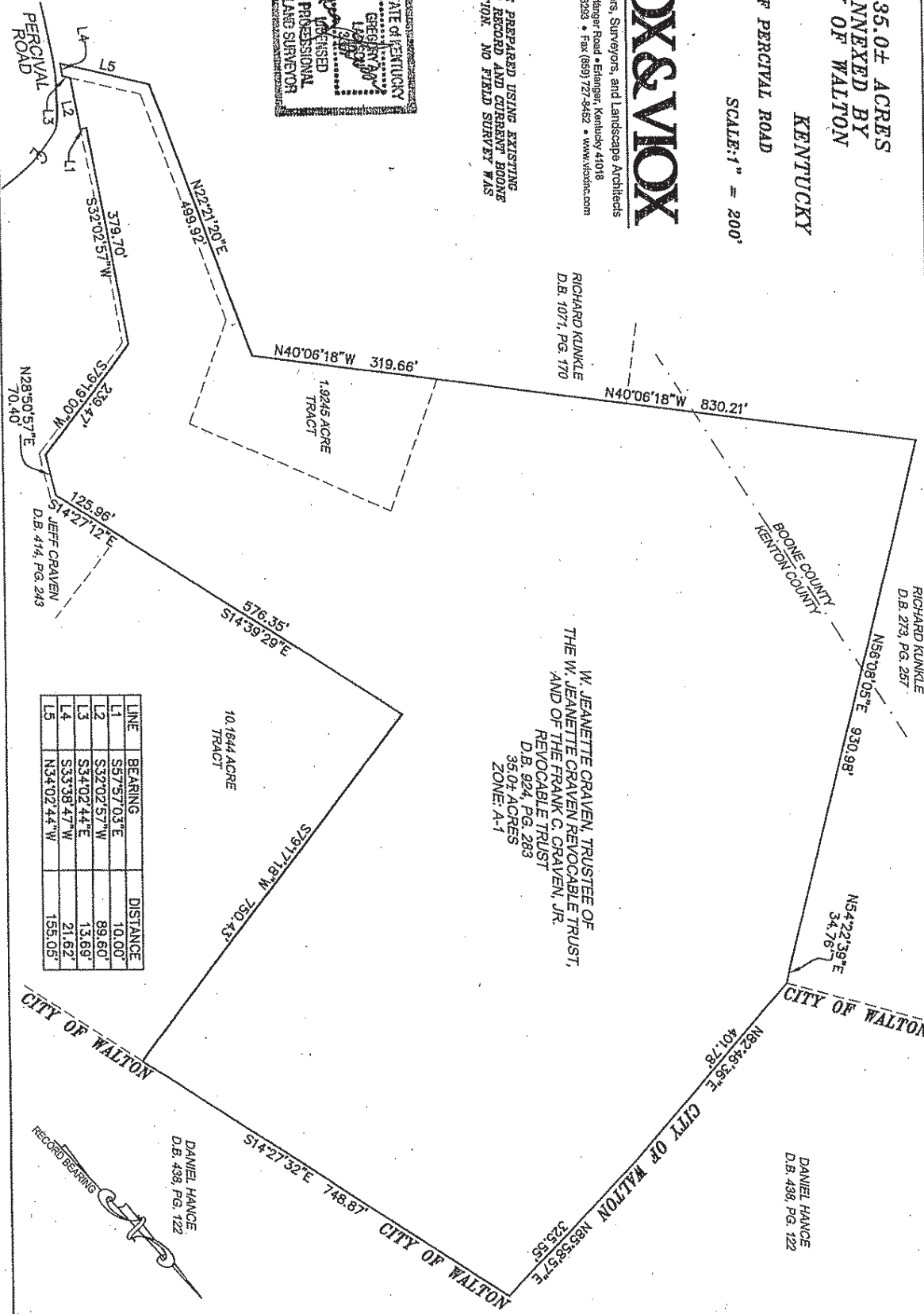
SCALE: 1" = 200'



**VOIX & VOIX**

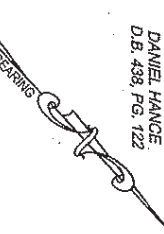
Civil Engineers, Surveyors, and Landscape Architects  
468 Ertanger Road • Erlanger, Kentucky 41018  
Ph: (859) 727-3283 • Fax: (859) 727-9652 • www.vioxinc.com

NOTE: THIS PLAT WAS PREPARED USING EXISTING DEEDS AND PLATS OF RECORD AND CURRENT BOONE COUNTY GIS INFORMATION. NO FIELD SURVEY WAS



W. JEANNETTE CRAVEN, TRUSTEE OF  
THE W. JEANNETTE CRAVEN REVOCABLE TRUST,  
AND OF THE FRANK C. CRAVEN, JR.  
REVOCABLE TRUST  
D.B. 924, PG. 283  
35.0± ACRES  
ZONE: A-1

LINE	BEARING	DISTANCE
L1	S57°57'03"E	10.00'
L2	S32°02'57"W	89.60'
L3	S34°02'44"E	13.69'
L4	S33°38'47"W	21.62'
L5	N34°02'44"W	155.05'



DANIEL HANCE  
D.B. 438, PG. 122

DANIEL HANCE  
D.B. 438, PG. 122

RICHARD KUNKLE  
D.B. 273, PG. 287

NS4°22'39"E  
34.78'

NS8°58'57"E  
325.55'

N82°46'36"E  
401.78'

576.35'  
S14°39'29"E

S78°17'18"W  
750.43'

N40°06'18"W  
319.66'

1.9245 ACRE  
TRACT

N40°06'18"W  
830.21'

RICHARD KUNKLE  
D.B. 1071, PG. 170

BOONE COUNTY  
KENTON COUNTY

NS8°08'05"E  
930.98'

125.96±  
S14°27'12"E

JEFF CRAVEN  
D.B. 414, PG. 243

239.47'  
S78°19'00"W

379.70'  
S32°02'57"W

N22°21'20"E  
498.93±2'

PERCIVAL  
ROAD

L5

L2

L1

L3

L4

L5

L1

L2

L3

L4

L5

L1

L2

L3

L4

L5

L1

L2

L3

L4

L5

L1

L2

L3

L4

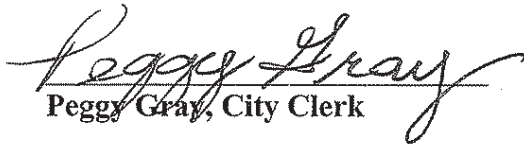
L5

L1

**CERTIFICATION OF CITY CLERK**

I, Peggy Gray, hereby certify: That I am the duly qualified City Clerk of the City of Walton, Kentucky; that the foregoing Ordinance is a true copy of an Ordinance given its first read on October 10, 2005 and given its second reading and enacted by City Council on November 14, 2005; that Ordinance 2005-15 has been published as required by law; that said meetings were duly held in accordance with applicable requirements of Kentucky laws, including KRS 61.810, 61.815, 61.820 and 61.825; that a quorum was present at each of said meetings; that said Ordinance has not been modified, amended or repealed, and is now in full force and effect; and that Ordinance 2005-15 appears as a matter of public record in the City of Walton Ordinance Book.

IN WITNESS WHEREOF, I have hereto set my hand as City Clerk and the official seal of the City of Walton, Kentucky, on this 21st day of December 2005.

  
Peggy Gray, City Clerk