

**CITY OF WALTON, KENTUCKY**  
**ORDINANCE NO. 2007- 01**

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OF APPROXIMATELY 12 ACRES IN BOONE COUNTY LOCATED AT 13310 WALTON VERONA ROAD.

WHEREAS, JMJ Investments, LLC, 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 has 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, in that 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 JMJ Investments, LLC, consisting of 12.304 acres located along the southeast side of Walton-Verona Road (Ky. 16) one-quarter mile north of Salem Creek Road in Boone County, with an address of 13310 Walton-Verona Road, and 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 12<sup>TH</sup> day of February, 2007.

APPROVED AND PASSED on second reading by 6 Members of City Council on the 12<sup>TH</sup> day of MARCH, 2007.

DATE OF PUBLICATION: MARCH, 22ND, 2007.

**APPROVED:**

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

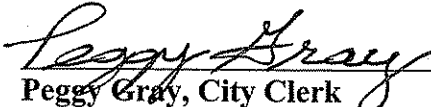
**ATTEST:**

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

### 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 February 12, 2007 and given its second reading and enacted by City Council on March 12, 2007; that Ordinance 2007-01 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 2007-01 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 12<sup>th</sup> day of March, 2007.

  
Peggy Gray, City Clerk

# Exhibit "A"

## ANNEXATION DESCRIPTION FOR JMJ PROPERTY

Situated along the southeast side of Walton Verona Road, (KY 16), ¼ mile north of Salem Creek Road in Boone County, Kentucky. Said property being a portion of the property described in Deed Book 913, Page 663 of the Boone County Clerk in Burlington, Kentucky. Said area to be annexed being more particularly described as follows:

Commencing at a point within the existing Walton City Limits, said point being located at a pin in the southeast right of way line of Walton Verona Road (KY 16), 30.00 feet from the centerline, said pin also being the northwest corner of the JMJ Investments LLC property and the southwest corner of Walton Investment Partners, LLC (Deed Book 780, Page 123);

THENCE leaving said right of way along a line having a bearing of S 74-42-17 E, a distance of 170.02 feet to a point in the existing boundary of the City of Walton, said point being the real POINT OF BEGINNING for this Annexation Description;

THENCE leaving the line common with Walton Investments LLC through the JMJ Investments property S 16-15-00 W along the existing Walton Boundary Line located 200 feet from the centerline of Walton Verona Road for a distance of 229.86 feet to a point in the line being common with Sandy Johnson (DB 904, PG 573);

THENCE leaving the existing Walton Boundary line along the boundary line of the property to be annexed S 71-53-00 E, a distance of 132.94 feet to a point:

THENCE continuing along the property to be annexed S 30-00-00 E, a distance of 226.50 feet to a point, said point being a common corner with Sandy Johnson (DB 904, PG 573) and Becky & Kevin Flynn (DB 664, PG 104);

THENCE continuing along the property to be annexed S 26-53-00 E along the line common with Flynn, a distance of 408.64 feet to a point;

THENCE continuing along the property to be annexed S 63-30-00 E along the line common with Flynn, a distance of 119.60 feet;

THENCE continuing along the property to be annexed N 72-31-00 E, a distance of 529.76 feet along the line common with Flynn to a point in the westerly right of way line of Interstate Highway 75;

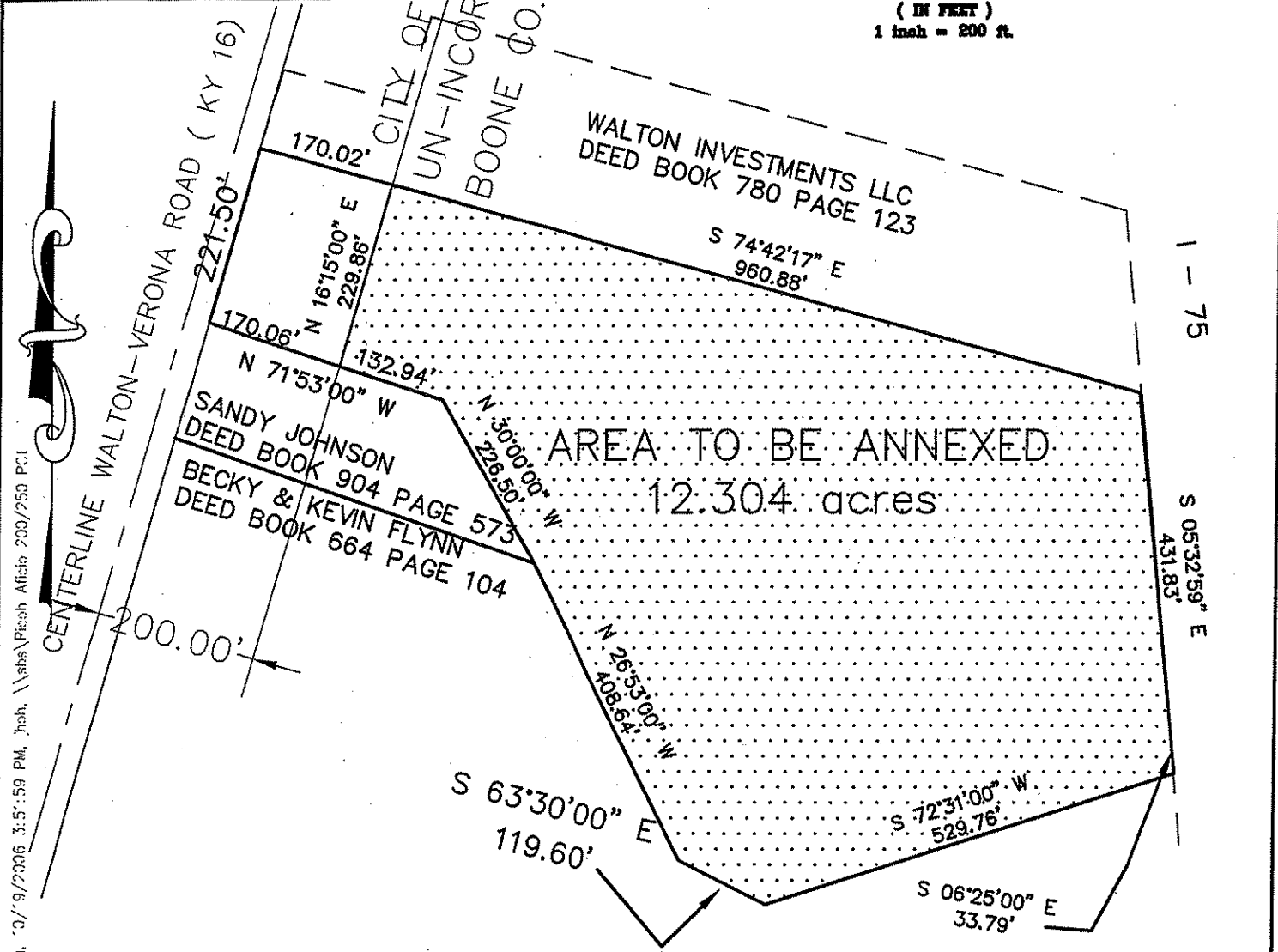
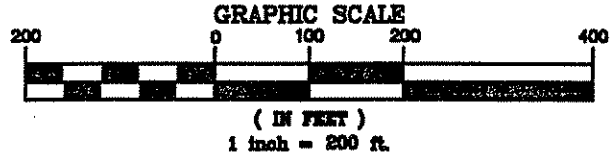
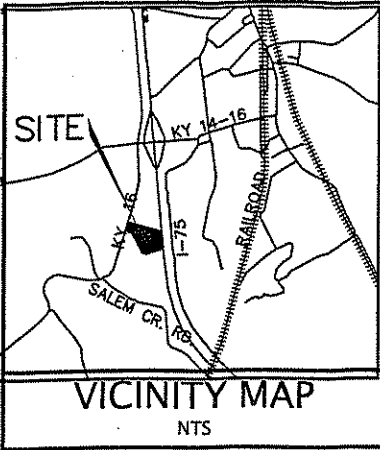
THENCE continuing along the property to be annexed N 06-25-00 W along the I-75 right of way, a distance of 33.79 feet;

THENCE continuing along the property to be annexed N 05-32-59 W along the I-75 right of way, a distance of 431.83 feet to a point in the line of Walton Investments LLC property;

THENCE continuing along the property to be annexed N 74-42-17 W along the line common with Walton Investments LLC, a distance of 960.88 feet to the POINT OF BEGINNING of the Annexation Description.

Said Annexation Description containing 12.304 acres of the entire 13.2129 acre tract - the front portion of this property is already within the Walton City Boundaries.

THIS PLAT HAS BEEN PREPARED FROM  
A SURVEY BY JAMES W. BERLING  
DATED 10/13/06.



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**CARDINAL**  
ARCHITECTURE  
ENGINEERING  
LAND SURVEYING

CITY OF WALTON ANNEXATION PLAT  
for  
JMJ INVESTMENTS LLC  
DEED BOOK 913 PAGE 663  
BOONE COUNTY KENTUCKY

ONE MOOCK ROAD  
WILDER, KENTUCKY  
41071 (859) 581-9600

PROJECT MANAGER:	D.R.W.
DRAWN BY:	J.E.H.
DATE:	October 18 2006
SCALE:	1" = 200'
FILE NO.	06-148 C1