

CITY OF WALTON, KENTUCKY
ORDINANCE NO. 2012- 02

AN ORDINANCE ANNEXING A 272 ACRE PARCEL OF REAL PROPERTY LOCATED GENERALLY ON THE NORTHEAST SIDE OF JONES ROAD IN BOONE AND KENTON COUNTIES.

WHEREAS, Omaha Enterprises, LLC (f/k/a Knock Family, LLC), being the owner of record of real property consisting of 271.7295 acres located generally on the northeast side of Jones Road in Boone and Kenton Counties, has requested, by and through Richard Knock, its Managing Member, that the City of Walton annex said 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 that it is not included within the boundary of another incorporated city.

SECTION TWO

The real property owned by Omaha Enterprises, LLC, (f/k/a Knock Family, LLC), as described in Official Record I-1251, Page 8 of the Kenton County Clerk's records, and which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, is hereby 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 12th day of MARCH, 2012.

APPROVED AND PASSED on second reading by 5 Members of City Council on the 9th day of April, 2012.

DATE OF PUBLICATION: April 19, 2012.

APPROVED:



Paula M. Jolley, Mayor

ATTEST:



Peggy Gray, City Clerk



JAMES W. BERLING ENGINEERING, PLLC

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

KY License No. 5745

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

Land Surveyor License KY 206

Exhibit "A"

February 3, 2012

LEGAL DESCRIPTION

KNOCK FAMILY, LLC

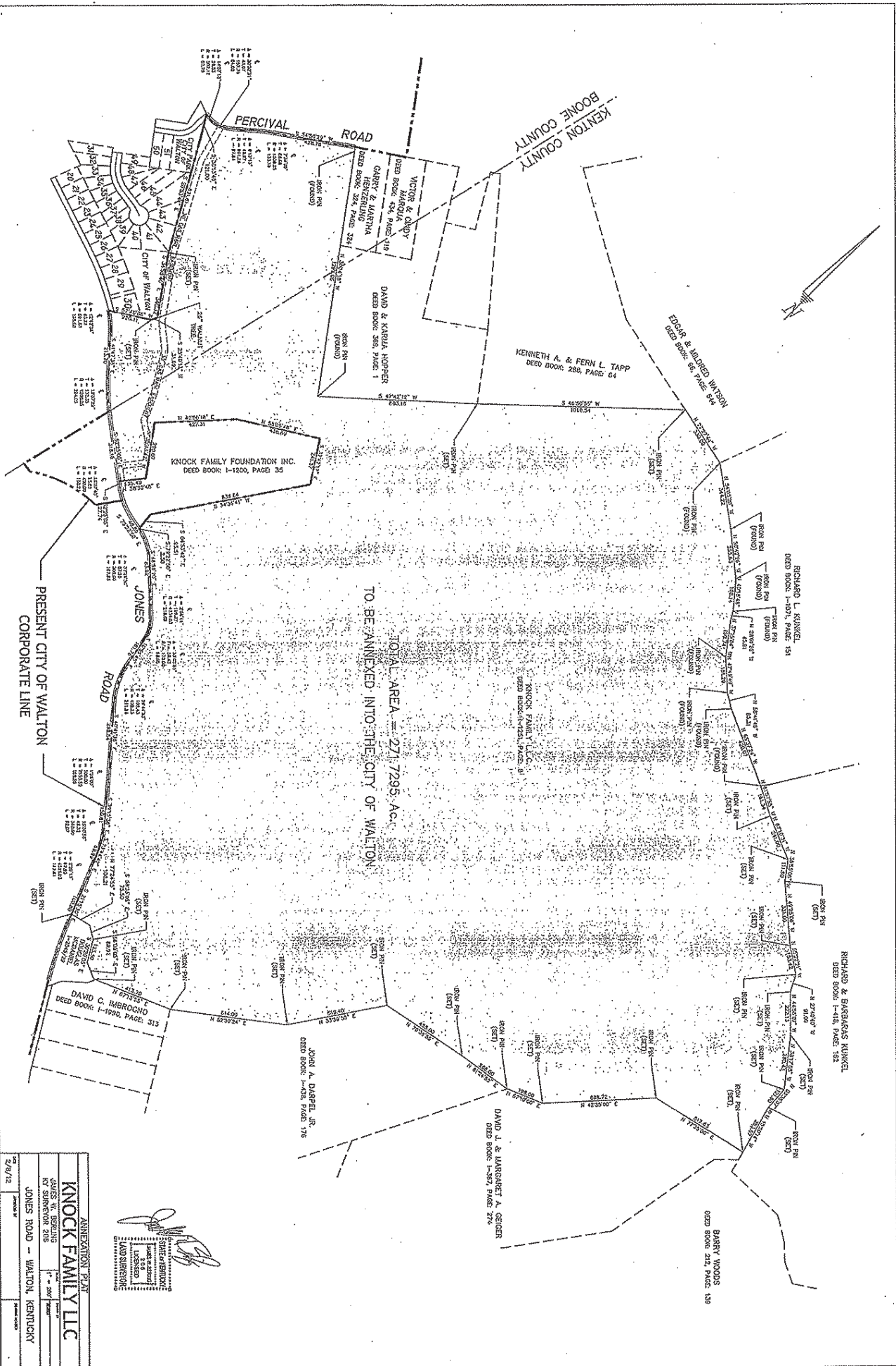
Situated in Boone and Kenton County, Kentucky, lying along the southeast side of Percival Road and the northeast side of Jones Road and being particularly described as follows:

Beginning at a point in the center of Jones Road, said point being an iron pin set at the northwest corner of Douglas McDaniel's property as described in Deed Book I-2045 at Page 29 of the Kenton County Clerk's records at Independence, Kentucky; thence along the northeast line of McDaniel N 77° 24' 55" E 106.21 feet, S 58° 35' 05" E 75.50 feet to a (set) iron pin; thence along the northeast line of McDaniel S 30° 20' 05" E 123.50 feet and S 66° 05' 05" E 89.92 feet to a (set) iron pin; thence N 67° 13' 55" E along the north line of David C. Imbrogno 413.70 feet to a (set) iron pin; thence along the northwest line of John A. Darpel, Jr. (Deed Book I-438 at Page 176) N 52° 30' 24" E 614.00 feet to a (set) iron pin, N 33° 59' 55" E 519.40 feet to a (set) iron pin, N 79° 39' 55" E 455.00 feet to a (set) iron pin, and N 81° 24' 55" E 286.00 feet to a (set) iron pin at the northwest corner of David J. & Margaret A. Geiger (Deed Book I-367 at Page 274); thence along the northwest line of Geiger N 67° 10' 00" E 198.00 feet to a (set) iron pin, N 42° 35' 00" E 588.72 feet to a (set) iron pin, and N 77° 35' 00" E 517.63 feet to a (set) iron pin in the southwest line of the Richard & Barbara Kunkel property as recorded in Deed Book I-418 at Page 162 of said records; thence along the southwest line of Richard & Barbara Kunkel N 15° 20' 14" W 263.67 feet to a (set) iron pin, N 03° 38' 57" W 121.90 feet to a (set) iron pin, N 38° 17' 55" W 280.43 feet to a (set) iron pin, N 44° 56' 07" W 222.13 feet to a (set) iron pin, N 27° 40' 40" W 91.00 feet to a (set) iron pin, N 55° 22' 21" W 153.42 feet to a (set) iron pin, N 49° 25' 06" W 331.00 feet to a (set) iron pin, N 36° 55' 06" W

111.60 feet to a (set) iron pin, N 67° 10' 31" W 241.00 feet to a (set) iron pin and N 61° 57' 55" W 161.34 feet to a (found) iron pin at the west corner of Richard & Barbara Kunkel's property and the south corner of Richard L. Kunkel's property as recorded in Deed Book I-1071 at Page 151 of said records; thence along Richard L. Kunkel's southwest property line N 65° 37' 24" W 420.07 feet to a (found) iron pin; thence N 58° 41' 46" W 85.31 feet to a (found) iron pin; thence N 47° 49' 49" W 181.29 feet to a (found) iron pin; thence N 37° 15' 04" W 190.74 feet to a point; thence N 28° 01' 26" W 45.91 feet to a (found) iron pin; thence N 40° 18' 48" W 166.14 feet to a (found) iron pin; thence N 50° 42' 26" W 255.63 feet to a (found) iron pin and N 54° 05' 20" W 344.22 feet to an iron pin (found) at the west corner of Richard L. Kunkel; thence N 77° 27' 44" W along the south line of the Edgar & Mildred Watson property 330.00 feet to an iron pin (set) at the east corner of Kenneth A. & Fern L. Tapp; thence S 46° 50' 55" W along the southeast line of Tapp's property 1,060.54 feet to an iron pin (set) at the east corner of David & Karma Hopper's property as recorded in Deed Book 369 at Page 1 of said records; thence S 47° 42' 12" W along the southeast line of Hopper's property 803.16 feet to an iron pin (found) at the south corner of said property; thence N 36° 14' 18" W along Hopper's southwest property line 1,299.96 feet to a point in the centerline of Percival Road; thence along the centerline of Percival Road S 54° 50' 29" W 428.78 feet to a point; thence in a southwesterly direction along the centerline of Percival Road as it curves to the left with a radius of 1,008.25 feet, an arc distance of 133.19 feet to a point; thence in a southwesterly direction along the centerline of Percival Road as it curves to the right with a radius of 901.26 feet, an arc distance of 97.84 feet to a point; thence in a southwesterly direction along the centerline of Percival Road as it curves to the right with a radius of 157.74 feet, an arc distance of 84.08 feet to a point; thence in a southwesterly direction along the centerline of Percival Road as it curves to the right with a radius of 202.12 feet, an arc distance of 52.75 feet to a point; thence leaving Percival Road and following along the northeast line of the City of Walton Park S 30° 13' 46" E 121.00 feet to a point; thence S 28° 53' 44" E along the northeast line of the Park and the northeast line of Showalter Green Subdivision 621.61 feet to an iron pin (set); thence S 34° 58' 46" E along the northeast line of the City of Walton property 340.32 feet to a 26" walnut tree; thence along the southeast line of the City of Walton property S 25° 40' 13" W 31.69 feet to an iron pin

(set); thence S 57° 46' 06" W 220.11 feet to a point in the centerline of Jones Road; thence in a southeasterly direction along the centerline of Jones Road as it curves to the right with a radius of 591.63 feet, an arc distance of 126.08 feet to a point; thence S 41° 47' 35" E along the centerline of Jones Road 213.70 feet to a point; thence in a southeasterly direction along the centerline of Jones Road as it curves to the left with a radius of 1,208.25 feet, an arc distance of 224.06 feet to a point; thence S 52° 25' 05" E along the centerline of Jones Road 318.16 feet to a point; thence leaving Jones Road and following along the present boundary of the City of Walton N 83° 32' 48" E 135.49 feet, N 35° 43' 42" W 290.07 feet, N 42° 50' 18" E 427.31 feet, N 58° 05' 48" E 438.60 feet, S 32° 42' 12" E 241.57 feet, S 34° 36' 41" W 838.64 feet and S 04° 53' 42" E 95.51 feet to a point in the centerline of Jones Road; thence along the centerline of Jones Road S 79° 22' 50" E 2.50 feet to a point; thence in a southeasterly direction along the centerline of Jones Road as it curves to the right with a radius of 300.00 feet, an arc distance of 169.86 feet to a point; thence S 46° 56' 20" E along the centerline of Jones Road 83.62 feet to a point; thence in a southeasterly direction along the centerline of Jones Road as it curves to the right with a radius of 4,254.03 feet, an arc distance of 218.69 feet to a point; thence in a southeasterly direction along the centerline of Jones Road as it curves to the right with a radius of 170.00 feet, an arc distance of 98.05 feet to a point; thence S 10° 56' 45" E along the centerline of Jones Road 161.76 feet to a point; thence in a southeasterly direction along the centerline of Jones Road as it curves to the left with a radius of 408.25 feet, an arc distance of 211.96 feet to a point; thence S 40° 41' 38" E along the centerline of Jones Road 298.54 feet to a point; thence in a southeasterly direction along the centerline of Jones Road as it curves to the right with a radius of 7,993.59 feet, an arc distance of 199.99 feet to a point; thence S 39° 15' 38" E along the centerline of Jones Road 150.61 feet to a point; thence in a southeasterly direction along the centerline of Jones Road as it curves to the right with a radius of 340.00 feet, an arc distance of 92.07 feet to a point; thence S 23° 44' 42" E along the centerline of Jones Road 69.99 feet to a point; thence in a southeasterly direction along the centerline of Jones Road as it curves to the right with a radius of 4,598.93 feet, an arc distance of 199.61 feet to a point; thence S 21° 15' 30" E along the centerline of Jones Road 100.88 feet to the place of beginning.

Containing 271.7295 Acres



TOTAL AREA = 271.7295 Ac.
 TO BE ANNEXED INTO THE CITY OF WALTON

PRESENT CITY OF WALTON
 CORPORATE LINE

KENTON COUNTY
 BOONE COUNTY

| | |
|-------------------------------|--------|
| ANNEXATION PLAT | |
| KNOCK FAMILY LLC | |
| JAMES W. BEASLEY | 1-2007 |
| KY SUBSCRIBOR 208 | |
| JONES ROAD - WALTON, KENTUCKY | |
| 2/6/12 | |

